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TOWN OF HARRISON
HOUSING AUTHORITY

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

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O P E N S E S S I O N

Wednesday, March 04, 2026, 6:00 p.m.
Harrison Gardens, Building No. 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
- DAWN KINSELLA, COMMISSIONER
- DANIEL CHOFFO, COMMISSIONER

EXCUSED:

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

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1 CHAIRMAN DORAN: All right. I hereby
 2 declare this meeting to order and state that this is
 3 a meeting of the Harrison Housing Authority of the
 4 Town of Harrison scheduled for March 4, 2026. This
 5 meeting is a regularly scheduled meeting and proper
 6 public notice of time, date, location, purpose, and
 7 agenda have been posted in compliance with the
 8 Sunshine Law. I ask all please stand and salute the
 9 flag.
 10 (Flag Salute.)
 11 CHAIRMAN DORAN: Please remain
 12 standing for a second, a moment of silence. I don't
 13 know if he was ever a Board Member here, but I know
 14 he's connected with the Gardens. Vincent Franco
 15 passed away yesterday. Just a moment of silence in
 16 memory of Vinnie, who was a great Harrisonian.
 17 (Moment of Silence.)
 18 COMMISSIONER MILLER: The one with
 19 the cane?
 20 CHAIRMAN DORAN: Yes. Yeah.
 21 COMMISSIONER MILLER: So he was
 22 always at all the parties?
 23 CHAIRMAN DORAN: Yes. Always.
 24 COMMISSIONER MILLER: How old was he?
 25 CHAIRMAN DORAN: I want to say 89.

Page 3

1 He didn't want to keep going in. Towards the end it
 2 got difficult for him, you know. Freddy worked with
 3 him for many years.
 4 COMMISSIONER CONFESSORE: I worked
 5 with him. He's actually a relative, somehow
 6 connected to my mom's side of the family. I know he
 7 gave me accordion lessons when I was six years old.
 8 And then I was a teacher. He was my principal when
 9 I first started teaching.
 10 CHAIRMAN DORAN: I remember when he
 11 played the accordion.
 12 COMMISSIONER KINSELLA: It's an
 13 Italian thing.
 14 CHAIRMAN DORAN: That's why his back
 15 was --
 16 COMMISSIONER CONFESSORE: It was. He
 17 had a bad back.
 18 MR. KAPUSHY: Commissioner Choffo.
 19 MR. LUCAS: On his way.
 20 MR. KAPUSHY: Commissioner
 21 Confessore.
 22 COMMISSIONER CONFESSORE: Here.
 23 MR. KAPUSHY: Commissioner Kinsella.
 24 COMMISSIONER KINSELLA: Here.
 25 MR. KAPUSHY: Commissioner Miller.

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1 COMMISSIONER MILLER: Here.
 2 MR. KAPUSHY: Commissioner Mustilli.
 3 COMMISSIONER MUSTILLI: Here.
 4 MR. KAPUSHY: Commissioner Pettigrew.
 5 COMMISSIONER PETTIGREW: Here.
 6 MR. KAPUSHY: Dr. Doran.
 7 CHAIRMAN DORAN: Here. And just a
 8 point of reference, Choffo is considered absent
 9 until he gets here.
 10 COMMISSIONER MUSTILLI: That may be
 11 him. There he is.
 12 CHAIRMAN DORAN: He's here. Okay.
 13 Great. At this point, to discuss some legal
 14 matters, I would like to go for executive session.
 15 Can I have a motion?
 16 COMMISSIONER PETTIGREW: Motion.
 17 COMMISSIONER CONFESSORE: Second.
 18 CHAIRMAN DORAN: Was that motion by a
 19 Confessore? Second by, I'm sorry? Motion by?
 20 COMMISSIONER KINSELLA: Pettigrew.
 21 CHAIRMAN DORAN: Second by Mustilli.
 22 And all those in favor.
 23 (Unanimous Aye. The Board moves to
 24 Executive Session.)
 25

