

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING) TRANSCRIPT OF
) PROCEEDINGS
- - - - - *

27 Wright Way
Fairfield, New Jersey

Tuesday, February 24, 2026
Commencing at 4:01 p.m.

M E M B E R S P R E S E N T:

- COMMISSIONER STEVEN H. KLINGHOFFER, CHAIRMAN
- COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN
- COMMISSIONER GERARD M. SPIESBACH, TREASURER
- COMMISSIONER JACQUELINE YUSTEIN, SECRETARY
- COMMISSIONER CLIFFORD ROSS
- COMMISSIONER ANTHONY S. NARDONE

M E M B E R S A B S E N T:

- COMMISSIONER RICKY E. BAGOLIE

LYNANN DRAGONE
CERTIFIED COURT REPORTER
54 STIRLING TERRACE
TOTOWA, NEW JERSEY 07512
(973) 519-9562
lynanna220@gmail.com

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

NIA H. GILL, ESQ. General Counsel
LUCY SAPINSKI, Director of Operations
BETSY WILLIAMSON, Administrative Assistant
STEVEN C. ROTHER, Executive Director
JOSEPH CALI, Airport Manager

1 CHAIRMAN KLINGHOFFER: Notice was duly
2 given by regular mail and electronic mail to the
3 Essex County Executive, the Essex County Clerk,
4 and the Clerk of the Board of County
5 Commissioners, County Commissioners President
6 Pomares, the News Editor of the Herald News, the
7 News Editor of the Star Ledger and notice was
8 posted on the bulletin board in the office of the
9 Essex County Improvement Authority stating the
10 time, date and location of this Regular Board
11 Meeting and Annual Reorganization Meeting.

12 Roll call, please.

13
14 (Roll call was taken, all Commissioners
15 present respond in the affirmative)

16
17 Whereupon, the Board discussed and took
18 action on the following items:

19
20
21 RE-ORGANIZATION:

22
23 A: Nomination and Election of 2026-2027 Officers

24 STEVEN H. KLINGHOFFER - CHAIRMAN

25 RONALD J. BROWN - VICE CHAIRMAN

1 JACQUELINE YUSTEIN - SECRETARY

2 GERARD M. SPIESBACH - TREASURER

3
4 B: Adoption of 2026-2027 Meeting Schedule

5
6 CHAIRMAN KLINGHOFFER: First order of
7 business is the Nomination and Election of its
8 2026-2027 Officers.

9 And can we do this all in one and the
10 adoption of the 2026-2027 meeting schedule or do
11 we need two separate resolutions? I'm not sure, I
12 don't recall. It's been a year since we've done
13 this.

14 MS. SAPINSKI: I think one motion is fine.
15 One motion is fine.

16 CHAIRMAN KLINGHOFFER: Okay, okay.

17 COMMISSIONER NARDONE: Commissioner
18 Nardone will make the motion to approve the
19 proposed 2026-2027 officers.

20 CHAIRMAN KLINGHOFFER: And the meeting
21 schedule also?

22 COMMISSIONER NARDONE: And the meeting
23 schedule, yes.

24 CHAIRMAN KLINGHOFFER: Okay, thank you.

25 Is there a second?

1 COMMISSIONER YUSTEIN: Second.

2 CHAIRMAN KLINGHOFFER: Thank you.

3 MS. SAPINSKI: Thank you.

4

5 (Roll call was taken, all Commissioners
6 present respond in the affirmative)

7

8 CHAIRMAN KLINGHOFFER: Mr. Rother, is
9 there any need for Executive Session today?

10 MR. ROTHER: No, there isn't.

11

12 PUBLIC COMMENTS

13

14 CHAIRMAN KLINGHOFFER: Okay, thank you.

15 I'm sorry, I skipped around. Are there
16 any members of the public present who would like
17 to comment?

18 MS. SAPINSKI: No, there's nobody here.

19

20 ACCEPTANCE OF MINUTES:

21

22 CHAIRMAN KLINGHOFFER: Okay. In that
23 event, we'll move onto Acceptance of Minutes.
24 Would someone like to move to accept the
25 January 27, 2026, Regular Board Meeting minutes?

