

HARRISON HOUSING AUTHORITY

IN RE:

REGULAR MEETING OF THE
COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE TOWN OF
HARRISON

)
)
) TRANSCRIPT OF:
) PROCEEDINGS
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O P E N S E S S I O N

Harrison Housing Authority
788 Harrison Avenue
Harrison, New Jersey 07029
Tuesday, September 20, 2016
Commencing: 6:10 p.m.

B E F O R E:

- JAMES P. DORAN - Chairman
- ARTHUR PETTIGREW - Vice Chairman
- IRENE ALMEIDA - Commissioner
- DANIEL CHOFFO - Commissioner
- DAWN KINSELLA - Commissioner
- BURNILDA MUSTILLI - Commissioner

A L S O P R E S E N T:

- ROY ROGERS - Executive Director
- JOSEPH MANFREDI, ESQ. - Board Attorney
- GENE GILMORE - Maintenance Supervisor
- MAUREEN GILMORE - Board Secretary
- DOREEN COUCH - Authority Staff
- JOAN MICHAELSON - Director of Administration
- JOANNE ROMANO - File Clerk

1 CHAIRMAN DORAN: Okay. Pursuant to
2 Chapter 231, Laws of 1975, adequate posting and
3 advance notice of date, time, location, purpose and
4 agenda of this meeting has been recorded.

5 I call this meeting to order of the
6 Harrison Housing Authority.

7 MS. GILMORE: Commissioner Almedia?

8 COMMISSIONER ALMEDIA: Here.

9 MS. GILMORE: Commissioner Choffo?

10 COMMISSIONER CHOFFO: Here.

11 MS. GILMORE: Commissioner Confessore;
12 absent.

13 Commissioner Kinsella?

14 COMMISSIONER KINSELLA: Here.

15 MS. GILMORE: Commissioner Mustilli?

16 COMMISSIONER MUSTILLI: Here.

17 MS. GILMORE: Commissioner Pettigrew?

18 COMMISSIONER PETTIGREW: Here.

19 MS. GILMORE: Commissioner Doran?

20 CHAIRMAN DORAN: Here.

21 Please stand for the Pledge of
22 Allegiance.

23 (Pledge of Allegiance recited.)

24 CHAIRMAN DORAN: Could I have a motion
25 to approve the minutes of our June 8, 2016 meeting?

1 VICE CHAIRMAN PETTIGREW: Motion.

2 MS. GILMORE: Pettigrew; and Kinsella
3 second.

4 CHAIRMAN DORAN: Okay. Hold it.

5 MS. GILMORE: I'm saying the names for
6 her, because she doesn't know them.

7 CHAIRMAN DORAN: Okay. No. I want to
8 just follow it myself.

9 MS. GILMORE: Oh. Okay.

10 CHAIRMAN DORAN: You're ahead of me.

11 MS. GILMORE: Okay.

12 CHAIRMAN DORAN: Okay. That was
13 Pettigrew and...

14 MS. GILMORE: And Kinsella.

15 CHAIRMAN DORAN: Okay. Motion made and
16 seconded. Can we have a roll call.

17 MS. GILMORE: Commissioner Almeida?

18 COMMISSIONER ALMEIDA: Aye.

19 MS. GILMORE: Commissioner Choffo?

20 COMMISSIONER CHOFFO: Aye.

21 MS. GILMORE: Commissioner Kinsella?

22 COMMISSIONER KINSELLA: Aye.

23 MS. GILMORE: Commissioner Mustilli?

24 COMMISSIONER MUSTILLI: Aye.

25 MS. GILMORE: Commissioner Pettigrew?

1 VICE CHAIRMAN PETTIGREW: Aye.

2 MS. GILMORE: Commissioner Doran?

3 CHAIRMAN DORAN: Aye.

4 If it's okay with you, can we take a
5 break from the agenda for a second. We'd like to pay
6 an honor to someone who's in the room tonight;
7 Mr. Larry Bennett. We'd like to present Mr. Bennett
8 a plaque on behalf of the Authority that reads:

9 "A resolution of appreciation to
10 Mr. Lawrence Bennett; whereas Lawrence Bennett served
11 the Authority faithfully and conscientiously as a
12 Commissioner from October 5th, 2009 to June 6th,
13 2016; and whereas Lawrence Bennett made a
14 distinguished record for himself and this Authority
15 during his term of service.

