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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, April 15, 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
- 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: I hereby declare
 2 this meeting to order and state that this is a
 3 meeting of the Harrison Housing Authority, Town of
 4 Harrison scheduled for April 15, 2026. This meeting
 5 is a regularly scheduled meeting and proper public
 6 notice of the time, date, location, purpose, and
 7 agenda have been posted in compliance with the
 8 Sunshine Law.
 9 I ask you all to please join me in saying
 10 this flag.
 11 (Flag salute.)
 12 CHAIRMAN DORAN: Clerk, please call
 13 the roll.
 14 MR. KAPUSHY: Commissioner Choffo.
 15 COMMISSIONER CHOFFO: Present.
 16 MR. KAPUSHY: Commissioner
 17 Confessore.
 18 COMMISSIONER CONFESSORE: Here.
 19 MR. KAPUSHY: Commissioner Kinsella,
 20 absent. Commissioner Miller.
 21 COMMISSIONER MILLER: Here.
 22 MR. KAPUSHY: Commissioner Mustilli.
 23 COMMISSIONER MUSTILLI: Here.
 24 MR. KAPUSHY: Commissioner Pettigrew.
 25 COMMISSIONER PETTIGREW: Here.

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1 MR. KAPUSHY: Dr. Doran.
 2 CHAIRMAN DORAN: Here.
 3 MR. MANFREDI: We can amend the
 4 agenda by just asking for a vote.
 5 CHAIRMAN DORAN: Okay. We'll have a
 6 vote to go into closed session. Motion?
 7 COMMISSIONER MUSTILLI: Motion.
 8 CHAIRMAN DORAN: Motion by Mr.
 9 Mustilli.
 10 COMMISSIONER PETTIGREW: Second.
 11 CHAIRMAN DORAN: Second by Pettigrew.
 12 Clerk, call the roll.
 13 MR. KAPUSHY: Commissioner Choffo.
 14 COMMISSIONER CHOFFO: Aye.
 15 MR. KAPUSHY: Commissioner
 16 Confessore.
 17 COMMISSIONER CONFESSORE: Aye.
 18 MR. KAPUSHY: Commissioner Kinsella.
 19 Commissioner Miller.
 20 COMMISSIONER MILLER: Aye.
 21 MR. KAPUSHY: Commissioner Mustilli.
 22 COMMISSIONER MUSTILLI: Aye.
 23 MR. KAPUSHY: Commissioner Pettigrew.
 24 COMMISSIONER PETTIGREW: Aye.
 25 MR. KAPUSHY: Dr. Doran.

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1 CHAIRMAN DORAN: Aye.
 2 MR. MANFREDI: The record should
 3 reflect it's to discuss matters of personnel and
 4 attorney-client privilege.
 5 CHAIRMAN DORAN: Which I want to
 6 discuss contracting.
 7 MR. MANFREDI: And contract
 8 negotiations.
 9 (Whereupon the Board moves to its
 10 Executive Session.)
 11 CHAIRMAN DORAN: Okay. Can I have a
 12 motion to approve the minutes of the March 4th
 13 meeting that was in the ground?
 14 Motion made by Pettigrew. Pettigrew,
 15 second by Choffo. Clerk, call the roll.
 16 MR. KAPUSHY: Commissioner Choffo.
 17 COMMISSIONER CHOFFO: Aye.
 18 MR. KAPUSHY: Commissioner
 19 Confessore.
 20 COMMISSIONER CONFESSORE: Aye.
 21 MR. KAPUSHY: Commissioner Miller.
 22 COMMISSIONER MILLER: Aye.
 23 MR. KAPUSHY: Commissioner Mustilli.
 24 COMMISSIONER MUSTILLI: Aye.
 25 MR. KAPUSHY: Commissioner Pettigrew.

