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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

January 24, 2023, 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
- DANIEL CHOFFO, COMMISSIONER
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

EXCUSED: FREDERICK CONFESSORE, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, Authority Staff
- DOREEN COUCH, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- JOAN MICHAELSON, Authority Staff

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: I hereby declare this  
2 meeting to order and state that this is a meeting  
3 of the Harrison Housing Authority of the Town of  
4 Harrison scheduled for January 24, 2023. This  
5 meeting is a regularly scheduled meeting, and  
6 proper public notice of time, date, location,  
7 purpose and agenda have been posted in compliance  
8 with the Sunshine Law.

9 Please join me in the Pledge of  
10 Allegiance.

11 (Pledge of Allegiance.)

12 THE CHAIRMAN: Clerk, call the roll.

13 MS. GILMORE: Commissioner Choffo.

14 COMMISSIONER CHOFFO: Present.

15 MS. GILMORE: Commissioner Confessore,  
16 absent.

17 Commissioner Kinsella.

18 COMMISSIONER KINSELLA: Present.

19 MS. GILMORE: Commissioner Miller.

20 COMMISSIONER MILLER: Dawn comes before  
21 me.

22 COMMISSIONER MUSTILLI: She's second.

23 COMMISSIONER MILLER: All right, yeah.

24 COMMISSIONER PETTIGREW: It's going to  
25 be a long meeting, boys.

1 COMMISSIONER MILLER: Here.

2 MS. GILMORE: Commissioner Mustilli.

3 COMMISSIONER MUSTILLI: Here.

4 MS. GILMORE: Commissioner Pettigrew.

5 COMMISSIONER PETTIGREW: Here.

6 MS. GILMORE: Dr. Doran.

7 THE CHAIRMAN: Here.

8 If I could ask you all please just for  
9 a moment of silence in the memory of Rosa Masoni,  
10 a victim of a terrible act at the Gardens during  
11 the past month, and also prayers for her sister  
12 for a speedy recovery. Thank you.

13 (Moment of silence.)

14 THE CHAIRMAN: Can I ask for a motion  
15 to approve the minutes of December 20th, 2022  
16 meeting.

17 COMMISSIONER CHOFFO: Motion.

18 COMMISSIONER PETTIGREW: Second.

19 THE CHAIRMAN: Motion by Choffo, second  
20 by Pettigrew.

21 Clerk, call the roll.

22 MS. GILMORE: Commissioner Choffo.

23 COMMISSIONER CHOFFO: Aye.

24 MS. GILMORE: Commissioner Kinsella.

25 COMMISSIONER KINSELLA: Abstain.

1 MS. GILMORE: Commissioner Miller.

2 COMMISSIONER MILLER: Yes.

3 MS. GILMORE: Commissioner Mustilli.

4 COMMISSIONER MUSTILLI: Aye.

5 MS. GILMORE: Commissioner Pettigrew.

6 COMMISSIONER PETTIGREW: Aye.

7 MS. GILMORE: Dr. Doran.

8 THE CHAIRMAN: Aye.

9 Can I have a motion to approve all the  
10 bill list as present to the members? Does  
11 anybody have any questions?

12 COMMISSIONER PETTIGREW: Motion.

13 THE CHAIRMAN: Motion by Pettigrew.

14 Second by?

15 COMMISSIONER KINSELLA: Second.

16 THE CHAIRMAN: Clerk, call the roll.

17 MS. GILMORE: Commissioner Choffo.

18 COMMISSIONER CHOFFO: Aye.

19 MS. GILMORE: Commissioner Kinsella.

20 COMMISSIONER KINSELLA: Aye.

21 MS. GILMORE: Commissioner Miller.

22 COMMISSIONER MILLER: Aye.

23 MS. GILMORE: Commissioner Mustilli.

24 COMMISSIONER MUSTILLI: Aye.

25 MS. GILMORE: Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Aye.

2 MS. GILMORE: Dr. Doran.

3 THE CHAIRMAN: Aye.

4 We have two students who applied for  
5 applications for the PHADA scholarship. That's  
6 good news. Is that more than usual?

