HUDSON COUNTY IMPROVEMENT AUTHORITY

IN THE MATTER OF
THE REGULAR MONTHLY MEETING

Wednesday, April 22, 2015
830 Bergen Avenue, 9th Floor
Jersey City, New Jersey 07306
Commencing at 6:00 P.M.

Board Members:

Frank Pestana, Chairman
James Doran, Vice Chairman
Stephen J. Gallo, Treasurer
Frank Lorenzo, Secretary
Martin T. Martinetti, Commissioner
Fred M. Bado, Commissioner (Absent)
Oren K. Dabney, Commissioner
John Peneda, Commissioner
Nicholas Goldsack, Commissioner

Appearances:

Norman M. Guerra, Chief Executive Officer
Kurt Cherry, Executive Director/CFO
William J. Netchert, Esq.
General Counsel to the Board
Carmen Lozano, Executive Assistant/Assistant Secretary to the Board

Sharon Palmer
Certified Shorthand Reporter
R.J. O'Connell Associates,
P.O. Box 277
Cedar Grove, New Jersey 07009
(973) 239-7252
ALSO PRESENT:

MARY-ELLEN GILPIN, HCIA
ELIZABETH RAMOS, EXECUTIVE ASSISTANT
JUNIOR MALDONADO, FREEHOLDER LIAISON
JAY DeDOMENICO, TMA
MICHAEL COHEN, P&S
JOHN SHINNICK
MICHAEL MAKARSKI, VISION MEDIA
DALE WESSELMAN, KEMPER SPORTS
T.J. WYDNER, KEMPER SPORTS
MATTHEW CASTAGNA, KEMPER SPORTS
STEPHEN MILLS, KEMPER SPORTS

CHAIRMAN PESTANA: Here.
MS. LOZANO: We have a quorum with eight board members present, one not present.

CHAIRMAN PESTANA: I would like to recognize Freeholder Junior Maldonado, who is present at the meeting, as well as our former chairman, John Shinnick. Welcome.
Mr. Netchert.

MR. NETCHERT: Yes, Chairman.
Notice of tonight’s meeting, as well as the entire 2015 and early 2016 meeting schedule, was forwarded to the Jersey Journal and Star Ledger for publication in their respective newspapers on February 26th, 2015. Notice was also forwarded to the Clerk of the County of Hudson, the Clerk of the Hudson County Board of Freeholders, and notice was posted on the bulletin board outside of this meeting room.

All of these notices are in compliance with the requirements of the Open Public Meetings Act.

CHAIRMAN PESTANA: Thank you, Mr. Netchert.

Is there a motion for approval of the minutes from the March 25th, meeting?

CHAIRMAN PESTANA: I would like to call the meeting to order.
Would everyone please rise for the pledge.

(At this time the Pledge of Allegiance is recited.)

CHAIRMAN PESTANA: Carmen, would you please call the roll.

MS. LOZANO: Commissioner Bado. Not present.

MS. LOZANO: Commissioner Dabney.
COMMISSIONER DABNEY: Here.

MS. LOZANO: Commissioner Doran.
COMMISSIONER DORAN: Here.

MS. LOZANO: Commissioner Gallo.
COMMISSIONER GALLO: Here.

MS. LOZANO: Commissioner Goldsack.
COMMISSIONER GOLDSACK: Here.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Here.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Here.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Here.

MS. LOZANO: Chairman Pestaña.

COMMISSIONER GALLO: Moved.

CHAIRMAN PESTANA: Motion by Commissioner Gallo.

COMMISSIONER LORENZO: Second.

CHAIRMAN PESTANA: Secended by Commissioner Lorenzo.

MS. LOZANO: Commissioner Dabney.
COMMISSIONER DABNEY: Abstain.

MS. LOZANO: Commissioner Doran.
COMMISSIONER DORAN: Abstain.

MS. LOZANO: Commissioner Gallo.
COMMISSIONER GALLO: Yes.

MS. LOZANO: Commissioner Goldsack.
COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestaña.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: The minutes of March 25th, 2015 passes in the affirmative by six board members voting yes, two abstentions, and one not
present.

CHAIRMAN PESTANA: At this time we would like to take comments from the public on anything on the agenda.

Seeing none, we'll move on.

MR. GUERRA: Item four is Resolution 4-2015-4 of the Hudson County Improvement Authority ratifying payment of certain costs and expense of the Authority for the month of April 2015.

CHAIRMAN PESTANA: Do we have a motion to pay the bills?

COMMISSIONER GOLDSACK: Motion. CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

Is there a second?