16 "Therefore, be it resolved by the
17 Commissioners of the Harrison Housing Authority of
18 the Town of Harrison that special thanks and
19 appreciation be extended to Mr. Bennett for his
20 outstanding service in the interest of the Authority;
21 and be it further resolved that this resolution be
22 spread in full upon the minutes of the June 16, 2016
23 meeting of the Board of Commissioners of the Harrison
24 Housing Authority."

25 Mr. Bennett, if you'd come up, we

1 present this plaque to you. It doesn't come with a
2 check, though.

3 VICE CHAIRMAN PETTIGREW: Could we get a
4 picture?

5 CHAIRMAN DORAN: Sure. Does anybody
6 have a camera?

7 (Plaque presented; applause.)

8 MR. BENNETT: Thank you very much.

9 I just want to say --

10 CHAIRMAN DORAN: You want to say a
11 couple of words?

12 MR. BENNETT: Yeah. I just want to say
13 thank you to everybody. It was a pleasure serving on
14 the Board, especially with the Commissioners; ones
15 that are present and ones that are previous
16 Commissioners.

17 I never thought when I was -- when I was
18 young that I'd ever sit on the board of the Housing
19 Authority. It was a pleasure and it was an
20 experience, and I know we all worked together to
21 benefit the people here, and I know we've helped a
22 lot of people and made their lives better. And I'd
23 also like to thank the staff; they're always very
24 courteous to me, and I appreciate it. Thank you very
25 much.

1 CHAIRMAN DORAN: Could I have a motion
2 to go into closed session to discuss personnel items?

3 COMMISSIONER CHOFFO: I'll make a
4 motion.

5 CHAIRMAN DORAN: Motion to go into
6 closed session.

7 COMMISSIONER KINSELLA: Second.

8 CHAIRMAN DORAN: Seconded. Choffo
9 and -- Choffo first and seconded by Mustilli.

10 MS. GILMORE: No; Kinsella.

11 COMMISSIONER KINSELLA: Kinsella.

12 CHAIRMAN DORAN: Okay. Kinsella. I
13 thought it was Lindi. Sorry. Roll call.

14 MS. GILMORE: Commissioner Almeida?

15 COMMISSIONER ALMEIDA: Aye.

16 MS. GILMORE: Choffo?

17 COMMISSIONER CHOFFO: Aye.

18 MS. GILMORE: Kinsella?

19 COMMISSIONER KINSELLA: Aye.

20 MS. GILMORE: Mustilli?

21 COMMISSIONER MUSTILLI: Aye.

22 MS. GILMORE: Pettigrew?

23 VICE CHAIRMAN PETTIGREW: Aye.

24 MS. GILMORE: Doran?

25 CHAIRMAN DORAN: Aye.

1 (Closed session for purposes of
2 discussing personnel matters and attorney-client
3 matters.)

4 CHAIRMAN DORAN: Do we have to make a
5 motion to open?

6 COMMISSIONER CHOFFO: I make a motion to
7 open.

8 COMMISSIONER MUSTILLI: Second.

9 CHAIRMAN DORAN: Motion made and
10 seconded. Those in favor?

11 (Commissioners unanimously vote "Aye" to
12 continue public session.)

13 CHAIRMAN DORAN: It's unanimous.

14 Okay. We made a motion to go back into
15 public session. At this point, I'd like to call for
16 a motion to approve the water bills.

