

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

Tuesday, September 9, 2025, 6:10 p.m.

Harrison Gardens, Bldg. #1
788 Harrison Avenue
Harrison, New Jersey 07029

PRESENT:

JAMES P. DORAN, Ed.D, CHAIRMAN
ARTHUR PETTIGREW, VICE CHAIRMAN
BRUNILDA MUSTILLI, COMMISSIONER
FREDERICK CONFESSORE, COMMISSIONER
RICHARD MILLER, COMMISSIONER

EXCUSED: DAWN KINSELLA, COMMISSIONER
DANIEL CHOFFO, COMMISSIONER

ALSO PRESENT:

RAYMOND LUCAS, Executive Director
JOSEPH MANFREDI, ESQ. Board Attorney
ANDREW KAPUSHY, Authority Staff
NICK ACEVEDO, Authority Staff
NUNO LIGEIRO, Maintenance Staff
MATT RAVO, Maintenance Staff
JOANNE ROMANO, Authority Staff
MEMBERS OF THE PUBLIC

TRANSCRIBED BY AND BEFORE: SUSAN M. STYRON,
C.S.R., R.P.R., AND NOTARY PUBLIC OF THE STATE
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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 September 9, 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 THE CHAIRMAN: Good afternoon,
12 everyone. I hope you had a great summer.
13 Clerk, call the roll.

14 MR. KAPUSHY: Commissioner Choffo.

15 DIRECTOR LUCAS: Absent.

16 MR. KAPUSHY: Commissioner Kinsella.

17 DIRECTOR LUCAS: Absent.

18 MR. KAPUSHY: Commissioner Confessore.

19 COMMISSIONER CONFESSORE: Here.

20 MR. KAPUSHY: Commissioner Mustilli.

21 COMMISSIONER MUSTILLI: Here.

22 MR. KAPUSHY: Commissioner Pettigrew.

23 COMMISSIONER PETTIGREW: Here.

24 MR. KAPUSHY: Commissioner Miller.

25 COMMISSIONER MILLER: Here.

1 MR. KAPUSHY: Dr. Doran.

2 THE CHAIRMAN: Here.

3 Any questions on the bills before we
4 introduce them? Can I have a motion to approve
5 all bills?

6 COMMISSIONER PETTIGREW: Motion.

7 COMMISSIONER MUSTILLI: Second.

8 THE CHAIRMAN: Are we also doing
9 August?

10 DIRECTOR LUCAS: Yes.

11 THE CHAIRMAN: So we're doing August
12 and September?

13 DIRECTOR LUCAS: Yes, sir.

14 THE CHAIRMAN: Okay. Just so everyone
15 is aware of that. Okay. Motion to approve?

16 DIRECTOR LUCAS: Artie and Lindy.

17 THE CHAIRMAN: All right. Commissioner
18 Mustilli and second by Pettigrew.

19 Clerk, call the roll.

20 MR. KAPUSHY: Commissioner Confessore.

21 COMMISSIONER CONFESSORE: Yes.

22 MR. KAPUSHY: Commissioner Miller.

23 COMMISSIONER MILLER: Aye.

24 MR. KAPUSHY: Commissioner Mustilli.

25 COMMISSIONER MUSTILLI: Aye.

1 MR. KAPUSHY: Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Aye.

3 MR. KAPUSHY: Dr. Doran.

4 THE CHAIRMAN: Aye.

5 Communications. Some very good news.

6 Ray, you want to talk about the PHAS score?

7 DIRECTOR LUCAS: So we got our PHAS
8 score. Now let me start by saying we've had
9 this score for the last, what, 20 years. But
10 they take four points off because our buildings
11 were built in 1938; so we're damn near perfect,
12 we got a 96 again. We got zero findings in the
13 audit, we got zero findings or suggestions in our
14 financials. And yeah, we're very happy. But
15 again, it's everybody, Dr. D, it's not just me.
16 It's the employees, it's the people, Joe,
17 everybody who works for the Housing Authority
18 does a good job, and that reflects it.

19 THE CHAIRMAN: Good. Well,
20 congratulations, great. And thank you to all the
21 staff, another good year of high performance, and
22 make sure we spread that word to everybody.

