

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

Wednesday, October 2, 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

EXCUSED: RICHARD MILLER, COMMISSIONER

ALSO PRESENT:

RAYMOND LUCAS, Executive Director
JOSEPH MANFREDI, ESQ. Board Attorney
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 COMMISSIONER CHOFFO: I hereby declare
2 this meeting to order and state that this is a
3 meeting of the Harrison Housing Authority of the
4 Town of Harrison scheduled for October 2, 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 I ask you all to please join me in
10 saluting the flag.

11 (Pledge of Allegiance.)

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

14 MS. GILMORE: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Here.

16 MS. GILMORE: Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Here.

18 MS. GILMORE: Commissioner Kinsella.

19 COMMISSIONER KINSELLA: Here.

20 MS. GILMORE: Commissioner Miller,
21 absent.

22 Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Here.

24 MS. GILMORE: Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Here.

1 MS. GILMORE: Dr. Doran.

2 THE CHAIRMAN: Here. Do I have a
3 motion to approve the minutes of the July 31st
4 meeting?

5 COMMISSIONER KINSELLA: Motion.

6 COMMISSIONER PETTIGREW: Second.

7 COMMISSIONER CHOFFO: Motion by
8 Kinsella, second by Pettigrew.

9 Clerk, call the roll.

10 MS. GILMORE: Commissioner Choffo.

11 COMMISSIONER CHOFFO: Aye.

12 MS. GILMORE: Commissioner Confessore.

13 COMMISSIONER CONFESSORE: Aye.

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: Yes.

22 A motion to approve the bills.

23 Everybody has the bill list? Did Richard get --

24 I saw he had a question. Did he get his

25 variance?

1 DIRECTOR LUCAS: There is no variance
2 over 10,000, for the first time since Vietnam.
3 Which is excellent.

4 THE CHAIRMAN: Motion made? I'm sorry.

5 COMMISSIONER MUSTILLI: Motion.

6 COMMISSIONER KINSELLA: Second.

7 THE CHAIRMAN: Motion by Mustilli,
8 second by Kinsella.

9 Clerk, call the roll.

10 MS. GILMORE: Commissioner Choffo.

11 COMMISSIONER CHOFFO: Aye.

12 MS. GILMORE: Commissioner Confessore.

13 COMMISSIONER CONFESSORE: Yes.

14 MS. GILMORE: Commissioner Kinsella.

15 COMMISSIONER KINSELLA: Yes.

16 MS. GILMORE: Commissioner Mustilli.

17 COMMISSIONER MUSTILLI: Yes.

18 MS. GILMORE: Commissioner Pettigrew.

19 COMMISSIONER PETTIGREW: Aye.

20 MS. GILMORE: Dr. Doran.

21 THE CHAIRMAN: Aye.

22 Communications? Registered? Anyone
23 going to the league?

24 MS. GILMORE: That's why I want to see
25 if anybody else is going. Just Artie, okay.

1 Because I have to get it in.

2 THE CHAIRMAN: When do you need to get
3 it in?

4 MS. GILMORE: By tomorrow.

5 COMMISSIONER CHOFFO: When is it?

6 COMMISSIONER PETTIGREW: November 19th
7 through 21st.

8 DIRECTOR LUCAS: Just Artie?

9 MS. GILMORE: Yes.

10 THE CHAIRMAN: I'll call you first
11 thing in the morning. Put me as a no, but I'll
12 call you first thing in the morning. I don't
13 have my calendar here.

14 MS. GILMORE: Okay.

15 THE CHAIRMAN: Ray, Executive
16 Director's report. Anything to talk about?

17 DIRECTOR LUCAS: Nope. Boilers. Okay.
18 There's only one thing we need to talk about the
19 boilers, so we're waiting on parts. The reason
20 why is because one of our drivers -- not
21 affiliated with the Housing Authority, a
22 vendor -- got into a car accident, smashed most
23 of our parts that were in the tractor trailer.
24 Those are being made. I don't want anybody to
25 worry, because we do have the heaters, and

1 they're moving to expedite this process very
2 quickly.

3 THE CHAIRMAN: Do they work?

4 DIRECTOR LUCAS: They work for heat.
5 They don't work for air conditioning, you can't
6 use them for AC, but they work for heat. So just
7 in case, God forbid, we're not ready for the cold
8 weather, we have the heaters just to get us by
9 for the time being. But I don't foresee any of
10 that happening.