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1 COMMISSIONER PETTIGREW: Aye.
 2 MR. KAPUSHY: Dr. Doran.
 3 CHAIRMAN DORAN: Aye. Does anyone
 4 have any questions on the bills, the list of bills?
 5 Okay. Can I have a motion to approve the
 6 bills? Motion by Miller, second by Confessore.
 7 Clerk, call the roll.
 8 MR. KAPUSHY: Commissioner Choffo.
 9 COMMISSIONER CHOFFO: Aye.
 10 MR. KAPUSHY: Commissioner
 11 Confessore.
 12 COMMISSIONER CONFESSORE: Yes.
 13 MR. KAPUSHY: Commissioner Miller.
 14 COMMISSIONER MILLER: Aye.
 15 MR. KAPUSHY: Commissioner Mustilli.
 16 COMMISSIONER MUSTILLI: Aye.
 17 MR. KAPUSHY: Commissioner Pettigrew.
 18 COMMISSIONER PETTIGREW: Aye.
 19 MR. KAPUSHY: Dr. Doran.
 20 CHAIRMAN DORAN: Aye. Any
 21 communications?
 22 MR. KAPUSHY: No.
 23 CHAIRMAN DORAN: Executive Director's
 24 report. Ray, you want to?
 25 MR. LUCAS: Well, I just want to

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1 highlight the fact that we definitely got our money
 2 for the 2026, and we are 41,000 up from last year.
 3 I want to prerequisite that there was supposed to be
 4 a lot of cuts this year. And I've been on the phone
 5 with Joe about, I don't know, 8 million times about
 6 where does he think we're going to land, and we got
 7 41,000 more, so we're at 1,071,293 for the 2026.
 8 MR. MANFREDI: Capital fund.
 9 MR. LUCAS: Capital fund. Yep. So
 10 we actually went up 41,000. It was really good.
 11 CHAIRMAN DORAN: Yeah. Different
 12 form. Danny works for the school, so it's a
 13 different agency.
 14 Ray, do you want to talk about any of the
 15 bids that were accepted?
 16 MR. LUCAS: So we have to allocate
 17 2024. We had 631,000. So we put out to bid with my
 18 engineer and Joe's office, Darrell in particular.
 19 We have a list of bids to vote on. We got
 20 everything down to where we could. The money will
 21 be allocated on Friday. As soon as you guys roll in
 22 the contract, every single person that won one of
 23 the bids will be in my office on Friday to sign them
 24 off, and we will be allocated for 2024, and then the
 25 driver's seat will unfold.

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1 COMMISSIONER CHOFFO: How much was
 2 2024?
 3 MR. LUCAS: 2024, we had 631,000 left
 4 in the kitty.
 5 COMMISSIONER MILLER: 631,000.
 6 MR. LUCAS: Yeah, 631,000.
 7 COMMISSIONER MILLER: We have to
 8 spend it within five years.
 9 MR. LUCAS: We've got to spend it by
 10 May 5th. Now, the best thing about HUD and how it
 11 works --
 12 MR. MANFREDI: Well, excuse me, when
 13 Ray says "spend," we need to have a signed contract,
 14 and then he goes into the system and, you know.
 15 COMMISSIONER MILLER: No, I get that.
 16 But the allocation has to be -- we don't have to do
 17 it in five years.
 18 MR. LUCAS: Yeah, we don't have to do
 19 the work right away.
 20 MR. MANFREDI: Right, right. The
 21 expenditure, right. The expenditure, we have time.
 22 This is the allocation.
 23 CHAIRMAN DORAN: If you could, I
 24 don't know if you want to do it or not. Do you want
 25 to just talk about what the bids are? The flooring

