

TOWN OF HARRISON  
HOUSING AUTHORITY

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

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ANNUAL REORGANIZATION MEETING

Wednesday, June 4, 2025, 6 p.m.  
Harrison Gardens, Bldg. #1  
788 Harrison Avenue  
Harrison, New Jersey 07029

PRESENT: JAMES P. DORAN, CHAIRMAN  
ARTHUR PETTIGREW, VICE CHAIRMAN  
DAWN KINSELLA, COMMISSIONER  
BRUNILDA MUSTILLI, COMMISSIONER  
RICHARD MILLER, COMMISSIONER  
EXCUSED: DANIEL CHOFFO, COMMISSIONER  
FREDERICK CONFESSORE, COMMISSIONER

ALSO PRESENT:

RAYMOND LUCAS, Executive Director  
ALBERTO CAMACHO, ESQ. Board Attorney  
MAUREEN GILMORE, Authority Staff  
ANDREW KAPUSHY, Authority Staff  
GENE GILMORE, Maintenance Supervisor  
NUNO LIGEIRO, Maintenance Staff  
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 June 4, 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  
8 compliance with the Sunshine Law.

9           Please join me in salute to the flag.

10          (Pledge of Allegiance.)

11          THE CHAIRMAN: I hereby declare this  
12 meeting to order, this is our reorganization  
13 meeting. I'm going to ask the clerk to call the  
14 roll, and then I'm going to ask everyone to  
15 salute the flag, and then we're going to turn the  
16 meeting over to the Executive Director. So  
17 Clerk, call the roll.

18          MR. KAPUSHY: Commissioner Choffo,  
19 absent. Commissioner Confessore, absent.  
20 Commissioner Kinsella.

21          COMMISSIONER KINSELLA: Here.

22          MR. KAPUSHY: Commissioner Miller.

23          COMMISSIONER MILLER: Here.

24          MR. KAPUSHY: Commissioner Mustilli.

25          COMMISSIONER MUSTILLI: Here.

1 MR. KAPUSHY: Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Here.

3 MR. KAPUSHY: Dr. Doran.

4 THE CHAIRMAN: Here.

5 At this point I turn the meeting over  
6 to Secretary Lucas.

7 DIRECTOR LUCAS: I hereby declare this  
8 meeting to order and state that this is the  
9 annual meeting of the Harrison Housing Authority  
10 of the Town of Harrison scheduled for June 4,  
11 2025. This meeting is a regularly scheduled  
12 meeting, and proper public notice of time, date,  
13 location, purpose and agenda have been posted in  
14 compliance with the Sunshine Law.

15 The floor is now open for nominations  
16 for the position of Board Chairperson.

17 COMMISSIONER PETTIGREW: I make a  
18 motion that we nominate James P. Doran, Doctor.

19 COMMISSIONER MILLER: Second.

20 DIRECTOR LUCAS: Call the roll.

21 MR. KAPUSHY: Commissioner Choffo,  
22 absent. Commissioner Confessore, absent.

23 Commissioner Kinsella.

24 COMMISSIONER KINSELLA: Aye.

25 MR. KAPUSHY: Commissioner Miller.

1 COMMISSIONER MILLER: Aye.

2 MR. KAPUSHY: Commissioner Mustilli.

3 COMMISSIONER MUSTILLI: Aye.

4 MR. KAPUSHY: Commissioner Pettigrew.

5 COMMISSIONER PETTIGREW: Aye.

6 MR. KAPUSHY: Dr. Doran.

7 THE CHAIRMAN: Aye.

8 DIRECTOR LUCAS: Are there any other  
9 nominations for Chairperson? No?

10 Okay. Hearing none, the floor is now  
11 closed for nominations.

12 Roll call vote to elect James Doran for  
13 Chairperson.

14 MR. CAMACHO: Can we get a first and  
15 second then to close the nominations?

16 COMMISSIONER PETTIGREW: Motion.

17 COMMISSIONER MUSTILLI: First.

18 COMMISSIONER MILLER: Second.

19 DIRECTOR LUCAS: Okay. Roll call to  
20 close the nominations.

21 MR. KAPUSHY: Commissioner Kinsella.

22 COMMISSIONER KINSELLA: Aye.

23 MR. KAPUSHY: Commissioner Miller.

24 COMMISSIONER MILLER: Aye.

25 MR. KAPUSHY: Commissioner Mustilli.

1 COMMISSIONER MUSTILLI: Aye.

2 MR. KAPUSHY: Commissioner Pettigrew.

3 COMMISSIONER PETTIGREW: Aye.

4 MR. KAPUSHY: Commissioner Doran.

5 THE CHAIRMAN: Aye.

6 MR. CAMACHO: So now nominations are  
7 formally closed for the position. Now you vote  
8 on position.

9 DIRECTOR LUCAS: I call for a vote.

10 COMMISSIONER PETTIGREW: Motion.

11 COMMISSIONER KINSELLA: Second.

12 COMMISSIONER MUSTILLI: Second.

13 DIRECTOR LUCAS: Clerk, call the roll.

14 MR. KAPUSHY: Commissioner Kinsella.

15 COMMISSIONER KINSELLA: Aye.

16 MR. KAPUSHY: Commissioner Miller.

17 COMMISSIONER MILLER: Aye.

18 MR. KAPUSHY: Commissioner Mustilli.

19 COMMISSIONER MUSTILLI: Aye.

20 MR. KAPUSHY: Commissioner Pettigrew.

21 COMMISSIONER PETTIGREW: Aye.

22 MR. KAPUSHY: Dr. Doran.

23 THE CHAIRMAN: Aye.

24 DIRECTOR LUCAS: The motion carries.

25 Dr. Doran is elected Chairperson of the Board.

1 (Applause.)