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1 CHAIRMAN DORAN: Thank you, Matt, for
 2 that closing the door. Okay, can I have a -- can I
 3 have a motion to approve the minutes of the January
 4 7 of 2026 of the minutes? Second. That's 2026 on
 5 the agenda, please. Right? Wasn't that January 7,
 6 '26?
 7 MR. LUCAS: Yes. So it stands
 8 corrected.
 9 CHAIRMAN DORAN: Mustilli and
 10 Pettigrew. Clerk, call the roll.
 11 MR. KAPUSHY: Commissioner Choffo.
 12 COMMISSIONER CHOFFO: Aye.
 13 MR. KAPUSHY: Commissioner
 14 Confessore.
 15 COMMISSIONER CONFESSORE: Yes.
 16 MR. KAPUSHY: Commissioner Kinsella.
 17 COMMISSIONER KINSELLA: I'm going to
 18 abstain. Normally I try to read them in between the
 19 month, but this time I did not get a chance. So I
 20 will abstain.
 21 MR. KAPUSHY: Commissioner Miller.
 22 COMMISSIONER MILLER: Aye.
 23 MR. KAPUSHY: Commissioner Mustilli.
 24 COMMISSIONER MUSTILLI: Aye.
 25

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1 MR. KAPUSHY: Commissioner Pettigrew.
 2 COMMISSIONER PETTIGREW: Aye.
 3 MR. KAPUSHY: Dr. Doran.
 4 CHAIRMAN DORAN: Aye. I appreciate
 5 that.
 6 COMMISSIONER KINSELLA: I do try to
 7 read them. I have to find the mistakes.
 8 Commissioner Miller's domain.
 9 CHAIRMAN DORAN: Okay. Any questions
 10 on the bills? I know there was some questions. Did
 11 everything get answered for you?
 12 COMMISSIONER MILLER: No, it's not
 13 the bills. I'm okay with the bills.
 14 CHAIRMAN DORAN: Okay.
 15 COMMISSIONER MILLER: The reports, I
 16 question how anyone can know what's going on.
 17 CHAIRMAN DORAN: We did have some
 18 discussion this afternoon regarding that. Did they
 19 go back to Richard on that?
 20 MR. LUCAS: Yeah, we sent them the
 21 sheet with the variance reported in it. It wasn't
 22 sent to him in person.
 23 COMMISSIONER MILLER: No, no, it was
 24 sent to me. There's no formulas and the math is
 25 wrong.

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1 CHAIRMAN DORAN: Were there at least
 2 any accurate figures?
 3 COMMISSIONER MILLER: I have no idea
 4 because it's all just numbers for that. But when
 5 you do the formulas the way you're supposed to, I
 6 sent the simple one. The revenue was up by X
 7 percent.
 8 MR. LUCAS: I do have an answer for
 9 that.
 10 COMMISSIONER MILLER: No, you're
 11 saying the formulas are wrong.
 12 CHAIRMAN DORAN: We had discussion
 13 about that. The way HUD does their accounting is
 14 difficult for us, but you can't just project out
 15 what the bills would be. You have to kind of be in
 16 actual time, right?
 17 MR. LUCAS: It's flowing, ever
 18 flowing is what they said. It's what they said.
 19 MR. MANFREDI: Yeah, I think we
 20 should go over it. Mr. Miller, one-on-one, I have
 21 some answers to it, but not being the accountant, I
 22 don't have all of them. But part of it stems from
 23 the sporadic method in which our money comes from
 24 HUD and is being input into the system; is that
 25 correct?

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1 COMMISSIONER MILLER: No, I
 2 understand the timing. I understand what's going
 3 on, but the staff should explain the variances, and
 4 it can be very simple. Does anyone have it? I
 5 didn't bring it with me, but why don't we just get
 6 things?
 7 CHAIRMAN DORAN: I'm going to ask,
 8 just for the record, ask the attorney, Ray,
 9 Executive Director, and I think you have a
 10 conference call with him if anybody else wants to
 11 get on that to understand some of the things in it,
 12 and especially some of the explanations that you're
 13 looking for that should have been there. And I
 14 thought we established that last time, but it hasn't
 15 happened.
 16 MR. LUCAS: So it's continuing, as I
 17 said. I'll get it rectified, Richard.
 18 CHAIRMAN DORAN: Okay. So motion to
 19 pay to those.
 20 COMMISSIONER PETTIGREW: Motion.
 21 CHAIRMAN DORAN: Motion by Pettigrew.
 22 Second by Mr. Miller.
 23 MR. KAPUSHY: Commissioner Choffo.
 24 COMMISSIONER CHOFFO: Aye.
 25 MR. KAPUSHY: Commissioner