17 COMMISSIONER ALMEIDA: Motion.

18 VICE CHAIRMAN PETTIGREW: Second.

19 CHAIRMAN DORAN: Motion made and
20 seconded. Roll call.

21 MS. GILMORE: Commissioner Almeida?

22 COMMISSIONER ALMEIDA: Aye.

23 MS. GILMORE: Commissioner Choffo?

24 COMMISSIONER CHOFFO: Aye.

25 MS. GILMORE: Commissioner Kinsella?

1 COMMISSIONER KINSELLA: Aye.
2 MS. GILMORE: Commissioner Mustilli?
3 COMMISSIONER MUSTILLI: Aye.
4 MS. GILMORE: Commissioner Pettigrew?
5 VICE CHAIRMAN PETTIGREW: Aye.
6 MS. GILMORE: Commissioner Doran?
7 CHAIRMAN DORAN: Aye.
8 Okay. A motion to approve all other
9 bills?
10 COMMISSIONER MUSTILLI: Motion.
11 COMMISSIONER KINSELLA: Second.
12 CHAIRMAN DORAN: Motion by Lindi; second
13 by Kinsella. All those in favor vote "Aye." All
14 opposed vote "No."
15 MS. GILMORE: Oh. Okay. You want to do
16 it that way?
17 CHAIRMAN DORAN: Yeah, I was just...
18 MS. GILMORE: Oh. Commissioner Choffo?
19 COMMISSIONER CHOFFO: Aye.
20 MS. GILMORE: Commissioner Kinsella?
21 COMMISSIONER KINSELLA: Aye.
22 MS. GILMORE: Commissioner Mustilli?
23 COMMISSIONER MUSTILLI: Aye.
24 MS. GILMORE: Commissioner Pettigrew?
25 VICE CHAIRMAN PETTIGREW: Aye.

1 MS. GILMORE: Commissioner Doran?

2 CHAIRMAN DORAN: Aye.

3 Communications.

4 MS. GILMORE: Okay. We received a
5 report from Essex-Hudson Regional Cooperative. We
6 have saved, so far with our electric, \$29,287.
7 That's for the two -- two buildings in Kingsland
8 Court. And then for Harrison Gardens, we saved
9 \$98,968.

10 CHAIRMAN DORAN: Great.

11 MS. GILMORE: Oh, wait. Sorry. Wait a
12 minute. Sorry. Wrong column. \$899 for Kingsland
13 Court and \$12,083 in Harrison Gardens. Sorry. That
14 was the savings. Sorry about that.

15 CHAIRMAN DORAN: That's okay.

16 MS. GILMORE: All right.

17 CHAIRMAN DORAN: Still good savings.

18 MS. GILMORE: All right. Now we have --
19 this is from HUD: "Good morning, Roy, I hope all is
20 well. I take this opportunity to say hello and to
21 congratulate you and your team for the 'High
22 Performer' designation in the PHAS. Have a nice
23 day." We scored a total of --

24 MR. ROGERS: Ninety-seven.

25 MS. GILMORE: -- 97 points out of 100,

1 which is very good.

2 MR. MANFREDI: That's great.

3 MS. GILMORE: Especially for the age of
4 our buildings.

5 CHAIRMAN DORAN: Good job to Roy and
6 your staff. You know, I know what those types of
7 performance assessments are like, so congratulations
8 to all of you. It shows you're doing an efficient
9 job and it's good to see.

10 MR. ROGERS: Thank you.

11 MS. GILMORE: And now we have the PHADA
12 Scholarship Program. It's a 2017 scholarship
13 application that is awarded to high school seniors
14 living in public or assisted housing. So I sent this
15 out to our tenants that we know that are seniors, but
16 I also sent it to the high school with the guidance
17 counselor, Ms. Correnti, and she's gonna run it
18 through.

19 CHAIRMAN DORAN: Okay. Executive
20 Director's report.

21 MR. ROGERS: Everyone got my report, and
22 I'm just gonna give you some of the highlights.

23 I wanted to address the flat rents. HUD
24 is raising those again. This is the third year in a
25 row that they've raised them, and I think their goal

1 is to get the flat rents as high as market rents and
2 we'll be paying 100 percent of market rent, which
3 would encourage people to -- to move. But I
4 discussed this with staff, and we can actually --
5 when a person gets flat rent, we only have to
6 recertify them once every three years. We don't have
7 to raise the rent until we recertify.

8 So we're going to not increase the rents
9 for a three-year period. We'll still get the same
10 amount of money -- HUD makes up the difference -- and
11 we're going to have to probably -- I predict that
12 HUD's gonna force the residents to move, period. And
13 what we're going to do is we'll work with the
14 residents on the flat rents and give them at least an
15 18-month notice of what we think is gonna happen, and
16 then, of course, we'll try to negotiate with HUD.
17 Hopefully it won't happen, but it's just that flat
18 rents are becoming the same as market rents. And the
19 only thing that we have going for us when that
20 happens is, of course, we still have the free
21 utilities, and you have free maintenance, and we have
22 good maintenance.

