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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, January 15, 2025, 6 p.m.  
Harrison Gardens, Bldg. #1  
788 Harrison Avenue  
Harrison, New Jersey 07029

PRESENT:

- JAMES P. DORAN, Ed.D, CHAIRMAN
- ARTHUR PETTIGREW, VICE CHAIRMAN
- DANIEL CHOFFO, COMMISSIONER
- BRUNILDA MUSTILLI, COMMISSIONER
- RICHARD MILLER, COMMISSIONER

EXCUSED: FREDERICK CONFESSORE, COMMISSIONER

DAWN KINSELLA, COMMISSIONER

ALSO PRESENT:

- RAYMOND LUCAS, Executive Director
- JOSEPH MANFREDI, ESQ. Board Attorney
- GENE GILMORE, Maintenance Supervisor
- ANDREW KAPUSHY, Authority Staff
- NICK ACEVEDO, Authority Staff'

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 CHAIRMAN: I hereby declare this  
2 meeting to order and state that this is a meeting  
3 of the Harrison Housing Authority of the Town of  
4 Harrison scheduled for January 15, 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 I would ask you all to please join me  
10 in salute to the flag.

11 (Pledge of Allegiance.)

12 THE CHAIRMAN: For the record, we have  
13 an acting clerk today. Just state your name,  
14 please.

15 MR. KAPUSKY: Andrew Kapushy.

16 THE CHAIRMAN: And your position here?

17 MR. KAPUSKY: Clerk.

18 THE CHAIRMAN: He's going to be the  
19 clerk. He's one of the employees of the office.

20 Clerk, call the roll.

21 MR. KAPUSKY: Roll call.

22 Commissioner Choffo.

23 COMMISSIONER CHOFFO: Here.

24 MR. KAPUSHY: Commissioner Confessore,  
25 absent.

1 Commissioner Kinsella.

2 DIRECTOR LUCAS: Absent.

3 MR. KAPUSKY: Commissioner Miller.

4 COMMISSIONER MILLER: Here.

5 MR. KAPUSHY: Commissioner Mustilli.

6 COMMISSIONER MUSTILLI: Here.

7 MR. KAPUSHY: Commissioner Pettigrew.

8 COMMISSIONER PETTIGREW: Here.

9 MR. KAPUSKY: Dr. Doran.

10 THE CHAIRMAN: Here.

11 Okay. Can I have a motion to approve  
12 the bills?

13 COMMISSIONER MUSTILLI: Motion.

14 COMMISSIONER PETTIGREW: Second.

15 THE CHAIRMAN: Motion by Commissioner  
16 Mustilli, second by Commissioner Pettigrew.

17 Clerk, call the roll.

18 MR. KAPUSKY: Commissioner Choffo.

19 COMMISSIONER CHOFFO: Aye.

20 MR. KAPUSHY: Commissioner Miller.

21 COMMISSIONER MILLER: Aye.

22 MR. KAPUSHY: Commissioner Mustilli.

23 COMMISSIONER MUSTILLI: Aye.

24 MR. KAPUSHY: Commissioner Pettigrew.

25 COMMISSIONER PETTIGREW: Aye.

1 MR. KAPUSKY: Dr. Doran.

2 THE CHAIRMAN: Aye.

3 Okay. On No. 5 we have a letter from  
4 Counseling Care Associates. I'm also going to  
5 ask to move that to new business. We're  
6 employing the services of Counseling Care  
7 Associates to be the employees' assistance  
8 program for the Authority. I don't know whether  
9 it's a federal requirement, but it's a  
10 requirement for most employers to have some type  
11 of referral to employee assistance, should it be  
12 needed.

13 MR. MANFREDI: Yes.

14 THE CHAIRMAN: And it's not an  
15 exorbitant contract at all.

16 MR. MANFREDI: No, not at all.

17 DIRECTOR LUCAS: Not at all.

18 THE CHAIRMAN: So I'll ask to move that  
19 to new business, and we can follow that up with a  
20 resolution. That was a little miscommunication.

