

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, November 5, 2025, 6 p.m.

Harrison Gardens, Bldg. #1

788 Harrison Avenue

Harrison, New Jersey 07029

PRESENT:

ARTHUR PETTIGREW, VICE CHAIRMAN

DANIEL CHOFFO, COMMISSIONER

BRUNILDA MUSTILLI, COMMISSIONER

FREDERICK CONFESSORE, COMMISSIONER

RICHARD MILLER, COMMISSIONER

EXCUSED: JAMES P. DORAN, Ed.D, CHAIRMAN

DAWN KINSELLA, COMMISSIONER

ALSO PRESENT:

RAYMOND LUCAS, Executive Director

JOSEPH MANFREDI, ESQ. Board Attorney

ANDREW KAPUSHY, Authority Staff

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
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1 THE VICE CHAIRMAN: I hereby declare
2 this meeting to order, this meeting of the
3 Harrison Housing Authority of the Town of
4 Harrison scheduled for November 5, 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 stand for the salute to the
10 flag.

11 (Pledge of Allegiance.)

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

14 MR. KAPUSHY: Roll call. Commissioner
15 Choffo.

16 COMMISSIONER CHOFFO: Present.

17 MR. KAPUSHY: Commissioner Confessore.

18 COMMISSIONER CONFESSORE: I'm here.

19 MR. KAPUSHY: Commissioner Kinsella,
20 absent.

21 Commissioner Miller.

22 COMMISSIONER MILLER: Here.

23 MR. KAPUSHY: Commissioner Mustilli.

24 COMMISSIONER MUSTILLI: Here.

25 MR. KAPUSHY: Commissioner Pettigrew.

1 THE VICE CHAIRMAN: Here.

2 MR. KAPUSHY: And Dr. Doran.

3 THE VICE CHAIRMAN: Absent.

4 Okay. I need a motion to approve the
5 minutes of October 8, 2025. Do I have a motion?

6 COMMISSIONER MUSTILLI: Motion.

7 THE VICE CHAIRMAN: Second?

8 COMMISSIONER CONFESSORE: Second.

9 THE VICE CHAIRMAN: Do I have a vote?

10 MR. KAPUSHY: Commissioner Choffo.

11 COMMISSIONER CHOFFO: Aye.

12 MR. KAPUSHY: Commissioner Confessore.

13 COMMISSIONER CONFESSORE: Yup.

14 MR. KAPUSHY: Commissioner Miller.

15 COMMISSIONER MILLER: Yes.

16 MR. KAPUSHY: Commissioner Mustilli.

17 COMMISSIONER MUSTILLI: Aye.

18 MR. KAPUSHY: Commissioner Pettigrew.

19 THE VICE CHAIRMAN: Aye.

20 Okay. Do I have a motion to pay all
21 bills?

22 COMMISSIONER MILLER: Motion.

23 COMMISSIONER CONFESSORE: Second.

24 THE VICE CHAIRMAN: Before we take
25 that, there's a check in that bundle. Can you

1 give me the bundle? Who is officer Theodore
2 Johnson?

3 DIRECTOR LUCAS: So in my Executive
4 Director's report we are evicting somebody, and
5 you have to pay the Officer Theodore Johnson \$82
6 to come and post a sign on the door. So that is
7 why you have a check there for that.

8 THE VICE CHAIRMAN: But there's no
9 invoice?

10 DIRECTOR LUCAS: There is no invoice.
11 We just have to put the P.O. box down. Am I
12 correct, Joe?

13 MR. MANFREDI: Yes, that is correct.
14 They require you to pay the constable to post the
15 three-day eviction notice, and the court
16 calculates the fee based on the mileage and
17 service. And it is interesting, because normally
18 years ago we paid the court, but they changed it
19 and now we have to actually pay the constable.

