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TOWN OF HARRISON
HOUSING AUTHORITY

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

O P E N S E S S I O N

Tuesday, September 12, 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
- DAWN KINSELLA, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

EXCUSED: BRUNILDA MUSTILLI, COMMISSIONER

DANIEL CHOFFO, 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
- MIKE CARLON, Accountant

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 September 12, 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 absent.

15 Commissioner Confessore.

16 COMMISSIONER CONFESSORE: Here.

17 MS. GILMORE: Commissioner Kinsella.

18 COMMISSIONER KINSELLA: Here.

19 MS. GILMORE: Commissioner Miller.

20 COMMISSIONER MILLER: Here.

21 MS. GILMORE: Commissioner Mustilli,
22 absent.

23 Commissioner Pettigrew.

24 COMMISSIONER PETTIGREW: Here.

25 MS. GILMORE: Dr. Doran.

1 THE CHAIRMAN: Here.

2 Can I have a motion to approve the
3 minutes of June 13, 2023 meeting?

4 COMMISSIONER PETTIGREW: Motion.

5 THE CHAIRMAN: Motion made by
6 Pettigrew.

7 COMMISSIONER CONFESSORE: Second.

8 THE CHAIRMAN: Second by Confessore.
9 Was I here, Maur?

10 MS. GILMORE: Last month? No.

11 MR. MANFREDI: Who was present at the
12 meeting?

13 COMMISSIONER MILLER: I was.

14 THE CHAIRMAN: I thought I was here,
15 but I can't remember.

16 MS. GILMORE: I can't remember off the
17 top of my head, either. Do you want me to check
18 if you were here?

19 THE CHAIRMAN: No, that's fine.

20 MS. GILMORE: Commissioner Confessore.

21 COMMISSIONER CONFESSORE: Aye.

22 MS. GILMORE: Commissioner Kinsella.

23 COMMISSIONER KINSELLA: Abstain.

24 MS. GILMORE: Commissioner Miller.

25 COMMISSIONER MILLER: Aye.

1 MS. GILMORE: Commission Mustilli,
2 absent.

3 Commissioner Pettigrew.

4 COMMISSIONER PETTIGREW: Aye.

5 MS. GILMORE: Dr. Doran.

6 THE CHAIRMAN: Aye.

7 Do you want to discuss the bills, do
8 you want a motion to closed session?

9 DIRECTOR LUCAS: Let's go into closed
10 session, please.

11 THE CHAIRMAN: We need a motion.

12 COMMISSIONER PETTIGREW: Motion to go
13 into closed session.

14 COMMISSIONER KINSELLA: Second.

15 THE CHAIRMAN: Motion made and
16 seconded.

17 Those opposed?

18 (No response.)

19 THE CHAIRMAN: Okay. We're in closed
20 session. Thank you, everyone.

21 (Where proceedings went into closed session from
22 6:05 to 6:40 p.m.)

23 CONTINUATION OF OPEN SESSION:

24 THE CHAIRMAN: We approved the minutes.
25 Let's just take a roll call just because we're

1 back in session.

2 MS. GILMORE: Commissioner Confessore.

3 COMMISSIONER CONFESSORE: Here.

4 MS. GILMORE: Commissioner Kinsella.

5 COMMISSIONER KINSELLA: Here.

6 MS. GILMORE: Commissioner Miller.

7 COMMISSIONER MILLER: Here.

8 MS. GILMORE: Commissioner Pettigrew.

9 COMMISSIONER PETTIGREW: Here.

10 Dr. Doran.

11 THE CHAIRMAN: Here.

12 Can I have a motion to approve the
13 bills?

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER CONFESSORE: Second.