2 THE CHAIRMAN: Thank you, everyone. I  
3 say I look forward to working with you guys  
4 another year, you're an excellent Board. And  
5 there's going to be a lot of changes over the  
6 year with Maureen leaving and Gene is leaving.  
7 It's going to be a different -- I wish -- I was  
8 saying to Ray inside the office, I said, Maureen  
9 doesn't know yet. When I retired I always  
10 thought I'd have more time to devote to -- so  
11 it's not so on the fly with everything, but we'll  
12 get to see each other in the future, so it's all  
13 good. And, again, thank you for your confidence  
14 in me, I appreciate it.

15 DIRECTOR LUCAS: Okay. The floor is  
16 now open for nominations to the position of Board  
17 Vice Chairperson.

18 THE CHAIRMAN: I nominate Artie  
19 Pettigrew for Vice Chair.

20 COMMISSIONER KINSELLA: Second.

21 DIRECTOR LUCAS: Are there any other  
22 nominations for Vice Chair? No?

23 Calling for a vote to close the  
24 nominations.

25 COMMISSIONER KINSELLA: Motion.

1 COMMISSIONER MUSTILLI: Second.

2 DIRECTOR LUCAS: Clerk, call the roll.

3 MR. KAPUSHY: Commissioner Kinsella.

4 COMMISSIONER KINSELLA: Aye.

5 MR. KAPUSHY: Commissioner Miller.

6 COMMISSIONER MILLER: Aye.

7 MR. KAPUSHY: Commissioner Mustilli.

8 COMMISSIONER MUSTILLI: Aye.

9 MR. KAPUSHY: Commissioner Pettigrew.

10 COMMISSIONER PETTIGREW: Aye.

11 MR. KAPUSHY: Dr. Doran.

12 THE CHAIRMAN: Aye.

13 So now the nominations are closed for  
14 the position of Vice Chair. Make a motion to  
15 approve.

16 COMMISSIONER KINSELLA: Motion.

17 COMMISSIONER MUSTILLI: Second.

18 THE CHAIRMAN: All those in favor say  
19 aye, those opposed say no.

20 (All ayes.)

21 DIRECTOR LUCAS: The motion carries and  
22 Mr. Artie Pettigrew is elected for Vice Chair of  
23 the Board. Congratulations.

24 (Applause.)

25 DIRECTOR LUCAS: There being no further

1 business --

2 THE CHAIRMAN: We have business.

3 The committees are going to stay the  
4 same as they were last year. I'm going to ask  
5 the Executive Director, it's not available  
6 tonight, but to send you all copies of the  
7 committees so you have them.

8 DIRECTOR LUCAS: You'll have them in  
9 hand.

10 THE CHAIRMAN: And, I don't know if  
11 we -- it seems a little late. Do we have the  
12 secretary and treasurer on this Board, or no?

13 MR. CAMACHO: Well, the secretary is  
14 the Executive Director. The treasurer, I don't  
15 believe we've ever had a treasurer.

16 THE CHAIRMAN: Okay. So we just have  
17 the committees. So whatever standing committees  
18 we had last year we're going to carry into the  
19 new year. I'll put that into the minutes for an  
20 approval. Can I have a motion to approve the  
21 committees?

22 COMMISSIONER PETTIGREW: Motion.

23 COMMISSIONER KINSELLA: Second.

24 THE CHAIRMAN: Motion by Pettigrew,  
25 second by Kinsella.



1 Clerk, call the roll.

2 MR. KAPUSHY: Commissioner Kinsella.

3 COMMISSIONER KINSELLA: Aye.

4 MR. KAPUSHY: Commissioner Miller.

5 COMMISSIONER MILLER: Aye.

6 MR. KAPUSHY: Commissioner Mustilli.

7 COMMISSIONER MUSTILLI: Aye.

8 MR. KAPUSHY: Commissioner Pettigrew.

9 COMMISSIONER PETTIGREW: Aye.

10 MR. KAPUSHY: Commissioner Doran.

11 THE CHAIRMAN: Aye.

12 Seeing no further business at this  
13 time, motion to adjourn.

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER KINSELLA: Second.

16 THE CHAIRMAN: Motion made by  
17 Pettigrew, second by Kinsella. All those in  
18 favor?

19 (All ayes.)

20

21 (Whereupon the proceedings concluded at 6:09  
22 p.m.)

23

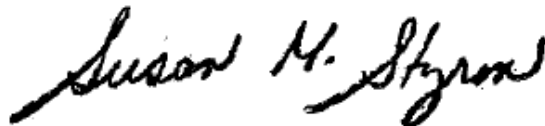
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25

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: June 17 , 2025

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