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TOWN OF HARRISON  
HOUSING AUTHORITY

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

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ANNUAL REORGANIZATION MEETING O P E N  
AND REGULAR MEETING S E S S I O N  
Tuesday, June 13, 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
- RICHARD MILLER, COMMISSIONER

EXCUSED:

- DANIEL CHOFFO, COMMISSIONER
- DAWN KINSELLA, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney (TELEPHONIC)
- MAUREEN GILMORE, Authority Staff
- DOREEN COUCH, 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: I call the meeting to  
2 order. I hereby declare this meeting to order  
3 and state that this is a reorganization meeting  
4 of the Harrison Housing Authority of the Town of  
5 Harrison scheduled for June 13, 2023. This  
6 meeting is a regularly scheduled meeting, and  
7 proper public notice of time, date, location,  
8 purpose and agenda have been posted in compliance  
9 with the Sunshine Law.

10 Let do the Pledge of Allegiance first.  
11 (Pledge of Allegiance.)

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

14 MS. GILMORE: Commissioner Choffo,  
15 absent. Commissioner Confessore, absent.  
16 Commissioner Kinsella, absent.

17 Commissioner Miller.

18 COMMISSIONER MILLER: Here.

19 MS. GILMORE: Commissioner Mustilli.

20 COMMISSIONER MUSTILLI: Here.

21 MS. GILMORE: Commissioner Pettigrew.

22 COMMISSIONER PETTIGREW: Here.

23 MS. GILMORE: Dr. Doran.

24 THE CHAIRMAN: Here.

25 I'm going to turn it over to Executive

1 Director Lucas to be the secretary.

2 Do I need a roll call on that, Joe?

3 MR. MANFREDI: Yes.

4 THE CHAIRMAN: Okay. Roll call on  
5 those in favor.

6 (All ayes.)

7 THE CHAIRMAN: All ayes. The ayes have  
8 it.

9 DIRECTOR LUCAS: The floor is now open  
10 to the position of Board chairperson.

11 COMMISSIONER PETTIGREW: I nominate  
12 James P. Doran.

13 COMMISSIONER MILLER: Second.

14 DIRECTOR LUCAS: Pettigrew first, Mr.  
15 Miller second.

16 Clerk call the roll, please.

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 DIRECTOR LUCAS: Congratulations.

1 THE CHAIRMAN: Thank you. Thank you  
2 all very much.

3 DIRECTOR LUCAS: The motion carries.  
4 Dr. Doran is elected the chairperson of the  
5 Board.

6 THE CHAIRMAN: Can we have motion for  
7 the position of vice chair?

8 Okay. I nominate Commissioner  
9 Pettigrew for vice chair.

10 COMMISSIONER MILLER: Second.

11 THE CHAIRMAN: Clerk, call the roll.

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 DIRECTOR LUCAS: Congratulations.

21 COMMISSIONER PETTIGREW: Thank you,  
22 thank you.

23 THE CHAIRMAN: I look forward to  
24 another year working with you.

25 COMMISSIONER PETTIGREW: I make a

1 motion to go into regular session.

2 THE CHAIRMAN: Being no further  
3 business, motion to adjourn the meeting. All  
4 those in favor?

5 (All ayes.)

6 THE CHAIRMAN: Those opposed?

7 (No response.)

8 (6:03 organizational meeting ended.)

9 THE CHAIRMAN: I hereby declare this  
10 meeting to order and state that this is a regular  
11 meeting of the Harrison Housing Authority of the  
12 Town of Harrison scheduled for June 13, 2023.  
13 This meeting is a regularly scheduled meeting,  
14 and proper public notice of time, date, location,  
15 purpose and agenda have been posted in compliance  
16 with the Sunshine Law.

17 Please stand and salute the flag.

18 (Pledge of Allegiance.)

19 THE CHAIRMAN: Clerk, please call the  
20 roll.

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 Can I have a motion to approve the  
5 minutes of May 9, 2023.

6 COMMISSIONER PETTIGREW: Motion.

7 COMMISSIONER MUSTILLI: Second.

8 THE CHAIRMAN: Motion made by  
9 Commissioner Pettigrew, second by Commissioner  
10 Mustilli.

11 Clerk, call the roll.

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 Can I have a motion to approve the  
21 bills?