16 THE CHAIRMAN: Motion made by
17 Pettigrew, second by Confessore.

18 Clerk, call the roll.

19 MS. GILMORE: Commissioner Confessore.

20 COMMISSIONER CONFESSORE: Aye.

21 MS. GILMORE: Commissioner Kinsella.

22 COMMISSIONER KINSELLA: Aye.

23 MS. GILMORE: Commissioner Miller.

24 COMMISSIONER MILLER: Aye.

25 MS. GILMORE: Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Aye.

2 MS. GILMORE: Dr. Doran.

3 THE CHAIRMAN: Aye.

4 Communications?

5 MS. GILMORE: We have the municipal
6 league conference from November 14th to November
7 16th, so I have to know who wants to go. But if
8 you're not going to go, you cancel it, it's very
9 hard because we have to send a PO, and to get the
10 money back into it --

11 COMMISSIONER CONFESSORE: What's the
12 date?

13 MS. GILMORE: -- to get early
14 registration, all right.

15 THE CHAIRMAN: Is there anyone required
16 to have CEU hours?

17 MS. GILMORE: No, everybody has got
18 their's, they're all in.

19 THE CHAIRMAN: Okay.

20 MS. GILMORE: As long as everybody lets
21 me know by September 30th is the last day.

22 THE CHAIRMAN: Let's try to.

23 MS. GILMORE: Make it maybe next week?

24 THE CHAIRMAN: A week from tomorrow,
25 the 20th, please notify.

1 COMMISSIONER CONFESSORE: When is the
2 conference?

3 MS. GILMORE: November 14th to the
4 16th.

5 COMMISSIONER MILLER: Tuesday through
6 Thursday.

7 COMMISSIONER CONFESSORE: I have to
8 check my calendar.

9 THE CHAIRMAN: All right. The
10 Executive Director's report. If you could
11 explain to us, Ray, what are the risers that we
12 have in the change order.

13 DIRECTOR LUCAS: So basically what
14 happened was, hearing's the plumbing explanation,
15 Excelsior Plumbing has completed all the
16 upgrades. House traps. The stuff comes up --

17 THE CHAIRMAN: So they put in
18 backflows.

19 DIRECTOR LUCAS: Yes, my guys have been
20 standing with backups in the building so we
21 rectified that. But in response to rectifying
22 the traps, we found emergency pipes that had
23 cracks in it; one to the boiler system, another
24 one in the concrete, the sewerage system. So
25 once we found those, it was an emergency to get

1 them down because it was getting colder outside.
2 We got them down. So the whole upgrade, 6, 7, 8
3 and 9, and replaced the main sanitary lines in
4 the crawl space from the riser.

5 THE CHAIRMAN: What is the riser?

6 MR. GILMORE: The riser is the part
7 that goes up through the apartments. What we
8 replaced was the main.

9 THE CHAIRMAN: So everything goes up
10 and everything connects to it.

11 COMMISSIONER PETTIGREW: It's a
12 vertical pipe.

13 MR. GILMORE: The Rosen duplexes, when
14 we were first taking them apart we found there
15 was holes actually behind the walls going up to
16 the, into where the kitchen is, so we wanted to
17 extend it up to the riser, everything from the
18 riser over to the main. And the main, that was
19 under the concrete.

20 DIRECTOR LUCAS: Under it.

21 THE CHAIRMAN: Only in three buildings?

22 DIRECTOR LUCAS: Six, seven, eight and
23 nine we did all that, and Building 4 a section in
24 the main and ceiling in the building room. The
25 Building 10 gas water main pipe was repaired. We

1 had a crack in the main. So that was, the total
2 was 537,014, the total cost. All we have left is
3 the punch list with the engineer. So that was
4 done.

5 The cameras. Don't fall out of your
6 seat, 637,853. Basically we're changing every
7 camera, both sides. 360 degrees pixels, we'll be
8 able to read the names on shirts. One of the
9 reasons we tried to save on the other security.
10 So they're starting next week. Eight weeks
11 before it done, but when it's done the Housing
12 Authority will never have to touch cameras again.
13 We did procurement, the whole nine yards.

14 MR. MANFREDI: Darryl was here, LAN was
15 here. Yes.

16 DIRECTOR LUCAS: What happened was
17 Viacom, one of the companies that we really
18 wanted to do the 360, which has all the software
19 available to police departments, the guy with the
20 lowest bid won the bid, he was going to try to
21 use somebody else, we had a bit of a
22 disagreement. He saw the lighter side of things,
23 we got what we were looking for for the price we
24 were looking for. So you guys will never have to
25 touch those cameras ever again. They're that

1 good.