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1 installation, what is that?
 2 MR. LUCAS: So, the flooring
 3 installation is for all the carpet in here and
 4 outside. As you can tell, the grunginess of our
 5 carpets is getting to the point of moldiness. We
 6 had some leaks in the offices. The carpet's
 7 actually coming up, so you get a little turf
 8 monster. So I put it out to bid. I got three bids.
 9 The lowest bid was under the 17.5 threshold for the
 10 Executive Director, and we took the lowest bid.
 11 COMMISSIONER MILLER: What are you
 12 putting down? Are you putting vinyl or are you
 13 putting carpet?
 14 MR. LUCAS: We're going to put vinyl
 15 down.
 16 CHAIRMAN DORAN: Okay. So you're
 17 going to replace carpet with vinyl.
 18 MR. LUCAS: We're going to replace
 19 the vinyl.
 20 CHAIRMAN DORAN: I was going to
 21 suggest that. I think it's better than vinyl.
 22 MR. LUCAS: Yeah. Plus, it's much
 23 easier to clean it.
 24 CHAIRMAN DORAN: Okay. The fence.
 25 MR. LUCAS: Okay. So if you walk

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1 around the gardens, we have fences in people's
 2 yards. They haven't been changed in a while, and
 3 the snow removal from all the snow we got in
 4 December, it's eating away. The salt's eating away
 5 at the bottom poles. So we're going to get them all
 6 replaced and all refinished again, and we're going
 7 to have brand-new fences throughout.
 8 CHAIRMAN DORAN: Okay. The parking
 9 lot paving, is that?
 10 MR. LUCAS: Yes. We have a couple of
 11 tripping hazards around. Me and Nuno walk both
 12 grounds, and the fire lane in this site is a
 13 disaster, so we're going to have that repaved, and
 14 Kingsland Court parking lot.
 15 CHAIRMAN DORAN: Kingsland Court
 16 parking lot. That's where the paving is done.
 17 Okay. The fire lane here is going to be done. The
 18 last time it was done was 18 years ago, 19. That's
 19 when Danny lived there.
 20 COMMISSIONER MILLER: I don't know if
 21 it matters, although the basketball court, because
 22 when I first joined here seven years ago, it was an
 23 issue with some work. Yeah, the water settling. Is
 24 that different than things?
 25 CHAIRMAN DORAN: Oh, yeah, it's

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1 different. Yeah, that was redone. At one point,
 2 there were a couple of lawsuits and bonding issues,
 3 yeah, but it finally got corrected.
 4 MR. LUCAS: Yeah, huge.
 5 CHAIRMAN DORAN: We approved the
 6 bills. Okay. So then water heater, vacuum tank,
 7 and condensate, that's on?
 8 MR. LUCAS: Kingsland Court.
 9 MR. LIGEIRO: Condensate line is in
 10 Building 5. It's a big loop that goes around the
 11 building. It basically brings back the water back
 12 to the boiler room building floor, which is one
 13 side. It's just fish and cheese now. We usually
 14 take care of it, but there's so many leaks, so it
 15 runs. The hot water tank is over the court. That's
 16 30 years old. The last time a guy came here, he
 17 goes, there's a problem. The problem you're going
 18 to have with this is when you get parts, it's going
 19 to be down for a long time.
 20 CHAIRMAN DORAN: Got you. Okay. And
 21 the sidewalk replacement?
 22 MR. LUCAS: Tripping hazards again.
 23 We have a couple on Kingsland Court that the roots
 24 from trees, and actually Skippy from town actually
 25 cut one down on. What's that?

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1 MR. LIGEIRO: Last week, on Good
 2 Friday. On Good Friday, he came over. Last July,
 3 he got rid of three of them already.
 4 MR. LUCAS: So this one was at least
 5 six inches. The root was setting the sidewalk up
 6 six inches. Yeah, it was pretty bad.
 7 CHAIRMAN DORAN: Missed opportunity.
 8 COMMISSIONER MILLER: Who planted the
 9 trees there? Did the town do that?
 10 MR. LUCAS: The town did that. Yeah,
 11 the town. We tried to push it off one house.
 12 COMMISSIONER MILLER: I had two in
 13 front of my house, two trees. Both trees destroyed
 14 my sidewalk. So when they repaved, it was an empty
 15 spot there, so public service, I filled it in, and
 16 there wasn't a tree there. Thank God. So when they
 17 came and repaved the block the other day, a couple
 18 months ago, they didn't put a tree back in front of
 19 the house. Thank God. But everybody else that had
 20 a tree, it was this thing, they put it in, but it
 21 was too big. They ruined the sidewalk. My mom was
 22 outside.
 23 MR. LUCAS: Our driveway went up into
 24 it.
 25 COMMISSIONER MILLER: The trees that

