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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

Wednesday, March 6, 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
- DANIEL CHOFFO, COMMISSIONER
- DAWN KINSELLA, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- FREDERICK CONFESSORE, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

ALSO PRESENT:

- 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 TELEPHONICALLY VIA ZOOM 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 Wednesday, March 6, 2024.
5 This meeting is a regularly scheduled meeting,
6 and 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 salute to the flag.
10 (Pledge of Allegiance.)

11 MS. GILMORE: Mr. Miller is five
12 minutes away.

13 THE CHAIRMAN: Do I have a motion to
14 wait; a recess?

15 COMMISSIONER PETTIGREW: Motion.

16 THE CHAIRMAN: Motion for recess?

17 COMMISSIONER KINSELLA: Motion.

18 THE CHAIRMAN: All those in favor, aye?

19 (Ayes.)

20 THE CHAIRMAN: Those opposed?

21 (No response.)

22 THE CHAIRMAN: Okay.

23 (Five-minute recess.)

24 THE CHAIRMAN: Motion to go back into
25 session.

1 Clerk, call the roll.

2 MS. GILMORE: Commissioner Choffo.

3 COMMISSIONER CHOFFO: Aye.

4 MS. GILMORE: Commissioner Confessore.

5 COMMISSIONER CONFESSORE: Here.

6 MS. GILMORE: Commissioner Kinsella.

7 COMMISSIONER KINSELLA: 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. Thank you. Just
16 give me one second.

17 Clerk, call the roll, please.

18 MS. GILMORE: Commissioner Choffo.

19 COMMISSIONER CHOFFO: Here.

20 MS. GILMORE: Commissioner Confessore.

21 COMMISSIONER CONFESSORE: Here.

22 MS. GILMORE: Commissioner Kinsella.

23 COMMISSIONER KINSELLA: Here.

24 MS. GILMORE: Commissioner Miller.

25 COMMISSIONER MILLER: Aye.

1 MS. GILMORE: Commissioner Mustilli.

2 COMMISSIONER MUSTILLI: Aye.

3 MS. GILMORE: Commissioner Pettigrew.

4 COMMISSIONER PETTIGREW: Here.

5 MS. GILMORE: Dr. Doran.

6 THE CHAIRMAN: Here.

7 Can I have a motion to approve the
8 minutes of the January 9, 2024 meeting?

9 COMMISSIONER MUSTILLI: Motion.

10 COMMISSIONER KINSELLA: Second.

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

13 Clerk, call the roll.

14 MS. GILMORE: Commissioner Choffo.

15 COMMISSIONER CHOFFO: I vote aye.

16 MS. GILMORE: Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Aye.

18 MS. GILMORE: Commissioner Kinsella.

19 COMMISSIONER KINSELLA: Aye.

20 MS. GILMORE: Commissioner Miller.

21 COMMISSIONER MILLER: Aye.

22 MS. GILMORE: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Aye.

24 MS. GILMORE: Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Aye.

1 MS. GILMORE: Dr. Doran.

2 THE CHAIRMAN: Aye.

3 Okay. Can I have a motion to approve
4 all bills?

5 COMMISSIONER PETTIGREW: Motion.

6 COMMISSIONER CONFESSORE: Second.

7 THE CHAIRMAN: Motion made by
8 Pettigrew, second by Confessore.

9 Clerk, call the roll.

10 MS. GILMORE: Commissioner Choffo.

11 COMMISSIONER CHOFFO: Aye.

12 THE CHAIRMAN: Hold on one second.

13 COMMISSIONER MILLER: I missed the last
14 one. The bill list, the last one in January, I
15 think. About the mathematical error.

16 MS. GILMORE: For January?

17 THE CHAIRMAN: I think it was addressed
18 in an email, if I recall.

19 MS. GILMORE: About the mathematical
20 error on the billing?

21 MS. MICHAELSON: We corrected that.

22 COMMISSIONER MILLER: I'll talk to
23 them.

24 THE CHAIRMAN: All right. If not,
25 resend it.

1 MS. GILMORE: Yes.

2 THE CHAIRMAN: We were in a motion,
3 made and seconded.

4 Clerk, call the roll.

5 MS. GILMORE: Commissioner Choffo.

6 COMMISSIONER CHOFFO: Aye.

7 MS. GILMORE: Commissioner Confessore.

8 COMMISSIONER CONFESSORE: Aye.

9 MS. GILMORE: Commissioner Kinsella.

10 COMMISSIONER KINSELLA: Aye.

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. We'll go to communications.

