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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 18, 2024, 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
- BRUNILDA MUSTILLI, COMMISSIONER

EXCUSED:

- DANIEL CHOFFO, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- MAUREEN GILMORE, Authority Staff
- 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 18, 2024. 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 I ask you to please join me in salute
10 to the flag.

11 (Pledge of Allegiance.)

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

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

17 COMMISSIONER KINSELLA: Here.

18 MS. GILMORE: Commissioner Miller,
19 absent.

20 Commissioner Mustilli.

21 COMMISSIONER MUSTILLI: Here.

22 MS. GILMORE: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Here.

24 MS. GILMORE: Dr. Doran.

25 THE CHAIRMAN: Here.

1 Okay. A motion to approve the minutes
2 of November 7th, 2023?

3 COMMISSIONER PETTIGREW: Motion.

4 COMMISSIONER KINSELLA: Second.

5 COMMISSIONER MUSTILLI: Second.

6 THE CHAIRMAN: Clerk, call the roll.

7 MS. GILMORE: Commissioner Kinsella.

8 COMMISSIONER KINSELLA: Aye.

9 MS. GILMORE: Commissioner Mustilli.

10 COMMISSIONER MUSTILLI: Aye.

11 MS. GILMORE: Commissioner Pettigrew.

12 COMMISSIONER PETTIGREW: Aye.

13 MS. GILMORE: Dr. Doran.

14 THE CHAIRMAN: Aye.

15 A motion to approve the bills. Does
16 anybody have any questions?

17 COMMISSIONER MUSTILLI: Motion.

18 THE CHAIRMAN: Motion made. Second?

19 COMMISSIONER PETTIGREW: Second.

20 THE CHAIRMAN: Second by Pettigrew.

21 Clerk, call the roll.

22 MS. GILMORE: Commissioner Kinsella.

23 COMMISSIONER KINSELLA: Aye.

24 MS. GILMORE: Commissioner Mustilli.

25 COMMISSIONER MUSTILLI: Aye.

1 MS. GILMORE: Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Aye.

3 MS. GILMORE: Dr. Doran.

4 THE CHAIRMAN: Aye.

5 Communications. Let me just start by
6 saying thank you. As all of you know, my brother
7 lived in the Gardens with my Aunt Sis, is it 803?

8 COMMISSIONER MUSTILLI: That's my
9 apartment, yes.

10 THE CHAIRMAN: Yeah, so it would be
11 803. He lived there for many years after my
12 mother died. And it was very sweet, and I
13 appreciate the support from all of you, and I
14 thank you from the bottom of my heart, and I
15 thank you on behalf of my family. We're still
16 getting through it. It's tough, you know it's
17 not easy. But he was the baby, and, you know,
18 you got to move on, I guess. But we're getting
19 there slowly with great memories and trying to
20 appreciate the love that surrounded him and us,
21 and so I do appreciate all of it, and thank you
22 so much for your support. Okay. Accept my
23 thanks.

24 DIRECTOR LUCAS: Yes, we do. Thank
25 you, Dr. Doran.

1 THE CHAIRMAN: Ray, anything on your
2 Executive Director's report?

3 DIRECTOR LUCAS: Same as always. No.
4 Does anybody have any questions? No?

5 THE CHAIRMAN: Okay. Motion to accept?

6 COMMISSIONER PETTIGREW: Motion.

7 COMMISSIONER KINSELLA: Second.

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

10 Clerk, call the roll.

11 MS. GILMORE: Commissioner Kinsella.

12 COMMISSIONER KINSELLA: 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. Any questions -- I guess, Mike,
20 you're here. Any questions on the maintenance
21 report?