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1 you have to put in don't do the roots that spread
 2 out.
 3 CHAIRMAN DORAN: Yeah. Artie's
 4 brother was known for putting trees down that way.
 5 Take your sidewalk, the neighbor's sidewalk. But
 6 they were very pretty. But they were very pretty.
 7 No, he gave me a tree, your brother, to plant. In
 8 front of the rec center. Yeah, but he still has his
 9 wisdom teeth.
 10 COMMISSIONER MILLER: Yeah, it's an
 11 Asian tree. It doesn't get crazy big. In front of
 12 the rec center. I didn't want to put a tree back
 13 there.
 14 CHAIRMAN DORAN: And the last one for
 15 Point Restoration's cyclical painting, is that?
 16 MR. LUCAS: Cycle painting. We had
 17 one six years ago. So, we re-bid it out. And we got
 18 a winner for that as well. So, that's, you know,
 19 that was the most of our time here was trying to get
 20 people in. People get it. The engineers helped us
 21 out. Man, Lane was awesome. Our engineer, Chris,
 22 was even more awesome than Lane was. But we all got
 23 it done and we got everything allocated. The guys
 24 will be in my office on Friday to sign the contract.
 25 CHAIRMAN DORAN: Do you know anything

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1 else for maintenance report?
 2 COMMISSIONER MILLER: I'm sorry,
 3 question first. Under new business. We're under
 4 new business, right?
 5 CHAIRMAN DORAN: No, I'm still on
 6 maintenance. Executive manager of maintenance
 7 report. Just under maintenance with the --
 8 COMMISSIONER PETTIGREW: I don't know
 9 if it's my eyes or not, but I don't see a bid for a
 10 water pump.
 11 CHAIRMAN DORAN: The equipment. It's
 12 there. It's only half of it there.
 13 COMMISSIONER MILLER: We just got the
 14 money, the \$41,000. I can't see it, but I can see
 15 it. I got all the sprinkler I can use.
 16 COMMISSIONER MUSTILLI: Your kitchen.
 17 Richard.
 18 CHAIRMAN DORAN: Your question?
 19 COMMISSIONER MILLER: No, no. I had
 20 the new business to answer. I'd like to have a
 21 resolution expressing that every month, whether or
 22 not we have a meeting and we get financial reports
 23 that are income and expense statements and the
 24 balance sheet so that we understand when you're
 25 bidding on these jobs where the funds are coming

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1 from and help clarify the income and expense
2 statement.
3 MR. LUCAS: So once I do the
4 calculations, Richard, on Friday of how much we
5 allotted, 2024 will all be gone and then I'll see
6 what we have in 2025, which is --
7 COMMISSIONER MILLER: No, no. I
8 thought you were just saying that you have a
9 procedure in place that not the night before the
10 meeting, but if the meetings are the first Wednesday
11 of the month, the 25th of the month.
12 MR. MANFREDI: Can you read it back?
13 Increment expense statements and balance sheet.
14 COMMISSIONER MILLER: Income and
15 expense. Income, not increment.
16 MR. MANFREDI: Sorry. Income.
17 Income, expense statements, and balance.
18 COMMISSIONER MILLER: Yeah, and
19 balance sheet. Two different reports. One is over
20 time. The other is a snapshot.
21 MR. MANFREDI: And you want it for
22 capital fund in our operation.
23 COMMISSIONER MILLER: Yeah. Everyone
24 can see that you just committed to \$600,000 and
25 you've got the funds that say 20-percent on the