23 DIRECTOR LUCAS: Yes, sir.

24 THE CHAIRMAN: Great. One of the
25 things I always look for in the audit reports is

1 the recommendations, that usually gives you the
2 key, and I didn't see any recommendations.

3 DIRECTOR LUCAS: Zero.

4 THE CHAIRMAN: And there were none, so
5 that's always a good thing.

6 COMMISSIONER PETTIGREW: So we can move
7 on to the playground now? We can put the showers
8 in?

9 THE CHAIRMAN: Yes. We're looking at a
10 grant for next year to get a dolphin with water
11 coming of its mouth.

12 COMMISSIONER PETTIGREW: I hope so.
13 Wherever it comes out, I don't care.

14 COMMISSIONER MILLER: I'd like to make
15 a motion on the dolphin.

16 THE CHAIRMAN: A motion on the table
17 for next year.

18 COMMISSIONER PETTIGREW: Second.

19 THE CHAIRMAN: Would that be a Miami
20 Dolphin?

21 COMMISSIONER CONFESSORE: Well, they do
22 have timers on them. We were looking at this for
23 veterans. You hit a button and it goes on for
24 ten minutes.

25 DIRECTOR LUCAS: How long does it go on

1 for?

2 A VOICE: Half hour.

3 COMMISSIONER CONFESSORE: Half hour,
4 max.

5 THE CHAIRMAN: They also have the
6 motion ones.

7 COMMISSIONER MILLER: I was somewhere
8 where they had that in the ground for the kids,
9 and the kids loved it.

10 THE CHAIRMAN: The new park over by
11 Cape May where the water shoots up. At night
12 it's beautiful in different colors, really nice.

13 Is there anything else you want to
14 bring out in your report?

15 DIRECTOR LUCAS: No. Just the PHADA,
16 we're doing it. We're very close. We're closing
17 out the Millennium contract and the boiler
18 contract. Hopefully by next month we'll have
19 that off the plate. Speaking of which, I need to
20 talk to you offline.

21 COMMISSIONER MILLER: Okay. And the
22 system, this is running at 100 percent so we
23 don't need any other backups?

24 DIRECTOR LUCAS: We're not closed yet.
25 They did not do the punch list yet, we're on the

1 last leg of this whole thing for the boilers and
2 cameras. They came and did clamps on Friday of
3 last week. I had no-shows for the first two days
4 this week. They were supposed to be here
5 already. I was supposed to be able to have this
6 closed out for you guys today, but we are in
7 motion. Joe is on top of everything, we're good.
8 I don't want to promise anything because I'm at
9 the mercy of the punch list, but it will get
10 done.

11 COMMISSIONER MILLER: What is left on
12 the punch list?

13 THE CHAIRMAN: Will we be ready for
14 October --

15 MR. MANFREDI: Yes.

16 DIRECTOR LUCAS: We have some cameras
17 that go online and off again.

18 COMMISSIONER MILLER: No. The boilers?

19 DIRECTOR LUCAS: Simple things. We've
20 got a water -- Nuno, do you want to?

21 MR. LIGEIRO: Yeah. Basically stuff
22 like the back door has to be closed right. The
23 pumps, the chemical tank, make sure it's working
24 properly, because it wasn't working for a few
25 months. Small, minor stuff. But Frank is taking

1 his sweet time.

2 COMMISSIONER MILLER: But the boilers
3 are working; we have heat?

4 DIRECTOR LUCAS: Yes, 100 percent.

5 COMMISSIONER MILLER: Okay, great.

6 THE CHAIRMAN: Can I have a motion for
7 the Executive Director's report?

8 COMMISSIONER CONFESSORE: Motion.

9 COMMISSIONER PETTIGREW: Second.

10 THE CHAIRMAN: Motion by Confessore,
11 second by Pettigrew.

12 Clerk, call the roll.

13 MR. KAPUSHY: Commissioner Confessore.

14 COMMISSIONER CONFESSORE: Aye.

15 MR. KAPUSHY: Commissioner Miller.

16 COMMISSIONER MILLER: Aye.

17 MR. KAPUSHY: Commissioner Mustilli.

18 COMMISSIONER MUSTILLI: Aye.

19 MR. KAPUSHY: Commissioner Pettigrew.

20 COMMISSIONER PETTIGREW: Aye.

21 MR. KAPUSHY: Dr. Doran.

22 THE CHAIRMAN: Aye.

23 Maintenance report? Nuno, do you just want to
24 continue with that?

25 MR. LIGEIRO: Yeah. Just working on

1 turnovers and summer equipment; all that packed,
2 getting ready. As you can see, it's looks pretty
3 good out there right now. And, yeah, we're
4 caught up on a lot of turnovers, so we have two
5 right now that we're working on, but there's
6 already four on the horizon coming up. It's
7 good.