2 THE CHAIRMAN: Okay. Any other
3 questions on that?

4 All right. Motion to approve the
5 Executive Director's report.

6 COMMISSIONER KINSELLA: Motion.

7 COMMISSIONER PETTIGREW: Second.

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

10 Clerk, call the roll.

11 MS. GILMORE: Commissioner Confessore.

12 COMMISSIONER CONFESSORE: Aye.

13 MS. GILMORE: Commissioner Kinsella.

14 COMMISSIONER KINSELLA: Aye.

15 MS. GILMORE: Commissioner Miller.

16 COMMISSIONER MILLER: Aye.

17 MS. GILMORE: Commissioner Pettigrew.

18 COMMISSIONER PETTIGREW: Aye.

19 MS. GILMORE: Dr. Doran.

20 THE CHAIRMAN: Aye. Maintenance
21 report. Any questions for Gene? Anything you
22 want to highlight, Gene?

23 MR. GILMORE: No, just the camera guys
24 did some of the cabinets. And they've already
25 started the work in 5 Building, and we're going

1 to be starting in 4 Building, 1 Building this
2 Friday. So what's happening is in order to do
3 the disconnect where everything comes into that
4 building they have to shut the entire building
5 down. So if you've heard the building has been
6 shut down, we can't do anything until we get that
7 disconnect in. So they do it, again, and do the
8 apartments individually. So the buildings are
9 not out for as long. So they pretty much got all
10 the apartments in 5 together, all of them
11 switched over already. And we're going to start
12 in 1 Building, shutting 1 Building down all day
13 to do the disconnect. And then we'll be
14 proceeding into the other buildings. We're
15 getting rid of a lot of Square D breakers and
16 Federal Pacific breakers that have been
17 discontinued. So we're getting rid of all of
18 them.

19 THE CHAIRMAN: All right. Any other
20 questions?

21 COMMISSIONER MILLER: I just want
22 everyone to know that I have a life guarantee
23 from Crazy Eddie. So when people say you've got
24 a lifetime guarantee from Square D and Federal
25 it's in the Crazy Eddie world of lifetime

1 warranties.

2 COMMISSIONER PETTIGREW: Gene, are we
3 doing anything with looking at modernizing the
4 playground and the seal? I love the seal, but I
5 think we should have a better water park.

6 THE CHAIRMAN: What do you dislike
7 about the seal?

8 COMMISSIONER PETTIGREW: I told you, I
9 love the seal. It's time for new. They have
10 modern sprinklers and stuff now. We can actually
11 have a water park in that space.

12 DIRECTOR LUCAS: I get that. I love
13 the water park, Gene.

14 COMMISSIONER PETTIGREW: If we map it
15 out now and get bids over the winter, maybe they
16 can start breaking up the --

17 MR. GILMORE: The one thing with that
18 is really important. I'm not saying this
19 playground isn't important, but within the next
20 year or so we're going to have to do boilers in
21 the Harrison Gardens. There's two there, and
22 they're probably going to run at least \$1 million
23 apiece. So the way we're looking at it, I'm not
24 sure what we have going and what the money that
25 we are getting in is, but the boilers are 28

1 years old. We've repaired them a couple times,
2 different sections.

3 DIRECTOR LUCAS: More than a couple
4 times.

5 MR. GILMORE: But it's something that
6 we're definitely going to have to look into, and
7 that would also be during this time if you were
8 going to have them in the summertime.

9 DIRECTOR LUCAS: See if you can get two
10 boilers and a water park.

11 COMMISSIONER PETTIGREW: Not for
12 nothing, but the boiler system, you can bid it
13 out and you can encumber a couple years' worth of
14 monies to buy a boiler.

15 MR. GILMORE: Yes.

16 DIRECTOR LUCAS: We're not doing it all
17 at once, Artie. There's no way, we don't have
18 the funds. We'll do them one at a time.

