On June 16th two BOMA NJ winners took away the BOMA International TOBY awards at the 2014 Every Building Conference & Expo in Gaylord Palms Convention Center in Orlando, Florida. Winning this very prestigious and stringent competition is testimony that both Raritan Business Center, Edison and Wyndham’s 22 Sylvan Way, Parsippany are deserving of this recognition.

Nicole Visceglia accepted the award on behalf of Raritan Business Center managed and owned by Federal Business Centers in the Industrial Park Category. Carolyn Mesce received the award for 22 Sylvan Way, Parsippany, NJ, managed by Wyndham Worldwide/Premier Facility Services and owned by Mack-Cali Realty Corporation in the Corporate Facility Category. Congratulations!

Energy costs continue to be one of the highest expenses impacting building operations, so when a company makes it a priority to reduce energy consumption, they simultaneously improve their bottom line! What does winning an energy award mean? The criteria is pretty straightforward: 1. Occupancy cannot increase or decrease more than 15% over a given year and a minimum occupancy of at least 50% must be maintained; 2. An executed energy plan must be submitted and; 3. A property must have a 10% reduction in energy consumption.

continued on page 3

continued on page 4
What an exciting three months it’s been! Harold Campbell, Debbie Sparks and I attended our Mid-Atlantic Region’s BOMA Conference in Boston March 30th – April 1st. Starting with our MAC Board meeting where we reviewed and shared local market information, committee reports, received an update from BOMA International, we also reviewed our By-Laws, and TOBY information. We set up a new Emergency Preparedness Committee to enable us to share important information with other local chapters in our region. Our days included an amazing presentation by Roger Berkowitz, President of Legal Sea Foods followed by other educational sessions, including a luncheon keynote by Sheldon Yellon, CEO of Belfor Holdings. Quite a fulfilling few days, which culminated with the Regional TOBY Awards, including our own winners: Wyndham, Mack-Cali, Federal Business Centers and Boston Properties! Congratulations to all the winners and we thank all NJ members again who participated with submissions or judging.

Our Allied Event committee was hard at work and BOMA NJ celebrated our 30th Anniversary with a twist to our usual Monte Carlo Night. Our themed anniversary celebration was again at the Birchwood Manor in Whippany and a great time was had by all! Some of our “founding fathers” and former officers were able to join us, and I thank them again for making BOMA NJ what it is today. Thanks again to Martin Schwan, Lorraine Kucinski, Dolores Bocian, Kurt Padavano, Marie Cunningham, Patrick Connelly, Ron DeBiasse, John Washburne, Bob Denney, Vinnie Olsen, Bill Barrett, Ray McLaughlin, Kurt VanAnglen and Lisa Kochen. In addition to our revelry, we were proud to host Rich Greninger, the Chairman of BOMA International who swore in Theresa McCall Mullen as the new BOMA Middle Atlantic Region Chairperson.

As you know, BOMA-NJ is sponsoring Special Olympics this year, and were happy to host some of the athletes who were able to join us at our Anniversary Party. More to come on that…. 

May swept us into the Energy Committee’s break-out sessions and Annual Energy Awards. Congratulations to Federal Business Centers, Hartz Mountain, Boston Properties and Mack-Cali for all their hard work and impressive achievements.

A morning in June saw us at the Morristown Hyatt hosting Bob Mellinger and involved in our very own case study of a disaster affecting a commercial office building – I felt quite safe knowing that if I was stranded in one of our member’s buildings during a natural or other disaster that things would be under control as long as our imagination becomes reality!

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These gals have a lot of casinos between them: From Las Vegas, we have Molasky Center’s Anna Juarez and Colliers’ Andrea Blue, and from New Jersey, we have Columbia Property Trust’s Debbie Sparks, Bergman Real Estate Group’s Robin-Juron, and BOMA NJ’s Dolores Bocian. They’ve been partaking in the numerous educational sessions BOMA has scheduled each day, though Debbie says that you learn just as much from your peers as you do from the classroom.

BOMA 360: The New Class
Congrats to the newest buildings that have achieved the BOMA 360 designation, whose reps joined Colliers SVP Rob Brierley (holding the plaque) to celebrate their recognition. Rob says the program has designated more than 750 buildings in 60 markets that meet the BOMA 360 threshold in all major elements of management and operations; they’ve been shown to have higher operations efficiency, tenant retention, and rental rates. Congratulations to Deborah Sparks, RPA, LEED AP, Columbia Property Trust, LLC.