22 DIRECTOR LUCAS: I'll take it, Dr. D.
23 I'm good.

24 THE CHAIRMAN: Okay. Any questions?
25 Motion to accept.

1 COMMISSIONER KINSELLA: Motion.

2 COMMISSIONER MUSTILLI: Motion.

3 THE CHAIRMAN: Motion by Kinsella,
4 second by Mustilli.

5 Clerk, call the roll.

6 MS. GILMORE: Commissioner Kinsella.

7 COMMISSIONER KINSELLA: Aye.

8 MS. GILMORE: Commissioner Mustilli.

9 COMMISSIONER MUSTILLI: Aye.

10 MS. GILMORE: Commissioner Pettigrew.

11 COMMISSIONER PETTIGREW: Aye.

12 MS. GILMORE: Dr. Doran.

13 THE CHAIRMAN: Aye.

14 Any old business from the
15 Commissioners?

16 COMMISSIONER PETTIGREW: Just under old
17 business. I just want to know, did we do
18 anything with the playground out there? Did we
19 get, accept bids? Did we do anything with it?

20 MS. GILMORE: We didn't do anything
21 yet.

22 DIRECTOR LUCAS: We didn't go out for
23 that yet. Remember we talked about this the last
24 time. After the cameras, after the boiler.

25 COMMISSIONER PETTIGREW: That's why I

1 want it on the record. I didn't want to just
2 talk about it to you again, I just wanted to make
3 sure that we have a record that we're moving
4 forward.

5 THE CHAIRMAN: So our old business will
6 stay our old business.

7 COMMISSIONER PETTIGREW: Yes, I want to
8 go forward with it.

9 DIRECTOR LUCAS: Okay.

10 COMMISSIONER PETTIGREW: That would be
11 under new business. I want to know if you did
12 anything with it.

13 DIRECTOR LUCAS: That's for next month.

14 THE CHAIRMAN: New business, does
15 anybody have any new business.

16 COMMISSIONER PETTIGREW: Have we sent
17 bids out, are we looking for bids?

18 THE CHAIRMAN: What's the playground?
19 The one here?

20 COMMISSIONER PETTIGREW: Yes.

21 DIRECTOR LUCAS: We scratched the
22 surface a long time ago. We're looking at the
23 floors first before we start worrying about the
24 apparatuses.

25 COMMISSIONER PETTIGREW: It should be

1 like a, quote, playground water park. That's
2 what they're calling them nowadays.

3 DIRECTOR LUCAS: So who's paying for
4 the water?

5 COMMISSIONER PETTIGREW: It's all
6 recycled water now. They have tanks and stuff.

7 DIRECTOR LUCAS: That costs money.

8 COMMISSIONER PETTIGREW: No kidding.
9 You've got a \$1 million award for something.

10 DIRECTOR LUCAS: We have to do the
11 boilers.

12 COMMISSIONER PETTIGREW: I don't care
13 about the boilers, the kids need a playground.

14 THE CHAIRMAN: You can have hot water
15 coming out of it.

16 DIRECTOR LUCAS: No, we'll just have
17 hot water in the summertime.

18 I'm on it is the answer.

19 THE CHAIRMAN: Point on the agenda that
20 it would be nice to have a water park, or at
21 least a new park with activities for kids in the
22 summer with the water. And those are actually,
23 you know, the way they install them now they are
24 recyclable, and we'll look into it.

25 DIRECTOR LUCAS: I'll look into it,

1 Artie.

2 COMMISSIONER PETTIGREW: If we go to
3 the municipal conferences, there's all sorts of
4 playgrounds with that type of equipment.

5 THE CHAIRMAN: Joe, if we know anybody
6 that writes grants for those, we can take a look
7 at getting a grant for that?

8 MR. MANFREDI: We do, yes.

9 DIRECTOR LUCAS: Joe, please. Okay,
10 thank you. Good to go.

11 COMMISSIONER PETTIGREW: Okay. I'm
12 done.

13 THE CHAIRMAN: We have a motion -- I'm
14 going to read through them. We'll at least get
15 the business part -- well, since it's the budget,
16 do you want do separate ones, or we might as well
17 do them at once?

18 MR. MANFREDI: Yeah, you can do them
19 all consecutive, Dr. D.

20 THE CHAIRMAN: All right. So I'll ask
21 any questions if you have on any particular one,
22 I'll read them off, and then we'll stop for
23 questions, and then we'll vote on them all at
24 once.