23 Does anybody have any questions about
24 the flat rents? (No response.)

25 And I'm happy to say -- and part of this

1 is because of the savings in utilities -- but
2 we're -- and a lot of it is because HUD -- we're
3 getting more subsidy -- but we're \$155,000 under
4 budget year to date, and --

5 COMMISSIONER CHOFFO: That's huge. I
6 saw that.

7 MR. ROGERS: -- and I think -- are we
8 going to -- did we ever have the resolution on hiring
9 a security person?

10 MR. MANFREDI: I'm gonna do that under
11 new business, Mr. Rogers.

12 MR. ROGERS: Okay. I'm sorry.

13 MR. MANFREDI: Sure.

14 MR. ROGERS: But I think with that
15 amount being under budget, we're gonna be able to
16 hire a security person. But that may just be a
17 temporary blessing from HUD, because they can always
18 stop over-funding us -- I shouldn't say over-funding
19 us, but they could cut back the funding.

20 The office copier: How old is that,
21 Ms. Michaelson, six years old?

22 MS. MICHAELSON: The office copier that
23 we got was four years ago.

24 MR. ROGERS: Under the direction of
25 Ms. Michaelson, I had the staff evaluate new copiers.

1 We sent you a comparative report, and I'd like to --
2 Xerox was the most competitive, and so we're gonna
3 request the Board of Commissioners under new business
4 to approve the purchase of a new copier. And Xerox
5 has agreed to move the existing copier down to the
6 maintenance shop free of charge and maintain that
7 copier for us for the late -- for the term of the
8 lease, and also provide us with eight cartridges for
9 all of our equipment.

10 COMMISSIONER CHOFFO: What other
11 companies did you look at, Mr. Rogers?

12 CHAIRMAN DORAN: I think there's a
13 listing here somewhere.

14 MS. GILMORE: Yeah, there is.

15 CHAIRMAN DORAN: What were the
16 companies?

17 MS. MICHAELSON: We had Xerox was the
18 first company; TASKalfa; and Kyocera.

19 MR. ROGERS: Okay. Any other questions?

20 COMMISSIONER CHOFFO: Mr. Chairman, I
21 have a question for Mr. Rogers.

22 CHAIRMAN DORAN: Sure.

23 COMMISSIONER CHOFFO: With your
24 report -- it's very updated, by the way.

25 MR. ROGERS: Thank you.

1 COMMISSIONER CHOFFO: When you talk
2 about the 583,000 that we're getting from HUD for the
3 following items --

4 MR. ROGERS: Yes.

5 COMMISSIONER CHOFFO: -- listed in your
6 plan, the "replace boiler" section and "replace steam
7 traps," is that something our staff can do, or is
8 that something we have to go out to bid for?

9 MR. ROGERS: Actually, we have -- I
10 think we'll be going out to bid for the steam traps,
11 but the boilers, we have to -- we have to stick with
12 the manufacturer to replace the sections, because
13 they're huge and we need them to install them.

14 COMMISSIONER CHOFFO: What about the
15 catch basins? You said: "Storm catch basin
16 repair/replacement." Where?

17 MR. ROGERS: There's several of them
18 around the grounds.

19 COMMISSIONER CHOFFO: And who would do
20 that for us?

21 MR. ROGERS: We'd have a contractor.
22 That's a big job.

23 COMMISSIONER CHOFFO: Can you get prices
24 on that for us?

25 MR. ROGERS: Every -- every contract

1 that we let out we have to bring before the Board.
2 And we do get at least three prices, by HUD
3 regulations.

4 COMMISSIONER CHOFFO: And when was the
5 last time the basketball courts in Harrison Gardens,
6 the blacktop was replaced?

7 MR. ROGERS: I'm guessing, about what,
8 ten years ago, Gene?

9 MR. GILMORE: Yes.

10 COMMISSIONER CHOFFO: Yeah, that's -- I
11 thought so. All right. That's it.

12 MR. ROGERS: And we have a list of all
13 the projects, because that's the annual plan that the
14 Board approved, but we're flexible. Any time you
15 want to revise that, there's a certain procedure we
16 can go through to revise it.

17 COMMISSIONER CHOFFO: I'm sorry. One
18 more question. "Non-dwelling structures." Garages
19 and maintenance areas?

20 MR. ROGERS: Garages, garbage
21 containers. We've got, you know, the big garage over
22 at Kingsland Court.

23 COMMISSIONER CHOFFO: Yeah.

24 CHAIRMAN DORAN: I'm just drawing --
25 that garage is still there? I'm just drawing a blank

1 for a second as to...