21 MR. MANFREDI: Yes.

22 DIRECTOR LUCAS: That was my fault, Dr.  
23 Doran.

24 THE CHAIRMAN: Not a problem.

25 I also want it to be known that we're

1 looking at the bylaws, to redo the bylaws, and I  
2 want a little more insight into that. So we're  
3 pulling it off tonight's, and we're going to take  
4 a look at it. I might ask a couple of you to  
5 review it and give your input, or maybe we should  
6 just send it out to everybody if we want to.

7 MR. MANFREDI: Yes.

8 DIRECTOR LUCAS: Why not?

9 THE CHAIRMAN: Clerk, can we just make  
10 a note of that, to send the bylaws out to all the  
11 Commissioners, and anybody that has any input  
12 into that, you know, makes some suggestions,  
13 changes or so forth, to let me know. I think  
14 they're fairly standard, but I didn't want to  
15 just run ahead with it.

16 Okay. Executive Director's report.  
17 Anything?

18 DIRECTOR LUCAS: No. We're getting  
19 close with the boilers, which is exciting, but  
20 the heat's on, so don't get scared, the heat is  
21 working. We're almost to the punch list on  
22 items, we're not quite there yet, Dr. D, but I'm  
23 assuming that when me and Gene -- Gene's been on  
24 top of it like nobody's business. We're almost  
25 in the punch list. The cameras are in the final

1 phase, too, so we'll have everything up and  
2 running in the next month or so, next 30 days.  
3 Hopefully, for the boilers.

4 THE CHAIRMAN: Okay. That's a hot  
5 item.

6 DIRECTOR LUCAS: Yes, indeed.

7 THE CHAIRMAN: Okay. A motion to  
8 accept the Executive Director's report.

9 COMMISSIONER MUSTILLI: Motion.

10 COMMISSIONER CHOFFO: Second.

11 THE CHAIRMAN: Motion made by  
12 Commissioner Mustilli, second by Commissioner  
13 Choffo.

14 Clerk, call the roll.

15 MR. KAPUSKY: Commissioner Choffo.

16 COMMISSIONER CHOFFO: Aye.

17 MR. KAPUSHY: Commissioner Miller.

18 COMMISSIONER MILLER: Aye.

19 MR. KAPUSHY: Commissioner Mustilli.

20 COMMISSIONER MUSTILLI: Aye.

21 MR. KAPUSHY: Commissioner Pettigrew.

22 COMMISSIONER PETTIGREW: Aye.

23 MR. KAPUSKY: Dr. Doran.

24 THE CHAIRMAN: Aye.

25 Maintenance report. Gene, anything?

1 MR. GILMORE: Nothing that's not on my  
2 report. But if there's any questions on my  
3 report, I'm available.

4 THE CHAIRMAN: Anyone have any  
5 questions on Gene's report? Good.

6 Can I have a motion?

7 COMMISSIONER PETTIGREW: Motion.

8 COMMISSIONER CHOFFO: Second.

9 THE CHAIRMAN: Motion made by  
10 Commissioner Pettigrew, second by Commissioner  
11 Choffo.

12 Clerk, call the roll.

13 MR. KAPUSKY: Commissioner Choffo.

14 COMMISSIONER CHOFFO: Aye.

15 MR. KAPUSHY: Commissioner Miller.

16 COMMISSIONER MILLER: Aye.

17 MR. KAPUSHY: Commissioner Mustilli.

18 COMMISSIONER MUSTILLI: Aye.

19 MR. KAPUSHY: Commissioner Pettigrew.

20 COMMISSIONER PETTIGREW: Aye.

21 MR. KAPUSKY: Dr. Doran.

22 THE CHAIRMAN: Aye.

23 We have several resolutions. Does  
24 anybody have any questions on any of them?

25 COMMISSIONER MILLER: Yes.

1 THE CHAIRMAN: Go ahead.

2 COMMISSIONER MILLER: I cannot vote for  
3 1656. The last meeting we had on Tuesday I  
4 mentioned that the schedule was wrong. It's  
5 still wrong, unless we had a meeting yesterday.