Above: Federal Business Centers on stage after receiving their award.
Right: Dolores Bocian, BOMA-NJ BAE; Robin Juron, BOMA NJ President; Denise Schmidt, Hillmann Group; and Theresa McCaul-Mullen Chairman, Middle Atlantic Conference.
Below: Winners celebrate!
continued from page 1

The Past Performance & Solar/Alternative Energy Awards

For the first time, the evening’s presentation began with a company that won in two different categories. The Past Performance and the Solar/Alternative Energy Awards both went to Federal Business Centers located in Raritan Center, Edison NJ. Raritan Center is a master-planned, mixed-use business park where Federal Business Centers owns & manages 60 buildings with nearly 8 million square feet, all of which are located in a Foreign Trade Zone. The demographic of the park includes industrial, office, & flex buildings. Its design is spacious & attractive with wide roads, generous front yard setbacks, & campus-like landscaping throughout. Raritan Center is strategically located in the heart of central NJ, in the townships of Edison & Woodbridge.

The Industrial Award

The Industrial Award winner was Hartz Mountain’s, 550 Meadowlands Parkway in Secaucus. This facility is a two-story industrial building consisting of 144,828 sq. ft. with approximately 23,141 sq. ft. of office area. John Delosh and his team installed a 341 kw solar array on the roof of this building. Prior to installing this system the building consumed an average of 624,436 kWh per year. The array produced 398,850 kWh, reducing consumption by 67%.

The Office Category

The 3rd place winner was 510 Carnegie Center managed by Boston Properties. Built in 1998, this building is a 6-story 234,000 sq. ft. Class A office building located adjacent to Route 1 in Princeton NJ. The building is occupied by a single tenant, an engineering firm that densely occupies the building and operates under extended business hours. The building is constructed of steel with a brick, glass and precast exterior. The property is located on a 560-acre master planned site that has 23 existing buildings totaling 2.6 million sq. ft. 510 Carnegie Center reduced their energy consumption by approximately 11% at this location by installing inverters on 12-5hp condenser fans, replacement of 6 out of 12 AHU semi-hermetic reciprocating compressors at 70-80 tons each with more energy efficient screw type compressors and recalibrating the entire heating system of the building. Elevators were retrofitted with LED lighting and occupancy sensors that cycle lighting and leave exhaust fans off completely in the unoccupied mode. In their lobbies they retrofitted MR-16 50-watt bulbs with 6-watt LED bulbs on all 6 floors.
The second place winner in the Office category was One River Center located at 331 Newman Springs Rd. in Red Bank. The building is a 122,594 sq. ft. 4-story facility located adjacent to the Garden State Parkway. Inside the building is a 4-story atrium accessible from the front and rear entrances. In order to achieve their energy reduction goals, Mack-Cali utilized a chiller with a heat recovery system to minimize the use of an electric boiler. They also replaced a cooling tower with a high efficiency tower that utilized a variable frequency drive and upgraded all T-12 lighting to energy efficient T-8 fixtures. The night cleaning staff ensures that all non-essential lighting is off and tenants are reminded to turn off lighting and equipment at the end of the day when not in use. When a space is vacant, temperature set points are modified accordingly. The property management team maintains strict adherence to Mack-Cali’s Building Best Operating Practices and Quarterly Checklists.

The first place winner in the Office category went to Lori Stampfli and her team at 150 JFK Parkway in Short Hills. 150 JFK Parkway is a 247,476 sq. ft. multi-tenanted office building constructed in 1980. The building has abundant surface parking and an underground executive parking garage. In 2013 the building lobby, elevators and front entrance underwent a state-of-the-art renovation. Situated on almost 13 acres in one of New Jersey’s most affluent suburbs, the building is conveniently accessible to major highways and Newark Liberty International airport. Mack-Cali is constantly considering ways to reduce energy without compromising tenant safety or comfort. They use systems such as regular employee training on energy reduction measures, monthly tracking and analysis of energy use and daily checklists that are used by members of the PM staff pursuant to their Energy Management Building Best Operating Practices and use an online JCP&L tool that monitors electric usage. They also conducted an ASHRAE Level 1 audit to determine ways to further reduce energy consumption such as separating lighting circuits and adjusting start stop times on all HVAC systems.