11 THE CHAIRMAN: All right. Motion to
12 accept Executive Director's report.

13 COMMISSIONER PETTIGREW: Motion.

14 COMMISSIONER MUSTILLI: Second.

15 THE CHAIRMAN: Motion by Pettigrew,
16 second by Mustilli.

17 Clerk, call the roll.

18 MS. GILMORE: Commissioner Choffo.

19 COMMISSIONER CHOFFO: Aye.

20 MS. GILMORE: Commissioner Confessore.

21 COMMISSIONER CONFESSORE: Aye.

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 Maintenance report. Gene, anything to
6 highlight?

7 MR. GILMORE: Nothing except what's on
8 the sheet.

9 THE CHAIRMAN: Okay. What's there?
10 Any questions on the maintenance report? Okay.
11 Motion to accept the maintenance report.

12 COMMISSIONER KINSELLA: Motion.

13 COMMISSIONER MUSTILLI: Second.

14 THE CHAIRMAN: Motion by Kinsella,
15 second by Mustilli.

16 Clerk, call the roll.

17 MS. GILMORE: Commissioner Choffo.

18 COMMISSIONER CHOFFO: Aye.

19 MS. GILMORE: Commissioner Confessore.

20 COMMISSIONER CONFESSORE: Aye.

21 MS. GILMORE: Commissioner Kinsella.

22 COMMISSIONER KINSELLA: Aye.

23 MS. GILMORE: Commissioner Mustilli.

24 COMMISSIONER MUSTILLI: Aye.

25 MS. GILMORE: Commissioner Pettigrew.

1 COMMISSIONER PETTIGREW: Aye.

2 THE CHAIRMAN: Aye.

3 Other than me, any old business?

4 COMMISSIONER PETTIGREW: Are we going
5 into closed session?

6 THE CHAIRMAN: Unless you think you
7 need to, but I don't need to go into closed.

8 COMMISSIONER PETTIGREW: All right.
9 Because I see it down here, legal and personnel.

10 THE CHAIRMAN: No, that's fine.
11 Personnel we have recommendations from the
12 Personnel Committee.

13 Okay. New business. So we need to
14 approve resolution appreciation for Joan
15 Michaelson and need a motion to approve
16 Resolution 1650-10-2024 ratifying the hiring of
17 Michael Camara for maintenance. And we needed
18 one, the Personnel Committee met with Ray and
19 concurred with the hiring for a purchasing -- is
20 it purchasing --

21 MR. MANFREDI: Principal account clerk.

22 THE CHAIRMAN: -- principal account
23 clerk at 45,000 start and six-month review. And
24 the name is?

25 DIRECTOR LUCAS: Mo?

1 MS. GILMORE: Dolores Miranda.

2 THE CHAIRMAN: Dolores Miranda, yes.

3 There was eight qualified candidates and, I
4 think, Ray, you picked the best one.

5 DIRECTOR LUCAS: Yes, I hope so.

6 THE CHAIRMAN: So with that being said,
7 motion to approve the three resolutions. I
8 assume that would be 1651 --

9 MS. GILMORE: Yes.

10 THE CHAIRMAN: Okay. 10-24 the hiring
11 of Dolores Miranda.

12 COMMISSIONER CHOFFO: Motion.

13 COMMISSIONER KINSELLA: Second.

14 THE CHAIRMAN: Motion by Choffo, second
15 by Kinsella.

16 Clerk, call the roll.

17 MS. GILMORE: Commissioner Choffo.

18 COMMISSIONER CHOFFO: Aye.

19 MS. GILMORE: Commissioner Confessore.

20 COMMISSIONER CONFESSORE: Aye.

21 MS. GILMORE: Commissioner Kinsella.

22 COMMISSIONER KINSELLA: 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 MR. MANFREDI: Dr. D, that was a
5 consent agenda for all three resolutions?

6 THE CHAIRMAN: Yes, that was all three.

7 MR. MANFREDI: Thank you.

8 THE CHAIRMAN: And of course our best
9 to Joan Michaelson. I'm sure you've heard from
10 her, Maur; how is she doing?

11 MS. GILMORE: Good.

12 THE CHAIRMAN: Okay. Send her our best
13 and the resolution. Do I have a motion to
14 adjourn?

15 COMMISSIONER KINSELLA: Motion.

16 COMMISSIONER PETTIGREW: Motion.

17 THE CHAIRMAN: All those in favor.

18 (All ayes.)

19

20 (Whereupon the proceedings concluded at 6:15
21 P.M.)

22

23

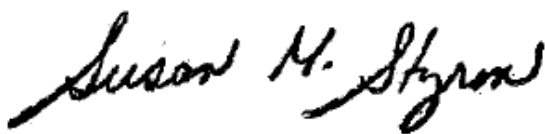
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CERTIFICATE

I, SUSAN M. STYRON, Notary Public,
R.P.R., C.S.R., of the State of New Jersey,
License No. 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, 2026

Dated: October 15 , 2024

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