7 MS. GILMORE: Yes. Usually we only get  
8 one.

9 THE CHAIRMAN: Okay. That's good.

10 DIRECTOR LUCAS: Eleven of the kids  
11 filled out the form in the high school, and they  
12 only got two back.

13 MS. GILMORE: They don't want to do the  
14 essay.

15 THE CHAIRMAN: I don't get it. It is a  
16 common observation and a common problem, and we  
17 try to address it as much. You have kids who  
18 don't apply for the scholarships, the foundation  
19 ones, because they have to write an essay. It's  
20 an easy essay. We should just really have them  
21 text an essay and they would do it in a  
22 heartbeat.

23 MS. GILMORE: Yes, you're right.

24 THE CHAIRMAN: Go on Instagram, oh,  
25 okay.

1 MS. GILMORE: Yeah. God forbid they  
2 have to talk, forget it.

3 THE CHAIRMAN: Well, that's good news.  
4 Executive Director's report.

5 DIRECTOR LUCAS: No changes, Dr. D.

6 THE CHAIRMAN: Okay. Do I have a  
7 motion to accept the report as is?

8 COMMISSIONER PETTIGREW: Motion.

9 COMMISSIONER MILLER: Second.

10 THE CHAIRMAN: Motion made by  
11 Pettigrew, second by Miller.

12 Clerk, call the roll.

13 MS. GILMORE: Commissioner Choffo.

14 COMMISSIONER CHOFFO: Yes.

15 MS. GILMORE: Commissioner Kinsella.

16 COMMISSIONER KINSELLA: Aye.

17 MS. GILMORE: Commissioner Miller.

18 COMMISSIONER MILLER: Aye.

19 MS. GILMORE: Commissioner Mustilli.

20 COMMISSIONER MUSTILLI: Aye.

21 MS. GILMORE: Commissioner Pettigrew.

22 COMMISSIONER PETTIGREW: Aye.

23 MS. GILMORE: Dr. Doran.

24 THE CHAIRMAN: Aye.

25 Any questions on the maintenance

1 report? Okay. Move for approval.

2 COMMISSIONER KINSELLA: Motion.

3 THE CHAIRMAN: Motion by Kinsella.

4 Second?

5 COMMISSIONER PETTIGREW: Second.

6 THE CHAIRMAN: Second by Pettigrew.

7 Clerk, call the roll.

8 MS. GILMORE: Commissioner Choffo.

9 COMMISSIONER CHOFFO: I vote aye.

10 MS. GILMORE: Commissioner Kinsella.

11 COMMISSIONER KINSELLA: Aye.

12 MS. GILMORE: Commissioner Miller.

13 COMMISSIONER MILLER: Aye.

14 MS. GILMORE: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Aye.

16 MS. GILMORE: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Aye.

18 MS. GILMORE: Dr. Doran.

19 THE CHAIRMAN: Aye.

20 Okay. Any old business, board members?

21 New business?

22 All right, we'll get to the items at

23 hand. A motion to write off two tenants' rent.

24 I'm going to do them altogether, if that's okay.

25 A motion to approve Resolution No. 1602-01-23

1 approving the DCA budget, I know we've all got a  
2 copy of that.

3 DIRECTOR LUCAS: Yes.

4 THE CHAIRMAN: I need a motion to  
5 approve Resolution No. 1603-01-23 approving the  
6 operating budget.

7 Any questions on those resolutions?

8 Okay. Move for approval.

9 COMMISSIONER PETTIGREW: Motion.

10 THE CHAIRMAN: Motion by Pettigrew.

11 COMMISSIONER KINSELLA: Second.

12 THE CHAIRMAN: Second by Kinsella.

13 Clerk, call the roll.

14 MS. GILMORE: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Aye.

16 MS. GILMORE: Commissioner Kinsella.

17 COMMISSIONER KINSELLA: Aye.

18 MS. GILMORE: Commissioner Mustilli.

19 COMMISSIONER MUSTILLI: Aye.

20 MS. GILMORE: Commissioner Miller.

21 COMMISSIONER MILLER: Aye.

22 MS. GILMORE: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Aye.

24 MS. GILMORE: Dr. Doran.

25 THE CHAIRMAN: Aye.



1           Okay. Is there anyone from the public  
2 who wishes to be heard?

3           Do I have a motion to adjourn?

4           COMMISSIONER PETTIGREW: Motion.

5           COMMISSIONER KINSELLA: Motion.

6           THE CHAIRMAN: All those in favor.

7           (Ayes.)

8           THE CHAIRMAN: Great. We're adjourned.

9

10           (Whereupon the proceedings concluded at 6:15  
11 p.m.)