COMMISSIONER GALLO: Second. CHAIRMAN PESTANA: Seconded by Commissioner Gallo.

MS. LOZANO: Commissioner Dabney.

COMMISSIONER DABNEY: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Gallo.

COMMISSIONER GALLO: Yes.

CHAIRMAN PESTANA: Any questions?

(No response)

CHAIRMAN PESTANA: Is there a motion?

COMMISSIONER DABNEY: I make a motion to move.

CHAIRMAN PESTANA: Motion by Commissioner Dabney.

COMMISSIONER LORENZO: Second.

CHAIRMAN PESTANA: Second by Commissioner Lorenzo.

MS. LOZANO: Commissioner Dabney.

COMMISSIONER DABNEY: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Gallo.

COMMISSIONER GALLO: Yes.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 4-2015-5 passes in the affirmative by eight board members voting yes, one not present.

MR. GUERRA: Item six is Resolution 5-2015-6 of the Hudson County Improvement Authority declaring its official intent to reimburse expenditures for project costs from the proceeds of debt obligations in connection with the construction and finance of a New Career Technical High School in the County of Hudson, New Jersey.

As you know, on behalf of the County the Authority has been providing oversight for the construction and development of the new Schools of Technology.

The Authority had been authorized to enter into agreements with the County and the Hudson County Schools of Technology relating to the development, design, construction, and other improvements for the school.

The projected maximum principal amount for the project is anticipated to be $165 million.

The resolution before you authorizes reimbursements from anticipated bond proceeds for...
all project costs incurred by us and the school prior to the bonds being issued. I believe this is a requirement of the bond documents once we actually go out for the financing. This resolution needs to be in place so that we reimburse ourselves and the school for all costs incurred relating to the project.

CHAIRMAN PESTANA: Are there any questions on this resolution?

(No response)

COMMISSIONER DABNEY: I would make a motion.

COMMISSIONER DORAN: I have a quick question. The way I understand it is the local Improvement Authority sponsors the project and it qualifies at least for vocational under the SDA rules.

MR. GUERRA: What's happening is once the bill is signed we're basically going to serve, the way I understand this, is in the shoes of the SDA. It is going to be a design build concept. And the bonding for this will require this to be in place so those funds could be used to reimburse for costs that are being spent now up to date. Some costs has been expended already.

MR. NETCHERT: Without this resolution repayment of these funds would not be authorized by the bond documents because the bond documents require post issuance expenditures.

COMMISSIONER DORAN: Is eventually the SDA going to be funding some of it?

MR. NETCHERT: The 165, or whatever the number is that ends up being the eventual borrow, the debt service will be reimbursed by the State 62 percent of the debt service.

MR. GUERRA: A percentage of it.

MR. NETCHERT: Right, a percentage.

COMMISSIONER DABNEY: Okay.

COMMISSIONER DABNEY: So 62 percent will be reimbursed.

MR. GUERRA: They would be paying the debt on that percentage. I think it is 62 percent. Now the bill hasn't been signed yet, so none of this -- It can't really go forward until the bill is signed. It is just having everything in place.

Glenn Scotland has been working with this and right now it's on the desk in the Governor's office. The Governor's office has been in contact with Glenn. They had some legitimate questions that was all resolved. So we're anticipating the Governor signing the bill. But as of now, it hasn't been signed it yet.

COMMISSIONER DORAN: Okay.

CHAIRMAN PESTANA: Are there any other questions?

(No response).

CHAIRMAN PESTANA: Are there any motions?

COMMISSIONER DABNEY: I would make a motion.

CHAIRMAN PESTANA: Motion by Commissioner Dabney.

COMMISSIONER LORENZO: Second.

CHAIRMAN PESTANA: Second by Commissioner Lorenzo.

MS. LOZANO: Commissioner Dabney.

COMMISSIONER DABNEY: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Gallo.

COMMISSIONER GALLO: Yes.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martineotti.

COMMISSIONER MARTINEOTTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 4-2015-6 passes in the affirmative by eight board members voting yes, one not present.

MR. GUERRA: Item number seven is Resolution 4-2015-7, the addendum to the packet, of the Hudson County Improvement Authority authorizing negotiation of an agreement with Allegro Sanitation, Inc. for materials recovery services for solid waste generated within Hudson County and/or enforcement of regulatory waste flow control in accordance with the Hudson County District Solid Waste Management Plan.