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1 Confessore.
 2 COMMISSIONER CONFESSORE: Yes.
 3 MR. KAPUSHY: Commissioner Kinsella.
 4 COMMISSIONER KINSELLA: Yes.
 5 MR. KAPUSHY: Commissioner Miller.
 6 COMMISSIONER MILLER: Aye.
 7 MR. KAPUSHY: Commissioner Mustilli.
 8 COMMISSIONER MUSTILLI: Aye.
 9 MR. KAPUSHY: Commissioner Pettigrew.
 10 VICE CHAIRMAN PETTIGREW: Aye.
 11 MR. KAPUSHY: Dr. Doran.
 12 CHAIRMAN DORAN: Aye. Thank you.
 13 Okay. Communication?
 14 Okay. Executive Director's report. I
 15 know Ray left one thing off the report.
 16 MR. LUCAS: A very important thing
 17 that I left off in my report is that the three new
 18 guys in our maintenance department took their
 19 boiler's license test last Thursday. We should know
 20 by next Thursday. I'll send an e-mail out to all
 21 your Commissioners who passed.
 22 When I asked all three of them, they said
 23 "I feel good," which made me nervous as shit. But
 24 yeah, they said they felt good about it. So as soon
 25 as I get the stuff, which we need to talk offline

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1 about, whatever we're doing for them if they pass
 2 it. So yeah, I'm excited. I'm really excited.
 3 MR. MANFREDI: We have a stipend
 4 established. Yeah, we do.
 5 COMMISSIONER MILLER: We do, right?
 6 MR. LUCAS: Yeah, we do.
 7 COMMISSIONER MILLER: The only thing
 8 I do is look in whoever got a license.
 9 MR. LUCAS: And if you're confused by
 10 all these RFPs going out, our 2023 allotment has to
 11 be done by 5/5. So we have the cycle payment coming
 12 up, which is going to be about, from last year to
 13 from five years ago, it was 375 and change. If you
 14 do six percent, you're looking at a 30-percent
 15 markup, which should be right around 500, maybe 550
 16 at the most.
 17 The hot water heater in the Kingsland
 18 Courts is the only thing in the boiler room that we
 19 haven't fixed. That will go out to bid next week,
 20 probably Monday, if not tomorrow. That will be
 21 about 50. So we have about 631,000. And then the
 22 other stuff will all be coming under 17.5, but I
 23 will let the Board know exactly what the prices are.
 24 I will send it out as soon as I get them. So we
 25 will be okay with our allotment for '23. We still

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1 have a million dollars in '25. I'm not sure, I have
 2 it printed on my desk what we have in '24, but we're
 3 in good shape.
 4 We haven't been allotted our '26 money
 5 yet, which is usually in April, May. We'll get it.
 6 I don't foresee us not getting any less than a
 7 million. Unless -- that's it for my report.
 8 CHAIRMAN DORAN: If you could, just
 9 think about something, thinking out loud about
 10 something. I know the air conditioning units all
 11 became obsolete.
 12 MR. LUCAS: Correct.
 13 CHAIRMAN DORAN: Maybe prepare a
 14 report on maintenance for the next month as to
 15 what's happening with the units. Are they being
 16 removed?
 17 MR. LUCAS: 15,000 BTUs, we're going
 18 to keep them in there because they still provide
 19 heat. So God forbid our boilers went down in the
 20 wintertime, we could get heat out of these things.
 21 That's why we're going to keep them.
 22 CHAIRMAN DORAN: Well, just, you
 23 don't need it now, but prepare a report for the
 24 Board at least, if there's any. And is there any
 25 way of -- if we were to get some type of grant or

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1 something, would there be a way of getting those
 2 things fixed or replaced?
 3 MR. LUCAS: Okay.
 4 CHAIRMAN DORAN: And how much it
 5 would be? Not that I'm saying we're going to be,
 6 you know, but it would be nice to see --
 7 COMMISSIONER MILLER: There's splits,
 8 right?
 9 CHAIRMAN DORAN: It would be nice to
 10 see those things functioning again as opposed to all
 11 the window units for the summertime, which are not
 12 the most environmentally or the most good-looking
 13 things that you can --
 14 COMMISSIONER MILLER: Digitally
 15 attractive.
 16 CHAIRMAN DORAN: Yes, that's it. Not
 17 easy on the eyes.
 18 COMMISSIONER MUSTILLI: No curb
 19 appeal.
 20 CHAIRMAN DORAN: Okay. Thank you.
 21 Motion to accept the Executive Director's report.
 22 Motion by Choffo. Seconded by Mustilli.
 23 Clerk, call the roll.
 24 MR. KAPUSHY: Commissioner Choffo.
 25 COMMISSIONER CHOFFO: Aye.