1 COMMISSIONER BROWN: Move.

2 COMMISSIONER SPIESBACH: I'll second it.

3 MS. SAPINSKI: Thank you. Commissioner
4 Brown first.

5

6 (Roll call was taken, all Commissioners
7 present respond in the affirmative)

8

9 Whereupon, the Board discussed and took
10 action on the following items:

11

12 RESOLUTIONS

13 ADMINISTRATIVE

14

15 #26-014

16 1. Resolution authorizing acceptance of the Authority's
17 Report of Audit for the year ended December 31, 2024

18

19 CHAIRMAN KLINGHOFFER: Would someone like
20 to move Administrative Resolutions 1 through 6?

21 MS. SAPINSKI: Chairman, we have Jerry
22 Stankiewicz and Joe Faccone. We need to talk about
23 number 1.

24

25 CHAIRMAN KLINGHOFFER: Okay. Let's talk
about number 1. The resolution, I'll be specific,

1 let's talk about the audit report.

2 Gentlemen.

3 MR. STANKIEWCZ: For the record, my name
4 is Jerry Stankiewicz. I'm a partner with Samuel
5 Klein & Company, the auditors for the Improvement
6 Authority. We also have on the line our valued
7 partner, Joe Faccone.

8 We have good news and more good news.
9 Okay. The audit for the fiscal year ending 12/31
10 expresses an unmodified opinion. The old days it
11 was known as a "clean" or "unqualified" opinion.
12 Okay. We have no audit comments that require the
13 board to adopt a corrective plan of action.

14 Briefly, you have in your -- I guess you
15 were emailed or in your packets there's a document
16 that is the actual audit. There's a lot of
17 information in this audit. There was an
18 independent auditor's opinion. There is the
19 management discussion and analysis which
20 translates a lot of the information into more
21 readable terms for the reader, which could be a
22 commissioner, it could be a resident, or it can be
23 another elected official looking at it. It's
24 really written in language that is better able to
25 describe really what ECIA is all about. Okay.

1 So we ended up with an unmodified opinion,
2 and how did we get there. Well, we're authorized
3 by the Board of Commissioners to prepare the
4 audit, to perform the audit and Management is
5 obligated to provide us with the financial
6 information, which includes the various reports,
7 trial balances, general ledgers, revenue reports,
8 expense reports, all the supporting documentation,
9 which would be invoices, which would be gasoline
10 reports, fuel reports for the airport rental, bay
11 rental -- I'm sorry -- hangar rental reports,
12 leases. Also would involve information related to
13 your various revenues that you derived from the
14 restricted funds, deals that you do on behalf of
15 participants. So all that revenue, all that
16 information is presented to us and we perform our
17 procedures from there.

18 To start off, it's a key item to know,
19 it's technical, but you need to know. Okay. And
20 it's kind of funny that I have to say it, but your
21 general ledger balances for cash agree with your
22 bank recs. Okay. Just accept it, it's good.
23 It's been that way for the past several years.
24 That's a good cornerstone foundation for our
25 audit. That means everything that we think has

1 been transpired has made it to your general
2 ledger.

3 By the way, we utilized to prepare the
4 audit, exhibits.

5 So from there we audit the revenues. We
6 look at your airport revenues. We look at your
7 parking deck revenues. We look at the revenues
8 that come over from the restricted funds. Okay.
9 All that documentation was proper.

10 We also look at your payroll, payroll,
11 okay. We do a sample, it's a random sample, and
12 your payroll's not very large, so it's a little
13 easier to audit. We make sure that everyone that
14 we pulled in the sample was paid in accordance
15 with salary as authorized by the board. Okay. We
16 make sure that your payroll taxes were paid
17 timely. Okay. And that the proper accruals are
18 made for payroll at year end. That worked out
19 very nicely.

20 Expenditures; four basic easy things. A,
21 all your expenditures are probably documented.
22 They're charged to the correct line item in the
23 budget and they're charged to the correct fiscal
24 year and you're pretty much substantially in
25 compliance with the Local Public Contracts Law.

1 No complaint there. We've got all positive
2 results. That's on the audit side. Those are all
3 transactional type testing.

4 The other side is the accounting piece.
5 We're provided with very good records by the
6 authority through Nora Galleros' firm. They are
7 the, I guess the contracted accountants that
8 provide us with all the information that's
9 utilized through the computer system that I think
10 the County also has a hand in in terms of, we get
11 a nice package to do this audit, but it all has to
12 do with all the people that work there. Everyone
13 has done their job correctly and properly, which
14 makes our job a lot easier in terms of putting
15 together this document. Okay.