Congratulations to all our winners!
Presented by BOMA NJ’s Energy & Environment Committee, Environmental and Energy Seminars offered four breakout sessions on Wednesday, May 28th at the Morristown Hilton. The program allowed members to choose two sessions from 4 key areas relative to IAQ: Emergency Planning, Procurement Strategies and Leasing and other owner requirements.

Presented by
Kristen Sleys, LEED AP
Hillmann Consulting

Kristen Sleys, LEED AP of Hillmann Consulting has over seven years experience in the environmental consulting and industrial hygiene field. This includes expertise in field performance, quality assurance and project management.

The “Indoor Air Quality Management” seminar was an overview of the best practices of indoor air quality management to maintain healthy environments in commercial real estate buildings. Although the costs and associated liabilities that normally accompany maintaining healthy environments, Ms. Sleys offered ways to reduce operating costs.

Numerous examples of areas that are common to effect air quality were reviewed, for example: emissions from printers and office equipment, toners, solvents, elevator motors, ejector pumps, sump pumps, cleaning supplies, to dry plumbing traps. Topics such as indoor environmental programs, proactive IAQ evaluations, contaminant and exposure identification, as well as LEED IAQ testing were examined and deliberated. Key factors to maximize benefits of sustaining optimal air quality were evaluated and discussed, in addition to tenant complaints and response protocols.

Presented by
Steve Olivetti
SK Environmental Associates, LLC

Steve Olivetti is a Principal at SK Environmental Associates, LLC. His expertise includes site audits, process safety management, indoor air quality assessments and other environmental assessments and training. He has extensive knowledge of the regulations including OSHA, ASHRAE, RCRA and DOT Hazardous Materials and other state and local requirements.

This seminar discussed the importance of planning for the continuance of operations and emergency response for all types of incidents and emergencies that may occur in our everyday world. Potential types of incidents were explored that can occur and negatively affect a building and a work environment.

Steve Olivetti explained how to integrate a complete and simple consolidated emergency response plan for a commercial building to his audience using detailed examples of an “Emergency Contingency Plan” that was created for a commercial office building. The plan included: a purpose and scope of plan coverage; future revisions; emergency facility identification information; emergency contact names and numbers; ERP annexes and; facility and locality information.

Presented by
BOMA NJ’s Energy & Environment Committee, Environmental and Energy Seminars offered four breakout sessions on Wednesday, May 28th at the Morristown Hilton. The program allowed members to choose two sessions from 4 key areas relative to IAQ: Emergency Planning, Procurement Strategies and Leasing and other owner requirements.
Presented by
Robert Macksoud, Jr., CEP
EnergySolve

Robert Macksoud is the Director of Energy Procurement & Rate Analysis for EnergySolve. He is responsible for utility bill rate & tariff analysis service, analyzing and negotiating utility tariffs, energy contracts, equipment incentives, and third party energy supply alternatives that may produce saving opportunities.

With increasing escalating energy costs impacting property owners and managers’ bottom line, Robert Macksoud reviewed and discussed the major elements of developing electricity and natural gas procurement strategies in NJ. He examined electric supply components, electric delivery and utility electric supply. Robert also analyzed the pros and cons of third party electric supply and demonstrated cost savings vs. utility electric supply pricing and how it enables accurate budgeting/forecasting; flexibility of pricing and terms vs. rigidity of utility pricing; and hedging/risk management.

Robert also discussed further the contracting process; market trends’ pricing/term options’ regulatory impact; hedging/controlling risk; budget issues; identifying and avoiding the pitfalls associated with 3rd party energy supply contracts’ and typical contract terms and conditions.

Presented by
Brian Osias
McCarter & English, LLP

Mr. Osias is a Partner in McCarter & English, LLP's Insurance Coverage and Complex Commercial Litigation group. He regularly appears before state and federal courts in NJ and NY. Brian represents corporate policyholders in complex coverage disputes with their insurers seeking reimbursement for large losses. He handles a wide variety of insurance-related disputes, including cases involving environmental contamination, asbestos, employee dishonesty, construction, intellectual property, fire and storm claims.

In 2012 as everyone remembers, Superstorm Sandy devastated and impacted peoples lives, belongings, homes, and buildings in many ways - whether personally or through someone they may know. Although it was almost two years ago when this catastrophic storm hit our area, the effects are still being felt today.

It is no secret that since the storm, many changes have been made that effect the commercial real estate industry. Brian Osias’ session covered the latest in landlord and owner lease requirements and what they mean to the property manager. He also discussed the immensely changed insurance industry. Topics included understanding new insurance requirements; responsibilities and mitigation of damages.