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1 MR. KAPUSHY: Commissioner
 2 Confessore.
 3 COMMISSIONER CONFESSORE: Yes.
 4 MR. KAPUSHY: Commissioner Kinsella.
 5 COMMISSIONER KINSELLA: Aye.
 6 MR. KAPUSHY: Commissioner Miller.
 7 COMMISSIONER MILLER: Aye.
 8 MR. KAPUSHY: Commissioner Mustilli.
 9 COMMISSIONER MUSTILLI: Aye.
 10 MR. KAPUSHY: Commissioner Pettigrew.
 11 VICE CHAIRMAN PETTIGREW: Aye.
 12 MR. KAPUSHY: Dr. Doran.
 13 CHAIRMAN DORAN: Aye. Any questions
 14 or anything of -- I guess you're open, Matt, to
 15 present the --
 16 MR. LUCAS: I'm sorry. Nuno has the
 17 flu. He's been out sick for the last two days, so
 18 Matt's here. I was going to say on Friday night.
 19 MR. RAVO: Yeah, well, he has a sinus
 20 infection. He's not completely sick.
 21 MR. LUCAS: Okay. So Matt may --
 22 CHAIRMAN DORAN: Anything to discuss
 23 on the report, Matt?
 24 MR. RAVO: No. We got -- we took
 25 care of the snow very well. All the guys --

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1 CHAIRMAN DORAN: Good job.
 2 MR. LUCAS: Very good job. Yes, you
 3 did. Yes, you did.
 4 MR. RAVO: We got the BCT (ph.)
 5 e-mails on there. The smoke remover that we're
 6 looking for.
 7 MR. LUCAS: I was just saying
 8 something. Good.
 9 CHAIRMAN DORAN: And you guys
 10 remembered the fire hydrants this time.
 11 MR. RAVO: Yes.
 12 CHAIRMAN DORAN: Great. Good job.
 13 Very good. Please pass along to staff.
 14 MR. RAVO: It's just hard when -- the
 15 thing is, we could care that, but when the time
 16 comes in, they plowed in and it's --
 17 COMMISSIONER MUSTILLI: Oh, and then
 18 the people that are going to sit down on the parking
 19 lot.
 20 MR. RAVO: People that are thirsty.
 21 We take care of them.
 22 COMMISSIONER MUSTILLI: I was like
 23 livid. Because if I fall down, then what?
 24 COMMISSIONER MILLER: See a lawyer.
 25 You see a lawyer.

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1 COMMISSIONER PETTIGREW: Ask the
 2 lawyer. He'll tell you what to do.
 3 COMMISSIONER MUSTILLI: Matt, please.
 4 I don't want to fall, though, man.
 5 CHAIRMAN DORAN: On behalf of the
 6 board, please pass along to staff that we said very
 7 good job, kudos, and a clap for us. I'll tell you,
 8 you did wonderful.
 9 Okay. Did I call a motion?
 10 That was motion by, I'm sorry?
 11 COMMISSIONER KINSELLA: Kinsella.
 12 Mustilli. Clerk, call the roll.
 13 MR. KAPUSHY: Commissioner Choffo.
 14 COMMISSIONER CHOFFO: Aye.
 15 MR. KAPUSHY: Commissioner
 16 Confessore.
 17 COMMISSIONER CONFESSORE: Yes.
 18 MR. KAPUSHY: Commissioner Kinsella.
 19 COMMISSIONER KINSELLA: Yes.
 20 MR. KAPUSHY: Commissioner Miller.
 21 COMMISSIONER MILLER: Aye.
 22 MR. KAPUSHY: Commissioner Mustilli.
 23 COMMISSIONER MUSTILLI: Aye.
 24 MR. KAPUSHY: Commissioner Pettigrew.
 25 VICE CHAIRMAN PETTIGREW: Aye.