8 THE CHAIRMAN: I know it's only
9 September, what do you think about -- I saw the
10 Farmer's Almanac is predicting a little more snow
11 this year. How are we gearing up for snow?

12 MR. LIGEIRO: We have four pallets of
13 calcium. And we're all pretty settled inwith
14 that.

15 THE CHAIRMAN: Plenty of shovels?

16 MR. LIGEIRO: Yup.

17 THE CHAIRMAN: Good.

18 DIRECTOR LUCAS: And also one thing to
19 add on that. For the first time in my seven
20 years here we had 27 turnovers in six months,
21 which is astronomical.

22 COMMISSIONER MILLER: From what?

23 DIRECTOR LUCAS: People leaving, people
24 passing away.

25 COMMISSIONER MILLER: Was it mostly

1 death or people moving on?

2 DIRECTOR LUCAS: Both. We've had a lot
3 more deaths here in this year than we've ever had
4 in the seven years I've been here, Richard, and I
5 mean it's like almost once a weekend. Which is
6 unfortunate, but the guys -- what I want to bring
7 this up for is I want to thank the Board for
8 letting me to hire extra guys, because now we're
9 catching up to where we need to be at. So I just
10 wanted to add that in, thank you to the Board for
11 letting me hire the three guys.

12 Let me tell you something about the
13 three guys, they're hitting it out of the park.
14 And you don't have to ask me, you can ask Matt or
15 Nuno, they're with them every day, they're
16 incredible. Hitting it out of the park every
17 day.

18 THE CHAIRMAN: Great. Do we have any
19 comments, points of view?

20 Okay. Can we have a motion to accept
21 the maintenance report?

22 COMMISSIONER PETTIGREW: Motion.

23 COMMISSIONER CONFESSORE: Second.

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

1 Clerk, call the roll.

2 MR. KAPUSHY: Commissioner Confessore.

3 COMMISSIONER CONFESSORE: 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: Dr. Doran.

11 THE CHAIRMAN: Aye.

12 We have some personnel issues. Does
13 anybody have any questions? If you do, we can go
14 into executive session, or we can go right into
15 the resolutions.

16 COMMISSIONER PETTIGREW: I just have a
17 question on Resolutions 1783 and 1784. It's
18 title changes, but do they come with increases
19 too?

20 DIRECTOR LUCAS: Yes, they have.

21 THE CHAIRMAN: I think we -- and this,
22 I think, was an overlook on our part. We made
23 this personnel decision back several months ago
24 as to who was taking the positions, but I don't
25 think we ever memorialized them with a

1 resolution. But there has been a salary
2 increase.

3 DIRECTOR LUCAS: Yes, sir.

4 THE CHAIRMAN: Okay. I don't know, I
5 don't see any smiles over there.

6 DIRECTOR LUCAS: Trust me, they're
7 smiling.

8 COMMISSIONER PETTIGREW: I just wanted
9 to make sure, because the salary increases for
10 staff come in this time.

11 DIRECTOR LUCAS: They were taken care
12 of in April.

13 COMMISSIONER PETTIGREW: Aren't they
14 included in staff, too, since they're now staff?

15 DIRECTOR LUCAS: Yes, that's why we're
16 having the resolutions to have the things. We
17 did the resolutions --

18 THE CHAIRMAN: We did staff regs, and
19 we did resolutions when we had them assume the
20 positions. We just didn't memorialize it with a
21 title change and a vote.

