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Meeting

Wednesday, June 3, 2026

6:00 p.m.

Harrison Housing Authority
788 Harrison Avenue Building 1, Harrison Gardens
Harrison, NJ 07029

Reported by: Eric Kim

<p style="text-align: right;">Page 2</p> <p>1 A P P E A R A N C E S</p> <p>2 List of Attendees:</p> <p>3 James P. Doran, Chairperson</p> <p>4 Arthur Pettigrew, Vice Chairperson</p> <p>5 Brunilda Mustilli, Resident Commissioner</p> <p>6 Frederick Confessore, Commissioner</p> <p>7 Joseph Manfredi, Counsel</p> <p>8 Raymond Lucas, Executive Director</p> <p>9 Andrew Kapushy, Principle Account Clerk</p> <p>10 Nuno Ligeiro, Senior Maintenance Repairer</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 4</p> <p>1 reorg meeting and --</p> <p>2 MR. KAPUSHY: Yes.</p> <p>3 CHAIRMAN DORAN: -- we should have had</p> <p>4 the reorg meeting posted earlier. So when you do, I'm</p> <p>5 asking the board members of their availability. We do</p> <p>6 need another meeting this month because there's some</p> <p>7 certain deadlines that need to be met.</p> <p>8 And we may -- I would like to avoid</p> <p>9 having a summer meeting as per many of your requests.</p> <p>10 So we are thinking of Wednesdays and June 24th.</p> <p>11 MR. LUCAS: Yes.</p> <p>12 MR. MANFREDI: Yes.</p> <p>13 CHAIRMAN DORAN: Anybody? Are you guys</p> <p>14 available?</p> <p>15 MR. PETTIGREW: That's the Washington</p> <p>16 Middle School --</p> <p>17 CHAIRMAN DORAN: Graduation.</p> <p>18 MR. PETTIGREW: Isn't it?</p> <p>19 MR. CONFESSORE: No, 25th.</p> <p>20 MR. PETTIGREW: 25th? Okay.</p> <p>21 CHAIRMAN DORAN: That's a Wednesday.</p> <p>22 How's that looking?</p> <p>23 MR. CONFESSORE: Just happen to be</p> <p>24 free.</p> <p>25 CHAIRMAN DORAN: All right, so let's --</p>
<p style="text-align: right;">Page 3</p> <p>1 P R O C E E D I N G S</p> <p>2 CHAIRMAN DORAN: Hey, everybody. Call</p> <p>3 this meeting to order and state that this is a meeting</p> <p>4 of the Harrison Housing Authority of the Town of</p> <p>5 Harrison scheduled for June 3, 2026. This meeting is</p> <p>6 a regularly scheduled meeting and proper public notice</p> <p>7 of the time, date, and location and agenda have been</p> <p>8 posted in compliance with the Sunshine Law. And for</p> <p>9 the record, today is June 3, 2026.</p> <p>10 Pledge of Allegiance, please.</p> <p>11 (Pledge of Allegiance recited.)</p> <p>12 A couple of housecleaning items before</p> <p>13 I get to the agenda.</p> <p>14 Drew, I don't know if it -- you missed</p> <p>15 it or not, but tonight should have been the reorg</p> <p>16 meeting, I think. Isn't that in June?</p> <p>17 MR. LUCAS: Yes, it is.</p> <p>18 CHAIRMAN DORAN: Normally. I don't</p> <p>19 know if you missed that in your calendar or not, but</p> <p>20 I'd rather be more comfortable having that when all</p> <p>21 the members are present anyway.</p> <p>22 MR. KAPUSHY: Understood.</p> <p>23 CHAIRMAN DORAN: So you're kind of, you</p> <p>24 know, off the -- off the hook tonight. So, but put</p> <p>25 that in your list of things to do. That June is the</p>	<p style="text-align: right;">Page 5</p> <p>1 if you can pencil that date in and make sure we let</p> <p>2 the other members that are not here know that there'll</p> <p>3 be reorg and a business meeting to follow.</p> <p>4 You got to make sure that you run the</p> <p>5 advertisement for that, Drew, by the attorney to make</p> <p>6 sure you get that right.</p> <p>7 MR. LUCAS: I'll take care of it. No</p> <p>8 problem.</p> <p>9 CHAIRMAN DORAN: It'll be six o'clock</p> <p>10 reorg and business, you know, follows. So at six.</p> <p>11 MR. MANFREDI: Yes.</p> <p>12 MR. LUCAS: Yes.</p> <p>13 CHAIRMAN DORAN: Okay. I probably</p> <p>14 should have called the -- have the clerk call the</p> <p>15 roll, please.</p> <p>16 MR. KAPUSHY: Commissioner Choffo?</p> <p>17 Absent.</p> <p>18 Commissioner Confessore?</p> <p>19 MR. CONFESSORE: Here.</p> <p>20 MR. KAPUSHY: Commissioner Kinsella?</p> <p>21 Absent.</p> <p>22 Commissioner Miller? Absent.</p> <p>23 Commissioner Mustilli?</p> <p>24 MS. MUSTILLI: Here.</p> <p>25 MR. KAPUSHY: Commissioner Pettigrew?</p>

