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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 6, 2024, 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
- ALBERTO CAMACHO, ESQ. Board Attorney
- MAUREEN GILMORE, Authority Staff
- ANDREW KAPUSHY, Authority Staff
- JOHN WADEMAN, Authority Staff
- GENE GILMORE, Maintenance Supervisor
- MEMBERS OF THE PUBLIC

TRANSCRIBED BY AND BEFORE: SUSAN M. STYRON,
C.S.R., R.P.R., AND NOTARY PUBLIC OF THE STATE
OF NEW JERSEY License No. XI 01704

1 THE VICE CHAIRMAN: I hereby declare
2 this meeting to order and state that this is a
3 meeting of the Harrison Housing Authority of the
4 Town of Harrison scheduled for November 6, 2024.
5 This meeting is a regularly scheduled meeting,
6 and proper public notice of time, date, location,
7 purpose and agenda have been posted in compliance
8 with the Sunshine Law.

9 I ask you to please stand and salute
10 the flag.

11 (Pledge of Allegiance.)

12 THE VICE CHAIRMAN: Thank you.

13 Clerk, call the roll.

14 MS. GILMORE: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Here.

16 MS. GILMORE: Commissioner Confessore.

17 COMMISSIONER CONFESSORE: Here.

18 MS. GILMORE: Commissioner Kinsella,
19 absent.

20 Commissioner Miller.

21 COMMISSIONER MILLER: Here.

22 MS. GILMORE: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Here.

24 MS. GILMORE: Commissioner Pettigrew.

25 THE VICE CHAIRMAN: Here.

1 MS. GILMORE: Dr. Doran, absent.

2 THE VICE CHAIRMAN: I need a motion to
3 approve the minutes of October 2, 2024. Do I
4 have a motion?

5 COMMISSIONER CONFESSORE: Motion.

6 COMMISSIONER MUSTILLI: Second.

7 THE VICE CHAIRMAN: Motion by
8 Confessore, second by Mustilli.

9 Clerk, call the roll.

10 MS. GILMORE: Commissioner Choffo.

11 COMMISSIONER CHOFFO: Aye.

12 MS. GILMORE: Commissioner Confessore.

13 COMMISSIONER CONFESSORE: Aye.

14 MS. GILMORE: Commissioner Miller.

15 COMMISSIONER MILLER: Abstain. I
16 wasn't here.

17 MS. GILMORE: Commissioner Mustilli.

18 COMMISSIONER MUSTILLI: Aye.

19 MS. GILMORE: Commissioner Pettigrew.

20 THE VICE CHAIRMAN: Aye.
21 Communications. Maur?

22 MS. GILMORE: We only have an
23 application for the 2025 PHADA scholarship
24 program, which we have sent over to the guidance
25 counselor at Harrison High School. So they

1 process to any seniors that lives in Harrison
2 Gardens or Kingsland Court.

3 THE VICE CHAIRMAN: Thank you, thank
4 you very much.

5 Do I have the Executive Director's
6 report, please?

7 DIRECTOR LUCAS: Yes, you have it.
8 Nothing changes. We're moving and shaking on the
9 boilers, guys.

10 MS. GILMORE: Excuse me. Bills first.

11 THE VICE CHAIRMAN: We can pay bills
12 any time. Can't I go any way I want to go?

13 MS. GILMORE: Go ahead.

14 THE VICE CHAIRMAN: Do I have a motion
15 to pay the bills?

16 COMMISSIONER MILLER: Motion.

17 COMMISSIONER MUSTILLI: Second.

18 THE VICE CHAIRMAN: Motion by Miller,
19 second by Lindy.

20 Clerk, call the roll.

21 MS. GILMORE: Commissioner Choffo.

22 COMMISSIONER CHOFFO: I vote aye.

23 MS. GILMORE: Commissioner Confessore.

24 COMMISSIONER CONFESSORE: Yes.

25 MS. GILMORE: Commissioner Miller.

1 COMMISSIONER MILLER: Aye.

2 MS. GILMORE: Commissioner Mustilli.

3 COMMISSIONER MUSTILLI: Aye.

4 MS. GILMORE: Commissioner Pettigrew.

5 THE VICE CHAIRMAN: Aye.

6 The executive report, do you have
7 anything to add?

8 DIRECTOR LUCAS: I do. The boilers,
9 we're getting closer, I know it's November. We
10 had a couple of setbacks. We're draining today.
11 We should have this up by -- I don't want to give
12 a date. It's close. Cameras are close. And
13 that's about it. I just wanted to let everybody
14 know they're in. We're just waiting on parts and
15 some other things, and we should be up and
16 running no later than Friday of next week or
17 you're going to have to bail me out of jail.

18 COMMISSIONER MILLER: -- sectional
19 boilers?

20 MR. GILMORE: Fire tubes.

21 COMMISSIONER MILLER: So the question
22 is, can we run them if we need heat?

23 DIRECTOR LUCAS: Richard, we have
24 these, those are what our heaters are. Remember
25 the air conditioners that we can't use anymore?