As you know, over the years we have entered into agreements with various transfer stations/material recovery facilities for the acceptance of certain types of Hudson County waste.
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<td><strong>Under the County Solid Waste Management</strong></td>
<td><strong>MS. LOZANO: Commissioner Doran.</strong></td>
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<td>Plan a fully permitted recycling facility may</td>
<td><strong>COMMISSIONER DORAN: Yes.</strong></td>
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<td>accept Hudson County what's called Type 13, 13C,</td>
<td><strong>MS. LOZANO: Commissioner Gallo.</strong></td>
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<td>23, 25 and 27. Most of that is really the 13 and</td>
<td><strong>COMMISSIONER GALLO: Yes.</strong></td>
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<td>the 13C, which is bulky waste or construction and</td>
<td><strong>MS. LOZANO: Commissioner Goldsack.</strong></td>
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<td>demolition waste.</td>
<td><strong>COMMISSIONER GOLDSACK: Yes.</strong></td>
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<td>Under the agreement the MFR is required</td>
<td><strong>MS. LOZANO: Commissioner Lorenzo.</strong></td>
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<td>to give us a certain percentage of the residual</td>
<td><strong>COMMISSIONER LORENZO: Yes.</strong></td>
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<td>from the recycling activity.</td>
<td><strong>MS. LOZANO: Commissioner Martiretti.</strong></td>
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<td>We have been working to such an</td>
<td><strong>COMMISSIONER MARTINETTI: Yes.</strong></td>
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<td>agreement with Allegro, however, there appears to</td>
<td><strong>MS. LOZANO: Commissioner Peneda.</strong></td>
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<td>be an issue where Allegro feels they are fully</td>
<td><strong>COMMISSIONER PENEDA: Yes.</strong></td>
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<td>permitted to accept Type 10 waste, both commercial</td>
<td><strong>MS. LOZANO: Chairman Pestana.</strong></td>
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<td>and municipal.</td>
<td><strong>CHAIRMAN PESTANA: Yes.</strong></td>
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<td>Under again our Solid Waste Management</td>
<td><strong>MS. LOZANO: Resolution 4-2010-7 passes</strong></td>
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<td>Plan all Type 10 waste has to go to our designated</td>
<td><strong>in the affirmative by eight board members voting</strong></td>
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<td>facility, which we procure through a public</td>
<td><strong>yes, one not present.</strong></td>
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<td>procurement process, which is the Dart facility on</td>
<td><strong>MR. GUERRA: Item eight is Resolution</strong></td>
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<td>Doremus Avenue.</td>
<td><strong>4-2015-8 of the Hudson County Improvements:</strong></td>
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<td>Currently both general counsel and</td>
<td><strong>Authority authorizing the acknowledgement of the</strong></td>
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<td>special counsel will be meeting shortly with</td>
<td><strong>Second Amendment to the Parking License Agreement</strong></td>
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<td>Allegro's attorneys in an attempt to reach an</td>
<td><strong>by and between CJUF II Harrison Holding, LLC and</strong></td>
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<td>agreement. However, this resolution provides</td>
<td><strong>The Harrison Redevelopment Agency.</strong></td>
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<td>authorization to pursue any legal remedies in the</td>
<td><strong>This amendment pertains to what we</strong></td>
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<td>event that we can't reach an agreement, but</td>
<td><strong>refer to as Lot A, which is a surface lot across</strong></td>
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<td>hopefully an agreement will be reached. So we</td>
<td><strong>from the Harrison Parking Deck, which we own and</strong></td>
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<td>would just like to have this in place in case we</td>
<td><strong>operate.</strong></td>
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<td>can't rather than wait for another board meeting.</td>
<td><strong>The expiring license between the</strong></td>
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<td>COMMISSIONER DABNEY: What is the</td>
<td><strong>developer and the owner, who is the owner of Lot A</strong></td>
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<td>maximum tonnage daily for this spot.</td>
<td><strong>and the Harrison Redevelopment Agency, is being</strong></td>
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<td>MR. GUERRA: That we believe is going</td>
<td><strong>amended to extend the term of that initial</strong></td>
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<td>to the facility that shouldn't be or just our</td>
<td><strong>agreement.</strong></td>
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<td>daily tonnage?</td>
<td><strong>Due to the fact that we operate that</strong></td>
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<td>COMMISSIONER DABNEY: Daily.</td>
<td><strong>lot on behalf of the town we're a party to this</strong></td>
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<td>MR. GUERRA: Our daily, we're at 11 or</td>
<td><strong>agreement.</strong></td>
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<td>1,200 tons a day.</td>
<td><strong>The agreement was extended from</strong></td>
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<td>COMMISSIONER DABNEY: Thank you.</td>
<td><strong>January 15th through - it is being extended to</strong></td>
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<td>CHAIRMAN PESTANA: Are there any</td>
<td><strong>February 28th, 2016.</strong></td>
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<td>questions?</td>
<td><strong>The town of Harrison has requested that</strong></td>
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<td>(No response)</td>
<td><strong>we continue to operate that lot.</strong></td>
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<td>CHAIRMAN PESTANA: Is there a motion?</td>
<td><strong>That lot in the future is designated</strong></td>
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<td>COMMISSIONER GALLO: Motion.</td>
<td><strong>for development. Right now they are doing what is</strong></td>
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<td>CHAIRMAN PESTANA: Motion by</td>
<td><strong>called Building 3, but I believe Building 5 will</strong></td>
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<td>Commission Gallo.</td>
<td><strong>be on that parcel, which is a surface lot that</strong></td>
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<td>Is there a second?</td>
<td><strong>currently we're parking about 400 to 600 cars daily.</strong></td>
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<td>COMMISSIONER DABNEY: Second.</td>
<td><strong>Under this agreement, and this is what</strong></td>
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<td>CHAIRMAN PESTANA: Second by</td>
<td><strong>we're a party to, 50 percent of all of the net</strong></td>
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<td>Commissioner Dabney.</td>
<td><strong>revenues generated from Lot A for the one month</strong></td>
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<td>MS. LOZANO: Commissioner Dabney.</td>
<td><strong>period of January 16th, 2015 to February 28th,</strong></td>
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| COMMISSIONER DABNEY: Yes. | **5 (Pages 14 to 17)**