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1 MR. PETTIGREW: Here.
 2 MR. KAPUSHY: Dr. Doran?
 3 CHAIRMAN DORAN: Here. Do I have a
 4 motion to approve the minutes of the April 15, 2026
 5 meeting?
 6 MR. PETTIGREW: Motion.
 7 CHAIRMAN DORAN: Motioned by Pettigrew.
 8 Second?
 9 MR. CONFESSORE: Second.
 10 CHAIRMAN DORAN: Second by Confessore.
 11 Call roll.
 12 MR. KAPUSHY: Commissioner Confessore?
 13 MR. CONFESSORE: Yes.
 14 MR. KAPUSHY: Commissioner Mustilli?
 15 MS. MUSTILLI: Yes.
 16 MR. KAPUSHY: Commissioner Pettigrew?
 17 MR. PETTIGREW: Aye.
 18 MR. KAPUSHY: Dr. Doran?
 19 CHAIRMAN DORAN: Aye. Can I have a
 20 motion to approve the bills? Did Mr. Miller get his
 21 report?
 22 MR. LUCAS: Yes, he did.
 23 CHAIRMAN DORAN: Everything's okay with
 24 that?
 25 MR. LUCAS: Yes, he did. I was in

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1 contact with him.
 2 CHAIRMAN DORAN: Okay.
 3 MR. CONFESSORE: Motion.
 4 CHAIRMAN DORAN: Any questions on the
 5 bills before any call vote? Everybody's paid? Okay.
 6 Motion to approve was Confessore. Second by --
 7 Andrew, call --
 8 MR. KAPUSHY: Commissioner Confessore?
 9 MR. CONFESSORE: Yes.
 10 MR. KAPUSHY: Commissioner Mustilli?
 11 MS. MUSTILLI: Yes.
 12 MR. KAPUSHY: Commissioner Pettigrew?
 13 MR. PETTIGREW: Aye.
 14 MR. KAPUSHY: Dr. Doran?
 15 CHAIRMAN DORAN: Aye. Any
 16 communications?
 17 MR. KAPUSHY: None that I was aware of.
 18 CHAIRMAN DORAN: Okay. Executive
 19 director's report? Bring anything --
 20 MR. LUCAS: As is what you read is what
 21 we got. We are in progress on six jobs. Some haven't
 22 started yet, but some are started. The paving over at
 23 the Kingsland Court will be done, Nuno, tomorrow?
 24 MR. NUNO: I'll start next week.
 25 Tuesday. The sidewalk.

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1 MR. LUCAS: Sidewalks will be done.
 2 Which is great because we had a serious tripping
 3 hazard over there by the -- it was a -- basically. So
 4 other than that, Dr. Doran, the only other thing I
 5 want to mention is our five year plan was accepted by
 6 HUD and also our audited financials went in way before
 7 the 31st. So that was also accepted.
 8 CHAIRMAN DORAN: But we're in
 9 compliance with HUD?
 10 MR. LUCAS: Yes, we are.
 11 MR. MANFREDI: Yes.
 12 CHAIRMAN DORAN: And I think I finally
 13 got online and straightened that out with the home --
 14 MR. LUCAS: Yeah.
 15 CHAIRMAN DORAN: eLOCCS.
 16 MR. LUCAS: Yes, sir.
 17 CHAIRMAN DORAN: So I have a note, like
 18 I put a note in my account the next five months to
 19 make sure.
 20 THE REPORTER: I'm sorry, only -- I
 21 can't get everything. Only one person can --
 22 CHAIRMAN DORAN: I'm sorry.
 23 THE REPORTER: -- speak at a time
 24 please. Thank you.
 25 CHAIRMAN DORAN: Who was talking that

