

**MINUTES OF THE 449<sup>TH</sup> BOARD MEETING  
OF THE  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**SPECIAL TELECONFERENCE**

**November 5, 2018**

- MEMBERS:
- \* Robert Long (representing Lt. Governor Sheila Y. Oliver, Commissioner, DCA)
  - \*\* Aimee Manocchio Nason, Deputy Attorney General, (representing Gurbir S. Grewal, Attorney General)
  - \*\*\* Robert Shaughnessy, Assistant Deputy Director, Department of Treasury (representing Elizabeth Maher Muoio, State Treasurer)
  - \*\*\*\* Thomas Hunt, Assistant Director of the Office of Consumer Finance, Department of Banking and Insurance (representing Marlene Caride, Commissioner, Department of Banking and Insurance)
  - \*\*\*\*\* Steve Schultz, Deputy Chief of Staff (representing Carole Johnson, Acting Commissioner, Department of Human Services)

Dorothy Blakeslee  
Stanley Weeks

HMFA STAFF  
PRESENT:

Charles A Richman, Executive Director  
Deb Urban, Chief of Legal and Regulatory Affairs  
Donna Rendeiro, Chief of Administration  
Claudia Lovas, Deputy Executive Director  
John Murray, Chief Financial Officer  
Katherine Brennan, Chief of Staff  
George Davidson, SharePoint Liaison  
Jeanette Nieves, Executive Board Secretary  
Michael Floyd, Chief of Property Management  
Jim Peasco, Senior Legal Research Analyst II  
Darryl Applegate, Director of Regulatory Affairs

OTHERS  
PRESENT:

Kavin Mistry, Assistant Attorney General, Attorney General's Office  
Craig Ambrose, Assistant Counsel, Governor's Authority Unit  
Nels Lauritzen, Deputy Attorney General, Attorney General's Office  
Michael Diloreto, Gibbons  
Tiara Williams, Housing Management Officer III  
Carmen Santiago, Assistant Director of Property Management

- \* Letter of February 20, 2018 designating Robert Long to represent Lt. Governor Sheila Y. Oliver, Commissioner
- \*\* Letter of February 23, 2016 designating Aimee Manocchio Nason to represent Gurbir S. Grewal, Attorney General
- \*\*\* Letter of February 23, 2018 designating Robert Shaughnessy to represent the Acting State Treasurer, Elizabeth Maher Muoio
- \*\*\*\* Letter of January 24, 2018 designating Thomas Hunt to represent Marlene Caride, Commissioner, Department of Banking and Insurance
- \*\*\*\*\* Letter of November 2, 2018 designating Steve Schultz to represent Carole Johnson, Acting Commissioner, Department of Human Services

November 5, 2018

Robert Long, Deputy Commissioner read the following into the minutes:

**SUNSHINE ACT**

"The New Jersey Housing and Mortgage Finance Agency gave notice of the time, place and date of this meeting by electronic mail, regular mail and hand delivery on October 30, 2018 to the Secretary of State of New Jersey, The Star Ledger, The Times, and the Courier Post, and by posting the notice at the office of the Agency in Trenton, New Jersey. Pursuant to the New Jersey Open Public Meetings Act, a resolution must be passed by the New Jersey Housing and Mortgage Finance Agency in order to hold a session from which the public is excluded."

**EXECUTIVE SESSION**

RESOLUTION OF THE NEW JERSEY HOUSING AND MORTGAGE  
FINANCE AGENCY REGARDING APPROVAL TO ENTER INTO  
EXECUTIVE SESSION

WHEREAS, on November 5, 2018, a meeting of the Members of the New Jersey Housing and Mortgage Finance Agency was held; and

WHEREAS, the Members were asked to adopt a resolution regarding approval of a motion to adjourn to Executive Session.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY AS FOLLOWS:

WHEREAS, pursuant to N.J.S.A. 10:4-12 and 10:4-13 of the Open Public Meetings Act, the Agency intends to obtain legal advice and discuss contractual matters regarding regarding HMFA #218 Jasontown II v. NJHMFA

NOW, THEREFORE, be it resolved by the Members of the New Jersey Housing and Mortgage Finance Agency as follows:

1. A closed session shall be held by the Agency for the purposes set forth above.
2. The discussions undertaken at the closed session will be disclosed when the need for confidentiality no longer exists.