16 So the document is divided into different
17 sections. Like I said, there's the NDNA, which is
18 for people who don't really have an accounting
19 background to be able to read it.

20 There's Exhibit A and B, which is your
21 combined balance sheet. Those are not your
22 internal numbers. Those are for financial
23 reporting under GAAP, and they have information on
24 there that relates to your post-retirement health
25 benefits. Okay. Your fixed assets. So those

1 numbers are, they seem high, okay, but they are
2 theoretical numbers. That would be on Exhibit A
3 and B. Okay.

4 After that, as you notice the financial
5 statements which describes basically the various
6 accounting requirements that you're required to
7 follow. Okay. And it also has disclosures in it
8 about your debt. Now, the only debt you really
9 have, quite honestly, is the airport debt, okay,
10 which is about seven point dollars remaining, I
11 believe, through the end of '33 or '32 or
12 something like that, 2032. That's the only debt
13 you really have that belongs to the Authority
14 that's embedded in the unrestricted funds. Now,
15 obviously, you know, the restricted funds have
16 other debts, but those are issued on behalf of
17 participants. In fact, the debt expires in 2034.

18 I'm flipping the pages here now.

19 We also have pension data in here. The
20 pension data is provided by the State of New
21 Jersey. It's actuary determined, okay, and it
22 yields a very large liability in the range of
23 about, I would say 2.6 million. Okay. It's not
24 an immediate liability, but we have to record it
25 as if we were a corporate entity. Okay. Certain

1 things we have to record: Depreciation; fixed
2 assets; compensated absences, which has become a
3 big thing now nationwide.

4 It seems like every other year the lords
5 of the accounting profession come up with a new,
6 they were worried about, you know, eight or ten
7 years ago it was pension. A couple of years after
8 that it was health benefits. And it's only based
9 on retirement. They want to know what we're on
10 the hook for. Okay. So it was pension, was
11 health benefits, now they're looking at
12 compensated absences.

13 Just so you know, the DCA is looking very
14 closely at compensated absences; accrued sick,
15 accrued vacation pay, they're looking very deeply
16 into that. There has been, and I don't think
17 anybody on this board was involved, in some of the
18 other communities there's been some abuse with
19 sick pay that they finally, the State dug into,
20 now they set limits as to what you can get upon
21 retirement depending on when you started. We have
22 that information all built into this document. It
23 kind of converts the whole entity into a corporate
24 model. Okay.

25 We also have our annual disclosure

1 regarding the cleanup of the Passaic River. It's
2 rather lengthy. The whole history from the prior
3 attorney of the litigation that's ongoing and all
4 we indicate in there is that, you know, in the end
5 when all the smoke clears there could be a sizable
6 liability, but I think that has been, I guess,
7 trying to minimize in terms of what the impact is
8 to the ECIA.

9 The next section has to do with your
10 unrestricted funds, which is what your operating
11 funds are. Okay. So you have development and
12 assistance fund, the airport fund, the juror
13 parking fund, and the Sportsplex parking. All
14 those records were presented nicely and were
15 provided with, and that's the key criteria, we
16 don't develop the number, we're provided with good
17 numbers what they're supposed to be. It can't be
18 that you're sitting there wondering what your fund
19 balance is. Usually you know, it closes out the
20 records.

21 One thing I want to point out that I
22 always point out to all the authorities that I
23 work on, you have this account in your airport
24 fund called Net Position Invested in Capital
25 Assets. It's \$27 million. Okay. A pool of cash

1 that you can draw on. It's really the net book
2 value of your fixed assets. Net book value
3 meaning what you pay for it less the depreciation
4 that you've accumulated. Okay. It's all for the
5 airport. So it's not a pool of money that we
6 could spend. And I only point that out because
7 sometimes we get questions from people who don't
8 understand it thinking that there's a lot of money
9 sitting there and there's not.

10 Your development financial system's fine,
11 even after all the provisions for the litigation
12 with the river, I mean, you're still sitting on
13 \$5.2 million there. Your airport's sitting on 2.3
14 million. And the parking and Sportsplex, there is
15 equity, the profits are split up between the
16 County and the Improvement Authority. That's your
17 primary balance sheets, but those don't reflect
18 what I previously indicated is your long-term
19 pension and your long-term health benefits
20 obligation. That's on Exhibit A and B.