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2015, which is past, but this is what the town has agreed, is to give the developer 50 percent of those proceeds because, again, they own the lot. From March 1st, 2015 to February 28th, 2016, 100 percent of the net proceeds will go to the developer. And again, that is after all of the expenses that are in the body of the agreement that Kurt and LAZ and Tom Calu have worked out. All of those expenses are deducted.

The Improvement Authority receives I believe a flat thousand dollars a month for our administering that and LAZ continues to operate it. They pay the market rate for the daily parking, which I believe is $8 per day. They are going to segregate one section so their tenants in Building 3 will park there, which they will make the improvements to that section. It is no cost to the town or the Authority.

This agreement was worked through with the town at the table and the developer. And again, the only reason why we're a party to it is because we're operating it on behalf of the town. LAZ, of course, will continue to operate that surface lot, which they have been. Plus also that surface lot, we operate that on

event day for the Red Bull Stadium events, soccer events.

CHAIRMAN PESTANA: Are there any questions?

(No response)

CHAIRMAN PESTANA: Is there a motion?

MR. NETCHERT: And the parking tax is paid also.

MR. GUERRA: The town receives the parking tax.

Our deck is full, so this is actually the overflow for the parking deck. So it works for the town.

We're using the lot until it is ready to be developed, which I believe is projected to be within another year.

CHAIRMAN PESTANA: Is there a motion?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

Is there a second?

COMMISSIONER DORAN: Second.

CHAIRMAN PESTANA: Second by Commissioner Doran.

MS. LOZANO: Commissioner Dabney.

we're doing this at the risk of you agreeing not to leave after you get this because we want you to see the golf course presentation. But we decided, just in case others leave, we want as many people in the room as we could have in the room for you at the time.

This says:

"Presented to John Shinnick, 1997 to 2015, on behalf of the Hudson County Improvement Authority Board of Commissioners and Staff in recognition of his 18 years of outstanding service to the Hudson County Improvement Authority first as board member and then as chairman. His strong leadership, personal integrity, commitment, and dedication to the ideals of the Authority and public service will always be appreciated by the people of Hudson County."

He could have read that too.

( Applause )

CHAIRMAN PESTANA: Congratulations, John.

MR. GUERRA: To the board members, with us tonight are members of Kemper Sports. I would like to introduce them.
First of all, Dale has been with us for probably at least the last year. Dale is with Kemper. He was responsible for the grow-in period. Matt is the course superintendent that's been out there for sometime now. T.J. is with Kemper Sports. T.J. helped put this presentation together. Steve Mills is now going to be the general manager on site for Kemper Sports. Steve, I think, has only been with us for about a couple of days now that I'm aware of, so Steve is kind of new to the group. I going to hand these out, but I'll ask T.J. to, or whoever is going to talk to walk you through this. As everyone here knows, tomorrow night we're doing this for the Freeholder Board. We did this with the County Executive.