Thank you Pieros Roofing Specialists for sponsoring BOMA NJ's May meeting.
This year’s budget season left no shortage of drama for lawmakers, as well as the state’s business community and residents who were eager to see the outcome of another budget impasse between Governor Christie, and the Democrat-controlled state legislature.

The drama began on Tuesday, May 20, when Governor Christie held a Statehouse news conference to announce plans to cover a budget shortfall of more than $2 billion.

The Governor’s surprising proposal included using $2.43 billion currently budgeted for payments to the state’s public employee pension system to cover shortfalls in the current and upcoming fiscal year. Earlier this year, Governor Christie had announced a record payment designed to replenish New Jersey’s strained pension fund as part of his $34.45 billion budget proposal for Fiscal Year 2015.

Governor Christie intends to shrink the planned $2.25 billion pension payment for FY 2015 to just $681 million, and a $1.6 billion pension payment that was planned to be made before June 30 was reduced to $696 million.

During his news conference, Governor Christie pledged not to exacerbate the state’s pension woes, but stated that he “cannot also pay the sins of his predecessors,” claiming that previous governors and lawmakers reduced or skipped pension payments during the last 17 years.

Responding to Governor Christie’s proposal, Assembly Speaker Vincent Prieto (D-Hudson) said that "abandoning pension payments only make things worse down the road, and that’s unfair to taxpayers who rightly deserve and expect better from someone who vowed to fix the state."

Fourteen unions representing New Jersey teachers, police officers, firefighters and state workers filed lawsuits in an attempt to block the Governor from reducing
pension payments, resulting in a decision from Superior Court Judge Mary C. Jacobson, who ruled that Governor Christie can cut the pension payment for the fiscal year that ended June 30, but also left the door open to further legal challenges regarding pension payments for next fiscal year.

As expected, after receiving the Democrats’ $34.1 billion budget for FY 2015, which included a full pension payment, as well as increased taxes on businesses and millionaires, Governor Christie used his line item veto to slash proposed spending and increased taxes. In signing a $32.5 billion budget, Christie cut funding for legal services for the poor, women’s health care and a tax credit for low-wage workers. As part of the veto, Governor Christie also cut the pension payment, setting the stage for another showdown in Superior Court Judge Mary C. Jacobson’s court room.

Affordable Housing
Right before a Supreme Court-mandated deadline of May 1, Governor Christie’s administration revealed a long-awaited set of new rules for New Jersey affordable housing regulations.

The proposed regulations from the Council on Affordable Housing (COAH) would replace quotas that expired 15 years ago and call for 110,000 affordable units to meet past needs that remain unfulfilled, as well as future demand.

The new proposed regulations were immediately panned by housing advocates, including the Fair Share Housing Center and Project Freedom, who claimed that the proposal was not nearly enough for a state with 8.8 million residents and rising levels of poverty.

The state Council on Affordable Housing held a public comment hearing on July 2nd in Trenton, where housing advocates voiced their concerns on the affordable housing shortcomings in the proposed regulations. The hearing was the last step before rules are to be finalized in November.

Legislative Roundup
Since our last issue, the BOMA-NJ legislative committee has reviewed 31 bills regarding issues including affordable housing regulations, construction codes, permitting regulations and the Urban Enterprise Zone program.

Among the bills being monitored by the committee are A1907 and S1011, which would reinstate the moratorium on a nonresidential construction fee used for affordable housing. The moratorium would be extended until January 2015, and any fees collected since July 1, 2013 would be returned to the developer. The bill was unanimously approved by the Assembly (78-0) and approved by the state Senate by a vote of 29-1. The bill now awaits Governor Christie’s signature.

The BOMA-NJ legislative committee continues to monitor these issues and other legislative matters that would affect the interests of commercial property owners in New Jersey. If you have a specific concern that you would like to make sure is being monitored, please let us know. You can send an email with the information to Scott Wasserman at scott.wasserman@marcusgroup.com.
2014 EDUCATION DIVISION

Executive Board Liaison:
Robin-Ann Juron
Bergman Real Estate Group
(732) 855-8600

BOMI COURSES:
Board Liaison:
Erika Morasco Toscani
Transwestern
(973) 947-9200

Congratulations to 1st quarter Graduate
Kevin P. Daly, Jr, SMT

WANTED STUDENTS
INCLUDING PROPERTY PROFESSIONALS & VENDORS

If you want:
• knowledge
• education
• career advancement
• information how to perform your duties more efficiently