22 COMMISSIONER PETTIGREW: Motion.

23 COMMISSIONER MUSTILLI: Motion.

24 THE CHAIRMAN: Motion made by  
25 Commissioner Pettigrew, second by Commissioner

1 Mustilli.

2 Clerk, call the roll.

3 MS. GILMORE: Commissioner Miller.

4 COMMISSIONER MILLER: No.

5 MS. GILMORE: Commissioner Mustilli.

6 COMMISSIONER MUSTILLI: Aye.

7 MS. GILMORE: Commissioner Pettigrew.

8 COMMISSIONER PETTIGREW: Aye.

9 MS. GILMORE: Dr. Doran.

10 THE CHAIRMAN: Aye.

11 So the bills are not approved because  
12 we don't have a forum?

13 DIRECTOR LUCAS: Correct.

14 MR. MANFREDI: Correct.

15 THE CHAIRMAN: Is there anything in  
16 particular about the bills you don't want to  
17 approve?

18 COMMISSIONER MILLER: Yes. I have not  
19 had enough time. And the other issue I have is  
20 that on the variance report from March of 2023 I  
21 have no idea in terms of the variance report  
22 other than some explanation that you could have  
23 gotten out of the Wall Street Journal, the New  
24 York Times or the Jersey Herald. The gas bill,  
25 in particular, is very upsetting to me that it

1 was an excuse letter, explanation, and not a true  
2 variance report explaining why the gas bill was  
3 above budget.

4 In the world that I live in, the  
5 private sector world, it would have explained the  
6 number of hydro therms used in 2021 to '22 was X  
7 therms. '22 to '23 would have been X therms.  
8 And the price of gas I understand might have gone  
9 up, which it did, but it would have been a clear  
10 definition, just like two sentences, not like a  
11 lesson in political upheaval in the world of  
12 Ukraine being invaded by Russia. I find that  
13 offensive to me being a businessman, so until I  
14 understand the bills, I'm voting no.

15 THE CHAIRMAN: So what is it, for the  
16 record, that you would like included in the  
17 variance report?

18 COMMISSIONER MILLER: The variance  
19 report I've asked for for months. A report 2 1/2  
20 months later very clearly stated the gas bill was  
21 up because of a war in Ukraine, invasion by  
22 Russia, and no explanation of, like, how it, the  
23 bill was higher.

24 THE CHAIRMAN: Did we ask the  
25 accountant to provide the report?



1                   COMMISSIONER MILLER: Excuse me,  
2     Doctor. This is not a bill that comes from the  
3     accountant. This is something that management,  
4     they take a look at the bills from the gas  
5     provider, and it says how many therms you used in  
6     the year '21 to '22. It says I used X therms in  
7     the year '22 to '23. I used X therms and the  
8     price went up, and the math is very simple. It's  
9     a two-sentence explanation.

10                  When I have a bust like this in the  
11     line item in the private world, the only one that  
12     has to pay the bill is myself. Here it seems  
13     like no one really wants to give an explanation  
14     because HUD is -- like from the movie Men in  
15     Black, they open up the door and everyone says  
16     all hail K, it's all hail HUD. HUD saves your  
17     ass.

18                  DIRECTOR LUCAS: Excuse me, let's  
19     clarify. What do you mean, HUD saves our ass?  
20     What do you mean?

21                  COMMISSIONER MILLER: Well, if you have  
22     a bust like this of 100 percent or 70 percent in  
23     a line item, you would have, in the private  
24     world, an explanation that says that this is  
25     something that is wrong.

1 THE CHAIRMAN: So, in other words  
2 you're saying the original budget item was a  
3 certain amount, and then the actual expenditures  
4 are way past that amount.

5 COMMISSIONER MILLER: Correct.

6 THE CHAIRMAN: And there's no  
7 explanation for that?

8 COMMISSIONER MILLER: No, no, wait. I  
9 want to be clear. The line item has to do with  
10 gas. The Line Item 93300 on the actual versus  
11 budget of the variance report. And they've given  
12 an explanation that expands, the gas expenses  
13 exceeded budget due to several factors including  
14 Russia's invasion of Ukraine, which has put a  
15 strain on global energy supplies. I understand  
16 that. But in the world it's possible -- and I'm  
17 not saying this as a -- it's a possibility that  
18 the gas bill is wrong. It could be that it's  
19 misbilled.