19 COMMISSIONER PETTIGREW: I'm saying
20 encumber the funds each year.

21 COMMISSIONER MILLER: Where is this?

22 DIRECTOR LUCAS: Right by the parking
23 lot, Richard.

24 MS. GILMORE: The whole complex here?

25 COMMISSIONER MILLER: No, the Harrison

1 Gardens, the one that I looked at.

2 DIRECTOR LUCAS: Kingsland Court, we
3 did that already. We have two boilers.

4 COMMISSIONER MILLER: So are we having
5 leaks?

6 MR. GILMORE: Not yet.

7 DIRECTOR LUCAS: We've had sections
8 repaired many times. The turnover is costing too
9 much. It's justifying to cut your losses.

10 MR. GILMORE: We've gotten to the point
11 where sections that are going to be failing are
12 now towards the middle of the boiler. So in
13 order to fix that, they have to remove everything
14 in front to get to the new failing section. They
15 call it a porkchop boiler, but the water jacket
16 goes around it. So we should, like I said, I
17 just want everybody to be aware.

18 THE CHAIRMAN: When do we plan on
19 changing them?

20 DIRECTOR LUCAS: Me and Gene have been
21 talking about this for years, not just recently.

22 MR. GILMORE: We should do it soon.

23 DIRECTOR LUCAS: Later, Dr. D.

24 THE CHAIRMAN: Keep us posted.

25 MR. GILMORE: We'll find out. We have

1 them inspected every year. They open them up, go
2 inside, and tell us if they're leaking or not.
3 So last year we were good, so this year when we
4 have that done we'll know whether we have to.

5 THE CHAIRMAN: It's going to be a mild
6 winter.

7 MR. GILMORE: Only one of our boilers
8 can moderately heat this complex. We need both
9 of them to get it up to 70 degrees that we're
10 required to do.

11 COMMISSIONER MILLER: A question. If
12 you need, if two boilers are -- are they combined
13 150 percent?

14 MR. GILMORE: The same leader, yes.

15 COMMISSIONER MILLER: You said one
16 boiler can supply to what temperature?

17 MR. GILMORE: Probably about 68.

18 COMMISSIONER MILLER: So basically 90
19 percent of what you need. So between the two
20 you're at 180?

21 MR. GILMORE: Yes. We would shut one
22 down and run just one boiler. But the one
23 boiler, of course it's steam, runs on pressure,
24 and it's also a computer-run system. And what
25 happens is the system doesn't really work because

1 there's not enough heat to get to the sensor that
2 tells it to start either backing down or bringing
3 another boiler in, so it's going to beat up the
4 other boiler, and they're both the same age.

5 COMMISSIONER CONFESSORE: Do they get
6 rotated? Like one is the primary and one is the
7 second?

8 MR. GILMORE: Yes, every 24 hours. The
9 lead lag you're talking about? Every 24 hearse.

10 COMMISSIONER MILLER: The problem is,
11 like Eugene says, if one fails in January, then
12 you've got no spare capacity. What we do in our
13 stuff is we would put in three at 70 percent
14 each.

15 THE CHAIRMAN: Right.

16 DIRECTOR LUCAS: I'm sorry, I missed
17 that.

18 COMMISSIONER MILLER: Right now you've
19 got two each at 90 percent. If both can fire
20 you're at 180 percent of what you need and you
21 don't lose any sleep. We, instead of doing that,
22 we do three at 70 percent, so if you lose one
23 you're at 140. And it's a question now of would
24 you replace the existing or go to three units
25 which gives you 210 percent capacity, so that

1 when you have a failure, which will always
2 happen, you're not losing --

3 DIRECTOR LUCAS: Anything.

4 COMMISSIONER MILLER: -- right. On a
5 cold day in February. Which is why we went to
6 three. Which is the exact reason we had the
7 redundancy.

8 So I was asking about, so basically you
9 can say each one is 90 percent, or 75, however
10 they calculate it. I'm not trying to do the math
11 calculation, but it's usually fine as long as
12 both are firing. I'd rather it be with one
13 failing, one of three than one of two. It would
14 be interesting to go check it out.

