

TOWN OF HARRISON  
HOUSING AUTHORITY

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

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O P E N S E S S I O N

Tuesday, January 7, 2025, 5 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  
FREDERICK CONFESSORE, COMMISSIONER  
RICHARD MILLER, COMMISSIONER

EXCUSED: BRUNILDA MUSTILLI, COMMISSIONER

ALSO PRESENT:

RAYMOND LUCAS, Executive Director  
DARRYL HOWARD, ESQ. Board Attorney (TELEPHONIC)  
MAUREEN GILMORE, Authority Staff  
ANDREW KAPUSHY, 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           THE CHAIRMAN: I hereby declare this  
2 meeting to order and state that this is a special  
3 meeting of the Harrison Housing Authority of the  
4 Town of Harrison scheduled for January 7, 2025.  
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 to please join me in salute  
10 to the flag.

11           (Pledge of Allegiance.)

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

14           MS. GILMORE: Commissioner Choffo.

15           COMMISSIONER CHOFFO: Present.

16           MS. GILMORE: Commissioner Confessore.

17           COMMISSIONER CONFESSORE: Here.

18           MS. GILMORE: Commissioner Kinsella.

19           COMMISSIONER KINSELLA: Here.

20           MS. GILMORE: Commissioner Miller.

21           COMMISSIONER MILLER: Here.

22           MS. GILMORE: Commissioner Mustilli,  
23 absent.

24           Commissioner Pettigrew.

25           COMMISSIONER PETTIGREW: Here.

1 MS. GILMORE: Dr. Doran.

2 THE CHAIRMAN: Here. Thank you,  
3 everyone.

4 Can I have a motion to approve the  
5 minutes of the November 6th, '24 meeting?

6 COMMISSIONER CONFESSORE: Motion.

7 COMMISSIONER PETTIGREW: Second.

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

10 Clerk, call the roll.

11 MS. GILMORE: Commissioner Choffo.

12 COMMISSIONER CHOFFO: Aye.

13 MS. GILMORE: Commissioner Confessore.

14 COMMISSIONER CONFESSORE: Aye.

15 MS. GILMORE: Commissioner Kinsella.

16 COMMISSIONER KINSELLA: Aye.

17 MS. GILMORE: Commissioner Miller.

18 COMMISSIONER MILLER: I wasn't here, so  
19 I'll abstain.

20 MS. GILMORE: Commissioner Pettigrew.

21 COMMISSIONER PETTIGREW: Aye.

22 MS. GILMORE: Dr. Doran.

23 THE CHAIRMAN: Aye.

24 Can I have a motion to approve the  
25 bills? I think we have a bill list. I think I

1 saw a bill list. Any questions?

