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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 V I A Z O O M

Tuesday, April 11, 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
- BRUNILDA MUSTILLI, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

EXCUSED:

- DANIEL CHOFFO, COMMISSIONER
- DAWN KINSELLA, COMMISSIONER

ALSO PRESENT:

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

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 special  
3 meeting of the Harrison Housing Authority of the  
4 Town of Harrison scheduled for April 11, 2023.  
5 This meeting is a special meeting, and proper  
6 public notice of time, date, location, purpose  
7 and agenda have been posted in compliance with  
8 the Sunshine Law.

9 I would ask you all to please join me  
10 in saluting the flag.

11 (Pledge of Allegiance.)

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

14 MS. GILMORE: Yes. Commissioner  
15 Choffo, absent.

16 Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Here.

18 MS. GILMORE: Commissioner Kinsella,  
19 absent.

20 Commissioner Miller.

21 COMMISSIONER MILLER: I'm here.

22 MS. GILMORE: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Here.

24 MS. GILMORE: Commissioner Pettigrew.  
25 He was just here.

1 DIRECTOR LUCAS: He's not there, Maur.

2 THE CHAIRMAN: All right. He'll  
3 probably come back on at one point.

4 Can I have a motion to approve the  
5 bills?

6 COMMISSIONER MUSTILLI: Motion.

7 COMMISSIONER CONFESSORE: Second.

8 THE CHAIRMAN: Okay. Let the record  
9 note that Mr. Pettigrew is back on.

10 So I have a motion by Commissioner  
11 Mustilli and second by Confessore. All those in  
12 favor vote aye, those opposed vote no.

13 MS. GILMORE: Commissioner Confessore.

14 COMMISSIONER CONFESSORE: Aye.

15 MS. GILMORE: Commissioner Miller.

16 COMMISSIONER MILLER: Aye.

17 MS. GILMORE: Commissioner Mustilli.

18 COMMISSIONER MUSTILLI: Aye.

19 MS. GILMORE: Commissioner Pettigrew.

20 COMMISSIONER PETTIGREW: Aye.

21 MS. GILMORE: Dr. Doran.

22 THE CHAIRMAN: Aye.

23 New business. I'm going to read them  
24 all for one so anybody can ask any questions they  
25 have. I need a motion to approve Resolution

1 1606-04-2023 approving the 2023 CFP grant.

2 We also have Resolution 1607-04-2023  
3 rejecting bids for an initial storm -- just for  
4 clarification, I think that that was No. 5, and  
5 the following is No. 6 and No. 7...

6 DIRECTOR LUCAS: Six, 7, 8 and 9, yes.

7 THE CHAIRMAN: Six, 7, 8 and 9, okay.

8 MS. GILMORE: Yes, yes.

9 THE CHAIRMAN: All right. Next  
10 Resolution 1607-04-2023 rejecting the bids for  
11 the initial storm door. And then Resolution  
12 1608, which is the next one, -04-2023, approving  
13 the contract for storm doors. So I take it we're  
14 rejecting bids and then accepting them.

15 DIRECTOR LUCAS: Well, we rejected them  
16 initially, Dr. Doran, and then we rebid it and we  
17 got a good one.

18 THE CHAIRMAN: Okay. Then we have  
19 Resolution 1609-04-2023 approving contract for  
20 cameras.

21 Does anyone have any questions?

22 DIRECTOR LUCAS: Just so you guys know,  
23 for the 2023 grant it's \$1,024,965. So we got 1  
24 million two years in a row, Dr. Doran.

25 THE CHAIRMAN: Good. Good job.

1           Okay. The storm doors are for the...?

2           DIRECTOR LUCAS: Outside, Dr. Doran,  
3 when you initially walk up to the walk-ins, the  
4 highrises and stuff. They're all beat to hell,  
5 so we wanted to get rid of those. We only had  
6 one bidder on the first go-around, and it was  
7 astronomically high, so we rejected the bid.  
8 Rebid it, got the right number.

9           And then the cameras are brand new.  
10 It's about 603,000. We had the RFP sent out  
11 maybe a couple weeks ago. We got the bids in  
12 yesterday. We selected the best, the lowest  
13 price with the actual, they did the RFP 100  
14 hundred percent correct. So \$604,453.92. So we  
15 got the right one. And that's all state of the  
16 art pixels, cameras. You'll be able to see  
17 everything.

18           The only thing we didn't get, Dr.  
19 Doran, I just want to make the Commissioners  
20 aware, we didn't get the license plate reader  
21 because we have to have a history of license  
22 plates in our system, which we don't have. So it  
23 was irrelevant.

24           THE CHAIRMAN: Okay. Do I have a  
25 motion to approve?

1 COMMISSIONER PETTIGREW: Motion.

2 COMMISSIONER MUSTILLI: Motion.

3 THE CHAIRMAN: Motion by Pettigrew,  
4 second by Commissioner Mustilli.

5 Clerk, call the role.

6 MS. GILMORE: Commissioner Confessore.

7 COMMISSIONER CONFESSORE: Aye.

8 MS. GILMORE: Commissioner Miller.

9 COMMISSIONER MILLER: Aye.

10 MS. GILMORE: Commissioner Mustilli.

11 COMMISSIONER MUSTILLI: Aye.

12 MS. GILMORE: Commissioner Pettigrew.

13 COMMISSIONER PETTIGREW: Aye.

14 MS. GILMORE: Dr. Doran.

15 THE CHAIRMAN: Aye.

16 I thank you very much everyone. Is  
17 there anyone who wishes to be heard from the  
18 public?

19 DIRECTOR LUCAS: No attendees, Dr. D.

20 THE CHAIRMAN: Okay. Any comments from  
21 Commissioners?

22 (No comments.)

23 Great. Well, enjoy the rest of your  
24 week and call for motion to adjourn. All those  
25 in favor?

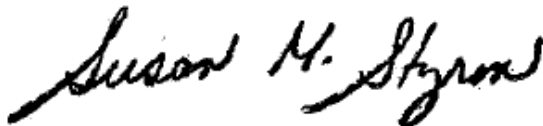
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(All ayes.)  
DIRECTOR LUCAS: Thank you everyone,  
I'm sorry about the Zoom. Have a great night.  
(Whereupon the proceedings concluded at  
6:10 p.m.)

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 via Zoom 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: April 25, 2023



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