22 COMMISSIONER PETTIGREW: I just want to
23 make sure.

24 DIRECTOR LUCAS: This is the reason we
25 did it, Artie. Joe brought it to my attention

1 that if we don't have something in resolution
2 form -- so say Nuno is out and Matt's number two,
3 and he steps up, and then the guys say, Well, I'm
4 not following Matt because he doesn't have a
5 title. It could cause a problem. So when Joe
6 brought it to my attention, I called Dr. Doran,
7 and he said it makes sense to put something in
8 writing so that there isn't any disruption in the
9 ranks.

10 THE CHAIRMAN: I actually thought we
11 did it already.

12 COMMISSIONER PETTIGREW: I just wanted
13 to make sure they're not getting cheated for
14 doing the work for free.

15 DIRECTOR LUCAS: No, sir.

16 COMMISSIONER PETTIGREW: I hate when
17 that happens.

18 THE CHAIRMAN: Okay. Any other
19 questions?

20 COMMISSIONER PETTIGREW: Under new
21 business?

22 THE CHAIRMAN: Well, it's under new
23 business.

24 COMMISSIONER PETTIGREW: Do the
25 resolutions first, and then I just have a comment

1 under new business.

2

3 THE CHAIRMAN: Okay. It's up to you.
4 What are you comfortable with?

5 COMMISSIONER PETTIGREW: I would go
6 with the resolutions first so everyone is happy,
7 and then I'll go with the comment.

8 THE CHAIRMAN: Okay. We're also -- a
9 couple things. We're increasing the staff. We
10 had this agreement at, I forget, our last
11 meeting, said that we would ask the current staff
12 members that instead of hiring somebody new to
13 assume more of the duties of Maureen's role. And
14 Ray has informed us that that's happening, and
15 we're giving a partial increase at this point,
16 and we're probably going to look at this again in
17 a few months.

18 So thank you for stepping up to the
19 plate, we appreciate the staff that's here. And,
20 you know, the job is getting done. And we all
21 knew it would be difficult to adjust to Maureen
22 leaving. And there's been growing pains, but
23 that's okay, it's all part of it. You know, I
24 left my job, and they're having growing pains,
25 one or two. So that's the reality. So we

1 appreciate the staff to rise to the occasion and
2 take care of things, so we're going to make that
3 happen.

4 Okay. With that being said, I'm going
5 to call for -- I can probably do one vote?

6 MR. MANFREDI: Yes.

7 COMMISSIONER MILLER: I have one thing
8 on new business before you go?

9 THE CHAIRMAN: Sure, whatever you like.

10 COMMISSIONER MILLER: I think we should
11 have a resolution that certain information be
12 sent to the Commissioners five business days
13 before.

14 THE CHAIRMAN: Okay. We'll try to do
15 that.

16 DIRECTOR LUCAS: If you want, do you
17 want me to add it right now?

18 COMMISSIONER PETTIGREW: Can we add it
19 right now?

20 MR. MANFREDI: Yes.

21 THE CHAIRMAN: Well, we don't have to
22 add that by resolution, that's just a directive
23 from the Board.

24 COMMISSIONER MILLER: I didn't know if
25 it was a resolution --

1 DIRECTOR LUCAS: We can just agree.

2 COMMISSIONER MILLER: That the
3 materials, both the minutes and --

4 THE CHAIRMAN: Yes, this month it was a
5 little bit on the late side.

6 DIRECTOR LUCAS: I'm sorry, Richard;
7 the minutes and the report?

8 COMMISSIONER MILLER: The minutes, the
9 variance report, the Excel variance report, and a
10 balance sheet.

11 DIRECTOR LUCAS: Okay. Got it.

12 THE CHAIRMAN: Yeah, most of the boards
13 in town have an understanding with folks that at
14 least five days before, and if there's questions
15 you have time to react. And if there's anything
16 to add to the agenda, we kind of do that
17 sparingly, but in an emergency we'll have some
18 discussion about it if that has to happen. Yeah,
19 this month it was a little -- I'm not
20 criticizing, I'm just saying it was late this
21 month. I was on the edge of my seat waiting for
22 it.

23 Okay. With that being said, can I have
24 a motion to approve Resolution 1781, salary
25 increase for staff that achieved the Black Seal;

1 1782, salary increase for staff taking over
2 office duties; 1783 approving a title change for
3 the Director of, Nuno, maintenance supervisor,
4 and approving the title change also to assistant
5 supervisor. And approving merit raises for two
6 new employees. That's Resolutions 1781, 1782,
7 1783, 1784, 1785. Can I have a motion?