Then You NEED:

BOMI’s: LAW & RISK MANAGEMENT
Beginning:
September 10th
Instructor: Lorraine Kucinski

BOMI’s: BOILERS, MACHINERY & MATHEMATICS
Beginning:
September 16th
Instructor: Bob Montalvo

Location: The Oracle @ The Planned Companies
150 Smith Road
Parsippany, NJ 07054
Classes start: 6:00 PM
Friday April 11, 2014 will certainly go down in history as one of the most memorable events hosted by BOMA NJ as we not only had our 15th Annual Monte Carlo Night, we celebrated our 30th Anniversary. Held at the beautiful Birchwood Manor, only here do members have the opportunity to “sell socially” to commercial real estate professionals. It’s not every day when an association can claim they have been going strong for 30 years in a row! 400 gathered including former officers and founding fathers, all proud to see what BOMA NJ has become. Glasses clung as a 30th anniversary toast was made and to the BOMA NJ leaders that were present: Martin Schwan – one of the founding fathers of BOMA NJ; Robin-Ann Juron; Lorraine Kucinski; Dolores Bocian; Kurt Padavano; Marie Cunningham; Pat Connelly; and Ron DeBlasse. John Washburne, Ray McLaughlin, Kurt VanAnglen, and Lisa Kochan were not present. 30 years of leadership have contributed to the organization’s growth and puissance.

Also in attendance was Chairman of BOMA International, Rich Greninger and Theresa McCall Mullen who was sworn in as the new 2014-2015 BOMA Middle Atlantic Region Chairman.

A BOMA “meet your sponsor trivia card game” highlighted the evening. 30 years of BOMA NJ splattered the walls with a continuous-play Power Point presentation of photos and trivia. Everyone enjoyed networking, great food and drinks, gaming and a wonderful evening of comradery.

A special thank you to Teresa DeZao for putting together another spectacular evening!

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I need to emphasize how awesome Casino Night was. This is a letter written to me by a Property Manager I met at Monte Carlo Night:

“...At that time I had no plans of immediate upgrades, but ownership has decided to start looking at options for our mechanical, controls and cars. While they are still operational, they are a bit dated and are naturally becoming more temperamental as time goes on. I would welcome the opportunity to have a walk through with you ...and begin getting a proposal together.”

Laura VanLiere, Market Development Manager, Schindler

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Of course, this evening could only be possible with our wonderful event sponsors:

ABM Facility Services
ABM Janitorial Services
ACA Dining Services
A-L Services, Inc.
All Jersey Painting
Allan Industries, Inc.
American Landscape
ARC Construction
Banner deSign
Belfor Property Restoration
Binsky Services
BRAVO! Building Services, Inc.
The Brickman Group
Building Security Services, Inc.
Cooper Pest Solutions
CRS Facility Services, LLC
CSI International, Inc.
Delta Building Services Corp.
Delta Interior Construction
Fania Roofing Company
Foliage Design Systems
Hillmann Group, LLC
Industrial Cooling Corporation
KONE, Inc.
Liberty Elevator Corporation
Lightpath
Pro-Group
Pieros Roofing Specialists
Planned Companies
Pro-Tec Building Restoration Services

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• 30th ANNIVERSARY CELEBRATION
• 30th ANNIVERSARY CELEBRATION

“Monte Carlo Night by far is one of the best BOMA NJ events next to the Holiday Party and Golf Outing. It brings out everybody! Even the senior managers that don’t normally go to the monthly meetings, go to Monte Carlo Night.

You get out what you put in. When your dedicated to BOMA, your business will thrive!

Denise Schmidt
Business Development Manager/Risk Manager
Hillmann Consulting

Public Sewer Service
Raritan Building Services
ReSource New Jersey, Inc.
SERVPRO of Morristown
Schindler Elevator Corp.
Sherwin-Williams
Southshore Contracting
Spinella Electrical Contracting
Sweeney Landscaping
Tecta America Metro New York
Unitemp, Inc.
Valcourt Building Services
A few of my pictures worth forwarding – the “torch” raising the Special Olympics flag and NJ athletes marching in (in white) – there were over 3000 athletes (champions) involved.