2 MR. GILMORE: There's a new one. Not
3 the one off the street, it's farther back where the
4 basketball court is.

5 CHAIRMAN DORAN: Right. Okay. Yeah.

6 MR. ROGERS: It blends in with the
7 community.

8 CHAIRMAN DORAN: Yeah.

9 VICE CHAIRMAN PETTIGREW: The one that
10 we always got thrown off of.

11 CHAIRMAN DORAN: I never got thrown off
12 that one.

13 VICE CHAIRMAN PETTIGREW: No, not you.

14 MR. ROGERS: Any other questions? (No
15 response.)

16 And the last item I'd like to cover is:
17 We have a lot of tenant activities going on, or went
18 on, or going to go on, and we're planning a --
19 Mr. Larry Kelly is our tenant activity coordinator
20 and he organized a fall barbecue in early October,
21 and we may have it, like, on a weeknight.

22 And also -- I think Maureen brought it
23 up. Did you bring up the bicycle program?

24 MS. GILMORE: No. It's in your
25 director's report, but we have the bicycle program.

1 MR. ROGERS: We have the bicycle program
2 where kids in our community, our housing community as
3 well as in the Harrison community -- and this is the
4 second year in a row that for some reason -- and I'm
5 happy for it -- but the contact person with the
6 bicycles always contacts Maureen and we end up being
7 able to -- Harrison ends up being able to get a lot
8 of the bicycles.

9 COMMISSIONER CHOFFO: Do you know when
10 that is?

11 MR. ROGERS: It's going on right now.

12 MS. GILMORE: It's going on right now,
13 September 26th. We had -- it's between the ages of
14 seven and ten. We only have like five students --
15 five children that are now between that age bracket
16 since they all got bikes last year. We had over, I'd
17 say, 50, 60 kids last year. So this year, I went
18 into the school system and I got kids, because they
19 have certain criteria. Like they have to be on free
20 lunch. So I got -- I got 25 students going there.

21 CHAIRMAN DORAN: Good.

22 VICE CHAIRMAN PETTIGREW: Ms. Lombardi's
23 helping?

24 MS. GILMORE: Yes, Ms. Lombardi.

25 MR. ROGERS: And -- and I just -- in

1 addition to the fall barbecue, we also have a
2 Halloween project planned for the children, as well
3 as a Christmas project, and we'll probably -- well,
4 one of the -- one or two of the Commissioners
5 expressed a desire to start doing the Christmas tree
6 lighting here again. We discontinued it for a couple
7 of years. I don't know if you want to do that --

8 CHAIRMAN DORAN: Sure.

9 MR. ROGERS: -- but that's one of our
10 projects.

11 CHAIRMAN DORAN: I'm not anti-Christmas.

12 MR. ROGERS: Anything else? (No
13 response.)

14 Okay. Thank you.

15 CHAIRMAN DORAN: Thank you. We'll move
16 to -- do we need -- maintenance report?

17 MS. GILMORE: Yes.

18 CHAIRMAN DORAN: Okay. A motion to
19 accept the maintenance report?

20 COMMISSIONER ALMEIDA: Motion.

21 COMMISSIONER MUSTILLI: Second.

22 CHAIRMAN DORAN: Motion made by Almeida;
23 seconded by Mustilli. All those in favor vote "Aye."
24 Those opposed vote "No." Roll call.

25 MS. GILMORE: Commissioner Almeida?

1 COMMISSIONER ALMEIDA: Aye.

2 MS. GILMORE: Commissioner Choffo?

3 COMMISSIONER CHOFFO: Aye.

4 MS. GILMORE: Commissioner Kinsella?

5 COMMISSIONER KINSELLA: Aye.

6 MS. GILMORE: Commissioner Mustilli?

7 COMMISSIONER MUSTILLI: Aye.

8 MS. GILMORE: Commissioner Pettigrew?

9 VICE CHAIRMAN PETTIGREW: Aye.

10 MS. GILMORE: Commissioner Doran?

11 CHAIRMAN DORAN: Aye.

12 Okay. Any old business? (No response.)

13 Anything just old? (Laughter.) (No response.)

14 Okay. We'll move to new business now.

15 We have a request to pass a resolution for the
16 Executive Director in conjunction with the Personnel
17 Committee to post for and set the qualifications for
18 a security guard. Salary not to exceed \$35,000. Do
19 I need --

20 VICE CHAIRMAN PETTIGREW: Motion.

21 CHAIRMAN DORAN: -- a motion on that.

22 COMMISSIONER KINSELLA: Second.

23 CHAIRMAN DORAN: Motion by Pettigrew;
24 second by Kinsella. Those in favor vote "Aye."
25 Those opposed vote "No." Roll call.