6 THE CHAIRMAN: I was just looking at  
7 that.

8 COMMISSIONER MILLER: It says regular  
9 meeting January 14th at 6 o'clock.

10 THE CHAIRMAN: Hold on a second. I  
11 didn't pick that up. I made a correction on my  
12 copy. We'll make sure we let the clerk know that  
13 happened. That's one of those things that  
14 continues to pop up, so to speak.

15 Do the rest of the dates look all  
16 right?

17 COMMISSIONER MILLER: I didn't get past  
18 the first one.

19 THE CHAIRMAN: We'll note that the  
20 change is the 15th at 6 p.m. I don't see any  
21 other conflicts. April 2nd isn't Easter week; is  
22 it?

23 DIRECTOR LUCAS: No.

24 COMMISSIONER MILLER: I think I  
25 mentioned October 1st is the beginning of the

1 holiday season for me.

2 DIRECTOR LUCAS: Do you want to change  
3 that?

4 COMMISSIONER MILLER: Yeah.

5 THE CHAIRMAN: Give me one second, if  
6 we could.

7 COMMISSIONER MILLER: The 1st doesn't  
8 work for me.

9 DIRECTOR LUCAS: What's a good day for  
10 you?

11 COMMISSIONER MILLER: I can do the 8th.

12 DIRECTOR LUCAS: Does that work for  
13 everybody?

14 (All ayes.)

15 DIRECTOR LUCAS: Okay.

16 THE CHAIRMAN: Okay. We'll change that  
17 to the 8th.

18 COMMISSIONER MILLER: The other issue  
19 is I asked for clarification on the budget.

20 THE CHAIRMAN: I spoke to Joe and I  
21 spoke to the accountant, Mike. And the way they  
22 do it is the figures are entered into the PHADA,  
23 the PHA thing. They don't release the formulas  
24 on that. What they send you back is a  
25 spreadsheet of static numbers of what is entered.

1 So for whatever reason, they do not release the  
2 government secret formula.

3 COMMISSIONER MILLER: Well, someone  
4 should take the time to take the raw data and  
5 just check the math. I've seen too many -- well,  
6 in the construction world where the numbers are  
7 hard numbers and then you make a mistake.

8 THE CHAIRMAN: Richard, the government  
9 doesn't make mistakes.

10 COMMISSIONER MILLER: They don't?

11 THE CHAIRMAN: They don't. Especially  
12 PHADA.

13 COMMISSIONER MILLER: Wow. How do I  
14 get a job there?

15 THE CHAIRMAN: I'm being serious. I  
16 did have a conversation with Mike, and it is  
17 their formula that they don't release.

18 COMMISSIONER MILLER: It came up, we  
19 had, last year we had the check run that had a  
20 math mistake. And all I'm trying to do --

21 THE CHAIRMAN: But that was a mistake  
22 we made.

23 COMMISSIONER MILLER: I know that. I'm  
24 saying that to do a variance analysis -- who's  
25 doing the variance analysis?

1 MR. ACEVEDO: I am.

2 THE CHAIRMAN: I looked at the form  
3 today. I'm trying to get a sense of how many  
4 numbers were in there.

5 COMMISSIONER MILLER: It's not --

6 THE CHAIRMAN: Nick, we're going to  
7 give that to you to figure out, and to add some  
8 formulas to it and try to figure out what it  
9 comes to.

10 MR. ACEVEDO: I actually spoke to  
11 Richard this week, and I did try to figure it  
12 out, even at home. But unfortunately when I  
13 brought over the same data I can't configure the  
14 percentages. The math all adds up for some  
15 reason, I don't know why, to be honest. The  
16 percentage is slightly off. So unless PHA tells  
17 me, or releases something, that's why I ran into  
18 the roadblock.