On May 30, 2014 representatives from BOMA NJ attended a reception held at The College of New Jersey for all of the sponsors associated with the Special Olympics. In appreciation of BOMA NJ’s participation and Silver Sponsorship, BOMA NJ President Robin-Ann Juron and Vice President Harold Campbell accepted an award from the board of the Special Olympics of New Jersey. The award was a commemorative Wheaties cereal box.

The reception was well attended. Attendees included prominent agents of law enforcement, civil agencies and active business community members. Special Olympic Athletes themselves were also recognized for their achievement and contribution to the organization.

At the completion of the reception, all invitees were led to Lions Stadium on the campus of the College of New Jersey for the Opening Ceremonies and the start of the Special Olympics games for Team New Jersey. During the course of the event, 2500 athletes and coaching staff were introduced.
and led to the stadium field. The athletes were organized by color depicting the county they represented. The ceremony concluded with the torch lighting ceremony. The stadium was the final leg of the torch run which occurred across the State of New Jersey.

On June 15, 2014 Robin-Ann Juron and Harold Campbell on behalf of the BOMA NJ Board, appeared at the Special Olympic Games Ceremony at the Prudential Center in Newark, NJ. This event was the largest gathering of athletes from around the U.S. to compete in 16 different sports competitions in some of the top sports venues in the state including Princeton University, Rider University, The College of New Jersey, Mercer County Park and several area private schools. Athletes participated in the recitation of the athlete oath and lighting of the Special Olympics cauldron. Thousands of people attended the event making it one of the premier sporting events for the state of NJ this year.

For more information on the Special Olympics please visit www.sonj.org
BOMA NJ HAS A NEW LOGO, NEW COLORS & A NEW LOOK

By now you probably have noticed that this issue of “Progress” has a totally new look - from its format, our new vibrant colors, to our snazzy redesigned BOMA NJ logo. We figured there is no better time to transform our image than now, as we celebrate our 30th anniversary! Let’s face it, it’s not every day that an association can say they’ve been going strong for three decades!
JUNE BREAKFAST MEETING

DISASTER EXPERIENCE: An Untested Plan is Only a Strategy

Quite out of the ordinary for a typical BOMA NJ membership meeting, the morning of June Morristown Hyatt became an interactive case-study of commercial building disasters. Directed by Bob Mellinger, President of Attainium Corp., the stage was set with all the property details - a general building and lobby description, a character background and description, building size, number of levels, and specifics, including property personnel were all made known to the groups that became representatives of that property. Even Readiness Resources were available to them. The building, One Sullyfield Place was just waiting for a disaster!

Seven round table teams were given a “situation setup” where they had three minutes to prepare a report on the incident as a scenario unfolded. A new crisis occurred every 30-60 seconds. Members got to test their crisis communications and decision-making skills in a fast-paced environment while discussing how incidents like those could affect them and their organization. They shared lessons and practices learned from their own experiences with each other.

Although these situations were not real, keep in mind that an untested plan is only a strategy!

Thank you Lightpath for sponsoring the June Meeting
Congratulations Graduate
Robin and Marc Juron are the proud parents of their daughter Melissa Lyn Juron who graduated Cum Laude from the University of Pittsburgh, College of Business Administration. Melissa received her Bachelor of Science degree. Congratulations!

Hillcrest Paving & Excavating, Inc.
Celebrates 35 years in Business
Gerald J. Giordano (Jerry), President of Hillcrest Paving is proud to announce the company’s 35th anniversary. The company began operations in 1979 with an office in their home and some leased yard space in Union and has grown from a small driveway contractor to become a well-respected industry leader providing exceptional asphalt paving and site work construction services to Homeowner Associations and Commercial/Industrial clients.

In 1981, the company purchased an industrial property in Maplewood and constructed their initial shop and office building. Today, Hillcrest Paving & Excavating operates out of a 3½ acre facility in Union with ample office and shop space to support its operations along with outside storage for their fleet of trucks and equipment that has grown tremendously over the past 35 years.

BRAVO! Group Services, Inc.’s
Control Temp Mechanical Services Receives the DPMC Classification to Perform HVAC and Electrical Public Work in the State of NJ
BRAVO! Group Services, Inc. announced that its Control Temp Mechanical Services division received the Division of Property Management & Construction Classification to perform HVAC and Electrical public work in the State of New Jersey. To receive the classification, Control Temp Mechanical Services had to meet stringent requirements. “Receiving the New Jersey DPMC Classification will allow Control Temp Mechanical Services to offer the professional services we are providing to the private sector to the many public sector projects throughout the state” said Gary Giambatista, Vice President of Operations.