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1 schedule for 2024, okay? Hope that's all right.
2 CHAIRMAN DORAN: I'll come back to
3 that. Any new business?
4 MR. LUCAS: No.
5 CHAIRMAN DORAN: Anything else for
6 your maintenance report?
7 MR. LIGEIRO: This basically covers
8 it.
9 CHAIRMAN DORAN: Good. Any old
10 business? Okay.
11 Under new business, Richard's making a
12 motion to put in a procedural resolution.
13 MR. MANFREDI: Yes. That
14 notwithstanding whether or not there's a Board
15 meeting, that -- how far in advance?
16 COMMISSIONER MILLER: At the end of
17 the 25th of the month.
18 MR. MANFREDI: By the 25th of the
19 month.
20 COMMISSIONER MILLER: The 25th. So
21 April 25th, you would get the report for March. So,
22 they close the books on the last day of the month.
23 MR. MANFREDI: Right. Income expense
24 statement and balance statements by the 25th of the
25 month for both operating and capital funds.

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1 COMMISSIONER MILLER: Okay. And one
2 is income and expense statements, which is what we
3 sent around on the second.
4 MR. MANFREDI: In a balance sheet.
5 CHAIRMAN DORAN: Wouldn't it be
6 better to say by, you know, a week before the
7 meeting, since our meeting is, what, the second
8 Wednesday?
9 COMMISSIONER MILLER: No, they're
10 usually the first Wednesday. We pushed it back for
11 these. It was supposed to be the April 1st.
12 CHAIRMAN DORAN: I'm just thinking
13 that reports are better to have for a month, as
14 opposed to, like, you stop a report at the 25th.
15 The 25th? Okay, it's fine.
16 MR. MANFREDI: Got it. Excuse me,
17 Dr. D.
18 CHAIRMAN DORAN: Do I have a second
19 on it?
20 COMMISSIONER PETTIGREW: Second.
21 CHAIRMAN DORAN: I would assume
22 you're making a motion for that.
23 COMMISSIONER MILLER: I'm making a
24 motion. I have a motion. I'll do it. I already
25 made the motion.

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1 CHAIRMAN DORAN: Arty's second.
2 Arty's second. Clerk, call the roll? Go ahead.
3 You have a question, Drew?
4 MR. KAPUSHY: I do. Just a motion to
5 accept the Executive Director's report.
6 CHAIRMAN DORAN: Oh, did I skip that?
7 MR. MANFREDI: Sorry. Do we have a
8 motion pending?
9 COMMISSIONER MILLER: I thought I
10 made a motion.
11 CHAIRMAN DORAN: All right. Motion
12 for the Executive Director's report.
13 COMMISSIONER CHOFFO: I'll make a
14 motion.
15 COMMISSIONER PETTIGREW: Second.
16 CHAIRMAN DORAN: Okay. Motion by
17 Choffo. Second by Pettigrew.
18 Clerk, call the roll.
19 MR. KAPUSHY: Commissioner Choffo.
20 COMMISSIONER CHOFFO: Aye.
21 MR. KAPUSHY: Commissioner
22 Confessore.
23 COMMISSIONER CONFESSORE: Yes.
24 MR. KAPUSHY: Commissioner Miller.
25 COMMISSIONER MILLER: Aye.