19 I brought it to Ray, and he looked at  
20 it too, and he called PHA, and we ran into that  
21 roadblock. I did try to duplicate it, I brought  
22 it over and attempted all that. But it was  
23 slightly over the percentage.

24 THE CHAIRMAN: Right.

25 MR. ACEVEDO: But all the math was

1 done, I can vouch for it. I've double,  
2 triple-checked the math, it's right. It's just  
3 the percentage for some reason is slightly off.  
4 Something is wrong.

5 DIRECTOR LUCAS: Very. But that's the  
6 PHA.

7 COMMISSIONER MILLER: No, I understand  
8 when you send data and get something back. But  
9 even still, someone should take a check of the  
10 math.

11 MR. ACEVEDO: I did.

12 COMMISSIONER MILLER: Nick told me it's  
13 FHA or HUD, or whatever the rules are. I  
14 understand that. But that doesn't mean -- at the  
15 end of the day we're managing an independent  
16 event, and it's the kind of thing that, you know,  
17 unfortunately being in the construction business  
18 there's always something that can go wrong,  
19 whether it's retainage or -- and I've seen too  
20 many people go under not managing their money.  
21 And if we're looking into something positive  
22 building new housing, we get better get on the  
23 shape of being accurate, because they multiply.

24 THE CHAIRMAN: Well, I think eventually  
25 what we know, if -- we're talking about monies;

1 right?

2 MR. MANFREDI: Yeah.

3 THE CHAIRMAN: Eventually you're going  
4 to know if some account doesn't have the money in  
5 it; right? Or has too much money.

6 COMMISSIONER MILLER: I'm just saying  
7 taking the variance you can learn for the future.  
8 So when we're putting the budget together for the  
9 next stuff, and there's your operating budget  
10 that you've got something you can go off of. You  
11 can divide it by the number of units. I did that  
12 last time from the meeting last week. I took the  
13 budget of the Housing Authority versus, on a  
14 per-unit basis, versus what I'm in Harrison, I  
15 mean in Soha. And we're spending more here than  
16 I do down there. So I'm just trying to get a  
17 handle on this so that going forward if we're  
18 looking to do something new, we've got good data.

19 DIRECTOR LUCAS: So just for us,  
20 Richard, if we can give you -- the percentages  
21 are always going to be off; you understand that;  
22 right? I'll try to give you whatever you want,  
23 I'm just saying it's not going to be accurate.

24 COMMISSIONER MILLER: We've had a  
25 discussion. I'm not looking for every item. I'm

1 looking for the big ones and a material number.  
2 He did a good job. And when I looked at the  
3 formulas, it's just raw data, it's like a PDF.

4 THE CHAIRMAN: That's what I thought it  
5 was, I thought it was a PDF, and the accountant  
6 corrected me. It's an Excel spreadsheet, but  
7 it's not formulated.

8 COMMISSIONER MILLER: And now I'm  
9 switching hats. Let the record show I'm putting  
10 the hat on backwards now, because I'm now a real  
11 estate developer. As a real estate developer, if  
12 someone sends you information on a building  
13 that's a PDF, I take it and don't look at the  
14 building. If they send me the information as an  
15 Excel spreadsheet that you can check the math, I  
16 look at it. I've seen too many places where they  
17 can hide a cell, and anyone that's worked with  
18 Excel, you can take numbers and manipulate them.  
19 If you're looking to do a real estate project and  
20 you want to show how much money you make, you  
21 show the rents are going up by 3 percent, and  
22 then you have a hidden formula that makes it 5  
23 percent, and all of a sudden you're making a lot  
24 of money. It's a fool's paradise. But that's  
25 my, for 45 years in the business I like to look

1 at data. That's it.