20 DIRECTOR LUCAS: You're 100 percent  
21 right. But to say save our asses, we don't need  
22 no saving, Richard.

23 COMMISSIONER MILLER: No, I'm not  
24 saying that. I'm just saying if the bill went  
25 from 100 per million BTUs in the year '21 to '22,

1 from 14 cents a million BTUs to 24 cents of BTU  
2 in the next year, that's understandable math.  
3 It's a math problem, not a written problem. You  
4 don't solve math problems with a written  
5 explanation. It's a simple thing. I say how  
6 many therms you used in the heating season from  
7 '21 to '22, how many therms you used from '22 to  
8 '23, and I've been asking for that. And you're  
9 asking me what it is. And I'm upset that I get a  
10 written explanation that was written for a five  
11 year old.

12 DIRECTOR LUCAS: My apologies.

13 COMMISSIONER MILLER: And I feel that I  
14 do this for a living, and in my world if I had a  
15 bust like this I'd have to go into my pocket.

16 DIRECTOR LUCAS: But we don't live in  
17 the private world, Richard.

18 COMMISSIONER MILLER: Okay. I  
19 understand. So Ray, hold on a second. Ray, are  
20 our standards HUD, or are we supposed to get into  
21 the huddle and say, okay, you go left, you go  
22 right? No. This is a standard of professionals.

23 DIRECTOR LUCAS: I don't understand the  
24 question. Are we HUD? Yes, we are HUD.

25 COMMISSIONER MILLER: So the only

1 standards we look to is HUD?

2 DIRECTOR LUCAS: That's who writes the  
3 rules, Richard.

4 COMMISSIONER MILLER: No, I understand  
5 that's the minimum rule. Is there a rule that we  
6 can't strive above that? Can we be better than  
7 HUD, or is the only thing we care about is HUD?  
8 The reason I'm asking is --

9 DIRECTOR LUCAS: I want to give you an  
10 answer. HUD gives us every rule we're supposed  
11 to follow, they also give us our subsidy. So  
12 they give us the money for that. Now, I am sorry  
13 for the Ukraine stuff, that's ridiculous, I agree  
14 with you. I've been looking at the therms, and  
15 I've been looking at all that stuff. Basically  
16 Geltrude, our accounting firm, has not upped our  
17 budget in three years, that has a lot to do with  
18 the reason why we're so over budget right now.  
19 But at the same time --

20 THE CHAIRMAN: What do you mean, as of  
21 right now they haven't --

22 DIRECTOR LUCAS: It's over budget. So  
23 here's the thing. It's not all Geltrude's fault,  
24 either. So I'm not trying to pass the buck,  
25 Richard, you know what I'm saying. They haven't

1 raised the budget in the last three years, which  
2 is a problem, because we need to raise it. When  
3 the coal goes up, you know --

4 COMMISSIONER MILLER: Yes, I'm aware.

5 DIRECTOR LUCAS: So that's one of the  
6 things we did find. That's one of the reasons  
7 why it's so offset.

8 THE CHAIRMAN: You participate in the  
9 development of the budget?

10 DIRECTOR LUCAS: Yes.

11 MR. MANFREDI: You're talking about in  
12 the projection, Ray.

13 DIRECTOR LUCAS: Correct, Joe.

14 MR. MANFREDI: That's part of  
15 management. You tell the accountant what you  
16 want to put there --

17 DIRECTOR LUCAS: No, that's not how it  
18 works, Joe. We're not going to put this on me  
19 either. Let's be real.

20 MR. MANFREDI: No, I'm not blaming in  
21 entirety --

22 COMMISSIONER MILLER: This is not a  
23 gotcha question.

24 DIRECTOR LUCAS: No, I'm not taking  
25 offense to it.

1                   COMMISSIONER MILLER: I'm asking for an  
2 explanation.

3                   DIRECTOR LUCAS: I'm trying to give it  
4 to you.

5                   COMMISSIONER MILLER: I'm asking for a  
6 monthly report to review on a timely basis, on a  
7 timely basis, not 2 1/2 months later where you  
8 give some explanation about a war. I understand.  
9 I above anybody else, Ray, I know what you do.  
10 It's just if you got a bust like this, it's just,  
11 for me it's easy to understand. You put down  
12 what you paid in '21 to '22.

13                   DIRECTOR LUCAS: I understand what you  
14 said the first time. I got you. Like you said  
15 to me, you understand. I understand.