Welcome Baby Jordyn
Congratulations Jamie Kazazian of Public Sewer Service on the birth of your daughter, Jordyn Mia Kazazian, born April 11, 2014 and weighing 8.1 lbs. Congratulations to the Kazazian family!

NJBIZ Ranks Transwestern Parsippany as One of the Best Places to Work in NJ
Established in 1978, Transwestern, whose headquarters are in Texas, is a privately held real estate firm specializing in agency leasing, property and facilities management, tenant advisory, capital markets, research and sustainability was just named “One of the Best Places to Work” by NJ BIZ. Transwestern takes as much care of its 1,966 employees as it does of the planet focusing on sustainability and green building practices. Thanks to the real estate firm’s supportive atmosphere, employees flourish both professionally and personally. To aid career development, the company offers an online portal with more than 300 classes from management and tenant advisory services, to HR and accounting. Peer-to-peer mentoring is also encouraged. The company’s incentive plan allows eligible employees to see their compensation grow each year based on the financial success of the company and bonuses are awarded each year on Valentine’s Day, the date the company was founded.

The company’s educational offerings also help employees achieve their fitness goals. The TransForm wellness program involves a weight-loss challenge that includes lessons covering nutrition and food labels. Transwestern also pays for the first month of fitness classes for its employees, whether they are interested in trying out yoga, CrossFit or barre work, a ballet-style exercise. Employees in the Parsippany office can take advantage of a nearby path for walking or running.
Harold and I were extremely proud to represent BOMA NJ at the Opening Ceremonies of Special Olympics-NJ held at TCNJ and Special Olympics –National held at the Prudential Center. These champions, are a serious and enthusiastic group of athletes who are dedicated to their sport. We encourage all our members to get personally involved with this wonderful organization.

Harold, Debbie and I were honored to represent BOMA-NJ at the BOMA-International Conference in June. Representatives from 94 locals plus 17 International Affiliates witnessed the admission of the Greek Green Building Council, Association of Properties of Panama and the Russian Guild of Property Managers and Developers into our organization. It was truly inspiring to meet with representatives from Alaska, Hawaii, Panama, Australia, and all points in-between. The Board of Governors meeting provided the locals with reports from National committees, The International Council, discussion of the Property Measurement Standards Coalition, and voting on new Officers. We attended committee meetings ranging from Leadership to Measurements to Preparedness and Industrial, to name a few and educational sessions on topics ranging from Energy efficiency, keeping tenants happy, Industrial properties, Case Studies, Best Practices, Trends, Taxation, Impacting Value, Green Leasing were available.

Sally Hogshead taught us all about learning about and making the most of our personalities and how to “Fascinate!”

And now, I am most happy to report that two of our NJ members earned an International TOBY Award at the June BOMA-International Conference TOBY Awards Reception in Orlando. Congratulations to Wyndham Worldwide/Premier Facility Services as the Corporate Facility winner and Federal Business Centers as the Industrial Office Building winner.

As I have stated before, our success is directly attributable to the dedication of the membership – our members are our partners and mentors and friends.

Our year continues to be exciting as we look forward to our Golf outing the first Monday in August, and our September meeting entitled “Discovering Your Memory Power to Benefit Your Job Performance.”

As a reminder, BOMA-NJ and I want to hear from you so please email me your suggestions and comments to presidentbomanj@optimum.net. We will read your emails and give your comments and ideas careful consideration. We are always seeking your input and involvement, so please contact one of the Board members or Dolores to volunteer.

Thank you,

Robin
### 2014 OFFICERS & DIRECTORS

#### OFFICERS

<table>
<thead>
<tr>
<th>Position</th>
<th>Name</th>
<th>Company</th>
<th>Phone</th>
</tr>
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<tbody>
<tr>
<td>PRESIDENT</td>
<td>ROBIN</td>
<td>Robin-Ann Juron</td>
<td>(732) 855-8600</td>
</tr>
<tr>
<td>VICE PRESIDENT</td>
<td>HAROLD</td>
<td>Harold Campbell, RPA, SMA</td>
<td>(732) 803-2494</td>
</tr>
<tr>
<td>SECRETARY</td>
<td>DEB</td>
<td>Deborah Sparks, RPA, LEED</td>
<td>(201) 432-3244</td>
</tr>
<tr>
<td>TREASURER</td>
<td>MICHAEL</td>
<td>Michael Donohue, RPA</td>
<td>(973) 279-9000</td>
</tr>
<tr>
<td>IMMEDIATE PAST PRESIDENT</td>
<td>RON</td>
<td>Ron DeBiasse</td>
<td>(973) 377-7377</td>
</tr>
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#### DIRECTORS