25 The need to write off a tenant's rent

1 for \$1,972. Does anybody have any questions?

2 DIRECTOR LUCAS: Two tenants, Dr. D.

3 MS. GILMORE: Yeah, two tenants.

4 THE CHAIRMAN: I have -- oh, two
5 tenants' rents, sorry. 1,972. Any questions?

6 All right. Motion to approve
7 Resolution 1624 approving the audit review
8 certificate. Any questions on that?

9 I would assume we have to sign those at
10 some one point; right?

11 MS. GILMORE: Yes, I have it right
12 here. You all have to sign it.

13 THE CHAIRMAN: Was there any
14 recommendations in the audit?

15 MS. GILMORE: No, everything came
16 through.

17 THE CHAIRMAN: Good.

18 Motion to approve Resolution 1625
19 adopting meeting schedule for the year 2024.
20 Does anybody have any questions on the meeting
21 schedule? I'm looking at it.

22 DIRECTOR LUCAS: No, we're going to
23 keep it the same.

24 THE CHAIRMAN: Is 6 o'clock okay for
25 everyone? It's a happy medium, I guess.

1 I need to approve Resolution 1626
2 adopting the operating budget. Does anybody have
3 any questions on the budget?

4 Okay. Motion to approve Resolution 1627
5 adopting BCA budget.

6 COMMISSIONER KINSELLA: Motion.

7 THE CHAIRMAN: Any questions? Okay. so
8 motion on all those things?

9 COMMISSIONER PETTIGREW: Motion.

10 COMMISSIONER KINSELLA: Second.

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

13 Clerk, call the roll.

14 MS. GILMORE: Commissioner Kinsella.

15 COMMISSIONER KINSELLA: Aye.

16 MS. GILMORE: Commissioner Mustilli.

17 COMMISSIONER MUSTILLI: Aye.

18 MS. GILMORE: Commissioner Pettigrew.

19 COMMISSIONER PETTIGREW: Aye.

20 MS. GILMORE: Dr. Doran.

21 THE CHAIRMAN: Aye.

22 Motion to approve resolution for
23 Kenneth Doran.

24 COMMISSIONER PETTIGREW: Motion.

25 COMMISSIONER MUSTILLI: Second.

1 THE CHAIRMAN: Clerk, call the roll.

2 MS. GILMORE: Commissioner Kinsella.

3 COMMISSIONER KINSELLA: Aye.

4 MS. GILMORE: Commissioner Mustilli.

5 COMMISSIONER MUSTILLI: Aye.

6 MS. GILMORE: Commissioner Pettigrew.

7 COMMISSIONER PETTIGREW: Aye.

8 MS. GILMORE: Dr. Doran.

9 THE CHAIRMAN: Aye.

10 Thank you again, everyone.

11 A motion to approve resolution for
12 Carlos Martinez, brother of Commissioner Brunilda
13 Mustilli.

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER KINSELLA: Second.

16 COMMISSIONER MUSTILLI: Thank you.

17 MS. GILMORE: Commissioner Kinsella.

18 COMMISSIONER KINSELLA: 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 And, again, condolences, Lindy. I know

1 we spoke earlier, but, your kindred.

2 MS. GILMORE: Excuse me. I just need a
3 motion and second on the tenants' rent.

4 DIRECTOR LUCAS: That was all of them.

5 THE CHAIRMAN: Yes, that same
6 consensus.

7 MS. GILMORE: All right.

8 THE CHAIRMAN: Does anyone have a
9 public comment. Does anyone wish to be heard?

10 A VOICE: Happy New Year.

11 COMMISSIONER MUSTILLI: Guys, thank you
12 very much for all you do.

13 THE CHAIRMAN: Motion to adjourn.

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER KINSELLA: Second.

16 THE CHAIRMAN: Those in favor.

17 (All ayes.)

18

19 (Whereupon the proceedings concluded at 6:11
20 p.m.)

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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: January 31 , 2024