

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, April 2, 2025, 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:

RAYMOND LUCAS, Executive Director  
JOSEPH MANFREDI, ESQ. Board Attorney  
MAUREEN GILMORE, Authority Staff  
ANDREW KAPUSHY, Authority Staff  
NICK ACEVEDO, 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 meeting  
3 of the Harrison Housing Authority of the Town of  
4 Harrison scheduled for April 2, 2025. 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           Please join me in salute to the flag.

10          (Pledge of Allegiance.)

11          (Short break due to technical difficulties.)

12          THE CHAIRMAN: Will the clerk please  
13 call the 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          COMMISSIONER MUSTILLI: Here.

24          MS. GILMORE: Commissioner Pettigrew.

25          COMMISSIONER PETTIGREW: Here.

1 MS. GILMORE: Dr. Doran.

2 THE CHAIRMAN: Here.

3 Can I have a motion to approve the  
4 minutes of the March 5, 2025 meeting?

5 COMMISSIONER PETTIGREW: Motion.

6 COMMISSIONER KINSELLA: Second.

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

9 Clerk, call the roll.

10 MS. GILMORE: Commissioner Choffo.

11 COMMISSIONER CHOFFO: I vote aye.

12 MS. GILMORE: Commissioner Confessore.

13 COMMISSIONER CONFESSORE: Yes.

14 MS. GILMORE: Commissioner Kinsella.

15 COMMISSIONER KINSELLA: Aye.

16 MS. GILMORE: Commissioner Miller.

17 COMMISSIONER MILLER: Aye.

18 MS. GILMORE: Commissioner Mustilli.

19 COMMISSIONER MUSTILLI: Aye.

20 MS. GILMORE: Commissioner Pettigrew.

21 COMMISSIONER PETTIGREW: Aye.

22 MS. GILMORE: Dr. Doran.

23 THE CHAIRMAN: Aye.

24 Any questions on the bill list? Okay.

25 Having no questions, can I have a motion to

1 approve the bill list?

2 COMMISSIONER PETTIGREW: Motion.

3 COMMISSIONER CONFESSORE: Second.

4 THE CHAIRMAN: Motion by Pettigrew,  
5 second by Confessore.

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 Any communications?

22 MS. GILMORE: None.

23 THE CHAIRMAN: Executive Director's  
24 Report; anything?

25 DIRECTOR LUCAS: I haven't been in, so

1 I don't have one, but I will send one out by the  
2 end of next week. I'll be here full time next  
3 week. So I didn't get a chance.

4 But to give you an updated briefing,  
5 we're all almost closed out on just about every  
6 project that's here. We are on punch lists for  
7 the boilers and the camera system, and they're  
8 not going well, but, as usual, you know, it takes  
9 time. So we're in the final stages of closing  
10 out all the work that we're doing.

11 THE CHAIRMAN: Do you have Verkada  
12 cameras?

13 MR. GILMORE: No.

14 DIRECTOR LUCAS: They're 360. So  
15 there's what, Gene, three cameras in some?

16 MR. GILMORE: Four.

17 DIRECTOR LUCAS: Four. Four cameras in  
18 some.

19 COMMISSIONER CONFESSORE: They're doing  
20 the installation?

21 DIRECTOR LUCAS: Yes, it's installed.  
22 We're just having some problems with some of the  
23 cameras don't have the same numbers, and then  
24 we're missing cameras. Like it's not all done.  
25 We just have to iron out some of the little speed

1 bump stuff, which Gene has been tirelessly  
2 working on with them.

3 COMMISSIONER MILLER: Why don't you  
4 look at the cameras and see who took them?

5 DIRECTOR LUCAS: And we're going to  
6 need some new ones, yeah, because some of the  
7 Vicon (phonetic) cameras failed miserably.

