

1 TOWN OF HARRISON
2 HOUSING AUTHORITY

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

5 - - - - - ANNUAL REORGANIZATION MEETING

6 Wednesday, June 4, 2025, 6 p.m.
7 Harrison Gardens, Bldg. #1
8 788 Harrison Avenue
9 Harrison, New Jersey 07029

10 PRESENT: JAMES P. DORAN, CHAIRMAN
11 ARTHUR PETTIGREW, VICE CHAIRMAN
12 DAWN KINSELLA, COMMISSIONER
13 BRUNILDA MUSTILLI, COMMISSIONER
14 RICHARD MILLER, COMMISSIONER

15 EXCUSED: DANIEL CHOFFO, COMMISSIONER
16 FREDERICK CONFESSORE, COMMISSIONER

17 ALSO PRESENT:

18 RAYMOND LUCAS, Executive Director
19 ALBERTO CAMACHO, ESQ. Board Attorney
20 MAUREEN GILMORE, Authority Staff
21 ANDREW KAPUSHY, Authority Staff
22 GENE GILMORE, Maintenance Supervisor
23 NUNO LIGEIRO, Maintenance Staff
24 MEMBERS OF THE PUBLIC

25 TRANSCRIBED BY AND BEFORE: SUSAN M. STYRON,
26 C.S.R., R.P.R., AND NOTARY PUBLIC OF THE STATE
27 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?

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

24

25

CERTIFICATE

I, SUSAN M. STYRON, Notary Public,
R.P.R., C.S.R., of the State of New Jersey,
License No. X101704, 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.

Susan M. Styron

Notary Public of the State of New Jersey

My Certificate expires June 30, 2026

Dated: June 17 , 2025

0	allegiance 2:10	business 8:1,2	close 4:15,20
01704 1:20	andrew 1:16	9:12	6:23
07029 1:6	annual 1:2,4		closed 4:11 5:7
	3:9		7:13
1	applause 6:1	c.s.r. 1:20 10:4	commissioner
1 1:5	7:24	call 2:13,17	1:10,10,11,12
17 10:20	appreciate 6:14	3:20 4:12,19	1:12 2:18,19
	approval 8:20	5:9,13 7:2 9:1	2:20,21,22,23
2	approve 7:15	calling 6:23	2:24,25 3:1,2
2025 1:5 2:4	8:20	camacho 1:15	3:17,19,21,22
3:11 10:20	arthur 1:9	4:14 5:6 8:13	3:23,24,25 4:1
2026 10:19	artie 6:18 7:22	carries 5:24	4:2,3,4,5,16,17
	attorney 1:15	7:21	4:18,21,22,23
3	10:11,14	carry 8:18	4:24,25 5:1,2,3
30 10:19	authority 1:1,3	certificate 10:1	5:4,10,11,12,14
	1:16,16 2:3 3:9	10:19	5:15,16,17,18
4 1:5 2:4 3:10	available 8:5	certify 10:5,10	5:19,20,21
	avenue 1:6	chair 6:19,22	6:20,25 7:1,3,4
6 1:5	aye 3:24 4:1,3,5	7:14,22	7:5,6,7,8,9,10
	4:7,22,24 5:1,3	chairman 1:9,9	7:16,17 8:22
7	5:5,15,17,19,21	2:1,11 3:4 4:7	8:23 9:2,3,4,5,6
788 1:6	5:23 7:4,6,8,10	5:5,23 6:2,18	9:7,8,9,10,14
	7:12,19 9:3,5,7	7:12,18 8:2,10	9:15
9	9:9,11	8:16,24 9:11	committees 8:3
9280 10:18	ayes 7:20 9:19	9:16	8:7,17,17,21
		chairperson	compliance 2:8
a		3:16 4:9,13	3:14
absent 2:19,19		5:25 6:17	concluded 9:21
3:22,22	believe 8:15	changes 6:5	confessore 1:12
accurate 10:6	bldg 1:5	choffo 1:12	2:19 3:22
action 10:12,15	board 1:15	2:18 3:21	confidence
adjourn 9:13	3:16 5:25 6:4	clerk 2:13,17	6:13
agenda 2:7	6:16 7:23 8:12	5:13 7:2 9:1	congratulations
3:13	brunilda 1:10		7:23
alberto 1:15			