20 MS. GILMORE: We received something
21 from the ACT Now Foundation for dementia and
22 Alzheimer's. And they would come here to talk to
23 the seniors or individual caretakers about the
24 program, and it would be free.

25 THE CHAIRMAN: We're going to set it

1 up?

2 MS. GILMORE: Yeah.

3 THE CHAIRMAN: Let us know when it is.

4 MS. GILMORE: Yeah.

5 COMMISSIONER KINSELLA: So we can all
6 take the test.

7 THE CHAIRMAN: Exactly. Is it open to
8 Board members?

9 MS. GILMORE: Yes.

10 And then we have the New Jersey NAHRO
11 scholarship application. I sent it over to the
12 high school to the guidance department to give it
13 out to the students that live in Harrison
14 Gardens.

15 And then the New Jersey NAHRO trade
16 show, that's April 28th to May 1st. It's down in
17 Atlantic City, and it's at the Hard Rock hotel.
18 So if anybody wants to go, let me know as soon as
19 you can; okay?

20 THE CHAIRMAN: The professional, the
21 management office report is in the --

22 MS. GILMORE: Executive Director.

23 THE CHAIRMAN: -- Executive Director.
24 I think I'm acting as Executive Director in the
25 meantime. Does anybody have any questions on

1 anything? I can try to answer, or at least get
2 back to you if I don't have an answer.

3 How are the boiler upgrades coming?

4 MR. GILMORE: It's coming along. We
5 got the -- not the plans itself, but the specs.
6 The specs are being completed as we speak.

7 THE CHAIRMAN: Okay, good. Does
8 anybody have any questions on that, on the
9 boiler?

10 COMMISSIONER PETTIGREW: Not on the
11 boiler, but I do have a question about the
12 playground and the water park that we're looking
13 at. Did we put any bids out yet?

14 MS. GILMORE: We have to see how much
15 the boiler upgrades are going to be.

16 THE CHAIRMAN: We can plan to prepare
17 something as far as the upgrades. We'll play
18 around and get some input, probably from our
19 tenant representative, whoever that is, Lindy,
20 and maybe Art Pettigrew; we put you two in charge
21 of it. And at least have something in the works,
22 even if we're not able to do it, but you never
23 know. I mean, some money might come in the
24 budget for next year, whatever the case is.

25 MS. GILMORE: The agenda. I mean, this

1 year --

2 THE CHAIRMAN: My feeling is if you
3 wait until you get your budget, and then you, you
4 know, at least have something to say, hey, this
5 is a concept that we would like to go forward
6 with. We've had a couple discussions about that.

7 Joan?

8 MS. MICHAELSON: I did try grant --
9 (inaudible) about equipment. He's trying to put
10 to something out for me.

11 THE CHAIRMAN: Okay. But at least
12 let's come up with a plan. So if something does
13 come available, a grant or some other extra, you
14 know, maybe we can go to the county for CDPG
15 monies or something that might want to upgrade a
16 local playground.

17 COMMISSIONER PETTIGREW: Or maybe we
18 could encumber some money this year, and maybe
19 the following year.

20 THE CHAIRMAN: Possibly. My feeling is
21 at least let's come up with some type of concept
22 and a plan. And at least we have something on
23 the shelf ready to go should we come across some
24 money.

25 MR. GILMORE: Artie, if you want to

1 give us some kind of an idea, I probably can also
2 set up a plan. Because one thing we're going to
3 be dealing with is a shortage of space. I think
4 everything has to be spaced together, so, you
5 know, we have to eliminate to put, you know, I
6 just need an idea. You know, you had
7 mentioned --

8 COMMISSIONER PETTIGREW: Well, I was
9 just thinking about hooking a hose up with a
10 shower and letting it run.

11 COMMISSIONER MUSTILLI: That's how it
12 used to be.

13 COMMISSIONER PETTIGREW: I know.

14 MR. GILMORE: No. What I was thinking
15 of, instead of the seal they have loops that the
16 kids can run through and they spray down on the
17 pavement.

18 COMMISSIONER PETTIGREW: Let's get
19 together and plan it. Tell them what we exactly
20 want, let them put it in a spec, and see what
21 it's for.

22 COMMISSIONER MUSTILLI: Yeah.

23 THE CHAIRMAN: I know LAN has a
24 playground consultant that they work with, so I'm
25 sure that they can come up with something.