8 THE CHAIRMAN: We don't need to call  
9 for a vote on that.

10 DIRECTOR LUCAS: Sorry about that.

11 THE CHAIRMAN: That's not a problem.  
12 Maintenance report. Any questions for  
13 Gene?

14 How many days do you have left?

15 MR. GILMORE: Two more meetings.

16 DIRECTOR LUCAS: That's cold.

17 THE CHAIRMAN: Motion to approve the  
18 maintenance report.

19 COMMISSIONER PETTIGREW: Motion.

20 COMMISSIONER CONFESSORE: Second.

21 MS. GILMORE: Commissioner Choffo.

22 COMMISSIONER CHOFFO: Aye.

23 MS. GILMORE: Commissioner Confessore.

24 COMMISSIONER CONFESSORE: Aye.

25 MS. GILMORE: Commissioner Kinsella.

1 COMMISSIONER KINSELLA: Aye.

2 MS. GILMORE: Commissioner Miller.

3 COMMISSIONER MILLER: 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 Just on old business. We'll probably  
11 have a meeting, and I'll convey the Personnel  
12 Committee to do that, on the two positions that  
13 we've got to worry about. So we've got to get  
14 busy on that.

15 DIRECTOR LUCAS: Yes. We're getting,  
16 from Joe, he's sending me the stuff to put in the  
17 paper for Maureen; he already put the stuff in  
18 the paper for maintenance man. So if anybody  
19 knows anybody. We're not getting -- it's not  
20 great.

21 COMMISSIONER KINSELLA: Keep looking.

22 DIRECTOR LUCAS: Yeah. Well, we have  
23 about eight people we interviewed before, so I'm  
24 not going to bring them back in and interview  
25 them, but we have maybe three more. Maureen, am

1 I right?

2 MS. GILMORE: Yes, three new ones.

3 COMMISSIONER CONFESSORE: Did Calle  
4 (phonetic) put in an application?

5 MS. GILMORE: Yeah, he did.

6 THE CHAIRMAN: Okay. Any new business?  
7 Board members, any new business? All right, we  
8 have one -- any questions on the budget tonight?  
9 Any lingering questions?

10 COMMISSIONER MILLER: I have lingering  
11 questions. It's the actual-to-budget is still  
12 not industry standard.

13 THE CHAIRMAN: All right. We're going  
14 to try to set something up, Richard. We'll have  
15 some discussion on it.

16 MS. GILMORE: This is the DCA budget.  
17 The one that you approved in January.

18 COMMISSIONER MILLER: It's not with  
19 industry standards, the monthly. Unless you  
20 consider HUD industry standard.

21 THE CHAIRMAN: Off the record.

22 (A brief discussion is held off the  
23 record.)

24 THE CHAIRMAN: Okay. A motion to  
25 approve Resolution 1773 adopting the DCA budget.



1 COMMISSIONER KINSELLA: Motion.

2 COMMISSIONER PETTIGREW: Second.

3 THE CHAIRMAN: Motion by Mustilli,  
4 second by Commissioner Pettigrew.

5 Clerk, call the roll.

6 MS. GILMORE: Commissioner Choffo.

7 COMMISSIONER CHOFFO: Aye.

8 MS. GILMORE: Commissioner Confessore.

9 COMMISSIONER CONFESSORE: Aye.

10 MS. GILMORE: Commissioner Kinsella.

11 COMMISSIONER KINSELLA: Aye.

12 MS. GILMORE: Commissioner Miller.

13 COMMISSIONER MILLER: Aye.

14 MS. GILMORE: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Aye.

16 MS. GILMORE: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Aye.

18 MS. GILMORE: Dr. Doran.

19 THE CHAIRMAN: Aye. Any public

20 comment? Okay.

21 Motion to adjourn. All those in favor?

22 (All ayes.)

23 THE CHAIRMAN: Anyone opposed?

24 (No response.)

25 THE CHAIRMAN: Okay. Thank you,

1 everyone. Have a wonderful holiday, Easter and  
2 Passover. We'll see you in May.

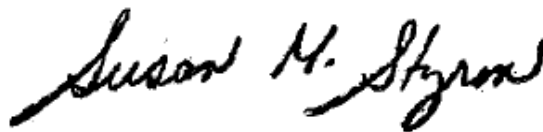
3 (Whereupon the proceedings concluded at 6:15  
4 p.m.)

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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. 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.



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Notary Public of the State of New Jersey

My Certificate expires June 30, 2026

Dated: April 18 , 2025

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