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TOWN OF HARRISON  
HOUSING AUTHORITY

MEETING OF THE TOWN OF : TRANSCRIPT  
HARRISON HOUSING AUTHORITY : OF PROCEEDINGS

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O P E N S E S S I O N

Tuesday, September 13, 2022, 6 p.m.  
Harrison Gardens, Bldg. #1  
788 Harrison Avenue  
Harrison, New Jersey 07029

PRESENT:

- JAMES P. DORAN, Ed.D, CHAIRMAN
- ARTHUR PETTIGREW, VICE CHAIRMAN
- DAWN KINSELLA, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER (telephonic)

- EXCUSED:
- DANIEL CHOFFO, COMMISSIONER
  - BRUNILDA MUSTILLI, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney (TELEPHONIC)
- MAUREEN GILMORE, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- MEMBERS OF THE PUBLIC

TRANSCRIBED BY AND BEFORE: SUSAN M. STYRON,  
C.S.R., R.P.R., AND NOTARY PUBLIC OF THE STATE  
OF NEW JERSEY License No. XI 01704

1 THE CHAIRMAN: At this point I will  
2 declare the meeting to order, and state that this  
3 is a meeting of the Harrison Housing Authority of  
4 the Town of Harrison scheduled for September 13,  
5 2022. This meeting is a regularly scheduled  
6 meeting, and proper public notice of time, date,  
7 location, purpose and agenda have been posted in  
8 compliance with the Sunshine Law.

9 I would invite you all to please stand  
10 and salute the flag.

11 (Pledge of Allegiance.)

12 THE CHAIRMAN: Clerk, please call the  
13 roll.

14 MS. GILMORE: Commissioner Choffo,  
15 absent.

16 Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Here.

18 MS. GILMORE: Commissioner Kinsella.

19 COMMISSIONER KINSELLA: Here.

20 MS. GILMORE: Commissioner Miller.

21 COMMISSIONER MILLER: Here.

22 MS. GILMORE: Commissioner Mustilli,  
23 absent.

24 Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Here.

1 MS. GILMORE: Dr. Doran.

2 THE CHAIRMAN: Here. Thank you.

3 Can we have a motion to approve the  
4 minutes of the June 13, 2022 meeting?

5 COMMISSIONER PETTIGREW: Motion.

6 COMMISSIONER KINSELLA: Second.

7 THE CHAIRMAN: Motion made by  
8 Pettigrew, second by Kinsella.

9 Clerk, call the roll.

10 MS. GILMORE: Commissioner Confessore.

11 COMMISSIONER CONFESSORE: Aye.

12 MS. GILMORE: Commissioner Kinsella.

13 COMMISSIONER KINSELLA: Aye.

14 MS. GILMORE: Commissioner Miller.

15 COMMISSIONER MILLER: Aye.

16 MS. GILMORE: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Aye.

18 MS. GILMORE: Dr. Doran.

19 THE CHAIRMAN: Aye.

20 Can I have a motion to approve all the  
21 bills for one month?

22 COMMISSIONER CONFESSORE: Motion.

23 COMMISSIONER PETTIGREW: Second.

24 THE CHAIRMAN: Motion by Confessore,  
25 second by Pettigrew.

1 Clerk, call the roll.

2 MS. GILMORE: Commissioner Confessore.

3 COMMISSIONER CONFESSORE: Aye.

4 MS. GILMORE: Commissioner Kinsella.

5 COMMISSIONER KINSELLA: Aye.

6 MS. GILMORE: Commissioner Miller.

7 COMMISSIONER MILLER: Aye.

8 MS. GILMORE: Commissioner Pettigrew.

9 COMMISSIONER PETTIGREW: Aye.

10 MS. GILMORE: Dr. Doran.

11 THE CHAIRMAN: Aye.

12 Any communications, Maur?

13 MS. GILMORE: No.

14 THE CHAIRMAN: Okay, no communications.

15 Executive Director's report, we all have it.

16 Ray, do you want to highlight anything?

17 DIRECTOR LUCAS: The highlight is we  
18 did receive the most amount of money that we've  
19 ever received in the Housing Authority of \$1  
20 million.

21 THE CHAIRMAN: Nice.

22 DIRECTOR LUCAS: So that's why you see  
23 all the stuff on the Executive Director's report  
24 of gutter cleaning and stuff, we're moving and  
25 shaking in all the right directions. So we are

1 in the process of allocating all the money that  
2 we have left for 2018, we have the \$1 million.  
3 So we are getting inspected at the end of the  
4 week from REAC. We're hoping and praying we're  
5 going to knock the ball off so we can keep  
6 receiving that kind of money.