21 Like I said, they tried to convert your
22 records to the corporate model and, quite frankly,
23 ECIA in itself is really, those memberships are
24 really proprietary funds, which implies it's a
25 business model, if you're in business. And it's

1 not normal for a town to have, or an entity to
2 have an airport or a parking deck or whatever, so
3 they kind of have it where we have to report based
4 on if we were a business. Okay.

5 But, again, all of the records were
6 presented properly. There's some internal
7 formulas that we looked at. For example, the
8 parking split, okay, the juror parking split, the
9 Sportsplex parking split. The past 20 or so years
10 that information has been properly calculated and
11 presented to us and we merely audit it. And
12 there's been a quantum leap, like in the mid '90s
13 in there when we got involved with the ECIA, the
14 recording keeping is pretty good. Okay.

15 The other section of the audit is the
16 restricted funds. Okay. So now, about three or
17 four years ago the lords of the profession came
18 out with a new edict that says a conduit issuer,
19 which is what we are, okay, need not really
20 measure revenue and expense for the conduit issues
21 that we do. It's merely just a balance sheet
22 presentation. It's cash in and cash out. There
23 is really no profit motive to that particular
24 entity, it's just that we become a conduit issuer.
25 Okay. And we do apply our audit procedures,

1 though, to the records. We make sure that all the
2 bank reconciliations are in agreement and make
3 sure that all the participants paid their fair
4 share of the debt service, their proper share, and
5 we make sure that gets paid properly and timely.

6 So we're down to like, I'd say about 23 or
7 24 deals. Some of them are dead where there's no
8 debt owed and there's no receivable from the
9 participant. We have a comment that doesn't
10 require recommendation, but there's a comment that
11 says, okay, we need to cancel these because all it
12 is is just cluttering up the Authority. They have
13 to be back to the participants.

14 Generally, any excess money goes back to
15 the participants, which could be the City of
16 Newark, it could be, you know, the County itself.
17 So there's several deals there where we actually
18 go through their records.

19 There's also notes to financial statement.
20 Those restricted funds have become what we call
21 supplementary information, they are not the main
22 accounting required the Authority. Your main
23 piece of accounting has to do with your funds,
24 development assistance, airport, and the two
25 parking. We're merely trustees over the

1 restricted. So we make that abundantly clear and
2 that was the good thing about this governmental
3 accounting standards coming out with their
4 pronouncement that says you merely have to
5 disclose the information and there's no profit
6 motive. We do make a few bucks off it, but that's
7 a side issue. There's no profit motive within the
8 restricted monies. It's really just cash in and
9 cash out.

10 The last piece, and I always comment on
11 this because there's a single audit. Okay. And
12 this year we had a single audit because we spent
13 \$750,000 of federal money. In fact, we spent a
14 million five. Okay. Now, the records for federal
15 purposes are quite good. I mean, it's literally
16 down to if we ever had a federal auditor show up,
17 Lucy can hand them the folder and say, here you
18 go, everything you need to know is right here in
19 this folder. And in all honesty, they should be
20 out the door in about an half hour. So your
21 records are real good for federal compliance.
22 Okay. Proper procurement, proper paperwork flow,
23 okay. And the forms are properly filed. And
24 they're also deposited properly and timely.

25 So there was a single audit this year.

1 It's primarily airport related, I believe, from
2 the U.S. Department of Transportation is the
3 source of that.

4 So in the end, we have all these good
5 financial records. We have successful reports
6 from all of our testing. Okay. We had no bid
7 violations. We had no quote violations. Everyone
8 got paid properly. Everything was properly
9 documented.

10 So in the end, we have some comments in
11 the back that are just pretty standard. So
12 there's no recommendations that need to be
13 addressed by the Board of Commissioners, so.

14 We do insist, though, on staying up to
15 date on procedural reviews. There's a lot of
16 crazy stuff happening out there. One that
17 happened to one of my clients recently was someone
18 emailed the payroll department and said change my
19 depository. A lot of times it's not the person
20 who's working there, somebody else hacked in and,
21 you know, got a hold of that information and they
22 have to be wise to that. The way we tell some of
23 our clients is, you know, don't just accept an
24 email, get the person on the telephone and say,
25 did you send this in, because it's really bad out

1 there, real bad, so... And you got to be wise to
2 it. That's the key thing.