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1 you didn't get?
 2 THE REPORTER: There was a lot of
 3 crosstalk. I'm sorry, just from now on please.
 4 CHAIRMAN DORAN: I was just saying that
 5 we've settled all the issues with eLOCCS, E-L-O-C-C-S,
 6 which is the federal draw down of monies and prove
 7 that he certified officers. That's all been taken
 8 care of, essentially. Technical difficulties on there
 9 right now. Took us about a month or so to iron them
 10 out. Good, Reporter?
 11 Main entry board?
 12 MR. KAPUSHY: Motion to accept --
 13 CHAIRMAN DORAN: Okay. So motion --
 14 executive director report.
 15 MS. MUSTILLI: Second.
 16 CHAIRMAN DORAN: And seconded by
 17 Ms. Mustilli.
 18 Call roll.
 19 MR. KAPUSHY: Commissioner Confessore?
 20 MR. CONFESSORE: Yes.
 21 MR. KAPUSHY: Commissioner Mustilli?
 22 MS. MUSTILLI: Aye.
 23 MR. KAPUSHY: Commissioner Pettigrew?
 24 MR. PETTIGREW: Aye.
 25 MR. KAPUSHY: Dr. Doran?

<p style="text-align: right;">Page 10</p> <p>1 CHAIRMAN DORAN: Brief second. 2 THE REPORTER: I'm sorry. Do you want 3 that on the record? 4 CHAIRMAN DORAN: No. If I want on the 5 record -- 6 MR. KAPUSHY: Dr. Doran, your vote? 7 CHAIRMAN DORAN: Yes. That was a yes. 8 I'm sorry. I was just having a private word with -- 9 Okay. Next was maintenance report. And we had a 10 shrug? Or it's okay to go? Or any questions? 11 MR. NUNO: Yes. And by next Wednesday 12 sign -- the report will be complete. Paving will 13 start Monday there. Billing prior to be done. Monday 14 complete. 15 CHAIRMAN DORAN: Great. 16 MR. NUNO: And then end of the week the 17 paving will be done in Kingsland Courts. 18 CHAIRMAN DORAN: Great. 19 MR. NUNO: There'll be two contracts 20 out of the -- 21 CHAIRMAN DORAN: Looks like you have 22 some nice weather to do it too. 23 MR. NUNO: Yeah. It is nice. The rest 24 of the next two weeks, there's no rain. 25 CHAIRMAN DORAN: Any complaints from</p>	<p style="text-align: right;">Page 12</p> <p>1 today. 2 CHAIRMAN DORAN: Okay. 3 MR. NUNO: So yep. Seven days ideal. 4 That would be the ideal. 5 CHAIRMAN DORAN: And how long will it 6 be before you can stripe it or paint it or -- 7 MR. NUNO: Striping, they -- you can do 8 it right away. 9 CHAIRMAN DORAN: Really? 10 MR. NUNO: The next day. Yeah. 11 CHAIRMAN DORAN: I thought they had to 12 wait for that. 13 MR. NUNO: No -- 14 CHAIRMAN DORAN: Okay. 15 MR. NUNO: Just the moving and turning 16 the wheel cart is a problem. 17 CHAIRMAN DORAN: Okay. Okay. Motion 18 to accept the paving work? 19 MR. PETTIGREW: Motion. 20 CHAIRMAN DORAN: Motion by Pettigrew. 21 MS. MUSTILLI: Second. 22 CHAIRMAN DORAN: Second by Mustilli. 23 Clerk, call vote. 24 MR. KAPUSHY: Commissioner Confessore? 25 MR. CONFESSORE: Yes.</p>
<p style="text-align: right;">Page 11</p> <p>1 tenants or anyone? 2 MR. NUNO: No, actually tenants been 3 great. Notify them there's people there. Let them 4 know the best way. You know, safety. 5 CHAIRMAN DORAN: How many days will the 6 parking lot be closed for? 7 MR. NUNO: The parking lot will be 8 closed for -- they technically want three days, five 9 far as being on it. So three days would be the goal. 10 And with the garbage got like, call them up. We leave 11 them at the curb and then they get done. 12 CHAIRMAN DORAN: Okay. And how -- 13 MR. NUNO: Only 'cause they just went 14 through this in a different -- in a condo building. 15 CHAIRMAN DORAN: How long do they 16 require you to keep the -- the garbage cans off it? 17 Because -- 18 MR. NUNO: Oh yeah, that's -- they 19 technically want at least like five days before the 20 big garbage trucks. 21 MR. LUCAS: Make a big difference. 22 CHAIRMAN DORAN: Because it really 23 does. 24 MR. NUNO: Yeah, it really -- that was 25 our concern between our concrete guy and the paving</p>	<p style="text-align: right;">Page 13</p> <p>1 MR. KAPUSHY: Commissioner Mustilli? 2 MS. MUSTILLI: Aye. 3 MR. KAPUSHY: Commissioner Pettigrew? 4 MR. PETTIGREW: Aye. 5 MR. KAPUSHY: Dr. Doran? 6 CHAIRMAN DORAN: Aye. Any old 7 business? 8 MR. KAPUSHY: No, sir. 9 CHAIRMAN DORAN: New business. We have 10 resolution approval and the executive director's 11 three year employment contract with personnel 12 committee. Set some discussions and it's all good 13 with us. If anyone has any questions, we could -- 14 we've already raised -- we can with the closed 15 session. If not, if you're fine with -- if you're 16 okay with it. With the personnel committee's 17 recommendation to approve. 18 MR. PETTIGREW: My only concern here is 19 the resolution. At the end of the resolution it has a 20 salary but it's blank. 21 MR. MANFREDI: I can speak to that, 22 Commissioner. 23 MR. PETTIGREW: I'm not comfortable, 24 you know, approving somebody's blanks out. 25 MR. MANFREDI: And I didn't intend</p>