8 COMMISSIONER MUSTILLI: Motion.

9 COMMISSIONER PETTIGREW: Second.

10 THE CHAIRMAN: Motion by Mustilli,
11 second by Pettigrew.

12 Clerk, call the roll.

13 MR. KAPUSHY: Commissioner Confessore.

14 COMMISSIONER CONFESSORE: I'm going to
15 abstain.

16 THE CHAIRMAN: You can abstain on one.

17 COMMISSIONER CONFESSORE: I know, but I
18 don't know which one it is.

19 THE CHAIRMAN: Okay. He's going to
20 abstain on 1783.

21 COMMISSIONER CONFESSORE: 83, okay.
22 And yes on the other ones.

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: Dr. Doran.

5 THE CHAIRMAN: Aye.

6 Okay. Is there any public comment,
7 does anyone like to be heard?

8 You're sharing amongst yourselves. Mr.
9 Ravo, would you like to be heard? Does anyone
10 else like would be heard.

11 Commissioner Pettigrew?

12 COMMISSIONER PETTIGREW: Yes. There
13 was a woman that came to me and asked about
14 the -- when she first applied she put in her
15 paperwork, and the paperwork, she somehow missed
16 putting the figures in, and she increased her
17 income by X amount of dollars. And they finally
18 found it, and she couldn't order, her son came
19 and tried to rectify the situation now because
20 her rent is so high. I think they discovered
21 that it was high, but they're now looking to see
22 if they can go back and get some of that income
23 back that she lost. You're shaking your head
24 no --

25 THE CHAIRMAN: I would refer that to

1 the Executive Director and attorney. I don't
2 necessarily think it's a Board issue for us to
3 deal with, to make any decisions on what someone
4 is paying rent.

5 DIRECTOR LUCAS: Excuse me, Dr. Doran.
6 So Artie, they're asking to get money back from
7 the information they provided to us in the
8 beginning.

9 COMMISSIONER MILLER: It could have
10 been like -- from what I understand, you have to
11 fill out an affidavit how much your income is.

12 DIRECTOR LUCAS: Joanne, go ahead.

13 MS. ROMANO: The tenant you're talking
14 about did come in with that money that you're
15 saying, eventually had taken out a full lump sum,
16 did not tell us this, so we assumed that that
17 money was coming in monthly. Then when the steps
18 on payment, started talking to me and Andrew. We
19 figured it all out.

20 THE CHAIRMAN: Is she looking for back
21 rent that she's paid a credit?

22 MS. ROMANO: When I had spoken to him I
23 said I didn't think that we can do that, and that
24 it would have to be something that we could
25 discuss. He said he didn't care and he just

1 wanted to rectify it now.

2 THE CHAIRMAN: I'm going to refer that
3 to Mr. Lucas.

4 DIRECTOR LUCAS: I'll call you with the
5 answer, Arthur, we'll jump right on it.

6 THE CHAIRMAN: Okay. Any other new
7 business?

8 DIRECTOR LUCAS: Thank you, Joanne.

9 THE CHAIRMAN: Okay. Do I have a
10 motion to adjourn?

11 COMMISSIONER PETTIGREW: Motion.

12 COMMISSIONER CONFESSORE: Second.

13 THE CHAIRMAN: Motion by Pettigrew,
14 second by Confessore.

15 Those in favor, aye.

16 (Ayes.)

17 Those opposed?

18 (No response.)

19 Okay, folks, see you in October.

20 (Whereupon the proceedings concluded at
21 6:30 p.m.)

22

23

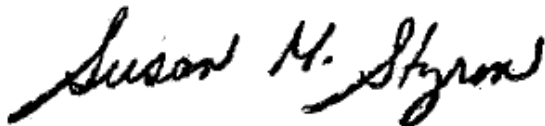
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CERTIFICATE

I, SUSAN M. STYRON, Notary Public,
R.P.R., C.S.R., of the State of New Jersey,
License No. XIO1704, 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: September 22, 2025

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