3 So in the end, we have all good audit
4 results. We have good compliance with all the
5 requirements.

6 We do want to thank all the support staff
7 there. We want to thank Nora and her firm and
8 most especially, Lucy, who was pretty much able to
9 get us all the information we needed and quite
10 quickly too. And, by the way, in the audit world,
11 that's a good sign, where we have to wait a couple
12 of weeks for information, you get a little
13 nervous. But I think everything was done properly
14 and smoothly, we just want to make sure that no
15 one gets complacent and that everybody does a
16 correct job.

17 So in the end, we have a clean opinion
18 with no recommendations.

19 CHAIRMAN KLINGHOFFER: Thank you for this
20 report.

21 Do we have any Commissioners with
22 questions?

23 I guess you were really thorough. Thank
24 you very much.

25 Let's then vote on Administrative

1 Resolution Number 1, which is accept the
2 Authority's report of the audit from year end
3 December 31, 2024. Let's keep it separate on this
4 great report that we got.

5 Would someone like to move it?

6 COMMISSIONER SPIESBACH: Move.

7 COMMISSIONER YUSTEIN: Second.

8 MS. SAPINSKI: Thank you.

9
10 (Roll call was taken, all Commissioners
11 present respond in the affirmative)

12
13 Whereupon, the Board discussed and took
14 action on the following items:

15
16 RESOLUTIONS

17 ADMINISTRATIVE

18
19 #26-015

- 20 2. Resolution ratifying payment to Lynann Dragone,
21 Certified Court Reporter for stenographic
22 transcript of ECIA Regular Board Meeting on
23 1-27-26 and Special Meeting on 2-13-26

24
25 #26-016

1 3. Resolution ratifying payment recurring bills (Bill
2 List)

3
4 #26-017

5 4. Resolution authorizing purchase of Insurance Policies
6 including workers' compensation, cyber liability,
7 and underground storage tank

8
9 #26-018

10 5. Resolution ratifying payment to Chiesa, Shahinian,
11 Giantomasi in the amount of \$71.70 for legal
12 services rendered in connection with environmental
13 matters

14
15 #26-019

16 6. Resolution authorizing payment to Connell Foley, LLP
17 in the amount of \$295.00 for legal services rendered
18 in connection with general matters

19
20 CHAIRMAN KLINGHOFFER: Would someone like
21 to move Administrative Resolutions 2 through 6?

22 COMMISSIONER BROWN: Move.

23 COMMISSIONER ROSS: Second.

24 MS. SAPINSKI: Thank you.
25

1 (Roll call was taken, all Commissioners
2 present respond in the affirmative)

3
4 Whereupon, the Board discussed and took
5 action on the following items:

6
7 AIRPORT

8
9 #26-020

- 10 7. Resolution authorizing payment to Thomas O'Beirne &
11 Co. In the amount of \$1,365.09 for ceiling repairs
12 at Building/Hangar M

13
14 #26-021

- 15 8. Resolution authorizing payment to New Jersey Door in
16 the amount of \$686.00 for Airport main gate repairs

17
18 #26-022

- 19 9. Resolution authorizing supplemental Agreement #1 to
20 the Land Lease Agreement with the Federal Aviation
21 Administration

22
23 #26-023

- 24 10. Resolution authorizing payment to Premium Electric,
25 Inc. in the amount of \$14,383.00 to retrofit

1 lighting at Building/Hangar M with LED lighting

2
3 #26-024

4 11. Resolution authorizing payment to Park Place in the
5 amount of \$85,159.60 for snow removal and salt
6 spreading

7
8 #26-025

9 12. Resolution authorizing payment to H2M Associates
10 Inc. in the amount of \$1,325.49 for engineering
11 services in connection with the Underground Storage
12 Tank compliances as per DEP regulations

13
14 REHABILITATION OF RUNWAY 10-28 PROJECT - PHASE I DESIGN

15 Project Funded: FAA, NJDOT and ECIA/AIRPORT 2019 Bond

16
17 #26-026

18 13. Resolution authorizing payment to C & S Engineers
19 Inc. in the amount of \$27,651.00 for services
20 rendered in connection with the Rehabilitation of
21 Runway 10-28 Project at the Airport

