

Outline of Public Hearings

Hearing 1 – November 18 & 19, 2003

Synopsis: The hearings provided an overview of the Commission’s findings regarding abuses in the new-home construction process in New Jersey. Homeowners described significant construction deficiencies, including code violations, which they discovered in their new homes, despite the issuance of Certificates of Occupancy. The second day of the hearing also focused on the issue of builder defaults and the lack of recourse available for victimized homeowners in the State of New Jersey.

Witness Lists:

- November 18, 2003

New Jersey Attorney General Peter C. Harvey (p.7)

Panel: Amy Campbell, *SCI Investigative Accountant*
Peter J. Glassman, *SCI Special Agent*
Debra A. Sowney, *SCI Investigative Analyst* (p. 24)

Panel: Michael A. Pierce, *Engineer*
Sander Kelman, *Homeowner, Four Seasons at Wall, Wall Township* (p.52)

Gregory H. Kirk, *then-Wall Township Construction Official* (p.101)

Glenn Gerken, *former Wall Township Engineer* (p.130)

John A. Wadja, *Construction Superintendent* (p.189)

Panel: Gary Baldino, *Homeowner, Holiday City, Monroe Township*
Michael DePalma, *Monroe Township Construction Official*
Edward O’Neill, *Monroe Township Sub-Code Official* (p.208)

Antonio (“Tony”) Acevedo, *Homeowner, Manalapan Chase, Manalapan Township* (p.290)

Panel: Charles A. Kuyl, *SCI Special Agent*
Joseph A. Becht, *SCI Chief Accountant* (p.304)

- November 19, 2003

James P. Conroy, *SCI Special Agent* (p.5)

Ricardo Cardona, *Homeowner, Society Hill at University Heights, Newark* (p.24)

Jeffrey R. Cartwright, *Assistant Essex County Prosecutor* (p.110)

Panel: Joseph A. Becht, *SCI Chief Accountant*
Karen A. Guhl, *SCI Special Agent* (p.149)

Protected Witness (p.169)

William J. Kondla, *Homeowner, Four Seasons at Wayne, Wayne Township* (p.180)

Panel: Richard Mursheno, *SCI Special Agent*
Mary L. DeVaney, *Homeowner*
James A. Sabetta, *Woolwich Township Construction Official* (p.203)

Abraham J. Chasnoff, *Assistant Middlesex County Prosecutor* (p.254)

Hearing 2 – January 21, 2004

Synopsis: In this hearing, Commission staff provided an update of the investigation to date, highlighting additional scenarios that were uncovered since the previous hearing that were illustrative of the types of problems that were discovered during the course of the investigation. The main focal point of the hearing was to outline, through various witnesses, systemic weaknesses in New Jersey's new home warranty program.

Witness List

Panel: Joseph A. Becht, *SCI Chief Accountant*
James P. Conroy, *SCI Special Agent*
Karen A. Guhl, *SCI Special Agent*
Charles A. Kuyl, *SCI Special Agent* (p.6)

Amy Campbell, *SCI Investigative Accountant* (p.54)

Kenneth J. Butko, *Supervisor, Private Warranty Section, NJDCA* (p.106)

Panel: Richard A. Becraft, *Homeowner*
Valerie J. Cyr, *Homeowner*
Graham Fill, *Homeowner*
Victor Donahue, *Homeowner* (p.179)

Carl F. Savage, *Homeowner, Greenfield III, Greenwich Township* (p.246)

Peter Desch, *Chief, Bureau of Homeowner Protection, NJDCA* (p.276)

Hearing 3 – October 12 & 13, 2004

Synopsis: The last set of hearings focused on three major areas: 1) the obstacles faced by builders and inspectors in the new home construction process; 2) the adequacy of government oversight and 3) proposals for reform of the process.

Witness Lists

- October 12, 2004

Panel: Amy Campbell, *SCI Investigative Accountant*
James T. McAleer, *SCI Special Agent* (p.8)

Protected Witness (p.40)

Charles A. Kuyl, *SCI Special Agent* (p.41)

Eli Kornberg, *former V.P., Victor Construction Company* (p.71)

Ran Korolik, *V.P., Victor Construction Company* (p.78)

Gregory H. Kirk, *then-Wall Township Construction Official* (p.124)

Joseph Riggs, *K. Hovnanian Companies* (p.169)

Edele Hovnanian, *Menk Corp. and Hovsons, Inc.* (p.254)

- October 13, 2004

Kenneth Cooley, *SCI Investigative Accountant, reciting the testimony of Bradley Little, Centex Corporation* (p.7)

Ralph J. Marra, Jr., *First Assistant U.S. Attorney* (p.31)

Panel: Robert A. Gaestel, Jr., *Stafford Township Construction Official*
Ronald P. Redy, *Stafford Township Subcode Official* (p.56)

Patrick J. O'Keefe, *Executive V.P. & CEO, New Jersey Builders Association* (p.111)

Panel: *New Jersey Building Officials Association*
Edward A. Vander Berg, *Construction Official*
Stephen D. Jones, *Construction Official*
Robert B. LaCosta, *Construction Official* (p.160)

Panel: Thomas G. Kenyon, *President, New Jersey Planning Officials, Inc.*
Paul E. Pogorzelski, *Hopewell Township Engineer* (p.198)

Panel: Commissioner Susan Bass Levin, *NJDCA*
William M. Connolly, *Director, Division of Codes & Standards, NJDCA* (p.242)