2 COMMISSIONER MILLER: I never got a  
3 bill list.

4 MS. GILMORE: It's in the folder. You  
5 got it today.

6 COMMISSIONER MILLER: I'm just stating  
7 the fact I just got it. I got here ten to five.

8 THE CHAIRMAN: If you want to look at  
9 it, it's up to you. I did sign the checks.

10 COMMISSIONER PETTIGREW: There's only  
11 one question. On Policari, the 15,000.

12 MS. GILMORE: Polcari, that was the  
13 audit contract once a year.

14 COMMISSIONER PETTIGREW: But it says it  
15 was due March 24th.

16 MS. GILMORE: It's April 1, 2023 to  
17 March 31, 2024.

18 COMMISSIONER PETTIGREW: And what about  
19 between now and --

20 MS. GILMORE: That goes next here.  
21 With HUD you're a year behind when they do the  
22 audit. I know.

23 THE CHAIRMAN: We just had our audit  
24 for the town for '23, we just passed a couple of  
25 months ago.

1 COMMISSIONER CHOFFO: The school's just  
2 went out.

3 THE CHAIRMAN: Yeah, it's usually  
4 behind because you have to get everything closed  
5 out and settled.

6 COMMISSIONER CHOFFO: I have one  
7 question. The petty cash fund, it says replenish  
8 petty cash fund.

9 THE CHAIRMAN: Was the petty cash  
10 fund --

11 DIRECTOR LUCAS: Yes, it was. It was  
12 used too fast, we had to replenish it.

13 MS. GILMORE: Okay, I'll tell them.

14 COMMISSIONER CONFESSORE: The insurance  
15 policy is for the entire year?

16 MS. GILMORE: Yeah.

17 THE CHAIRMAN: Okay. Try to stay with  
18 your questions so she can get them.

19 COMMISSIONER PETTIGREW: I make a  
20 motion to approve.

21 COMMISSIONER KINSELLA: Second.

22 THE CHAIRMAN: Okay. Motion made by  
23 Pettigrew, second by Kinsella.

24 Clerk, call the roll.

25 MS. GILMORE: Commissioner Choffo.

1 COMMISSIONER CHOFFO: Aye.

2 MS. GILMORE: Commissioner Confessore.

3 COMMISSIONER CONFESSORE: Aye.

4 MS. GILMORE: Commissioner Kinsella.

5 COMMISSIONER KINSELLA: Aye.

6 MS. GILMORE: Commissioner Miller.

7 COMMISSIONER MILLER: Aye.

8 MS. GILMORE: Commissioner Pettigrew.

9 COMMISSIONER PETTIGREW: Aye.

10 MS. GILMORE: Dr. Doran.

11 THE CHAIRMAN: Aye.

12 Okay. Does anybody have any questions  
13 on the five-year plan? We'll start out with  
14 that.

15 COMMISSIONER MILLER: I'd like go to  
16 executive session before we go to that.

17 THE CHAIRMAN: Okay. Motion for  
18 executive session.

19 COMMISSIONER KINSELLA: Second.

20 COMMISSIONER PETTIGREW: Second.

21 THE CHAIRMAN: Motion by Miller, second  
22 by Pettigrew. All those in favor say aye, all  
23 those opposed, nay.

24 (All ayes.)

25 (Where the meeting went into closed session under

1 separate cover.)

2 (Back into open session at 5:20 p.m.)

3 THE CHAIRMAN: We're back on the record  
4 in public session.

5 Richard, you have a question?

6 COMMISSIONER MILLER: No, I was just  
7 concerned.

8 THE CHAIRMAN: Yeah, we went over some  
9 of the meetings, we want to change the 14th  
10 meeting to the 13th. We're going to try to  
11 provide public notice tomorrow. I guess I should  
12 probably just stop and say is there anyone from  
13 the public who wishes to discuss the five-year  
14 plan?

15 (No response.)

16 THE CHAIRMAN: Any comments from  
17 Commissioners regarding the five-year plan?  
18 However, as Chairman I'm calling for a committee  
19 chaired by Commissioner Miller with Commissioners  
20 Confessore and Choffo to be an advisory group to  
21 come up with suggestions for any amendments and  
22 for the ongoing implementation of the five-year  
23 plan.

24 COMMISSIONER PETTIGREW: Motion.

25 COMMISSIONER KINSELLA: Second.

1 THE CHAIRMAN: I don't necessarily know  
2 if we need a vote, but I'll call for a vote  
3 anyway. Can I get a motion?

4 COMMISSIONER PETTIGREW: Motion.

5 COMMISSIONER KINSELLA: Second.

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

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 Pettigrew.

18 COMMISSIONER PETTIGREW: Aye.

19 MS. GILMORE: Dr. Doran.

20 THE CHAIRMAN: Aye.

21 MS. GILMORE: We have to vote on a  
22 resolution for the five-year plan.

23 THE CHAIRMAN: Got you. First I wanted  
24 to call for a public before advancing it.

25 Can I have a motion to approve

1 Resolution 1653-01-2025 approving the five-year  
2 plan?

3 COMMISSIONER PETTIGREW: Motion.

4 COMMISSIONER CONFESSORE: Second.

5 THE CHAIRMAN: Motion made by  
6 Pettigrew, second by Confessore.

7 Clerk, call the roll.

8 MS. GILMORE: Commissioner Choffo.

9 COMMISSIONER CHOFFO: Aye.

10 MS. GILMORE: Commissioner Confessore.

11 COMMISSIONER CONFESSORE: Aye.

12 MS. GILMORE: Commissioner Kinsella.

13 COMMISSIONER KINSELLA: Aye.

14 MS. GILMORE: Commissioner Miller.

15 COMMISSIONER MILLER: Aye.

16 MS. GILMORE: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Yeah.

18 MS. GILMORE: Dr. Doran.

19 THE CHAIRMAN: Aye.

20 MS. GILMORE: Since you already talked  
21 about the audit, would everybody be willing to  
22 pass the audit certification?

23 COMMISSIONER MILLER: We didn't talk  
24 about the audit.

25 DIRECTOR LUCAS: No. We'll leave that

1 for next week.

2 THE CHAIRMAN: Is there anyone from the  
3 public who would like to be heard?

4 (No response.)

5 THE CHAIRMAN: Can I have a call for  
6 adjournment?

7 COMMISSIONER KINSELLA: Motion.

8 COMMISSIONER PETTIGREW: Second.

9 THE CHAIRMAN: Motion by Kinsella,  
10 second by Pettigrew. All in favor say aye.

11 (All ayes. )

12 THE CHAIRMAN: Thank you very much.  
13 Happy New Year.

14 (Whereupon the proceedings concluded at 5:25  
15 p.m.)

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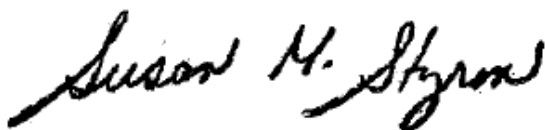
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CERTIFICATE

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

A handwritten signature in black ink, reading "Susan M. Styron". The signature is written in a cursive, flowing style.

Notary Public of the State of New Jersey

My Certificate expires June 30, 2026

Dated: January 20, 2025

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