copies 8:6	excellent 6:4	h	kinsella 1:10 2:20,21 3:23 3:24 4:21,22 5:11,14,15 6:20,25 7:3,4 7:16 8:23,25 9:2,3,15,17 know 6:9 8:10
counsel 10:11 10:14	excused 1:12	hand 8:9	
d	executive 1:15 2:16 8:5,14	harrison 1:1,3 1:5,6,6 2:3,4 3:9,10	
daniel 1:12	expires 10:19	hearing 4:10	
date 2:6 3:12 10:8	f	hereinbefore 10:9	
dated 10:20	favor 7:18 9:18	housing 1:1,3 2:3 3:9	
dawn 1:10	financially 10:15	i	
declare 2:1,11 3:7	first 4:14,17	inside 6:8	
devote 6:10	flag 2:9,15	interested 10:15	
different 6:7	floor 3:15 4:10 6:15	j	
director 1:15 2:16 3:7,20 4:8 4:19 5:9,13,24 6:15,21 7:2,21 7:25 8:5,8,14	fly 6:11	james 1:9 3:18 4:12	
doctor 3:18	foregoing 10:6	jersey 1:6,20 10:4,19	
doran 1:9 3:3 3:18 4:6,12 5:4 5:22,25 7:11 9:10	formally 5:7	join 2:9	
dr 3:3 4:6 5:22 5:25 7:11	forth 10:9	june 1:5 2:4 3:10 10:19,20	
e	forward 6:3	k	
elect 4:12	frederick 1:12	kapushy 1:16 2:18,22,24 3:1	
elected 5:25 7:22	further 7:25 9:12 10:10	3:3,21,25 4:2,4 4:6,21,23,25 5:2,4,14,16,18	
employee 10:11 10:13	future 6:12	5:20,22 7:3,5,7 7:9,11 9:2,4,6,8 9:10	
esq 1:15	g		
	gardens 1:5		
	gene 1:17 6:6		
	gilmore 1:16,17		
	going 2:13,14 2:15 6:5,7 8:3 8:4,18		
	good 6:13		
	guys 6:3		

meeting 1:2,4 2:2,5,5,12,13 2:16 3:5,8,9,11 3:12	notary 1:20 10:3,19	proper 2:6 3:12	secretary 3:6 8:12,13
members 1:18	notice 2:6 3:12	public 1:18,20 2:6 3:12 10:3 10:19	see 6:12
miller 1:11 2:22,23 3:19 3:25 4:1,18,23 4:24 5:16,17 7:5,6 9:4,5	nuno 1:17	purpose 2:7 3:13	seeing 9:12
minutes 8:19	o	put 8:19	seems 8:11
motion 3:18 4:16 5:10,24 6:25 7:14,16 7:21 8:20,22 8:24 9:13,14 9:16	office 6:8	r	send 8:6
mustilli 1:10 2:24,25 4:2,3 4:17,25 5:1,12 5:18,19 7:1,7,8 7:17 9:6,7	okay 4:10,19 6:15 8:16	r.p.r. 1:20 10:4	set 10:9
n	open 3:15 6:16	ray 6:8	signature 10:18
neither 10:10 10:13	opposed 7:19	raymond 1:15	staff 1:16,16,17
new 1:6,20 8:19 10:4,19	order 2:2,12 3:8	regularly 2:5 3:11	standing 8:17
nominate 3:18 6:18	p	relative 10:11 10:13	state 1:20 2:2 3:8 10:4,19
nominations 3:15 4:9,11,15 4:20 5:6 6:16 6:22,24 7:13	p 1:9 3:18	reorganization 1:4 2:12	stay 8:3
	p.m. 1:5 9:22	retired 6:9	stenographic... 10:7
	parties 10:12	richard 1:11	stylon 1:19
	pettigrew 1:9 3:1,2,17 4:4,5 4:16 5:2,3,10 5:20,21 6:19 7:9,10,22 8:22 8:24 9:8,9,14 9:17	roll 2:14,17 3:20 4:12,19 5:13 7:2 9:1	10:3
	place 10:8	s	sunshine 2:8 3:14
	please 2:9	salute 2:9,15	supervisor 1:17
	pledge 2:10	saying 6:8	susan 1:19 10:3
	point 3:5	scheduled 2:4,5 3:10,11	t
	position 3:16 5:7,8 6:16 7:14	second 3:19 4:15,18 5:11	taken 10:7
	posted 2:7 3:13	5:12 6:20 7:1	thank 6:2,13
	present 1:9,14	7:17 8:23,25	thought 6:10
	proceedings 1:3 9:21 10:7	9:15,17	time 2:6 3:12 6:10 9:13 10:8
			tonight 8:6
			town 1:1,2 2:3 3:10
			transcribed 1:19

transcript 1:2 10:6
treasurer 8:12 8:14,15
true 10:6
turn 2:15 3:5
v
vice 1:9 6:17,19 6:22 7:14,22
vote 4:12 5:7,9 6:23
w
we've 8:15
wednesday 1:5
wish 6:7
working 6:3
x
xi 1:20
xio1704 10:5
y
year 6:4,6 8:4 8:18,19