1 MS. GILMORE: Commissioner Almeida?
2 COMMISSIONER ALMEIDA: Aye.
3 MS. GILMORE: Commissioner Choffo?
4 COMMISSIONER CHOFFO: Aye.
5 MS. GILMORE: Commissioner Kinsella?
6 COMMISSIONER KINSELLA: Aye.
7 MS. GILMORE: Commissioner Mustilli?
8 COMMISSIONER MUSTILLI: Aye.
9 MS. GILMORE: Commissioner Pettigrew?
10 VICE CHAIRMAN PETTIGREW: Aye.
11 MS. GILMORE: Commissioner Doran?
12 CHAIRMAN DORAN: Aye.
13 Okay. A motion to enter a lease for a
14 new copy machine. I need a motion to accept.
15 VICE CHAIRMAN PETTIGREW: Motion.
16 COMMISSIONER MUSTILLI: Second.
17 CHAIRMAN DORAN: Motion made by
18 Mustilli; seconded by Pettigrew. All those in favor
19 vote "Aye." Those opposed vote "No." Roll call.
20 MS. GILMORE: Commissioner Almeida?
21 COMMISSIONER ALMEIDA: Aye.
22 MS. GILMORE: Commissioner Choffo?
23 COMMISSIONER CHOFFO: Aye.
24 MS. GILMORE: Commissioner Kinsella?
25 COMMISSIONER KINSELLA: Aye.

1 MS. GILMORE: Commissioner Mustilli?

2 COMMISSIONER MUSTILLI: Aye.

3 MS. GILMORE: Commissioner Pettigrew?

4 VICE CHAIRMAN PETTIGREW: Aye.

5 MS. GILMORE: Commissioner Doran?

6 CHAIRMAN DORAN: Aye.

7 Okay. We don't need to do a closed
8 session.

9 MR. ROGERS: Mr. Manfredi has new
10 business.

11 CHAIRMAN DORAN: Oh. I'm sorry. With
12 Verizon?

13 MR. MANFREDI: No, we put that in the
14 record.

15 CHAIRMAN DORAN: Yeah.

16 MR. MANFREDI: We have it -- we have it
17 in the record, Mr. Rogers --

18 MR. ROGERS: Okay.

19 MR. MANFREDI: -- and we just did the
20 resolution to authorize you to make the hire.

21 CHAIRMAN DORAN: Right.

22 MR. ROGERS: I'm sorry. Okay.

23 CHAIRMAN DORAN: Good?

24 MR. MANFREDI: Good to go.

25 MS. GILMORE: All right. For the new

1 copier, it's Xerox; just so we have the name of the
2 company.

3 CHAIRMAN DORAN: Xerox. Sorry.

4 Is there anyone who would like to be
5 heard? Questions? Comments? Observations? Points
6 of view? (No response.) No? Okay.

7 At this point, I'll call for
8 adjournment.

9 VICE CHAIRMAN PETTIGREW: Motion to
10 adjourn.

11 CHAIRMAN DORAN: Ms. Almeida, would you
12 like to make a motion?

13 COMMISSIONER ALMEIDA: I would like to
14 make that motion.

15 CHAIRMAN DORAN: To adjourn?

16 COMMISSIONER ALMEIDA: Yes.

17 COMMISSIONER MUSTILLI: Second.

18 CHAIRMAN DORAN: Seconded. All those in
19 favor --

20 (Commissioners unanimously vote "Aye" to
21 adjourn.)

22 (Proceedings concluded at 6:43 p.m.)

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CERTIFICATE

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I, LYDIA F. McDONNELL, a Certified Shorthand Reporter and Notary Public of the State of New Jersey, 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

License No. 30XI00155900

My Commission expires June 30, 2018

Dated: September 30, 2016

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