As you know, spring has sprung a little late. Although we were hoping to have this open for Memorial Day weekend, I think we're targeting the first week in June or second week in June. The difference between one and two weeks makes a big difference in terms of that turning green.

That's a recent picture. The last one, one of the last greens, you will probably see it here, is taking a little longer because it was seeded just before the winter set in, and some of the other areas. And then the clubhouse is due to come in around the middle of May, and that's being assembled on-site. It comes in modular units.

The car storage shed was actually delivered this morning. That's being constructed and put together. That will take about a week. The environmental center, or pad we call it, that's all in place. The only last missing piece will be the maintenance building, which is a little behind that. I'll turn this over to T.J. and T.J. can walk you through the presentation.

(Whereupon a presentation is given by T.J. Wynder on the Lincoln Park Golf Course.)

CHAIRMAN PESTANA: Great job.

MR. GUERRA: Chairman, other than that, unless, Michael, you have anything to add about the golf course?

MR. COHEN: No.

MR. GUERRA: And Mary-Ellen, we want to remind everybody that Saturday is Earth Day.

MS. GILPIN: Saturday is Earth Day.

The weather forecast is zero percent chance of rain. It's going to be a little chilly, but not freezing like in previous years. It can rain on Sunday or Monday, but not on Saturday. The tent is up, the big tent is up today. Our big tent is full. We have two additional tents, more than two additional tents outside now. So really this is the biggest participation we've had in a long, long time. The same thing with the 5K run. I think this run is going to be very well attended. We did Facebook ads for the first time and have gotten a phenomenal response. So I think that is going to start people coming. We have gotten a lot of phone calls. And regardless of Steven being in New Jersey today the phone, the hotline didn't stop all day today. So I think it's going to be a good day and I'm looking forward to it. Actually I am looking forward to it being over, but that's every year. But I must say that this is the first year I have not gotten to the point where I hate Earth Day. I, usually by now, am saying I hate it, I hate it, but not this year. I don't know why. It is very scary.

The shredding and compost bin sales have been going on for the past couple of weeks and we have done very, very well. The numbers were up in Jersey City. The numbers were very, very good in Bayonne this year. We have sold more than half of the number of compost bins and rain barrels that we bought already. So that's going well too.

HHW will be the following week, the second in Jersey City and Kearny. So we're keeping busy and we hope you all are able to stop by at least on Earth Day and be part of the fun.

COMMISSIONER DORAN: I will see you there.

MR. GUERRA: And Earth Day is going to be followed, Jay, by the bicycle rodeo called Stride and Ride which, I believe, is in June. Jay, do you want to just touch upon that? Where is that? It is another big even.

MR. DeDOMENICO: It is June 6th over in North Bergen. We haven't been there in about five
years. It will be in Braddock Park.
2  MR. GUERRA: We usually get a couple
3  hundred kids for that.
4  MR. DeDOMENICO: We got it up to about
5  where we broke 400 last year.
6  MR. GUERRA: So far it has been done I
7  think one time in Braddock, it's been done in
8  Lincoln Park, it's been done in Bayonne parks. So
9  now we're back to Braddock Park.
10  FREEHOLDER MALDONADO: It should be
duly noted that today is Earth Day.
11  MR. GUERRA: Yes. Thank you for that.
12  CHAIRMAN PESTANA: Is there anything
13  else?
14  MR. GUERRA: I have nothing else,
15  Chairman.
16  CHAIRMAN PESTANA: Do we have a motion
17  to adjourn?
18  COMMISSIONER DORAN: Motion.
19  COMMISSIONER GALLO: Second.
20  CHAIRMAN PESTANA: Motion by
21  Commissioner Doran and seconded by Commissioner
22  Gallo.
23  All in favor.
24  COMMISSIONER DABNEY: Yes.

1  COMMISSIONER DORAN: Yes.
2  COMMISSIONER GALLO: Yes.
3  COMMISSIONER GOLDSACK: Yes.
4  COMMISSIONER LORENZO: Yes.
5  COMMISSIONER MARTINETTI: Yes.
6  COMMISSIONER PENEDA: Yes.
7  CHAIRMAN PESTANA: Yes.
8  Thank you.
9  
10  (Whereupon the meeting is concluded)
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CERTIFICATION

I, Sharon Palmer, C.C.R., License Number X100796, a Certified Court Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of my stenographic notes of the within proceedings to the best of my knowledge and ability.

[Signature]

Sharon Palmer, C.C.R.

Dated: April 23, 2015