1 MR. GILMORE: Yeah. The last time we
2 did a playground, I can actually probably get an
3 updated book. But, like I said, what we're
4 looking at is trying -- I'm not sure what we're
5 looking at is problem number one, and how much
6 space we have to deal with, because --

7 THE CHAIRMAN: Well, I would ask the
8 planning committee. Here's the space, you want
9 to kind of redo this. We have some input from
10 Commissioners, input from your department, and
11 see what they can come up with. They might say
12 keep the same and add this, or get rid of
13 everything and try this.

14 COMMISSIONER PETTIGREW: Right. So
15 let's see what they have. We'll find out.

16 THE CHAIRMAN: I'll leave that with
17 you, Commissioner Pettigrew and Commissioner
18 Mustilli.

19 Maintenance report. Gene, anything to
20 report?

21 MR. GILMORE: Nothing much, besides
22 that. During our inspection each year, our HUD
23 inspection, they went to a new inspection plan,
24 okay. So what they're doing is they're requiring
25 us to have GFIs on every refrigerator. Outlets

1 that are 6 feet within --

2 MS. GILMORE: Or they pop, they pop.

3 COMMISSIONER MILLER: Putting a GFI on
4 a refrigerator -- and I'm talking about from
5 personal experience and being a landlord -- is
6 without a doubt, the dumbest thing. If they're
7 coming up with and they would find a way --
8 because if the GFI pops, instead of a snap like
9 that, you now have to pull your refrigerator.
10 And then from the landlord's point of view --

11 THE CHAIRMAN: You know that's going to
12 happen in someone's apartment on a Saturday --

13 MR. GILMORE: The GFIs that are
14 installed have alarms on them. It's not
15 something we cannot do.

16 COMMISSIONER MILLER: Can you put them
17 on the outlet? Not behind the refrigerator, but
18 gang it in series --

19 MR. GILMORE: You have to remember --

20 COMMISSIONER CHOFFO: -- in the breaker
21 box.

22 MR. GILMORE: -- we're still dealing
23 with no wire. The only way you cannot have them
24 is if it's a direct line, okay, a dedicated line.
25 And the only option for us is to put the GFI --

1 and we've had a problem in apartments, but it
2 hasn't been overwhelming. The newer
3 refrigerators are less sensitive to the GFIs,
4 okay. So we're testing them out. But, also, our
5 kitchens are very small, so within six, it's
6 within 6 feet of the sink.

7 COMMISSIONER MUSTILLI: I agree.

8 THE CHAIRMAN: It's a troublesome
9 thought to think that, you know, if the GFI pops
10 up and you're not home, you don't know.

11 MR. GILMORE: Unless we're going to run
12 a direct line to every refrigerator in this
13 complex, this is our best option.

14 COMMISSIONER MILLER: What I'm saying
15 here, Gene, if you put your refrigerator back
16 here, and just put it, the junction box over here
17 with a GFI, and then run it to the -- it's the
18 fact that it's behind the refrigerator that
19 someone's food is going to spoil as opposed to,
20 oh, I have it in the back, I can push the button
21 and it's there.

22 I understand the problem that you have
23 with all the wiring and like that. But I would
24 say it would be easier and less headaches for the
25 units if you put it one outlet before the

1 refrigerator, and it does the same thing.

2 MR. GILMORE: Right, I understand.

3 What I'm saying is every outlet within 6 feet of
4 the sink has to have a GFI. Now, our apartments
5 are less than 6 feet in the kitchen areas, so we
6 do have to install GFIs. Even if it's not for
7 the refrigerator, it's 6 feet within the
8 refrigerator. So it would have to be a GFI. And
9 that's only the beginning.

10 We have to install smoke alarms in
11 every bedroom for HUD requirements, okay. Last
12 time they came in they failed us for every
13 bedroom that didn't have it.

14 COMMISSIONER MILLER: Hardwired?

15 MR. GILMORE: No, they can be
16 battery-operated.

17 COMMISSIONER CHOFFO: I have a
18 question. You said the GFI has an alarm?

19 MR. GILMORE: It has an alarm on it.

20 COMMISSIONER CHOFFO: Which would, it's
21 a loud alarm that the person can hear?

22 MR. GILMORE: Yeah. It's not the
23 decibels of a smoke alarm, but...

24 COMMISSIONER CHOFFO: But you can hear
25 it, you can hear it if you need to?

1 MR. GILMORE: Yes. We've done two
2 buildings and we're testing them out, so we'll
3 know, okay. I'm not sure that -- they also have
4 ones that you just plug in, but if the tenant
5 removes it and we go back to the apartment,
6 they're going to fail.

