

TOWN OF HARRISON  
HOUSING AUTHORITY

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

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Tuesday, February 5, 2024, 6:00 p.m.

Harrison Gardens, Building 1

788 Harrison Avenue

Harrison, New Jersey 07029

PRESENT:

JAMES P. DORAN, Ed.D., CHAIRMAN

ANDREW PETTIGREW, VICE CHAIRMAN

DANIEL CHOFFO, COMMISSIONER

FREDERICK CONFESSORE, COMMISSIONER

RICHARD MILLER, COMMISSIONER

BRUNILDA MUSTILLI, COMMISSIONER

EXCUSED:

DAWN KINSELLA, COMMISSIONER

(Appearances continued on next page.)

1 ALSO PRESENT:

2 RAYMOND LUCAS, Executive Director

3 JOSEPH MANFREDI, ESQ., Board Attorney (Telephonic)

4 MAUREEN GILMORE, Authority Staff

5 ANDREW KAPUSHY, Authority Staff

6 GENE GILMORE, Maintenance Supervisor

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9 Reported by and before: Estamarie Castelli-Velez

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1 (Time noted: 6:00 p.m.)

2 CHAIRMAN DORAN: I hereby declare this  
3 meeting to order and say that this is a regular  
4 meeting of the Harrison Housing Authority of  
5 the Town of Harrison scheduled for February 5,  
6 2025.

7 Proper public notice of time, date,  
8 location, purpose, and agenda have been posted  
9 in compliance with the Sunshine Law.

10 And please stand and salute the flag.

11 Clerk, please call the roll.

12 BOARD CLERK: Commissioner Choffo?

13 COMMISSIONER CHOFFO: Here.

14 BOARD CLERK: Commissioner Confessore?

15 COMMISSIONER CONFESSORE: Here.

16 BOARD CLERK: Commissioner Kinsella is  
17 absent.

18 Commissioner Miller?

19 COMMISSIONER MILLER: Here.

20 BOARD CLERK: Commissioner Mustilli?

21 COMMISSIONER MUSTILLI: Here.

22 BOARD CLERK: Commissioner Pettigrew?

23 COMMISSIONER PETTIGREW: Here.

24 BOARD CLERK: Dr. Doran?

25 CHAIRMAN DORAN: Here.

1 Can I have a motion to approve the  
2 minutes -- actually, any questions on the  
3 minutes? Everybody's okay?

4 COMMISSIONER CHOFFO: No, sir.

5 I'll make a motion to approve.

6 CHAIRMAN DORAN: Make a motion to approve  
7 the minutes of January 7th and January 15th  
8 meetings.

9 COMMISSIONER CONFESSORE: Second.

10 CHAIRMAN DORAN: Motion made by Choffo.  
11 Second by Confessore.

12 Clerk, call the roll.

13 BOARD CLERK: Commissioner Choffo?

14 COMMISSIONER CHOFFO: Aye.

15 BOARD CLERK: Commissioner Confessore?

16 COMMISSIONER CONFESSORE: Yes.

17 BOARD CLERK: Commissioner Miller?

18 COMMISSIONER MILLER: Aye.

19 BOARD CLERK: Commissioner Mustilli?

20 COMMISSIONER MUSTILLI: Aye.

21 BOARD CLERK: Commissioner Pettigrew?

22 COMMISSIONER PETTIGREW: Aye.

23 BOARD CLERK: Dr. Doran?

24 CHAIRMAN DORAN: Aye.

25 Can I have a motion -- has anyone reviewed

1 the bills? Any questions on the bills?

2 COMMISSIONER PETTIGREW: Motion.

3 CHAIRMAN DORAN: Motion by Commissioner  
4 Pettigrew.

5 COMMISSIONER MILLER: Second.

6 CHAIRMAN DORAN: Second by Commissioner  
7 Confessore.

8 Clerk, call the roll, please.

9 Sorry. Commissioner Miller --

10 COMMISSIONER MILLER: Don't insult me by

11 --

12 CHAIRMAN DORAN: I will most definitely  
13 look up to see who is making the --

14 Motion by Commissioner Miller.

15 Second by --

16 COMMISSIONER CHOFFO: No, no. Motion by  
17 Pettigrew.

18 CHAIRMAN DORAN: Motion by Commissioner  
19 Pettigrew.

20 Second by Commissioner Miller.

21 Clerk, call the roll, please.

22 BOARD CLERK: Commissioner Choffo?

23 COMMISSIONER CHOFFO: Aye.

24 BOARD CLERK: Commissioner Confessore?

25 COMMISSIONER CONFESSORE: Aye.

1 BOARD CLERK: Commissioner Miller?

2 COMMISSIONER MILLER: Aye.

3 BOARD CLERK: Commissioner Mustilli?

4 COMMISSIONER MUSTILLI: Aye.

5 BOARD CLERK: Commissioner Pettigrew?

6 COMMISSIONER PETTIGREW: Aye.

7 BOARD CLERK: Dr. Doran?

8 CHAIRMAN DORAN: Aye.

9 All right. Communications?

10 BOARD CLERK: None.

11 CHAIRMAN DORAN: Executive director's

12 report, any questions? Points of view?