16                   THE CHAIRMAN: Is there any way of  
17 producing that report?

18                   DIRECTOR LUCAS: 100 percent there is.  
19 You'll have it tomorrow.

20                   COMMISSIONER MILLER: So subject to  
21 getting the report tomorrow, which I trust, Ray,  
22 I have 100 percent faith in Ray Lucas as  
23 Executive Director, I can now change my vote.

24                   THE CHAIRMAN: Hold on. Do I have to  
25 call a vote to rescind that past vote, Joe?

1 MR. MANFREDI: Yes, Dr. Doran. Yes.

2 THE CHAIRMAN: All right. So I'm going  
3 to make a motion to rescind the last vote on the  
4 bills. So a motion to rescind the motion  
5 previous to approve the bills.

6 COMMISSIONER PETTIGREW: Motion.

7 COMMISSIONER MUSTILLI: Second.

8 THE CHAIRMAN: Okay. Motion by  
9 Pettigrew, second by Mustilli.

10 Clerk, call the roll.

11 MS. GILMORE: Commissioner Miller.

12 COMMISSIONER MILLER: Aye.

13 MS. GILMORE: Commissioner Mustilli.

14 COMMISSIONER MUSTILLI: Aye.

15 MS. GILMORE: Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Aye.

17 MS. GILMORE: Dr. Doran.

18 THE CHAIRMAN: Aye.

19 Okay. Can I have another motion to  
20 approve the bills pending, with the direction  
21 that Mr. Miller be provided the information in an  
22 adequate way.

23 COMMISSIONER MILLER: I thought I was  
24 Commissioner Miller.

25 THE CHAIRMAN: Yes. Commissioner,

1       sorry. Commissioner Miller. Is that okay?

2               COMMISSIONER MILLER: Yes.

3               THE CHAIRMAN: Okay. Motion to approve  
4 the bills as long as Commissioner Miller does get  
5 the answers he needs on the budget questions.

6               COMMISSIONER MUSTILLI: Motion.

7               COMMISSIONER PETTIGREW: Second.

8               THE CHAIRMAN: Motion by Mustilli,  
9 second by Pettigrew.

10              Clerk, call the roll.

11              MS. GILMORE: Commissioner Miller.

12              COMMISSIONER MILLER: Aye.

13              MS. GILMORE: Commissioner Mustilli.

14              COMMISSIONER MUSTILLI: Aye.

15              MS. GILMORE: Commissioner Pettigrew.

16              COMMISSIONER PETTIGREW: Aye.

17              MS. GILMORE: Dr. Doran.

18              THE CHAIRMAN: Aye.

19              DIRECTOR LUCAS: No communications, Dr.  
20 D.

21              THE CHAIRMAN: Okay, no communications.

22              Executive Director's report. And we're  
23 going to talk briefly about, I think you all  
24 got -- I asked them to send you guys the letter  
25 and put a copy of them in your packet. I'll just



1 scan this briefly. If you read through it, the  
2 bottom line to it is this: The contractor that  
3 is the second contractor that did the work that  
4 the first contractor didn't do also did not do  
5 adequate work. There's been a lot of  
6 back-and-forth whether who produced -- under  
7 state law they had 20 days to produce their bill,  
8 which they claimed they did, but they produced it  
9 with the wrong type of paperwork, with the wrong  
10 reports. We then didn't get back to them because  
11 they didn't send us the right reports up front.

12 They put a claim in against the  
13 Authority. There was a whole bunch of squabbling  
14 about how much. Originally it was well over  
15 100,000. And since we haven't paid for the job,  
16 and it is done, albeit it was done wrong and has  
17 to be corrected, instead of going through legal  
18 fights and taking it to court where it could go  
19 either way, and we could wind up paying legal  
20 expenses, on our own definitely, and also if we  
21 lose paying their legal expenses. Not that  
22 that -- that didn't threaten me as much as just  
23 having the wisdom to go we can get this thing for  
24 60,000 and settle. That would have been my  
25 advice.

1           The attorney and Ray worked their tails  
2 off to make sure that they got that settlement  
3 agreement with this group. You know, as your  
4 Chair, and having been involved in some of this,  
5 I'm recommending that we settle this for 60,000.  
6 Which we actually, I think, owed them 80  
7 something.