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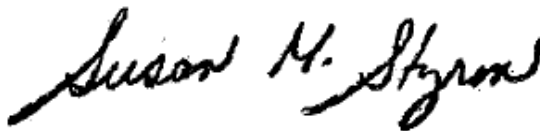
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CERTIFICATE

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

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



Notary Public of the State of New Jersey

My Certificate expires June 30, 2024

Dated: February 6, 2024

<b>0</b>	<b>adjourned</b> 9:8	<b>board</b> 1:18	<b>commissioner</b>
<b>01704</b> 1:25	<b>agenda</b> 2:7	7:20	1:11,12,13,14
<b>07029</b> 1:7	<b>allegiance</b> 2:10	<b>boys</b> 2:25	1:15 2:13,14
<b>1</b>	2:11	<b>brunilda</b> 1:13	2:15,17,18,19
<b>1</b> 1:6	<b>altogether</b> 7:24	<b>budget</b> 8:1,6	2:20,22,23,24
<b>1602-01-23</b>	<b>anybody</b> 4:11	<b>business</b> 7:20	3:1,2,3,4,5,17
7:25	<b>applications</b>	7:21	3:18,22,23,24
<b>1603-01-23</b> 8:5	5:5	<b>c</b>	3:25 4:1,2,3,4,5
<b>2</b>	<b>applied</b> 5:4	<b>c.s.r.</b> 1:24 10:5	4:6,12,15,17,18
<b>2022</b> 3:15	<b>apply</b> 5:18	<b>call</b> 2:12 3:21	4:19,20,21,22
<b>2023</b> 1:5 2:4	<b>approval</b> 7:1	4:16 6:12 7:7	4:23,24,25 5:1
<b>2024</b> 10:20,21	8:8	8:13	6:8,9,13,14,15
<b>20th</b> 3:15	<b>approve</b> 3:15	<b>certificate</b> 10:2	6:16,17,18,19
<b>24</b> 1:5 2:4	4:9 7:25 8:5	10:20	6:20,21,22 7:2
<b>3</b>	<b>approving</b> 8:1	<b>certify</b> 10:6,11	7:5,8,9,10,11
<b>30</b> 10:20	8:5	<b>chairman</b> 1:9	7:12,13,14,15
<b>6</b>	<b>arthur</b> 1:10	1:10 2:1,12 3:7	7:16,17 8:9,11
<b>6</b> 1:5 10:21	<b>attorney</b> 1:18	3:14,19 4:8,13	8:14,15,16,17
<b>7</b>	10:12,15	4:16 5:3,9,15	8:18,19,20,21
<b>788</b> 1:6	<b>authority</b> 1:1,3	5:24 6:3,6,10	8:22,23 9:4,5
<b>9</b>	1:19,20,22 2:3	6:24 7:3,6,19	<b>common</b> 5:16
<b>9280</b> 10:19	<b>avenue</b> 1:6	8:4,10,12,25	5:16
<b>a</b>	<b>aye</b> 3:23 4:4,6,8	9:6,8	<b>compliance</b> 2:7
<b>absent</b> 2:16	4:18,20,22,24	<b>changes</b> 6:5	<b>concluded</b> 9:10
<b>abstain</b> 3:25	5:1,3 6:16,18	<b>choffo</b> 1:11	<b>confessore</b> 1:15
<b>accept</b> 6:7	6:20,22,24 7:9	2:13,14 3:17	2:15
<b>accurate</b> 10:7	7:11,13,15,17	3:19,22,23	<b>copy</b> 8:2
<b>act</b> 3:10	7:19 8:15,17	4:17,18 6:13	<b>couch</b> 1:20
<b>action</b> 10:13,16	8:19,21,23,25	6:14 7:8,9 8:14	<b>counsel</b> 10:12
<b>address</b> 5:17	<b>ayes</b> 9:7	8:15	10:15
<b>adjourn</b> 9:3	<b>b</b>	<b>clerk</b> 2:12 3:21	<b>d</b>
	<b>back</b> 5:12	4:16 6:12 7:7	<b>d</b> 6:5
	<b>bill</b> 4:10	8:13	<b>daniel</b> 1:11
	<b>bldg</b> 1:6	<b>comes</b> 2:20	<b>date</b> 2:6 10:9