20 DIRECTOR LUCAS: He's coming tomorrow.

21 THE VICE CHAIRMAN: Okay. There's a
22 check number but no invoice. Anyway, let's do
23 the vote to pay all bills.

24 MR. KAPUSHY: Commissioner Choffo.

25 COMMISSIONER CHOFFO: Aye.

1 MR. KAPUSHY: Commissioner Confessore.

2 COMMISSIONER CONFESSORE: Aye.

3 MR. KAPUSHY: Commissioner Miller.

4 COMMISSIONER MILLER: Aye.

5 MR. KAPUSHY: Commissioner Mustilli.

6 COMMISSIONER MUSTILLI: Aye.

7 MR. KAPUSHY: Commissioner Pettigrew.

8 THE VICE CHAIRMAN: Aye.

9 Communications? None? Do we have any?

10 MR. KAPUSHY: No, sir.

11 THE VICE CHAIRMAN: Thank you.

12 Executive Director's report. Do we have one of
13 them?

14 DIRECTOR LUCAS: Yes, of course we do.

15 THE VICE CHAIRMAN: Please go.

16 DIRECTOR LUCAS: No changes.

17 THE VICE CHAIRMAN: Thank you. That's
18 your report?

19 DIRECTOR LUCAS: No changes. Whatever
20 is in my report is exactly what is going on.
21 Does anybody have any questions?

22 COMMISSIONER MILLER: I do have a
23 question.

24 DIRECTOR LUCAS: Yes, Richard.

25 COMMISSIONER MILLER: When is the

1 contract up for electric?

2 DIRECTOR LUCAS: 2026. Am I right?

3 COMMISSIONER MILLER: For next year?

4 DIRECTOR LUCAS: For the collective
5 you're talking about, Richard?

6 COMMISSIONER MILLER: Yes, the
7 collective.

8 DIRECTOR LUCAS: 2026.

9 COMMISSIONER MILLER: When is it up?
10 When does it get renewed so we can look at it?

11 DIRECTOR LUCAS: 2026 it goes up. The
12 collective is for five years. So we signed it
13 2021, and now we have until 2026. But as we were
14 working on -- we can change the rate.

15 COMMISSIONER MILLER: Just, Ray and I
16 have been going over trying to understand what's
17 going on, and all we have is a relock for one
18 part of the bill. The other part -- it's all
19 over the place, Joseph. I mean, it goes from 20
20 cents per therm to 100 therms, to 70 cents. And
21 your bills are just over the place. There's
22 no -- we go with flat. We don't want to take the
23 risk of energy prices for the year.

24 So I know with buying vehicles you tend
25 to buy them through the state program. Are you

1 required as a government agency to go through the
2 collective, or can you go through a third-party
3 vendor like we use, like a bind group, for lack
4 of a better word.

5 MR. MANFREDI: You're not required to
6 go through a collective here. We can go through
7 anyone who offers the most advantageous energy
8 prices to us. And, Commissioner, we should check
9 something in that agreement. Many of those
10 agreements have auto-renew clauses. And there's
11 probably a notification procedure that, you know,
12 on the 91st day before it renews you have to give
13 notice by Certified Mail or it automatically
14 renews. So we have to make sure we have that --

15 COMMISSIONER MILLER: That's why I'm
16 asking these questions now.

17 MR. MANFREDI: Yes.

18 DIRECTOR LUCAS: Me and Mr. Miller have
19 been diving into this.

20 MR. MANFREDI: Great.

21 DIRECTOR LUCAS: And he's a very good
22 teacher, I will say that. He's a very good
23 teacher.

24 COMMISSIONER MILLER: You're the first
25 one to say that.

1 DIRECTOR LUCAS: Well, I'll say it out
2 loud to everybody.

3 THE VICE CHAIRMAN: I feel like it's
4 Kumbayah here.

5 Okay. Let's do a motion for the
6 executive report, please.

7 COMMISSIONER CONFESSORE: Motion.

8 COMMISSIONER CHOFFO: Second.

9 MR. KAPUSHY: Roll call.
10 Commissioner Confessore.

11 COMMISSIONER CONFESSORE: Yes.

12 MR. KAPUSHY: Commissioner Miller.

13 COMMISSIONER MILLER: Aye.

14 MR. KAPUSHY: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Aye.

16 MR. KAPUSHY: Commissioner Pettigrew.

17 THE VICE CHAIRMAN: Aye.

18 MR. KAPUSHY: Commissioner Choffo.

19 COMMISSIONER CHOFFO: Aye.

20 THE VICE CHAIRMAN: All right.

21 Maintenance report? Do we have a maintenance
22 report?

23 MR. LIGEIRO: Today we had our HUD
24 inspection, and as per the HUD inspector he said
25 we did pretty well.

1 THE VICE CHAIRMAN: Pretty well?

2 MR. LIGEIRO: Pretty well for being
3 short noticed.

4 THE VICE CHAIRMAN: When is the final
5 report?

6 MR. LIGEIRO: End of the month. But
7 now that HUD is closed, the government's shut
8 down, things are moving at a slow pace.