7 COMMISSIONER CHOFFO: So smoke
8 detectors in every bedroom. What about carbon
9 monoxide detectors?

10 MR. GILMORE: It's smoke/carbon
11 monoxide. And we're also, we're putting carbon
12 monoxide in. They're not requiring that.
13 They're only requiring smokes, but to beat the
14 curve we're going to put the combo in because it
15 does fire and does everything else. And that's
16 what we're starting to install. We finished
17 Building 1 already, because we're also doing the
18 repairs for the apartments from the inspection.

19 COMMISSIONER CHOFFO: One more
20 question, Gene. So in a three bedroom -- I know
21 the layout because I grew up in -- so you have to
22 put one in each bedroom, or right outside the
23 common area of the hallway where the --

24 MR. GILMORE: Smokes are required in
25 each bedroom. Smokes and CO are required within

1 3 feet. So the ones that are in the hallways now
2 are not CO. So we're switching them out to CO
3 because they were heat, they were smoke and heat.
4 So we're switching them out.

5 COMMISSIONER CHOFFO: To smoke and CO.

6 MR. GILMORE: It's combination smoke
7 and CO.

8 COMMISSIONER CHOFFO: So one smoke and
9 CO in the three-bedroom, and then the three
10 smokes in the bedrooms. Because the smoke/CO
11 combos are like 50 bucks each, so you're
12 talking...

13 MR. GILMORE: But there's no -- because
14 of the change we can go cap with it. Like I
15 said, we've started it already.

16 THE CHAIRMAN: Getting back to GFI. Do
17 they tend to pop when there's a power failure?

18 MR. GILMORE: Not necessarily. It's
19 not like a surge. It's basically from the
20 machine.

21 COMMISSIONER CHOFFO: Overload.

22 MR. GILMORE: Some of the other
23 refrigerators are more sensitive. In other
24 words, they set off GFIs.

25 THE CHAIRMAN: For the most part,

1 though, the authority installs the refrigerator;
2 am I correct?

3 MR. GILMORE: Yes.

4 THE CHAIRMAN: So how old would you say
5 the oldest refrigerator is?

6 MR. GILMORE: We've had -- that's hard
7 to say. Probably about, we've just had a
8 majority of them replaced about seven years ago
9 or eight years ago when Paco was here. Remember
10 when they did the windows?

11 So like I said, what we're looking at
12 now, the ones we had installed, looking at the
13 dates to see if we can pinpoint which ones are
14 setting them off. But we've only had, in a
15 building and a half we've only had two with a
16 problem. Two went off.

17 THE CHAIRMAN: Were they easily
18 correctable, was it something with the GFI
19 switch?

20 MR. GILMORE: Well, in a situation like
21 that, okay, we tried to put it somewhere. But
22 what we can do is a dedicated line only has one
23 receptacle. Like your air conditioner that you
24 might have, instead of 220, it's just 120. So we
25 put one of those in that indicates that it's the

1 right model.

2 COMMISSIONER CHOFFO: I just had it
3 with a brand-new stackable washer/dryer, a big
4 one, not the small one, in my mom's apartments,
5 brand new. And we're saying, well, it just
6 stopped working. And it turned out, after DCR
7 (sic) just came out, it was the ground fault
8 outlet popped. I don't know if they were using
9 the Steam Fresh in it that popped it. And I
10 couldn't pull it out myself, because it's
11 gigantic, it's like humongous. But I don't know
12 why they even put it on there.

13 MR. GILMORE: Well, it's New Jersey
14 State, so they justify it. So, like I said,
15 we're experimenting with them. And so far we've
16 been pretty good. Like I said, we've only had
17 two. Once we try to narrow down a year, because
18 the newer ones aren't as draining as the older
19 ones are. The only other option is to rewire a
20 brand-new direct line to each refrigerator.

21 COMMISSIONER CONFESSORE: But they're
22 within 6 feet. If they're within 6 feet don't
23 you have to have a ground fault?

24 MR. GILMORE: That's what I'm saying.
25 A direct line, it's called a dedicated line.

1 COMMISSIONER CONFESSORE: Right.

2 MR. GILMORE: So it's one line that
3 goes from the box to the two. We still have a
4 ton of the old boxes that don't have any room in
5 it, so...