<p><b>dated</b> 10:21  <b>dawn</b> 1:12 2:20  <b>dca</b> 8:1  <b>december</b> 3:15  <b>declare</b> 2:1  <b>director</b> 1:17              5:10 6:5 8:3  <b>director's</b> 6:4  <b>doran</b> 1:9 3:6              4:7 5:2 6:23              7:18 8:24  <b>doreen</b> 1:20  <b>dr</b> 3:6 4:7 5:2              6:5,23 7:18              8:24</p>	<p><b>financially</b>              10:16  <b>forbid</b> 6:1  <b>foregoing</b> 10:7  <b>forget</b> 6:2  <b>form</b> 5:11  <b>forth</b> 10:10  <b>foundation</b>              5:18  <b>frederick</b> 1:15  <b>further</b> 10:11</p>	<p><b>harrison</b> 1:1,3              1:6,6,7 2:3,4  <b>heard</b> 9:2  <b>heartbeat</b> 5:22  <b>hereinbefore</b>              10:10  <b>high</b> 5:11  <b>housing</b> 1:1,3              2:3</p>	<p><b>l</b></p> <p><b>law</b> 2:8  <b>license</b> 1:25              10:6  <b>list</b> 4:10  <b>location</b> 2:6  <b>long</b> 2:25  <b>lucas</b> 1:17 5:10              6:5 8:3</p>
<p><b>e</b></p> <p><b>e</b> 1:4,4  <b>easy</b> 5:20  <b>ed.d</b> 1:9  <b>eleven</b> 5:10  <b>employee</b> 10:12              10:14  <b>esq</b> 1:18  <b>essay</b> 5:14,19              5:20,21  <b>excused</b> 1:15  <b>executive</b> 1:17              6:4  <b>expires</b> 10:20</p>	<p><b>g</b></p> <p><b>gardens</b> 1:6              3:10  <b>gene</b> 1:21  <b>gilmore</b> 1:19,21              2:13,15,19 3:2              3:4,6,22,24 4:1              4:3,5,7,17,19              4:21,23,25 5:2              5:7,13,23 6:1              6:13,15,17,19              6:21,23 7:8,10              7:12,14,16,18              8:14,16,18,20              8:22,24  <b>go</b> 5:24  <b>god</b> 6:1  <b>going</b> 2:24 7:24  <b>good</b> 5:6,9 6:3  <b>great</b> 9:8</p>	<p><b>i</b></p> <p><b>instagram</b> 5:24  <b>interested</b>              10:16  <b>items</b> 7:22</p>	<p><b>m</b></p> <p><b>m</b> 1:24 10:4  <b>made</b> 6:10  <b>maintenance</b>              1:21 6:25  <b>manfredi</b> 1:18  <b>masoni</b> 3:9  <b>maureen</b> 1:19  <b>meeting</b> 1:2 2:2              2:2,5,5,25 3:16  <b>members</b> 1:23              4:10 7:20  <b>memory</b> 3:9  <b>michaelson</b>              1:22  <b>miller</b> 1:14              2:19,20,23 3:1              4:1,2,21,22 6:9              6:11,17,18              7:12,13 8:20              8:21  <b>minutes</b> 3:15  <b>moment</b> 3:9,13  <b>month</b> 3:11  <b>motion</b> 3:14,17              3:19 4:9,12,13</p>
<p><b>f</b></p> <p><b>favor</b> 9:6  <b>february</b> 10:21  <b>filled</b> 5:11</p>	<p><b>h</b></p> <p><b>hand</b> 7:23</p>	<p><b>j</b></p> <p><b>james</b> 1:9  <b>january</b> 1:5 2:4  <b>jersey</b> 1:7,25              10:5,20  <b>joan</b> 1:22  <b>join</b> 2:9  <b>joseph</b> 1:18  <b>june</b> 10:20</p>	
		<p><b>k</b></p> <p><b>kids</b> 5:10,17  <b>kinsella</b> 1:12              2:17,18 3:24              3:25 4:15,19              4:20 6:15,16              7:2,3,10,11              8:11,12,16,17              9:5  <b>know</b> 8:1</p>	