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1 MR. KAPUSHY: Dr. Doran.
 2 CHAIRMAN DORAN: Yes. No old
 3 business. Let's get to new business. I'll call for
 4 these. There was some just discussion of the
 5 budget. The budget was it sends a DCA. It returned
 6 back with a couple of minor requests for changes.
 7 And so now it's in good shape?
 8 MR. LUCAS: Yes, sir.
 9 CHAIRMAN DORAN: Okay. So I'll
 10 approve both of those. Do you need to let me do
 11 separate votes on that?
 12 MR. MANFREDI: Yes.
 13 CHAIRMAN DORAN: Okay. So we need to
 14 approve Resolution No. 1793, adoption of the DCA
 15 Budget.
 16 COMMISSIONER CHOFFO: Motion.
 17 COMMISSIONER MILLER: Motion.
 18 CHAIRMAN DORAN: Motion by Choffo.
 19 Second by Miller, and Clerk, call the roll.
 20 MR. KAPUSHY: Commissioner Choffo.
 21 COMMISSIONER CHOFFO: Aye.
 22 MR. KAPUSHY: Commissioner
 23 Confessore.
 24 COMMISSIONER CONFESSORE: Yes.
 25 MR. KAPUSHY: Commissioner Kinsella.

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1 COMMISSIONER KINSELLA: Aye.
 2 MR. KAPUSHY: Commissioner Miller.
 3 COMMISSIONER MILLER: Aye.
 4 MR. KAPUSHY: Commissioner Mustilli.
 5 COMMISSIONER MUSTILLI: Aye.
 6 MR. KAPUSHY: Commissioner Pettigrew.
 7 VICE CHAIRMAN PETTIGREW: Aye.
 8 MR. KAPUSHY: Dr. Doran.
 9 CHAIRMAN DORAN: Aye. Thank you.
 10 A motion to approve Resolution 1794,
 11 approving an adoption of the Flat Rent Schedule.
 12 MR. LUCAS: Yes, that's correct.
 13 Okay. Yes.
 14 CHAIRMAN DORAN: A motion to --
 15 COMMISSIONER MUSTILLI: Motion.
 16 CHAIRMAN DORAN: Motion by Mustilli.
 17 Do you want to explain that one, Ray?
 18 MR. MANFREDI: Do you want me to give
 19 a little primer?
 20 MR. LUCAS: Give a little primer.
 21 MR. MANFREDI: So you pay 30-percent
 22 of your income living in public housing, but as you
 23 make more, which obviously HUD wants you to make
 24 more, at a certain point, your income could have you
 25 paying very close to market rate. So what HUD

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1 actually does, if you have an option to pay a lesser
 2 rent, a flat rent, if 30-percent of your income
 3 would bring you close to the fair market value of a
 4 non-subsidized unit, you have an option to pay a
 5 flat rent.
 6 But HUD keeps pushing the flat rent up.
 7 The flat rent is 80-percent of the market rent, but
 8 because we're in an environment where real estate
 9 and rent is going up, every few years HUD gives us a
 10 new number. So this picks the flat rent number up,
 11 but we're required to adopt it.
 12 MR. LUCAS: It's not even a choice.
 13 We don't have a choice. We have to adopt it because
 14 it's coming directly from HUD.
 15 MR. MANFREDI: Right. And, for
 16 example, if you -- I think the efficiency number is
 17 1880 a month. So if you're paying more than 1880 a
 18 month, and 30-percent of your income is more than
 19 that, you have the option to pay the flat rent
 20 instead. So it's to help the resident is what it
 21 is, a strange way.
 22 CHAIRMAN DORAN: I know this is just
 23 a -- is there anybody at that level here?
 24 MR. LUCAS: I can count. In the
 25 three-bedrooms, I can probably count five people