7 THE CHAIRMAN: Good job.

8 Okay. Can I have a motion to approve  
9 the Executive Director's report?

10 COMMISSIONER PETTIGREW: Motion.

11 COMMISSIONER KINSELLA: Second.

12 THE CHAIRMAN: Motion by Pettigrew,  
13 second by Kinsella.

14 Clerk, call the roll.

15 MS. GILMORE: Commissioner Confessore.

16 COMMISSIONER CONFESSORE: Aye.

17 MS. GILMORE: Commissioner Kinsella.

18 COMMISSIONER KINSELLA: Aye.

19 MS. GILMORE: Commissioner Miller.

20 COMMISSIONER MILLER: Aye.

21 MS. GILMORE: Commissioner Pettigrew.

22 COMMISSIONER PETTIGREW: Aye.

23 MS. GILMORE: Dr. Doran.

24 THE CHAIRMAN: Aye.

25 Any questions for Gene on the

1 maintenance report?

2 Okay. Motion to accept the maintenance  
3 report?

4 COMMISSIONER PETTIGREW: Motion.

5 COMMISSIONER CONFESSORE: Second.

6 THE CHAIRMAN: Motion by Pettigrew,  
7 second by Confessore.

8 Clerk, call the roll.

9 MS. GILMORE: Commissioner Confessore.

10 COMMISSIONER CONFESSORE: Aye.

11 MS. GILMORE: Commissioner Kinsella.

12 COMMISSIONER KINSELLA: Aye.

13 MS. GILMORE: Commissioner Miller.

14 COMMISSIONER MILLER: Aye.

15 MS. GILMORE: Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Aye.

17 MS. GILMORE: Dr. Doran.

18 THE CHAIRMAN: Aye.

19 Other than me, is there any old  
20 business?

21 DIRECTOR LUCAS: And me, that's for  
22 sure.

23 THE CHAIRMAN: New business. At this  
24 point if it's all right with everybody, a moment  
25 of silence. I don't know -- you know, Bobby

1 Gassert worked here for a good many years.

2 MS. GILMORE: Thirty-four.

3 THE CHAIRMAN: And he was just a good  
4 guy. I knew him when I was in school as a  
5 security guard when he was at the library park,  
6 and then I got to know him as a maintenance  
7 person here at the Gardens. What year did he  
8 retire?

9 MS. GILMORE: 2009.

10 THE CHAIRMAN: Yeah, 2009. So he had a  
11 few years of retirement in him, thank God. But  
12 he was a good guy, and at this point I would just  
13 ask for a moment of silence.

14 (Moment of silence.)

15 THE CHAIRMAN: I thank you.

16 I'll move along to new business. Did  
17 you get anything as far as arrangements for him?  
18 I know they had trouble contacting family.

19 MS. GILMORE: Not yet. They have  
20 somebody that's in charge it, and they're  
21 still...

22 THE CHAIRMAN: Okay.

23 DIRECTOR LUCAS: I'll send an email as  
24 soon as we find out anything.

25 THE CHAIRMAN: Okeydoke.

1           So motion to approve a resolution for  
2           condolences for Robert John Gassert. I'll call  
3           for a separate vote on that.

4           COMMISSIONER PETTIGREW: Motion.

5           COMMISSIONER CONFESSORE: Second.

6           THE CHAIRMAN: Motion by Pettigrew,  
7           second by Confessore.

8           Clerk, call the roll.

9           MS. GILMORE: Commissioner Confessore.

10          COMMISSIONER CONFESSORE: Aye.

11          MS. GILMORE: Commissioner Kinsella.

12          COMMISSIONER KINSELLA: Aye.

13          MS. GILMORE: Commissioner Miller.

14          COMMISSIONER MILLER: Aye.

15          MS. GILMORE: Commissioner Pettigrew.

16          COMMISSIONER PETTIGREW: Aye.

17          MS. GILMORE: Dr. Doran.

18          THE CHAIRMAN: Aye.

19          Motion to approve Resolution 1597  
20          approving an increase in salary for Daniel Brown  
21          who received his Black Seal, and our  
22          congratulations to him on our behalf.

23          COMMISSIONER PETTIGREW: Is that in  
24          line with what we usually normally do with Black  
25          Seal licenses?