1 They're also heating. So they can kick up. God
2 forbid -- and I understand why you're asking.
3 God forbid.

4 Now, to combat that, though, if they
5 don't have the boilers done by the time it gets
6 down to 38, 36, they have to provide us steam to
7 the boilers to run the heat in the Gardens. So
8 if you're asking me if we have a plan B, yes.

9 COMMISSIONER MILLER: Sure. Whatever
10 street that is, Hamilton, there was a trailer
11 with what looked like a boiler.

12 MR. GILMORE: That's the pumps for the
13 sewer line.

14 COMMISSIONER MILLER: I got it, sorry.
15 How long of a job is this?

16 MR. GILMORE: They're all together.
17 We're just waiting for information on the louvers
18 so we can operate them properly.

19 DIRECTOR LUCAS: But if -- like I said,
20 I know why you're asking, God forbid, we're
21 ready. We have a plan B.

22 COMMISSIONER CHOFFO: I have a
23 question. The cameras. How old are the current
24 ones? Didn't we just replace them a couple years
25 ago?

1 DIRECTOR LUCAS: No. We replaced some,
2 but we have the new, in the corners where we have
3 like one camera, we have 360-degree turnstiles
4 now. So one camera handles all, instead of
5 having different cameras all over the place, we
6 can plug them up so there's four lenses in one
7 camera, so we can see from every single
8 direction. Now, the cameras that we're getting
9 now there is actually a museum search that you
10 put in "person," and the cameras will go only to
11 like the activity from a person. We didn't do
12 the license plate readers because I don't plan on
13 anybody driving on the property besides, you
14 know, my guys, but if we wanted to get technical
15 we could. So anybody in the Kingsland Court,
16 it's the only parking lot we have, really, it's a
17 lot of money and useless to us. Because the
18 camera, you can just about see somebody's name on
19 their shirt when it's completely up done and
20 running. There's going to be no need for
21 security guards here, ever.

22 THE VICE CHAIRMAN: Motion to accept
23 the Executive Director's report.

24 COMMISSIONER CHOFFO: Motion.

25 COMMISSIONER MUSTILLI: Motion.

1 COMMISSIONER CONFESSORE: Second.

2 THE VICE CHAIRMAN: Motion by Mustilli,
3 second by Confessore.

4 Clerk, call the roll.

5 MS. GILMORE: Commissioner Choffo.

6 COMMISSIONER CHOFFO: I vote aye.

7 MS. GILMORE: Commissioner Confessore.

8 COMMISSIONER CONFESSORE: Aye.

9 MS. GILMORE: Commissioner Miller.

10 COMMISSIONER MILLER: Aye.

11 MS. GILMORE: Commissioner Mustilli.

12 COMMISSIONER MUSTILLI: Aye.

13 MS. GILMORE: Commissioner Pettigrew.

14 THE VICE CHAIRMAN: Aye.

15 Did we have a combination maintenance
16 report and Executive Director?

17 Gene, do you have anything to add to
18 your report?

19 MR. GILMORE: No. Just what was on my
20 report, and if there's any questions I can
21 address them.

22 THE VICE CHAIRMAN: Does anybody have
23 any questions? No questions, I'll accept a
24 motion to accept the maintenance report.

25 COMMISSIONER MUSTILLI: Motion.

1 COMMISSIONER CONFESSORE: Second.

2 THE VICE CHAIRMAN: Motion by Mustilli,
3 second by Confessore.

4 Clerk, call the roll.

5 MS. GILMORE: Commissioner Choffo.

6 COMMISSIONER CHOFFO: Aye.

7 MS. GILMORE: Commissioner Confessore.

8 COMMISSIONER CONFESSORE: Aye.

9 MS. GILMORE: Commissioner Miller.

10 COMMISSIONER MILLER: Aye.

11 MS. GILMORE: Commissioner Mustilli.

12 COMMISSIONER MUSTILLI: Aye.

13 MS. GILMORE: Commissioner Pettigrew.

14 THE VICE CHAIRMAN: Aye.

15 Any old business?

16 DIRECTOR LUCAS: Nothing.

17 COMMISSIONER MILLER: Just a question.

18 Who does this?

19 MS. GILMORE: Nick.

20 COMMISSIONER MILLER: Oh, all right.

21 Not to confuse you with Drew, or Gene. Will
22 there be a variance report going forward?

23 DIRECTOR LUCAS: Yes.

24 NICK: There was no variance this
25 month, Mr. Miller. Everything was under \$10,000

1 within the percentage that was required. So
2 there wasn't a variance this month or last month.

3 COMMISSIONER MILLER: How did you
4 determine 10,000?

5 DIRECTOR LUCAS: That's what we
6 always -- you told me. 10,000 and above you put
7 it in the red.

8 NICK: We put the actual amount on the
9 first roll versus the third roll on a variance.
10 It was 10 percent. That's what I was told to do.