15 MR. GILMORE: Yes, I've already talked
16 to them.

17 THE CHAIRMAN: Is that where you have
18 LAN do some research on that?

19 MR. GILMORE: I've already talked to
20 Chris. You could also put six boilers down
21 there.

22 THE CHAIRMAN: Where is John Pomponi
23 (phonetic) when you need him.

24 COMMISSIONER MILLER: And how is the
25 hot water provided?

1 MR. GILMORE: The boilers provide it in
2 the wintertime. And on and off, depending on the
3 boilers, we have a hot water heater that makes up
4 the difference.

5 COMMISSIONER MILLER: In the
6 summertime?

7 MR. GILMORE: All the time. Because if
8 it's not that cold out the boilers don't go on,
9 so there's wouldn't be any. So the hot water
10 heater produces the hot water we need.

11 COMMISSIONER CONFESSORE: And the three
12 units would use less.

13 THE CHAIRMAN: Can I have a motion to
14 approve the maintenance report?

15 COMMISSIONER PETTIGREW: Motion.

16 COMMISSIONER CONFESSORE: Second.

17 THE CHAIRMAN: Motion made by
18 Pettigrew, second by Confessore.

19 Clerk, call the roll.

20 MS. GILMORE: Commissioner Confessore.

21 COMMISSIONER CONFESSORE: Aye.

22 MS. GILMORE: Commissioner Kinsella.

23 COMMISSIONER KINSELLA: Aye.

24 MS. GILMORE: Commissioner Miller.

25 COMMISSIONER MILLER: Aye.

1 MS. GILMORE: Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Aye.

3 MS. GILMORE: Dr. Doran.

4 THE CHAIRMAN: Aye.

5 Any old business?

6 COMMISSIONER PETTIGREW: Just my
7 playground.

8 THE CHAIRMAN: We'll keep it to next
9 month. I'm going to ask for a motion approving
10 both resolutions at same time.

11 Motion to approve Resolution
12 1621-09-2023 ratifying the change orders to the
13 Excelsior contract, and to approve Resolution
14 1622-09-2023 awarding the modernization contract.
15 Can I have a motion?

16 COMMISSIONER CONFESSORE: Motion.

17 COMMISSIONER KINSELLA: Second.

18 THE CHAIRMAN: Motion by Confessore,
19 second by Kinsella.

20 Clerk, call the roll.

21 MS. GILMORE: Commissioner Confessore.

22 COMMISSIONER CONFESSORE: Aye.

23 MS. GILMORE: Commissioner Kinsella.

24 COMMISSIONER KINSELLA: Aye.

25 MS. GILMORE: Commissioner Miller.

1 COMMISSIONER MILLER: Aye.

2 MS. GILMORE: Commissioner Pettigrew.

3 COMMISSIONER PETTIGREW: Aye.

4 MS. GILMORE: Dr. Doran.

5 THE CHAIRMAN: Aye.

6 Okay. We're not going to need a closed
7 session, we had one already. Is there anyone
8 from the public that would like to be heard?

9 Okay. Not seeing anyone, can I have a
10 motion to adjourn?

11 COMMISSIONER PETTIGREW: Motion.

12 COMMISSIONER MILLER: Second.

13 THE CHAIRMAN: Motion by Miller, second
14 by Pettigrew. All those in favor say aye.

15 (Ayes.)

16 THE CHAIRMAN: Those opposed?

17 (No response.)

18

19 (Whereupon the proceedings concluded at 7:05
20 p.m.)

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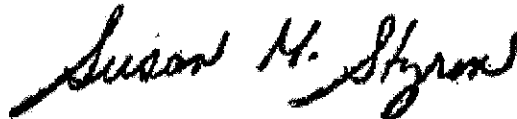
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CERTIFICATE

I, SUSAN M. STYRON, Notary Public,
R.P.R., C.S.R., of the State of New Jersey,
License No. XIO1704, 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: September 25, 2023