*Thomas Hunt moved and Dorothy Blakeslee seconded a motion to enter into Executive Session at 3:30 pm.*

*Aye – Robert Long, Aimee Manocchio-Nason, Robert Shaughnessy, Thomas Hunt, Steve Schultz, Dorothy Blakeslee, Stanley Weeks*

*Nay – None*

*Abstained- None*

**RECONVENE TO PUBLIC SESSION**

*Aimee Manocchio-Nason moved and Robert Shaughnessy seconded a motion to Reconvene to Public Session at 4:00 p.m.*

*Aye – Robert Long, Aimee Manocchio-Nason, Robert Shaughnessy, Thomas Hunt, Steve Schultz, Dorothy Blakeslee, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA #218 JASONTOWN II LP V. NJHMFA– ITEM 11A**

*Thomas Hunt moved and Aimee Manocchio Nason seconded. 1. Approval of a Final Agency Decision as amended in Executive Session which accepts, rejects, or modifies the Initial Decision on Remand for the matter known as *Jasontown II Associates LP v. NJHMFA* (OAL DKT. NO. HFA 10831-18), in accordance with the terms as discussed in Executive Session. 2. Authorization for the Executive Director, any chief, or staff, as appropriate, in consultation with the Attorney General’s office, to prepare, execute and submit any and all documentation necessary to effectuate the Board’s action.*

*Aye – Robert Long, Aimee Manocchio-Nason, Robert Shaughnessy, Thomas Hunt, Steve Schultz, Dorothy Blakeslee, Stanley Weeks*

*Nay – None*

*Abstained- None*

**MOTION TO ADJOURN**

*Dorothy Blakeslee moved and Thomas Hunt seconded a motion to adjourn at 4:02 p.m.*

*Aye – Robert Long, Aimee Manocchio-Nason, Robert Shaughnessy, Thomas Hunt, Steve Schultz, Dorothy Blakeslee, Stanley Weeks*

*Nay – None*

*Abstained- None*



State of New Jersey  
DEPARTMENT OF COMMUNITY AFFAIRS  
101 SOUTH BROAD STREET  
PO Box 800  
TRENTON, NJ 08625-0800  
(609) 292-6420

PHILIP D. MURPHY  
*Governor*

Lt. GOVERNOR SHEILA Y. OLIVER  
*Commissioner*

February 20, 2018

Claudia Lovas, Acting Executive Director  
NJ Housing and Mortgage Finance Agency  
PO Box 18550  
Trenton, New Jersey 08625

Dear Acting Executive Director Lovas:

Please accept this letter as formal notification that Deputy Commissioner Robert Long will represent me at the NJHMFA Board Meetings until further notice.

If you have any questions, please do not hesitate to call my office.

Sincerely,

Lt. Governor Sheila Y. Oliver  
Commissioner





State of New Jersey  
OFFICE OF THE ATTORNEY GENERAL  
DEPARTMENT OF LAW AND PUBLIC SAFETY  
PO Box 080  
TRENTON NJ 08625-0080

CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor

JOHN J. HOFFMAN  
Acting Attorney General

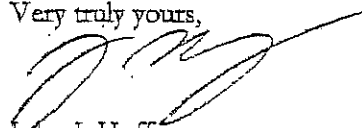
February 23, 2016

Charles A. Richman, Chairman  
New Jersey Housing and  
Mortgage Finance Agency  
637 South Clinton Avenue  
P.O. Box 18550  
Trenton, New Jersey 08650-2085

Dear Chairman Richman:

I hereby designate Susan K. Fischer, Assistant Attorney General, to represent me in my absence at the meetings of the New Jersey Housing and Mortgage Finance Agency. In the event of AAG Fischer's absence, Aimee Manocchio Nason, Deputy Attorney General, is authorized to vote in my stead and to otherwise act on my behalf. In the event of the absence of both AAG Fischer and DAG Manocchio Nason, Kavin K. Mistry, Assistant Attorney General, is authorized to vote in my stead and to otherwise act on my behalf.