6 COMMISSIONER CONFESSORE: So it still
7 has to be ground fault if it's a separate line?

8 MR. GILMORE: Yes. Well, no, not if
9 it's a separate line.

10 COMMISSIONER CONFESSORE: But I thought
11 it had to be if it's within 6 feet of the water.

12 MR. GILMORE: If it's a direct line,
13 the machine, it does not have to be grounded.
14 For some reason it sets off the breaker right
15 away more than GFI. So if it's a direct line to
16 the refrigerator, it does not have to be ground
17 GFI.

18 COMMISSIONER CONFESSORE: Okay. Got
19 it.

20 MR. GILMORE: If anybody comes up with
21 a better idea, I'm open for suggestions.

22 COMMISSIONER CONFESSORE: Because they
23 probably have a microwave on the same row, in
24 case the ground fault --

25 MR. GILMORE: It doesn't matter, they

1 don't trip because of draw.

2 COMMISSIONER CONFESSORE: No, no, I
3 mean because if it's snapping off or shutting
4 down, like because of the refrigerator and the
5 microwave on the same fault. Because they're not
6 dedicated. Usually the microwave is dedicated.
7 Right.

8 MR. GILMORE: That would affect the
9 panel, not the GFI. The GFI is not going to
10 break, unless there's a short. It measures the
11 electricity going in and the electricity going
12 out. If that offsets, that's what breaks.

13 COMMISSIONER PETTIGREW: Maybe instead
14 of refrigerators we can give them coolers.

15 THE CHAIRMAN: And you can take your
16 cooler to the new playground.

17 Okay. Any other questions for Gene?
18 Motion to approve the maintenance report?

19 COMMISSIONER PETTIGREW: Motion.

20 COMMISSIONER CONFESSORE: Second.

21 MS. GILMORE: And the management
22 report.

23 THE CHAIRMAN: We did that already.

24 MS. GILMORE: No, we didn't vote on
25 that.

1 THE CHAIRMAN: All right. Let's go
2 back and vote on the management report. Do we
3 have a motion on that?

4 COMMISSIONER MUSTILLI: Motion.

5 COMMISSIONER PETTIGREW: Motion.

6 THE CHAIRMAN: Motion by Mustilli,
7 second by Pettigrew.

8 Clerk, call the roll.

9 MS. GILMORE: Commissioner Choffo.

10 COMMISSIONER CHOFFO: Aye.

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 Mustilli.

18 COMMISSIONER MUSTILLI: Aye.

19 MS. GILMORE: Commissioner Pettigrew.

20 COMMISSIONER PETTIGREW: Aye.

21 MS. GILMORE: Dr. Doran.

22 THE CHAIRMAN: Aye. Okay. We did the
23 communications; right?

24 MS. GILMORE: Yes.

25 THE CHAIRMAN: All right. Can I then

1 have a motion on the maintenance report?

2 COMMISSIONER CONFESSORE: Motion.

3 COMMISSIONER KINSELLA: Second.

4 THE CHAIRMAN: Motion made by

5 Confessore, second by Kinsella.

6 Clerk, call the roll.

7 MS. GILMORE: Commissioner Choffo.

8 COMMISSIONER CHOFFO: Aye.

9 MS. GILMORE: Commissioner Confessore.

10 COMMISSIONER CONFESSORE: Aye.

11 MS. GILMORE: Commissioner Kinsella.

12 COMMISSIONER KINSELLA: Aye.

13 MS. GILMORE: Commissioner Miller.

14 COMMISSIONER MILLER: Aye.

15 MS. GILMORE: Commissioner Mustilli.

16 COMMISSIONER MUSTILLI: Aye.

17 MS. GILMORE: Commissioner Pettigrew.

18 COMMISSIONER PETTIGREW: Aye.

19 MS. GILMORE: Dr. Doran.

20 THE CHAIRMAN: Aye.

21 Okay. Any old business? How about

22 some new business?

23 COMMISSIONER PETTIGREW: Under new

24 business, I think we need a motion to recognize

25 you as the acting Executive Director.

1 THE CHAIRMAN: I think that truly under
2 HUD it's probably when the Executive Director's
3 not here, it goes to the Chairman. So if you
4 want to put a motion out there, that's fine.