2 THE CHAIRMAN: Okay. Nick?

3 MR. ACEVEDO: If I may suggest, to help  
4 out, as you know, Mr. Miller, Richard.

5 MR. MILLER: Yes, Richard.

6 MR. ACEVEDO: What I can do every month  
7 is I can do that and then call you and let you  
8 know I double-checked the math if you want. But  
9 I can send you a copy. What I can't do is the  
10 percentages are going to be off, I don't know how  
11 to fix that, but I can double-check the math for  
12 you.

13 MR. MILLER: Yes, send it to me and  
14 I'll work with you. I'll work with you.

15 MR. ACEVEDO: That's all I can do, is  
16 send it over to you, double-check the math for  
17 you, and I'll verify the math is 100 percent.

18 COMMISSIONER MILLER: Just send it to  
19 me. Show me how you're doing it.

20 MR. ACEVEDO: I'll double-check the  
21 math and let you know I verified the math. The  
22 percentage will be off. I just can't crack that.  
23 That way we're still in compliance and it's just  
24 something I send to you.

25 COMMISSIONER MILLER: Nothing says you

1 can't -- I am sure nothing in HUD says you can't  
2 do a higher level of standard than their minimum.  
3 So if you take the information and manipulate it  
4 better, they're all for it, I'm sure.

5 MR. ACEVEDO: Again, I'm glad to work  
6 it with you, send you over a file, I double-check  
7 the numbers and you double-check too and circle  
8 back to me. Is that good enough?

9 COMMISSIONER MILLER: Okay, great.  
10 That's great. Send it to me earlier.

11 MR. ACEVEDO: Unfortunately I only get  
12 the data two days before.

13 MR. MILLER: So send it out two days  
14 before, and I'll look at it.

15 MR. ACEVEDO: I get everything on the  
16 last, so as soon as I can I'll send it right out  
17 to you.

18 DIRECTOR LUCAS: Is that okay, Rich?

19 COMMISSIONER MILLER: Okay.

20 THE CHAIRMAN: Any questions on any of  
21 the other resolutions? If it's okay with you, I  
22 would probably; we don't need separate votes?

23 MR. MANFREDI: No.

24 THE CHAIRMAN: Okay. I'll do a consent  
25 agenda and ask for a motion on the following

1 resolutions:

2           So I need a motion to write off the  
3 tenant's rent. Motion to approve Resolution  
4 1655-2025, approve the Audit Review. A motion to  
5 approve Resolution 1656-2025 approving the  
6 Meeting Schedule as adjusted at the meeting.  
7 Motion to approve Resolution 1657-2025 adoption  
8 of the EIV Policy. Motion to approve Resolution  
9 1658-2025 adoption of the Emergency Action Plan.  
10 Motion to approve Resolution 1659-2025 adoption  
11 of the Financial Control Policy. Motion to  
12 approve Resolution 1660-2025, adoption of the  
13 Language Access Plan. A motion to approve  
14 Resolution 1661-2025 adoption of the Maintenance  
15 Policy. Motion to approve Resolution 1662-2025  
16 for adoption of the Parking Policy. Motion to  
17 approve Resolution 1663-2025 adoption of the  
18 Record Retention Policy. And motion to approve  
19 Resolution 1664-2025 updated ACOP, et cetera.  
20 What is that one?

21           DIRECTOR LUCAS: That is the ACOP.

22           THE CHAIRMAN: The ACOP Policy. So  
23 motion to approve those resolutions?

24           COMMISSIONER PETTIGREW: Motion.

25           COMMISSIONER CHOFFO: Second.

1 THE CHAIRMAN: Motion made by  
2 Commissioner Pettigrew, second by Commissioner  
3 Choffo.

4 Clerk, call the roll.

5 MR. KAPUSKY: Commissioner Choffo.

6 COMMISSIONER CHOFFO: Aye.

7 MR. KAPUSHY: Commissioner Miller.

8 COMMISSIONER MILLER: Aye.

9 MR. KAPUSHY: Commissioner Mustilli.

10 COMMISSIONER MUSTILLI: Aye.

11 MR. KAPUSHY: Commissioner Pettigrew.

12 COMMISSIONER PETTIGREW: Aye.

13 MR. KAPUSKY: Dr. Doran.

14 THE CHAIRMAN: Aye.

15 We are discussing, without mentioning  
16 names, a tenant complaint that I've asked the  
17 Executive Director to speak about.