Very truly yours,

  
John J. Hoffman  
Acting Attorney General

c: Secretary of State  
Anthony Marchetta, Executive Director, NJHMFA  
Susan K. Fischer, Assistant Attorney General  
Kavin K. Mistry, Assistant Attorney General  
Aimee Manocchio Nason, Deputy Attorney General





State of New Jersey  
Office of the State Treasurer  
PO Box 002  
TRENTON NJ 08625-0002

PHILIP D. MURPHY  
*Governor*  
Sheila Y. Oliver  
*Lt. Governor*

Elizabeth Maher Muoio  
*Acting State Treasurer*

February 23, 2018

Charles A. Richman, Executive Director  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650

Dear Executive Director Richman:

I hereby designate Robert Shaughnessy, Department of Treasury to act as my permanent designee at all the meetings of the New Jersey Housing and Mortgage Finance Agency. David Moore, Department of Treasury will be my back-up should Robert not be available to attend.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth Maher Muoio".

Elizabeth Maher Muoio  
Acting State Treasurer



**State of New Jersey**  
**DEPARTMENT OF BANKING AND INSURANCE**  
**OFFICE OF THE COMMISSIONER**

PO BOX 325  
TRENTON, NJ 08625-0325

TEL (609) 292-7272

**PHIL MURPHY**  
*Governor*

**SHEILA OLIVER**  
*Lt. Governor*

**MARLENE CARIDE**  
*Acting Commissioner*

January 24, 2018

Claudia Lovas, Acting Executive Director  
NJ Housing Mortgage and Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650

**Re: NJ HMFA Board Meeting Designee**

Dear Ms. Lovas:

My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Thomas M. Hunt, Assistant Division Director, Office of Consumer Finance, Division of Banking.

If you have any questions, please do not hesitate to call Mr. Hunt at (609) 292-7272, Ext. 50223.

Very truly yours,

A handwritten signature in cursive script that reads "M. Caride".

Marlene Caride  
Acting Commissioner

cc:

Patrick Mullen, Director of Banking  
Thomas M. Hunt, Assistant Division Director, Office of Consumer Finance,  
Division of Banking





State of New Jersey  
Department of Human Services

P.O. BOX 700  
TRENTON NJ 08625-0700

PHILIP D. MURPHY  
Governor

Sheila Y. Oliver  
Lt. Governor

Carole Johnson  
Commissioner

November 2, 2018

Charles A. Richman  
Executive Director  
New Jersey Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
P.O. Box 18550  
Trenton, NJ 08650-2085

Dear Mr. Richman:

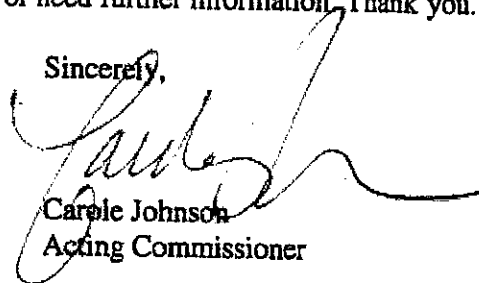
Please be advised that I have designated Elisa Neira as the Department of Human Services' representative for the New Jersey Housing and Mortgage Finance Agency Board. Should Ms. Neira not be available, Steve Shultz will serve as the alternate.

Meeting materials should be sent to the following mailing address:

Elisa Neira  
NJ Department of Human Services  
P.O. Box 700  
Trenton, New Jersey 08625  
609-984-5550 – Office  
[Elisa.Neira@dhs.state.nj.us](mailto:Elisa.Neira@dhs.state.nj.us)

Please let me know if you have any questions or need further information. Thank you.

Sincerely,



Carole Johnson  
Acting Commissioner

CJ/ik

c: Jill Shortway Ippolito  
Elisa Neira  
Steven Shultz  
Lynn Kotch