<p>6:7,8,10 7:2,3 7:23,25 8:4,9 8:10 9:3,4,5 <b>move</b> 7:1 8:8 <b>mustilli</b> 1:13 2:22 3:2,3 4:3 4:4,23,24 6:19 6:20 7:14,15 8:18,19</p>	<p><b>p</b></p> <p><b>p</b> 1:4,9 <b>p.m.</b> 1:5 9:11 <b>parties</b> 10:13 <b>past</b> 3:11 <b>pettigrew</b> 1:10 2:24 3:4,5,18 3:20 4:5,6,12 4:13,25 5:1 6:8 6:11,21,22 7:5 7:6,16,17 8:9 8:10,22,23 9:4</p>	<p><b>really</b> 5:20 <b>recovery</b> 3:12 <b>regularly</b> 2:5 <b>relative</b> 10:12 10:14 <b>rent</b> 7:23 <b>report</b> 6:4,7 7:1 <b>resolution</b> 7:25 8:5 <b>resolutions</b> 8:7 <b>richard</b> 1:14 <b>right</b> 2:23 5:23 7:22 <b>roll</b> 2:12 3:21 4:16 6:12 7:7 8:13 <b>rosa</b> 3:9</p>	<p><b>state</b> 1:24 2:2 10:5,20 <b>stenographic...</b> 10:8 <b>students</b> 5:4 <b>styron</b> 1:24 10:4 <b>sunshine</b> 2:8 <b>supervisor</b> 1:21 <b>susan</b> 1:24 10:4</p>
<p><b>n</b></p>			<p><b>t</b></p>
<p><b>n</b> 1:4,4 <b>need</b> 8:4 <b>neither</b> 10:11 10:14 <b>new</b> 1:7,25 7:21 10:5,20 <b>news</b> 5:6 6:3 <b>notary</b> 1:24 10:4,20 <b>notice</b> 2:6</p>	<p><b>phada</b> 5:5 <b>place</b> 10:9 <b>please</b> 2:9 3:8 <b>pledge</b> 2:9,11 <b>posted</b> 2:7 <b>prayers</b> 3:11 <b>present</b> 1:8,16 2:14,18 4:10 <b>problem</b> 5:16 <b>proceedings</b> 1:3 9:10 10:8 <b>proper</b> 2:6 <b>public</b> 1:23,24 2:6 9:1 10:4,20 <b>purpose</b> 2:7</p>	<p><b>s</b></p> <p><b>s</b> 1:4,4,4 <b>scheduled</b> 2:4,5 <b>scholarship</b> 5:5 <b>scholarships</b> 5:18 <b>school</b> 5:11 <b>second</b> 2:22 3:18,19 4:14 4:15 6:9,11 7:4 7:5,6 8:11,12 <b>set</b> 10:10 <b>signature</b> 10:19 <b>silence</b> 3:9,13 <b>sister</b> 3:11 <b>speedy</b> 3:12 <b>staff</b> 1:19,20,22</p>	<p><b>taken</b> 10:8 <b>talk</b> 6:2 <b>tenants</b> 7:23 <b>terrible</b> 3:10 <b>text</b> 5:21 <b>thank</b> 3:12 <b>time</b> 2:6 10:9 <b>town</b> 1:1,2 2:3 <b>transcribed</b> 1:24 <b>transcript</b> 1:2 10:7 <b>true</b> 10:7 <b>try</b> 5:17 <b>two</b> 5:4,12 7:23</p>
<p><b>o</b></p>	<p><b>q</b></p>		<p><b>u</b></p>
<p><b>o</b> 1:4,4 <b>observation</b> 5:16 <b>oh</b> 5:24 <b>okay</b> 5:9,25 6:6 7:1,20,24 8:8 9:1 <b>old</b> 7:20 <b>ones</b> 5:19 <b>operating</b> 8:6 <b>order</b> 2:2</p>	<p><b>questions</b> 4:11 6:25 8:7</p> <p><b>r</b></p> <p><b>r.p.r.</b> 1:24 10:5 <b>raymond</b> 1:17</p>		<p><b>usual</b> 5:6 <b>usually</b> 5:7</p> <p><b>v</b></p> <p><b>vice</b> 1:10 <b>victim</b> 3:10 <b>vote</b> 7:9</p>

<b>w</b>
<b>want</b> 5:13 <b>we've</b> 8:1 <b>wishes</b> 9:2 <b>write</b> 5:19 7:23
<b>x</b>
<b>xi</b> 1:25 <b>xio1704</b> 10:6
<b>y</b>
<b>yeah</b> 2:23 6:1