18 DIRECTOR LUCAS: So we have a policy  
19 from HUD for smoking on the grounds: It's not  
20 allowed anywhere; not cigarettes, not weed, not  
21 anything. We have a tenant who is complaining  
22 that every single night she smells weed in her  
23 apartment. Now, what I've done is exactly what  
24 HUD taught me to do, which is, one, you make a  
25 phone call to the person first thing. The second

1 thing they say to do is to have your tenant go to  
2 the other tenant and knock on the door, which I  
3 don't allow, because that's just confrontation  
4 waiting to happen. The second thing we do is we  
5 bring them into this office and I meet with them.

6 Now, where this person's apartment is I  
7 have spoken to every single tenant that lives  
8 around that apartment. Not for one second has  
9 anyone else complained about weed smoke or  
10 anything, and I've had them in numerous times.

11 So the person kind of sends emails  
12 every day, there's nothing that we can do. The  
13 next step is what, you know what I mean? So all  
14 I can keep doing is sending letters. When she  
15 made the complaint this week, we reposted that  
16 smoking is not allowed on the property inside our  
17 thing when you walk in. Other than that, she's  
18 getting fed up with the Housing Authority because  
19 we're not doing anything, when we did a lot of  
20 things to combat that problem.

21 They even called during the day, me and  
22 Gene will jump in my jeep. We go around, we  
23 stick our nose in the door to find out who's  
24 smoking weed and who's not. Nine times out of  
25 ten there isn't anybody, you can't find anybody

1 in the whole building that's smoking. So I just  
2 want to bring it to the commissioners' attention  
3 because the person was coming to cause a rift. I  
4 just wanted to give you a heads up. We've done  
5 everything we're supposed to do.

6 THE CHAIRMAN: Procedurally.

7 DIRECTOR LUCAS: Procedurally I've  
8 followed every rule, and then went an extra step  
9 and brought the tenants in here to talk with  
10 them.

11 THE CHAIRMAN: And let's keep in mind  
12 that within probably 150 feet you can go on  
13 Franklin Ave if you live there, and you can smoke  
14 weed in your apartment all you want.

15 DIRECTOR LUCAS: I tell my tenants,  
16 because our buildings are so grouped together, we  
17 have construction and the school on the other  
18 side, all my tenants have to do is stand on the  
19 sidewalk. We got the okay from HUD for that.  
20 Joe knows that. So the one person that was  
21 smoking weed in the apartment, smokes outside. I  
22 see him outside every morning 9 a.m. on the  
23 street lighting up.

24 COMMISSIONER PETTIGREW: Isn't it  
25 illegal to smoke in public?

1 THE CHAIRMAN: My understanding is it's  
2 illegal on public property. You can't walk down  
3 the street, technically, smoking a joint, or  
4 smoking any kind of cannabis or crack pipe or any  
5 of those things. But it is legal, my  
6 understanding is it is legal if you decide to  
7 smoke marijuana in your own backyard or in your  
8 apartment, it would be legal.

9 DIRECTOR LUCAS: Here's the rule for  
10 the police. They can see a kid that's 13 years  
11 old smoking on the side, they can't frisk him and  
12 they can't take the weed away from him. Trust  
13 me, I went through the Chief of Police, I tried  
14 to get every answer I could possibly get. Because  
15 they get sued.

16 THE CHAIRMAN: Try running a school  
17 district.

18 COMMISSIONER MILLER: I can't believe  
19 we're in the world or state where you can't do  
20 anything wrong to get arrested.

21 MR. MANFREDI: The Attorney General  
22 guidelines won't allow you to stop a minor.

23 COMMISSIONER MILLER: The tenant that's  
24 complaining about the smoking; administratively  
25 what's the next step?