11 COMMISSIONER MILLER: It was 10
12 percent, not \$10,000. I was just trying to -- 10
13 percent is a variance.

14 NICK: I can look it up. It was 10
15 percent with a percentage.

16 COMMISSIONER MILLER: It wasn't a
17 dollar amount.

18 DIRECTOR LUCAS: Okay. What do you
19 want it to be, Richard?

20 COMMISSIONER MILLER: Just a
21 percentage. Not needing a big explanation.

22 DIRECTOR LUCAS: Okay. I thought it
23 was any variance over 10.

24 COMMISSIONER MILLER: Like, for
25 example, you flatlined the gas bill. You just

1 take the total 12,000, divide it by 12 and it's
2 \$1,000 a month. Obviously in the summer you're
3 not spending it, so you're going to have a
4 negative variance in January, or we start March
5 1st or April 1st. So you're going have a -- I
6 understand it's flatlined, but sometimes you're
7 going to have something in there that's over 10
8 percent.

9 NICK: I can do whatever you want. I
10 was only doing what I was asked to do.

11 COMMISSIONER MILLER: That's all right.
12 I was looking for the report last time and I
13 couldn't get an answer.

14 THE VICE CHAIRMAN: Are you good with
15 that explanation?

16 DIRECTOR LUCAS: I'll get back to you
17 tomorrow, Richard. I'll give you a call and see
18 what we've got.

19 THE VICE CHAIRMAN: Any more old
20 business? New business? We have several new
21 resolutions.

22 DIRECTOR LUCAS: So just to explain to
23 everyone. What happened was we talked to Dr.
24 Doran, and we were going to hire two people. We
25 knew who we were going to hire. We brought them

1 in. One guy we waited for for two weeks, one of
2 our maintenance men, and he told me the day he
3 was supposed to start working, "I'm not working."
4 So we hired somebody else. So that's why their
5 names are different. I don't want anybody to
6 think we're doing any back-door stuff. We were
7 going to hire a woman for Doreen's job, and the
8 day she came in she said, I need the month of
9 December off," so she wasn't hired either.

10 But the blessings came anyway. We
11 hired John Wademan and we hired Drew, who's
12 sitting in the front right there, who have been
13 absolutely fantastic additions to the Housing
14 Authority. So that's why there's different names
15 than the ones you guys heard that I was hiring.
16 I just wanted to be transparent and tell you that
17 one guy we waited for two weeks, and he just left
18 us high and dry. And another woman just forgot
19 to tell us she needed the month of December off,
20 so she didn't get hired either. But where one
21 door closes, we got Drew and we got John. And
22 we're still interviewing for maintenance workers.
23 So we're happy. We're good.

24 THE VICE CHAIRMAN: Who's Mariusz
25 Zajkowski?

1 DIRECTOR LUCAS: Really, really nice
2 guy. Maintenance.

3 THE VICE CHAIRMAN: We'll do them all
4 at one shot.

5 I need a motion to approve Resolution
6 1650, hiring of Andrew Kapushy --

7 COMMISSIONER MUSTILLI: Motion.

8 THE VICE CHAIRMAN: -- principal
9 account clerk. I need a resolution for
10 Resolution 1651, hiring of John Wademan --

11 COMMISSIONER MILLER: Motion.

12 THE VICE CHAIRMAN: Thank you, we're
13 doing them all in one shot. A group.

14 I need a resolution to approve
15 resolution 1652 hiring of Mariusz, building
16 maintenance worker, and I need a motion to
17 approve 1653 Resolution of Appreciation for
18 Doreen Couch. Do I have a motion?

19 COMMISSIONER MILLER: Motion.

20 COMMISSIONER CONFESSORE: Motion.

21 COMMISSIONER MUSTILLI: Motion.

22 THE VICE CHAIRMAN: Motion by Miller
23 second by Fred.

24 Clerk, call the roll.

25 MS. GILMORE: Commissioner Choffo.

1 COMMISSIONER CHOFFO: Aye.

2 MS. GILMORE: Commissioner Confessore.

3 COMMISSIONER CONFESSORE: Aye.

4 MS. GILMORE: Commissioner Miller.

5 COMMISSIONER MILLER: Aye.

6 MS. GILMORE: Commissioner Mustilli.

7 COMMISSIONER MUSTILLI: Aye.

8 MS. GILMORE: Commissioner Pettigrew.

9 THE VICE CHAIRMAN: Aye.

10 Does anybody want to go into closed
11 session? Seeing none, is there any member of the
12 public that has comments for us tonight?

13 Great. Do I have a motion to adjourn?

14 COMMISSIONER MUSTILLI: Motion.

15 COMMISSIONER MILLER: Second.

16 THE VICE CHAIRMAN: Motion by Mustilli
17 second by Miller. All in favor say aye, those
18 opposed say nay.

19 (All ayes.)

20 THE VICE CHAIRMAN: Thank you.

21

22 (Where the proceedings concluded at 6:15 p.m.)

23

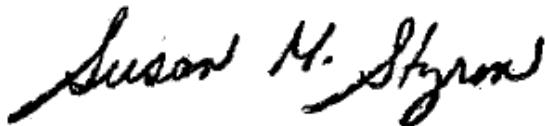
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CERTIFICATE

I, SUSAN M. STYRON, Notary Public,
R.P.R., C.S.R., of the State of New Jersey,
License No. 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 20, 2024

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