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1 MR. KAPUSHY: Commissioner Mustilli.
2 COMMISSIONER MUSTILLI: Aye.
3 MR. KAPUSHY: Commissioner Pettigrew.
4 VICE CHAIRMAN PETTIGREW: Aye.
5 MR. KAPUSHY: Dr. Doran.
6 CHAIRMAN DORAN: Aye. Motion to
7 accept the Maintenance report.
8 Pettigrew and second by Mustilli. Clerk,
9 call the roll.
10 MR. KAPUSHY: Commissioner Choffo.
11 COMMISSIONER CHOFFO: Aye.
12 MR. KAPUSHY: Commissioner
13 Confessore.
14 COMMISSIONER CONFESSORE: Yes.
15 MR. KAPUSHY: Commissioner Miller.
16 COMMISSIONER MILLER: Aye.
17 MR. KAPUSHY: Commissioner Mustilli.
18 COMMISSIONER MUSTILLI: Aye.
19 MR. KAPUSHY: Commissioner Pettigrew.
20 VICE CHAIRMAN PETTIGREW: Aye.
21 MR. KAPUSHY: Dr. Doran.
22 CHAIRMAN DORAN: Aye. Richard, I'm
23 going to assign a number to that resolution. That
24 would be Resolution No. 1801, which would be
25 continuation of whatever --

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1 MR. MANFREDI: Yes, got it.
2 CHAIRMAN DORAN: Okay. I'll call for
3 a separate vote on that. We have motion by Miller,
4 a second by Pettigrew.
5 Clerk, call the roll. That would be
6 Resolution 1801, which is being typed as we speak
7 but we know the gist of it.
8 MR. KAPUSHY: Commissioner Choffo.
9 COMMISSIONER CHOFFO: Aye.
10 MR. KAPUSHY: Commissioner
11 Confessore.
12 COMMISSIONER CONFESSORE: Yes.
13 MR. KAPUSHY: Commissioner Miller.
14 COMMISSIONER MILLER: Aye.
15 MR. KAPUSHY: Commissioner Mustilli.
16 COMMISSIONER MUSTILLI: Aye.
17 MR. KAPUSHY: Commissioner Pettigrew.
18 VICE CHAIRMAN PETTIGREW: Aye.
19 MR. KAPUSHY: Dr. Doran.
20 CHAIRMAN DORAN: Aye. All right.
21 Okay. I'm going to lump the -- since we spoke about
22 them already Resolutions No. 1795, 1796, 1797, 1798,
23 1799, and 1800, and those were the resolutions we
24 spoke about.
25 Motion by Miller. Second by -- who was

Page 20

1 the second? Pettigrew.
2 Clerk, call the roll?
3 MR. KAPUSHY: Commissioner Choffo.
4 COMMISSIONER CHOFFO: Aye.
5 MR. KAPUSHY: Commissioner
6 Confessore.
7 COMMISSIONER CONFESSORE: I'll say
8 aye.
9 MR. KAPUSHY: Commissioner Miller.
10 COMMISSIONER MILLER: Aye.
11 MR. KAPUSHY: Commissioner Mustilli.
12 COMMISSIONER MUSTILLI: Aye.
13 MR. KAPUSHY: Commissioner Pettigrew.
14 VICE CHAIRMAN PETTIGREW: Aye.
15 MR. KAPUSHY: Dr. Doran.
16 CHAIRMAN DORAN: Hey, who are you up
17 to? I agree. Oh, I was waiting for you to get
18 Pettigrew.
19 Is there any uh member of the public who
20 would like to be heard, other than her voice in
21 Freddie's head?
22 COMMISSIONER CONFESSORE: That's
23 really good.
24 CHAIRMAN DORAN: Okay. Can I have a
25 motion to adjourn?

Page 21

1 Motion to adjourn by Confessore. Seconded
2 by Miller. All those in favor? Any opposed?
3 (Whereupon the proceeding is then
4 concluded at 6:55 p.m.)
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CERTIFICATION

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I, SHARI CATHEY, CCR, RPR, License No.
30XI00234700, and Notary Public of the State of New
Jersey, hereby certify that the proceedings herein
are from the notes taken by me of a Regular Meeting
of the HARRISON HOUSING AUTHORITY, held on
Wednesday, April 15, 2026; and that this is a
correct transcript of the same.

Shari Cathey

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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