

**MINUTES OF THE 522nd ANNUAL TELECONFERENCE BOARD MEETING  
OF THE  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

**January 27, 2025**

**MEMBERS:**

- \* Janel Winter, Assistant Commissioner, DCA (representing Jacquelyn Suarez, Commissioner, DCA)
- \*\* Aimee Manocchio Nason, Deputy Attorney General, Division of Law, (representing Matthew J. Platkin, Attorney General)
- \*\*\* Paulette Sibblies-Flagg, Administrator of Accreditation, Department of Banking and Insurance (representing Commissioner Justin Zimmerman, Department of Banking and Insurance)
- \*\*\*\* Anthony Longo, Assistant Deputy Director, Department of Treasury (representing Elizabeth Maher Muoio, State Treasurer)

Dorothy Blakeslee  
Diane Johnson

**HMFA STAFF  
PRESENT:**

Melanie Walter, Executive Director  
Laura Shea, Chief of Legal and Regulatory Affairs  
Deb Urban, Chief of Multifamily Programs  
Terry Tucker, Chief of Staff  
Jeanette Nieves, Executive Board Secretary  
Jonathan Sternesky, Manager of Policy and Legislative Affairs  
Matthew Gelman General Services Assistant II  
Darryl Applegate, Director of Regulatory Affairs  
Kathleen Annarelli, Policy Research Coordinator  
Jamie Ding, Policy and Programs Analyst II  
Albert Peasco, Senior Legal Research Analyst II  
Joel Finkelstein, Legal Research Analyst II

OTHERS  
PRESENT:

Vladimir Palma, Deputy Attorney General, Attorney General's Office  
Alyson Cofran, Deputy Attorney General, Attorney General's Office  
Dorian Smith, Senior Counsel, Governor's Authority Unit

MEMBERS  
OF THE PUBLIC:

Michael Collins, KMC, LLP  
Josh Bauers, Fair Share Housing  
Colleen O'Dea, Public  
Joseph Voytus, Public  
Joelle Paul, Public  
Kristin Alcala, Public

- \* Letter of December 9, 2024 designating Janel Winter to represent Jacquelyn Suarez, Commissioner, DCA
- \*\* Letter of January 27, 2023 designating Aimee Manocchio Nason to represent Matthew J. Platkin, Attorney General
- \*\*\* Letter of January 17, 2020 designating Paulette Sibblies – Flagg to represent Justin Zimmerman, Acting Commissioner, Department of Banking and Insurance
- \*\*\*\* Letter of November 29, 2022 designating Anthony Longo to represent the State Treasurer, Elizabeth Maher Muoio

January 27, 2025

Janel Winter, Assistant Commissioner, Department of Community Affairs read the following into the minutes:

**NOTICE OF PUBLIC MEETING**

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 January 23, 2025 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.

**ROLL CALL**

Michael Collins, counsel for the Petitioners, was invited to address the Board relative to his letter request to stay the implementation of the interim Uniform Housing Affordability Control regulations

## **EXECUTIVE SESSION**

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

WHEREAS, on January 27, 2025, 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 receive legal advice from the Office of the Attorney General relative to the request to stay the interim UHAC regulations.

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.

*Aimee Manocchio-Nason moved and Dorothy Blakeslee seconded a Motion to Enter into Executive Session at 2:25 pm*

*Aye – Janel Winter, Paulette Sibblies- Flagg, Anthony Longo, Diane Johnson, Dorothy Blakeslee, Aimee Manocchio Nason*

*Nay – None*

*Abstained- None*

## **RECONVENE TO PUBLIC SESSION**

*Aimee Manocchio Nason moved and Paulette Sibblies Flagg seconded a Motion to Reconvene into Public Session at 2:43 pm*

*Aye – Janel Winter, Paulette Sibblies- Flagg, Anthony Longo, Diane Johnson, Dorothy Blakeslee, Aimee Manocchio Nason*

*Nay – None*

*Abstained- None*

*The Chair called for a motion on the request to stay the implementation of the interim UHAC regulations*

*Diane Johnson moved to deny the request to stay the implementation of the interim UHAC regulations and Dorothy Blakeslee seconded*

*Aye – Janel Winter, Paulette Sibblies- Flagg, Anthony Longo, Diane Johnson, Dorothy Blakeslee, Aimee Manocchio Nason*