22
23 DRAINAGE STUDY PROJECT

24 Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND

25

1 #26-027

2 14. Resolution authorizing payment to C & S Engineers
3 Inc. in the amount of \$500,000 for services
4 rendered in connection with the Drainage Study
5 Project at the Airport

6

7 RUNWAY 4-22 NAVAID AND AIRFIELD SIGN REPLACEMENT PROJECT

8 Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND

9

10 #26-028

11 15. Resolution authorizing payment to C & S Engineers
12 Inc. in the amount of \$98,879.21 for CA/CO services
13 rendered in connection with the Runway 4-22
14 NAVAID and Airfield Sign Replacement Project at the
15 Airport

16

17 CHAIRMAN KLINGHOFFER: Would someone like
18 to move Airport Resolutions 7 through 15?

19 COMMISSIONER ROSS: I'll move it.

20 COMMISSIONER YUSTEIN: Second.

21 MS. SAPINSKI: Thank you.

22

23 (Roll call was taken, all Commissioners
24 present respond in the affirmative)

25

1 Whereupon, the Board discussed and took
2 action on the following items:

3

4 PARKING FACILITIES

5

6 #26-029

7 16. Resolution authorizing payment to Arocho Services,
8 LLC in the amount of \$1,150.00 for maintenance,
9 landscaping, and cleaning services at the Juror
10 Parking Garage in January 2026

11

12 #26-030

13 17. Resolution authorizing payment to Noor Star
14 Properties, LLC in the amount of \$10,690.00 for
15 maintenance services and snow removal at Sportsplex
16 garage in January 2026

17

18 #26-031

19 18. Resolution authorizing payment to Precision
20 Technology in the amount of \$2,779.50 for parking
21 equipment repairs and supplies

22

23 #26-032

24 19. Resolution authorizing payment to DPW in the amount
25 of \$4,532.74 for snow removal from the Juror Parking

1 Garage roof

2

3 #26-033

4 20. Resolution authorizing agreement to Chiesa,
5 Shahinian, Giantomasi in the amount not to exceed
6 \$50,000.00 for legal services in connection with
7 sale of Sportsplex Garage

8

9 #26-034

10 21. Resolution authorizing payment to Chiesa,
11 Shahinian, Giantomasi in the amount of \$4,210.00
12 for legal services rendered in connection with
13 connection with sale of Sportsplex Garage in January
14 2026

15

16 #26-035

17 22. Resolution authorizing payment to Prestige Title
18 Agency in the amount of \$3,353.00 for title search
19 in connection with sale of Sportsplex Garage

20

21 CHAIRMAN KLINGHOFFER: Would someone like
22 to move Parking Facilities 16 through 22?

23 COMMISSIONER ROSS: I'll move it.

24 COMMISSIONER SPIESBACH: Second.

25 MS. SAPINSKI: Thank you.

1 (Roll call was taken, all Commissioners
2 present respond in the affirmative)

3

4 ADJOURNMENT

5

6 CHAIRMAN KLINGHOFFER: Would someone like
7 to move to adjourn?

8 COMMISSIONER NARDONE: I move to adjourn.

9 COMMISSIONER ROSS: Second.

10 MS. SAPINSKI: Thank you.

11

12 (Roll call was taken, all Commissioners
13 present respond in the affirmative)

14

15 CHAIRMAN KLINGHOFFER: Thank you,
16 everybody.

17 Next meeting is Tuesday, March 31st
18 4:00 p.m.

19 Lucy, could you stay on with me for just a
20 moment, please?

21 MS. SAPINSKI: Yes.

22 CHAIRMAN KLINGHOFFER: Thank you,
23 everybody.

24 (Whereupon, the meeting adjourned at 4:25
25 p.m.)

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C E R T I F I C A T E

I, LYNANN DRAGONE, License No. XI01388, a Certified Court Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the hearing at the time and the date hereinbefore set forth.

I further certify that I am neither attorney nor Counsel for, nor employed by any of the parties to the action in which this hearing was taken.

I further certify that I am not an employee of anyone employed in this case, nor am I financially interested in this action.

Lynann Dragone

LYNANN DRAGONE, CCR
Certified Court Reporter