1 DIRECTOR LUCAS: Yes, sir, it is, 100  
2 percent.

3 COMMISSIONER PETTIGREW: Okay, thank  
4 you. Just wanted to know.

5 Motion.

6 COMMISSIONER KINSELLA: Second.

7 THE CHAIRMAN: Motion by Pettigrew,  
8 second by Kinsella.

9 Clerk, call the roll.

10 MS. GILMORE: Commissioner Confessore.

11 COMMISSIONER CONFESSORE: Aye.

12 MS. GILMORE: Commissioner Kinsella.

13 COMMISSIONER KINSELLA: Aye.

14 MS. GILMORE: Commissioner Miller.

15 COMMISSIONER MILLER: Aye.

16 MS. GILMORE: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Aye.

18 MS. GILMORE: Dr. Doran.

19 THE CHAIRMAN: Aye.

20 Is there anybody from the public who  
21 wishes to be heard?

22 Can you give us your name and address,  
23 please?

24 MS. ARANJO: Michelle Aranjo,

25 A-R-A-N-J-O.

1 THE CHAIRMAN: Hi, Michelle, how are  
2 you.

3 MS. ARANJO: Hi, how are you. 740  
4 Williams Street, Apartment 103. So basically  
5 I've been having an issue with a tenant, not me  
6 as much as my children are being harassed. It's  
7 been an ongoing issue. I addressed it a few  
8 months ago during the Zoom meeting, which the  
9 lawyer said he was going to get my information  
10 and reach out, and I'm still waiting for that  
11 phone call. I've sent numerous pictures, videos,  
12 emails about this to the office. So now we're  
13 here.

14 THE CHAIRMAN: Okay.

15 DIRECTOR LUCAS: So basically if you'd  
16 like me to --

17 THE CHAIRMAN: If it's all right, I  
18 don't want to talk, Joe, on behalf, but we don't  
19 normally discuss tenant relations, especially in  
20 a public meeting. It obviously violates privacy  
21 issues with you, and it violates privacy issues  
22 with anyone else. What I'm going to suggest  
23 is -- and it's surely not to blow you off,  
24 because we'll follow up with this -- we'll have  
25 Mr. Lucas address it. And we have your address,

1 obviously we have your name and your address, and  
2 we'll take a look at that.

3           Again, of course, as a general rule,  
4 because this comes up in our schools all the  
5 time, I advise every parent to make sure you  
6 involve the local police and make sure that  
7 they're on record, and I'm sure you have.

8           MS. ARANJO: Yes, I have. I've done  
9 everything.

10           THE CHAIRMAN: But I feel the need to  
11 say it anyway, just to make sure, because if  
12 those types of things rise to that level, you  
13 most definitely want to get the police involved  
14 and so forth. So we'll ask Mr. Lucas then to  
15 take a look into it.

16           MS. ARANJO: Okay.

17           THE CHAIRMAN: Is that okay with you?

18           MS. ARANJO: Sure.

19           THE CHAIRMAN: Okay. Thanks for your  
20 time.

21           Okay. Anyone else wish to be heard?

22           Can I have a motion to adjourn?

23           COMMISSIONER PETTIGREW: Motion.

24           COMMISSIONER CONFESSORE: Second.

25           THE CHAIRMAN: All those in favor?

1 (All ayes.)

2 COMMISSIONER CONFESSORE: Okay. And  
3 everybody is in favor to adjourn. Thank you  
4 folks, have a wonderful night.

5

6 (Whereupon the proceedings concluded at 6:12  
7 p.m.)

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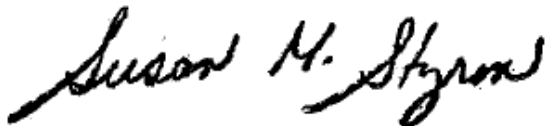
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CERTIFICATE

1  
2  
3 I, SUSAN M. STYRON, Notary Public,  
4 R.P.R., C.S.R., of the State of New Jersey,  
5 License No. XI01704, do hereby certify that the  
6 foregoing is a true and accurate transcript of  
7 the proceedings as taken stenographically by and  
8 before me at the time, place and on the date  
9 hereinbefore set forth.

10 I DO FURTHER CERTIFY that I am neither  
11 a relative nor employee nor attorney nor counsel  
12 of any of the parties to this action, and that I  
13 am neither a relative nor employee of such  
14 attorney or counsel, and that I am not  
15 financially interested in the action.

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18

19 Notary Public of the State of New Jersey

My Certificate expires January 25, 2024

20 Dated: September 26, 2022  
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