5 COMMISSIONER PETTIGREW: Yes.

6 THE CHAIRMAN: So a motion made on
7 that. And second?

8 COMMISSIONER MUSTILLI: Second.

9 THE CHAIRMAN: Second by Mustilli.
10 Clerk, call the roll.

11 MS. GILMORE: Commissioner Choffo.

12 COMMISSIONER CHOFFO: No. Why would I?
13 (Inaudible).

14 MS. GILMORE: Commissioner Confessore.

15 COMMISSIONER CONFESSORE: Aye.

16 MS. GILMORE: Commissioner Kinsella.

17 COMMISSIONER KINSELLA: Aye.

18 MS. GILMORE: Commissioner Miller.

19 COMMISSIONER MILLER: Aye.

20 MS. GILMORE: Commissioner Mustilli.

21 COMMISSIONER MUSTILLI: Aye.

22 MS. GILMORE: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Sure.

24 MS. GILMORE: Dr. Doran.

25 THE CHAIRMAN: Aye.

1 Obviously, Maureen and I work together
2 as it is now with Ray being out. So I think Ray
3 comes back within a week or two. Okay.

4 COMMISSIONER PETTIGREW: We should put
5 that in the resolution when he comes back you're
6 done, finished. We don't want you to overstretch
7 yourself.

8 MS. GILMORE: Is this the motion or the
9 resolution?

10 MR. MANFREDI: Resolution. I'll draft
11 it, yes, yes.

12 THE CHAIRMAN: Okay. As far as other
13 new business, I draw attention in your packets to
14 Resolution 1635 --

15 MS. GILMORE: Sorry. First the motion
16 to approve full for added fire alarms section.

17 THE CHAIRMAN: No, I was going to do
18 them all at once.

19 MS. GILMORE: Oh, I'm sorry.

20 THE CHAIRMAN: Okay. We're at
21 resolution Harrison Director of Operations, Nick
22 Acevedo, sorry, Ed Acevedo to the Director of
23 staff operations, that was the position that was
24 posted and interviewed for. And the personnel
25 committee has met and asked me to say put that on

1 the agenda. So that's added to your agenda.

2 And, Maur, I would ask a couple things
3 with that position, if you could just take a
4 note. One, you probably should enroll him in the
5 PHADA classes at Rutgers, a good experience for
6 him. And whatever else we need to, we'll talk
7 about it. Do you want to do that in a separate
8 vote, or do you want to do that in one vote?

9 MR. MANFREDI: It's consent agenda, Dr.
10 Doran.

11 THE CHAIRMAN: All right. So I'm going
12 to ask for a consent agenda to approve, one, the
13 annual fire -- do we need separate resolutions?

14 MS. GILMORE: No. The annual fire
15 alarm is just a motion for the quote for
16 Effective Alarm.

17 THE CHAIRMAN: All right. So motion to
18 approve the quote for the fire alarm inspection,
19 motion to approve Resolution 1630 adopting
20 revised meeting schedule, note that the meetings
21 will be on Wednesday night. To approve
22 Resolution 1631 documenting travel plans for
23 2024. Motion to approve Resolution 1632,
24 Resolution of appreciation of John Machado.

25 And I know all of us would love to say

1 good luck to John, and it's good you're retiring
2 when you're healthy and you've done a great job.
3 I want to say that John has been here so long I
4 think he started when I was here. And I don't
5 want to make him feel old, but that's quite a
6 lot. So I thank him for his many, many years of
7 good service. John's a good guy.

8 So resolution awarding accounting
9 services, that was Geltrude I think I saw, and
10 resolution awarding legal services, that was
11 Manfredi. And the resolution then hiring the
12 Director of Operations.

13 COMMISSIONER CHOFFO: I'll make a
14 motion.

15 COMMISSIONER KINSELLA: Second.

16 THE CHAIRMAN: Okay. A motion by
17 Choffo, second by Kinsella.

18 MS. GILMORE: Commissioner Choffo.

19 COMMISSIONER CHOFFO: I vote aye.

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 Mustilli.

2 COMMISSIONER MUSTILLI: Aye.

3 MS. GILMORE: Commissioner Pettigrew.

4 COMMISSIONER PETTIGREW: Aye.

5 MS. GILMORE: Dr. Doran.

6 THE CHAIRMAN: Aye.

7 Okay. Is there anyone from the public
8 who would like to be heard? Anyone at the table
9 who would like to be heard? Okay. Do I have a
10 motion to adjourn?

11 COMMISSIONER PETTIGREW: Motion.

12 COMMISSIONER CONFESSORE: Second.

13 THE CHAIRMAN: Okay, I have a motion to
14 adjourn. All those in favor?

15 (All ayes.)

16 THE CHAIRMAN: We are adjourned.

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18 (Whereupon the proceedings concluded at 6:30
19 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: March 20, 2024

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