1           DIRECTOR LUCAS: Well, the next step  
2 would be her coming here and yelling at you guys  
3 that I'm not doing by job. But there isn't  
4 another step, Richard. HUD only gives us, you  
5 call the first time, you send them a letter the  
6 second time. The tenant goes and knocks on the  
7 door, which I don't allow, I don't even tell my  
8 tenants that because there would be a fisticuffs  
9 in the hallway. But then I call HUD and they say  
10 what, Joe? Tell them what they said.

11           MR. MANFREDI: They say to follow  
12 process, which we do.

13           DIRECTOR LUCAS: Follow the process.  
14 That's what I get every time.

15           MR. MANFREDI: So it's basically an  
16 investigation with no findings.

17           DIRECTOR LUCAS: Yes, I agree with you.

18           COMMISSIONER MILLER: So it's ignore  
19 it?

20           THE CHAIRMAN: At some point you  
21 investigate it, and that's all you can do.

22           DIRECTOR LUCAS: We call the cops,  
23 guys, the cops go to the door. There was only  
24 one instance where it kind of looked like where  
25 Cheech and Chong lived. I walked in with the

1 police. The lady opened the door and it was  
2 like, whoosh, it hit you right in the face. Now,  
3 all the police officers said to the tenants here  
4 was, Put it out. And he started walking away,  
5 and I was like, Where you going? He said, That's  
6 all we can do, Mr. Lucas. So it's even when the  
7 police come and they catch them, they don't do  
8 anything. So I don't know what the next step is.

9 COMMISSIONER MILLER: They can't  
10 enforce the laws.

11 THE CHAIRMAN: I just wanted, it's an  
12 update in case you hear of it, at least you know.  
13 It's being addressed as a tenant concern. I  
14 don't want mention any names and so forth.

15 With that being said, is there anyone  
16 from the public who would like to be heard?

17 (No response.)

18 THE CHAIRMAN: Okay. At the last  
19 meeting we discussed Mr. Miller's having a  
20 committee to make recommendations for the  
21 five-year plan. In the meantime I wanted to make  
22 a motion to adopt the five-year plan at tonight's  
23 meeting, and then any recommendations you make we  
24 will just readopt and amend the plan as we move  
25 forward. Somehow that missed the agenda tonight,

1 or missed on your agenda. But if anyone has any  
2 questions on that, I know it was advertised and  
3 so forth.

4 So motion to adopt the five-year plan.

5 COMMISSIONER MUSTILLI: Motion.

6 COMMISSIONER CHOFFO: Second.

7 THE CHAIRMAN: Motion by Mustilli,  
8 second by Choffo.

9 Clerk, call the roll.

10 MR. KAPUSKY: Commissioner Choffo.

11 COMMISSIONER CHOFFO: Aye.

12 MR. KAPUSHY: Commissioner Miller.

13 COMMISSIONER MILLER: Aye.

14 MR. KAPUSHY: Commissioner Mustilli.

15 COMMISSIONER MUSTILLI: Aye.

16 MR. KAPUSHY: Commissioner Pettigrew.

17 COMMISSIONER PETTIGREW: Aye.

18 MR. KAPUSKY: Dr. Doran.

19 THE CHAIRMAN: Aye. Motion to approve.

20 Do I have a motion to adjourn, all  
21 those in favor?

22 COMMISSIONER CHOFFO: Motion.

23 THE CHAIRMAN: Motion made by Choffo.

24 All those in favor say aye.

25 (All ayes.)

(Where the proceedings concluded at 6:25 p.m.)

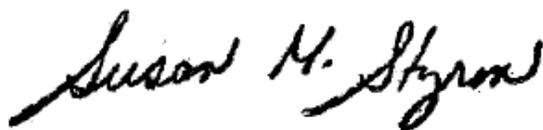
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CERTIFICATE

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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: January 29, 2025

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