13 Comments?

14 No, okay.

15 Motion to approve the executive director's

16 report?

17 COMMISSIONER MUSTILLI: Motion.

18 COMMISSIONER CONFESSORE: Second.

19 CHAIRMAN DORAN: Motion by Confessore.

20 Second by Commissioner Mustilli.

21 Clerk, call the roll.

22 BOARD CLERK: Commissioner Choffo?

23 COMMISSIONER CHOFFO: Aye.

24 BOARD CLERK: Commissioner Confessore?

25 COMMISSIONER CONFESSORE: Yes.

1 BOARD CLERK: Commissioner Miller?

2 COMMISSIONER MILLER: Aye.

3 BOARD CLERK: Commissioner Mustilli?

4 COMMISSIONER MUSTILLI: Aye.

5 BOARD CLERK: Commissioner Pettigrew?

6 COMMISSIONER PETTIGREW: Aye.

7 BOARD CLERK: Dr. Doran?

8 CHAIRMAN DORAN: Aye.

9 Any questions on the maintenance report?

10 Gene is here. Anyone have any points of view?

11 Anything big happening, Gene, other than the  
12 boiler is the hot item of the month?

13 MR. GILMORE: Working. And we're pretty  
14 close to closing the contract out.

15 CHAIRMAN DORAN: Good.

16 Can I have a motion then to approve the  
17 maintenance report?

18 COMMISSIONER PETTIGREW: Motion.

19 COMMISSIONER CHOFFO: Second.

20 CHAIRMAN DORAN: Motion made by Pettigrew.  
21 Second by Choffo.

22 Clerk, call the roll.

23 BOARD CLERK: Commissioner Choffo?

24 COMMISSIONER CHOFFO: Aye.

25 BOARD CLERK: Commissioner Confessore?

1 COMMISSIONER CONFESSORE: Yes.

2 BOARD CLERK: Commissioner Miller?

3 COMMISSIONER MILLER: Aye.

4 BOARD CLERK: Commissioner Mustilli?

5 COMMISSIONER MUSTILLI: Aye.

6 BOARD CLERK: Commissioner Pettigrew?

7 COMMISSIONER PETTIGREW: Yes.

8 BOARD CLERK: Dr. Doran?

9 CHAIRMAN DORAN: Aye.

10 If you gave the elderly a little time to  
11 respond, it would be nice.

12 New business: For new business, I would  
13 like a motion to approve Resolution Number  
14 1665-02-2025 approving a DCA budget. And I'll  
15 do them both together. Same motion to approve  
16 Resolution 1666-02-2025, a late submission for  
17 the DCA.

18 COMMISSIONER CONFESSORE: Motion.

19 COMMISSIONER MUSTILLI: Second.

20 CHAIRMAN DORAN: Motion by Confessore.  
21 Second by Mustilli.

22 Clerk, call the roll.

23 BOARD CLERK: Commissioner Choffo?

24 COMMISSIONER CHOFFO: Aye.

25 BOARD CLERK: Commissioner Confessore?



1 COMMISSIONER CONFESSORE: Aye.

2 BOARD CLERK: Commissioner Miller?

3 COMMISSIONER MILLER: Aye.

4 BOARD CLERK: Commissioner Mustilli?

5 COMMISSIONER MUSTILLI: Aye.

6 BOARD CLERK: Commissioner Pettigrew?

7 COMMISSIONER PETTIGREW: Aye.

8 BOARD CLERK: Dr. Doran?

9 CHAIRMAN DORAN: Aye.

10 Okay. Is there anyone from the public who  
11 wishes to be heard?

12 Seeing no one, do I have a motion to  
13 adjourn?

14 COMMISSIONER PETTIGREW: Motion.

15 CHAIRMAN DORAN: Motion by Pettigrew.

16 COMMISSIONER MUSTILLI: Second.

17 COMMISSIONER MILLER: Second.

18 CHAIRMAN DORAN: Second by Mustilli and  
19 Miller.

20 All those in favor?

21 (A round of ayes.)

22 Anybody opposed?

23 Good. Have a wonderful month, everyone,  
24 and we'll see you in March.

25 (Meeting adjourned: 6:06 p.m.)

C E R T I F I C A T I O N

I, ESTAMARIE CASTELLI-VELEZ, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify the foregoing to be a true and accurate transcript to the best of my knowledge and ability.

I further certify that I am not related to any of the parties to this action by blood or by marriage and that I am in no way interested in the outcome of this matter.



ESTAMARIE CASTELLI-VELEZ

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