9 COMMISSIONER CHOFFO: The inspectors
10 are still out?

11 MR. LIGEIRO: Oh, yeah, they are.

12 DIRECTOR LUCAS: They're private
13 contractors.

14 MR. LIGEIRO: Yeah, they're outside
15 contractors. But the report goes to HUD, so
16 they're a little behind.

17 DIRECTOR LUCAS: So we'll see it next
18 year.

19 MR. LIGEIRO: He said we should be good
20 for near three years.

21 COMMISSIONER CHOFFO: The same
22 inspector?

23 MR. LIGEIRO: No, different.

24 DIRECTOR LUCAS: A young man.

25 MR. LIGEIRO: I guess my age.

1 DIRECTOR LUCAS: Yeah, like Nuno's age.
2 A young man.

3 COMMISSIONER MILLER: We had a meeting
4 today for the Harrison Brownfield Redevelopment
5 Area --

6 THE VICE CHAIRMAN: Do I have a motion
7 to approve the maintenance report?

8 COMMISSIONER CONFESSORE: Motion.

9 COMMISSIONER CHOFFO: Second.

10 THE VICE CHAIRMAN: Clerk, call the
11 roll.

12 MR. KAPUSHY: Commissioner Choffo.

13 COMMISSIONER CHOFFO: Aye.

14 MR. KAPUSHY: Commissioner Confessore.

15 COMMISSIONER CONFESSORE: Yes.

16 MR. KAPUSHY: Commissioner Miller.

17 COMMISSIONER MILLER: Aye.

18 MR. KAPUSHY: Commissioner Mustilli.

19 COMMISSIONER MUSTILLI: Aye.

20 MR. KAPUSHY: Commissioner Pettigrew.

21 THE VICE CHAIRMAN: Aye. Thank you.

22 No old business.

23 Under new business I'd like a motion to
24 table the 1786 Resolution.

25 DIRECTOR LUCAS: Table it?

1 THE VICE CHAIRMAN: Yes, we're going to
2 table it.

3 COMMISSIONER MUSTILLI: Why?

4 THE VICE CHAIRMAN: For further
5 discussion.

6 COMMISSIONER CHOFFO: I'll make a
7 motion.

8 COMMISSIONER MILLER: Second.

9 MR. KAPUSHY: Roll call.
10 Commissioner Choffo.

11 COMMISSIONER CHOFFO: Aye.

12 MR. KAPUSHY: Commissioner Confessore.

13 COMMISSIONER CONFESSORE: Aye.

14 MR. KAPUSHY: Commissioner Miller.

15 COMMISSIONER MILLER: Aye.

16 MR. KAPUSHY: Commissioner Mustilli.

17 COMMISSIONER MUSTILLI: Aye.

18 MR. KAPUSHY: Commissioner Pettigrew.

19 THE VICE CHAIRMAN: Aye. Thank you.
20 Closed session?

21 MR. MANFREDI: No closed session.

22 THE VICE CHAIRMAN: Okay. Public
23 comment?

24 COMMISSIONER MILLER: No public here.

25 THE VICE CHAIRMAN: No public.

1 Oh, listen, my favorite. Motion to
2 adjourn. All in favor? These in favor say aye,
3 those opposed say no.

4 (All ayes)

5 THE VICE CHAIRMAN: Thank you.

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7 (Whereupon the proceedings concluded at 6:10
8 p.m.)

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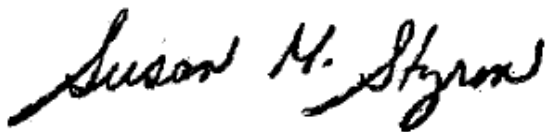
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CERTIFICATE

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.



Notary Public of the State of New Jersey

My Certificate expires June 30, 2026

Dated: November 18, 2025

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