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1 to --

2 MR. PETTIGREW: -- zeros can you add --

3 MR. KAPUSHY: Yeah, we should --

4 CHAIRMAN DORAN: Motion to close --

5 motion --

6 MR. CONFESSORE: Motion to close

7 session.

8 MS. MUSTILLI: Second.

9 CHAIRMAN DORAN: All right. Can I have

10 a vote on that first? Everybody in favor?

11 MR. PETTIGREW: Aye.

12 MS. MUSTILLI: Aye.

13 MR. CONFESSORE: Aye.

14 CHAIRMAN DORAN: And opposed? Okay.

15 We're in closed session.

16 MR. MANFREDI: If it's only about the

17 salary, it's been agreed upon.

18 CHAIRMAN DORAN: What are you

19 comfortable with?

20 MR. LUCAS: I --

21 THE REPORTER: I'm sorry. Are we --

22 are we done?

23 MR. MANFREDI: No, no. We're in

24 executive session now.

25 CHAIRMAN DORAN: We just took a vote to

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1 go to the executive session, which means we're talking

2 personnel issues that we're going to vote on at the

3 public meeting.

4 MR. MANFREDI: And matters of attorney

5 client privilege.

6 CHAIRMAN DORAN: Right. Okay.

7 MR. MANFREDI: So when you're ready,

8 I'm going to answer a question that

9 Commissioner Pettigrew had.

10 CHAIRMAN DORAN: Yeah.

11 MR. MANFREDI: Okay. The reason we

12 left it blank, Commissioner is -- Dr. Doran and the

13 personnel committee to speak about it and make a

14 recommendation to the board. And the recommendation

15 the director's current salary based on his prior

16 contract is 134,543.

17 And the recommendation of the committee

18 was to have an annual increase to that amount of 3

19 percent per year for the three years of the contract.

20 Subject to a positive approval and approval by the

21 Board.

22 CHAIRMAN DORAN: Sorry about that.

23 MR. PETTIGREW: You've got to

24 understand that we --

25 MR. MANFREDI: We didn't want to put it

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1 there and without the opportunity for the Board to

2 make that decision.

3 Right, Dr. Doran?

4 CHAIRMAN DORAN: I wanted to give you

5 guys the opportunity to go into closed session and

6 discuss it without just putting it out there as to if

7 you disagree with it or agree with it, then it could

8 be a problem. Sorry. And I probably should have done

9 that beforehand.

10 MS. MUSTILLI: That would be 3 percent

11 yearly?

12 MR. MANFREDI: Well, this year

13 what'll -- it'll start, that's the director's current

14 salary. So if the board passes this, it'll go up 3

15 percent and then that will be a built in increase for

16 the remain -- every year for the remainder of the

17 contract.

18 MR. PETTIGREW: Three.

19 MS. MUSTILLI: Yeah. That's fine.

20 Yeah.

21 CHAIRMAN DORAN: Which is pretty much

22 standard as far as the executive salaries go. Just

23 point --

24 MR. MANFREDI: I think this is the

25 first year hearings in fairness to the Court.

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1 MR. PETTIGREW: Correct.

2 MR. MANFREDI: Just because we

3 didn't -- we had to wait for the Board to deliberate

4 on it. So that'd be effective once the Board adopts

5 this resolution.

6 MS. MUSTILLI: Okay.

7 MR. PETTIGREW: I'm fine.

8 CHAIRMAN DORAN: Ready to go back

9 and --

10 MR. MANFREDI: Yeah.

11 MR. LUCAS: You got it, Arthur?

12 MR. PETTIGREW: I got it.

13 CHAIRMAN DORAN: Okay. Okay. We're --

14 MR. PETTIGREW: Made a motion --

15 CHAIRMAN DORAN: -- take a vote that

16 we're back in open session.