*Nay – None*

*Abstained- None*

## **MOTION TO ADJOURN**

*Dorothy Blakeslee moved and Paulette Sibblies-Flagg seconded a Motion to Adjourn at 2:57 pm*

*Aye – Janel Winter, Paulette Sibblies- Flagg, Anthony Longo, Diane Johnson, Dorothy Blakeslee, Aimee Manocchio Nason*

*Nay – None*

*Abstained- None*



**State of New Jersey**  
**DEPARTMENT OF COMMUNITY AFFAIRS**  
**101 SOUTH BROAD STREET**  
**PO Box 800**  
**TRENTON, NJ 08625-0800**

**PHILIP D. MURPHY**  
*Governor*

**TAHESHA L. WAY**  
*Lieutenant Governor*

**JACQUELYN A. SUÁREZ**  
*Commissioner*

December 9, 2024

Melanie R. Walter  
Executive Director  
New Jersey Housing and Mortgage Finance Agency  
637 S. Clinton Avenue  
Trenton, New Jersey 08611

Dear Executive Director Walter:

Please accept this letter as formal notification that Department of Community Affairs Assistant Commissioner Janel Winter will serve as my designee, and Chief of Staff Kia A. King will serve as my alternate designee on the New Jersey Housing and Mortgage Finance Agency Board. They are authorized to represent me in my absence and will have voting rights on behalf of myself and the Department of Community Affairs.

If you have any questions, please do not hesitate to call my office at 609-913-4800.

Sincerely,

Jacquelyn A. Suárez  
Commissioner



*State of New Jersey*

OFFICE OF THE ATTORNEY GENERAL  
DEPARTMENT OF LAW AND PUBLIC SAFETY  
PO BOX 080  
TRENTON, NJ 08625-0080

MATTHEW J. PLATKIN  
*Attorney General*

PHILIP D. MURPHY  
*Governor*

SHEILA Y. OLIVER  
*Lt. Governor*

January 27, 2023

Lt. Governor Sheila Y. Oliver, Chair  
New Jersey Housing and Mortgage Finance Agency  
P.O. Box 18550  
Trenton, NJ 08625

Dear Lieutenant Governor Oliver:

I am writing to appoint my designee to serve on the board of the New Jersey Housing and Mortgage Finance Agency (the "Agency").

I hereby appoint Aimee Manocchio Nason, Deputy Attorney General as my designee to serve on the board of the Agency. DAG Manocchio Nason is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf. In the event of DAG Manocchio Nason's absence, Philip Espinosa, Deputy Attorney General is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf. In the event of the absence of both DAG Manocchio Nason and DAG Espinosa, Jonathan Peitz, Deputy Attorney General is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf.

Sincerely,

Matthew J. Platkin  
Attorney General

c: Michael T.G. Long, Director, Division of Law  
Sudha Raja, Deputy Chief of Staff, Division of Law  
Aimee Manocchio Nason, Deputy Attorney General  
Philip Espinosa, Assistant Attorney General  
Jonathan Peitz, Deputy Attorney General  
Jonathan Garelick, Chief of Staff  
Melanie R. Walter, Executive Director, NJHMFA







**State of New Jersey**  
DEPARTMENT OF BANKING AND INSURANCE  
DIVISION OF BANKING  
PO BOX 040  
TRENTON, NJ 08625-0040

PHIL MURPHY  
Governor

SHEILA OLIVER  
Lt. Governor

MARLENE CARIDE  
Commissioner

RICHARD MUMFORD  
Acting Director of Banking

TEL (609) 292-7272  
FAX (609) 292-5461

January 17, 2020

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

Re: NJ HMFA Board Meeting Designee

Dear Mr. Richman:

My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Paulette Sibblies-Flagg of the Division of Banking.

Ms. Sibblies-Flagg can be reached at [paulette.sibblies-flagg@dobi.nj.gov](mailto:paulette.sibblies-flagg@dobi.nj.gov), telephone (609) 940-7347.

Very truly yours,

Marlene Caride  
Commissioner

cc: Richard Mumford, Acting Director of Banking  
Paulette Sibblies-Flagg, Division of Banking



**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**  
*State Treasurer*

November 29, 2022

Melanie Walter, Executive Director  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650

Dear Executive Director Walter:

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

Sincerely,

A handwritten signature in blue ink, appearing to be "E. Muoio".

Elizabeth Maher Muoio  
State Treasurer