8           DIRECTOR LUCAS: No. We have their  
9 bond from the first company that didn't do it  
10 right. So we went, Joe went and got the court.  
11 So we have their bond. So we have that money  
12 still sitting from the first company. But we  
13 haven't paid them anything except what so far,  
14 Maureen?

15           MS. GILMORE: We haven't paid them  
16 nothing.

17           DIRECTOR LUCAS: I think the whole job  
18 was 106 and change. But what Dr. Doran said was  
19 all true. They came here on the weekend when we  
20 didn't know they were coming and lined the  
21 asphalt. They didn't get any passes. When they  
22 submitted the bills to my engineer they were  
23 wrong, he sent them back to resubmit. Twenty  
24 days went by, before they emailed me 30 days went  
25 by. So we settled for 60, which is better than

1 paying 175.

2 THE CHAIRMAN: So we use whatever money  
3 is left to repair some of the things that need to  
4 be repaired.

5 DIRECTOR LUCAS: Correct, correct.

6 THE CHAIRMAN: Okay. Anything else in  
7 your report you want to talk about?

8 DIRECTOR LUCAS: No, that's all good.

9 THE CHAIRMAN: So we'll deal with that  
10 in new business, I think; right?

11 MR. MANFREDI: There's a resolution,  
12 Dr. Doran, for the Board to approve the  
13 resolution.

14 THE CHAIRMAN: Right, okay. So motion  
15 to approve the Executive Director's report.

16 COMMISSIONER PETTIGREW: Motion.

17 COMMISSIONER MILLER: Second.

18 THE CHAIRMAN: That's Pettigrew and  
19 Commissioner Miller.

20 Clerk, call the roll.

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 Any questions on the maintenance  
5 report? Good. Okay, motion to approve.

6 COMMISSIONER MUSTILLI: Motion.

7 COMMISSIONER PETTIGREW: Second.

8 COMMISSIONER MILLER: Second.

9 THE CHAIRMAN: Motion by Mustilli,  
10 second by Pettigrew.

11 Clerk, call the roll.

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 Any old business?

21 DIRECTOR LUCAS: No, Dr. Doran.

22 THE CHAIRMAN: Okay. New business.

23 Resolution 16718-06-23, Resolution 1619-06-23

24 extending the modernization consultant, and then

25 Resolution 1620-06-23 authorizing the settlement.

1 Any questions on the resolutions? Okay. Can I  
2 have a motion?

3 COMMISSIONER PETTIGREW: Motion.

4 COMMISSIONER MILLER: Second.

5 THE CHAIRMAN: Motion made by  
6 Pettigrew, second by Miller.

7 Clerk, call the roll.

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'm going to call for a motion to  
17 adjourn.

18 COMMISSIONER MILLER: I think you have  
19 to do the resolution for the settlement.

20 DIRECTOR LUCAS: He did, he did all  
21 three.

22 THE CHAIRMAN: No, I did call that one  
23 and we voted on all three.

24 COMMISSIONER MILLER: I wasn't sure if  
25 we voted in the executive report or we had to do

1 it --

2 THE CHAIRMAN: No, I did it as new  
3 business.

4 COMMISSIONER MILLER: Oh, okay. I just  
5 wanted to mention.

6 THE CHAIRMAN: Okay. So we're all  
7 good. Thank you, Commissioner.

8 Can I have a motion to adjourn?

9 COMMISSIONER MUSTILLI: Motion.

10 COMMISSIONER MILLER: Second.

11 THE CHAIRMAN: All those in favor?

12 (All ayes.)

13 THE CHAIRMAN: Those opposed?

14 (No response.)

15

16 (Whereupon the proceedings concluded at 6:15  
17 p.m.)

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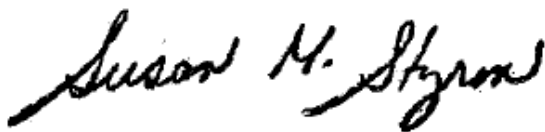
24

25

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: June 22, 2023

<b>0</b>	<b>24</b> 11:1	<b>adjourn</b> 5:3 21:17 22:8	<b>authorizing</b> 20:25
<b>01704</b> 1:24	<b>3</b>	<b>advice</b> 17:25	<b>avenue</b> 1:7
<b>07029</b> 1:7	<b>30</b> 18:24 23:19	<b>agenda</b> 2:8 5:15	<b>aware</b> 13:4
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