17 MR. PETTIGREW: Motion to --

18 CHAIRMAN DORAN: Motion by Pettigrew

19 and second by Mustilli.

20 Call roll?

21 MR. KAPUSHY: Commissioner Confessore?

22 MR. CONFESSORE: Yes.

23 MR. KAPUSHY: Commissioner Mustilli?

24 MS. MUSTILLI: Yes.

25 MR. KAPUSHY: Commissioner Pettigrew?

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1 MR. PETTIGREW: Aye.
 2 MR. KAPUSHY: Dr. Doran?
 3 CHAIRMAN DORAN: Aye. Yes. Okay. New
 4 business motion to approve resolution one eight.
 5 MR. MANFREDI: Dr. Doran, I just want
 6 confirm the record. That was approval of resolution
 7 1802? Or was that the vote --
 8 CHAIRMAN DORAN: To go back.
 9 MS. MUSTILLI: Go back to --
 10 MR. MANFREDI: Sorry. Just wanted to
 11 confirm. So now we --
 12 CHAIRMAN DORAN: I'm going to move into
 13 new business now. Okay. Motion to approve resolution
 14 1802, approve any -- authorize a three year employment
 15 contract at the recommendation of the personnel
 16 committee for Raymond Lucas for the position of
 17 executive director. Motion?
 18 MR. PETTIGREW: Motion.
 19 CHAIRMAN DORAN: Motion by Pettigrew.
 20 Second by Ms. Mustilli.
 21 Clerk, call the roll.
 22 MR. KAPUSHY: Commissioner Confessore?
 23 MR. CONFESSORE: Yes.
 24 MR. KAPUSHY: Commissioner Mustilli?
 25 MS. MUSTILLI: Yes.

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1 MR. KAPUSHY: Commissioner Pettigrew?
 2 MR. PETTIGREW: Yes.
 3 MR. KAPUSHY: And Dr. Doran?
 4 CHAIRMAN DORAN: Yes. We've already
 5 been in closed session, so I'll at this point turn
 6 over to public comment. Is there anyone who wishes --
 7 from the public who wish to be heard? Okay. Seeing
 8 none, I'll call for a motion to adjourn.
 9 MR. CONFESSORE: Motion.
 10 MS. MUSTILLI: Second.
 11 CHAIRMAN DORAN: Motion to adjourn by
 12 Confessore. Second by Mustilli. All those in favor
 13 aye. Any opposed? Good. We'll see you on June 24th,
 14 everyone.
 15 MR. LUCAS: Yes, sir.
 16 CHAIRMAN DORAN: You can't leave, Ray,
 17 until I finish signing your checks.
 18 MR. LUCAS: Yeah, I'm not going -- I'm
 19 not going nowhere.
 20 CHAIRMAN DORAN: I'm kidding.
 21 MR. LUCAS: I'm not going nowhere.
 22 (Whereupon, at 6:23 p.m., the
 23 proceeding was concluded.)
 24
 25

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1 CERTIFICATE
 2 I, ERIC KIM, the officer before whom the
 3 foregoing proceedings were taken, do hereby certify
 4 that any witness(es) in the foregoing proceedings,
 5 prior to testifying, were duly sworn; that the
 6 proceedings were recorded by me and thereafter reduced
 7 to typewriting by a qualified transcriptionist; that
 8 said digital audio recording of said proceedings are a
 9 true and accurate record to the best of my knowledge,
 10 skills, and ability; that I am neither counsel for,
 11 related to, nor employed by any of the parties to the
 12 action in which this was taken; and, further, that I
 13 am not a relative or employee of any counsel or
 14 attorney employed by the parties hereto, nor
 15 financially or otherwise interested in the outcome of
 16 this action.
 17
 18 *Eric Y Kim*
 19 ERIC KIM
 20 Notary Public in and for the
 21 State of New Jersey
 22
 23
 24
 25

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1 CERTIFICATE OF TRANSCRIBER
 2 I, STACY HAGGARD, do hereby certify that
 3 this transcript was prepared from the digital audio
 4 recording of the foregoing proceeding, that said
 5 transcript is a true and accurate record of the
 6 proceedings to the best of my knowledge, skills, and
 7 ability; that I am neither counsel for, related to,
 8 nor employed by any of the parties to the action in
 9 which this was taken; and, further, that I am not a
 10 relative or employee of any counsel or attorney
 11 employed by the parties hereto, nor financially or
 12 otherwise interested in the outcome of this action.
 13
 14
 15
 16 *Stacy Haggard*
 17 STACY HAGGARD
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