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1 that are way over income, and they're going to have
 2 to pay a mortgage to stay.
 3 CHAIRMAN DORAN: Okay.
 4 COMMISSIONER CHOFFO: I remember
 5 before I was a Commissioner with my real estate
 6 background, there was an Executive Director here
 7 years ago. His name was Thomas Lucas.
 8 CHAIRMAN DORAN: Yes, exactly.
 9 COMMISSIONER CHOFFO: So he had --
 10 Mr. Lucas asked me to help him out with some of his
 11 figures. That was like 15, 20 years ago.
 12 MR. LUCAS: Yeah.
 13 COMMISSIONER CHOFFO: I know every
 14 couple of years that comes up.
 15 MR. LUCAS: It does. We haven't
 16 raised rent here in my tenure. So, again, if you
 17 look at it, the tenants have been, you know,
 18 benefiting from the lack of --
 19 CHAIRMAN DORAN: So the average
 20 person is paying 30-percent of their income.
 21 MR. LUCAS: Correct. That doesn't
 22 change.
 23 CHAIRMAN DORAN: That won't change.
 24 But there are a few of them who will have to pay
 25 these flat rates, which is still less than the

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1 market value.
 2 MR. LUCAS: Yes.
 3 CHAIRMAN DORAN: But it's more than
 4 what they're paying every year.
 5 MR. LUCAS: So -- and basically the
 6 difference is when HOTMA was coming out, and they
 7 were going to give you your raises and every year
 8 would go up a third of whatever your difference was.
 9 This is not that. This is on your re-cert, your
 10 rent's going to fair market value.
 11 So we have to put it in the paper, we have
 12 to put it on our website, and we have to let the
 13 tenants know that this is coming down. And that's
 14 by law. I have to put it in the paper, I have to
 15 put it on the website, and then send letters to
 16 everyone to let them know what's coming on your
 17 re-cert.
 18 CHAIRMAN DORAN: Okay. Okay a motion
 19 to approve Resolution No. 1794.
 20 COMMISSIONER PETTIGREW: Motion.
 21 CHAIRMAN DORAN: Motion by Pettigrew,
 22 seconded by Kinsella. And Clerk, call the roll.
 23 MR. KAPUSHY: Commissioner Choffo.
 24 COMMISSIONER CHOFFO: Aye.
 25 MR. KAPUSHY: Commissioner

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1 Confessore.
 2 COMMISSIONER CONFESSORE: Yes.
 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 VICE CHAIRMAN PETTIGREW: Aye.
 11 MR. KAPUSHY: Dr. Doran.
 12 CHAIRMAN DORAN: Aye. Does the
 13 Commissioners have any other new business they'd
 14 like to discuss or points of view, comments,
 15 suggestions?
 16 Great. With that, I'll call for a motion
 17 to -- oh, wait, I'm sorry. Is there anyone from the
 18 public who would like to be heard?
 19 COMMISSIONER PETTIGREW: No public.
 20 CHAIRMAN DORAN: Okay. With that,
 21 I'll call for a motion to adjourn.
 22 Motion by Mustilli and Confessore. All
 23 those in favor?
 24 (Unanimous Aye.)
 25 CHAIRMAN DORAN: Anybody opposed?


1 COMMISSIONER KINSELLA: No.
2 CHAIRMAN DORAN: Good. Have a
3 wonderful month, everybody.
4 (Whereupon the proceeding is then
5 concluded at 6:26 p.m.)

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1 CERTIFICATION

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4 I, SHARI CATHEY, CCR, RPR, License No.
5 30XI00234700, and Notary Public of the State of New
6 Jersey, hereby certify that the proceedings herein
7 are from the notes taken by me of a Regular Meeting
8 of the HARRISON HOUSING AUTHORITY, held on
9 Wednesday, March 04, 2026; and that this is a
10 correct transcript of the same.

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SHARI CATHEY, CCR, RPR
A NOTARY PUBLIC of the
State of New Jersey
I.D. No. 2283786
Commission Expires 2/4/27

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15 19:11	500 10:15	adopt 18:11,13	1:22,23,24 2:3
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1794 17:10	6:00 1:7	agenda 2:7 5:5	aye 4:23 5:12
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2	7 5:4,5	air 11:10	9:12 12:25
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23 10:25	a	answers 7:21	b
24 11:2	absent 4:8	anybody 8:10	back 3:14,17
25 11:1	abstain 5:18,20	18:23 21:25	6:19 16:6
26 5:6 11:4	accept 12:21	appeal 12:19	background
3	accordion 3:7	appreciate 6:4	19:6
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