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<thead>
<tr>
<th>Name</th>
<th>Company</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td>DANA</td>
<td>Dana Getz</td>
<td>(201) 967-7575</td>
</tr>
<tr>
<td>PATRICIA</td>
<td>Patricia Giannacito</td>
<td>(609) 378-3875</td>
</tr>
<tr>
<td>BILL</td>
<td>Bill Toland</td>
<td>(732) 417-4236</td>
</tr>
<tr>
<td>ERIKA</td>
<td>Erika Morasco Toscani</td>
<td>(973) 947-9200</td>
</tr>
<tr>
<td>AMANDA</td>
<td>Amanda Zega-Greco</td>
<td>(973) 242-5422</td>
</tr>
<tr>
<td>PHIL</td>
<td>Phil Desmond</td>
<td>(800) 339-9151</td>
</tr>
<tr>
<td>MARTY</td>
<td>Martin Schwan</td>
<td>Max Management</td>
</tr>
<tr>
<td>JOHN</td>
<td>John Washburn</td>
<td>J. Washburne Associates 1987</td>
</tr>
<tr>
<td>LORRAINE</td>
<td>Lorraine B. Kucinski</td>
<td>Mack-Cali Realty Corp. 1990-1991</td>
</tr>
</tbody>
</table>

#### EX-OFFICIO/ PAST PRESIDENTS COUNCIL

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>KURT</td>
<td>Kurt VanAnglen, RPA, FMA 1992-1993</td>
</tr>
<tr>
<td>Vinnie</td>
<td>Vincent Olsen, RPA The Olsen Group 1994-1995</td>
</tr>
<tr>
<td>DOLORES</td>
<td>Dolores Bocien, RPA, FMA Organizational Services 1996-1997</td>
</tr>
<tr>
<td>RAY</td>
<td>Raymond J. McLaughlin, RPA, FMA, CPM McLaughlin Consultants 1998-1999</td>
</tr>
<tr>
<td>KURT</td>
<td>Kurt Padawano, RPA, FMA, SMA, CPM Advance Realty Group 2000-2001</td>
</tr>
<tr>
<td>BOB</td>
<td>Robert Denney, RPA CBRE 2002-2003</td>
</tr>
<tr>
<td>MARIE</td>
<td>Marie A. Cunningham, RPA Mack-Cali Realty Group 2004-2005</td>
</tr>
<tr>
<td>PATRICK</td>
<td>Patrick Connelly, RPA Federal Business Centers 2008-2009</td>
</tr>
<tr>
<td>LISA</td>
<td>Lisa Kochan Prologis 2016-2017 (201) 635-6018</td>
</tr>
<tr>
<td>LORRAINE</td>
<td>Lorraine B. Kucinski, RPA, FMA Mack-Cali Realty Corp. 1990-1991</td>
</tr>
<tr>
<td>JAMES SULLIVAN</td>
<td>James Sullivan (Deceased) 1988-1989</td>
</tr>
</tbody>
</table>

Material contained herein does not necessarily reflect the opinion of BOMA New Jersey, its members, or its staff.
# 2014 COMMITTEES

## EDUCATION DIVISION
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Transwestern  
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ACA Dining Services  
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Mike Amoroso  
Bravo! Building Services  
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## HOLIDAY PARTY:  
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ACA Dining Services  
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Mountain Development  
(973) 279-9000

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Lone Eagle Management  
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Chair:  
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The Olsen Group  
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## INTERNATIONAL/REGIONAL LIAISON:  
Chair:  
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Mack-Cali Realty Group  
(732) 919-0067

## BOMA ASSOCIATION EXECUTIVE
Dolores Bocian, RPA, FMA  
BOMA New Jersey  
199 Prospect Avenue  
P.O. Box 7250  
N. Arlington NJ 07031  
(973) 696-2914  
E-Mail: BOMA-NJ@optimum.net

## NEWSLETTER STAFF
### DESIGN & PRODUCTION:  
Cindy Kacperowski  
CEK Design, LLC  
Tel: (732) 581-9191  
Fax: (732) 818-1566  
E-Mail: twobsktrs@aol.com

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**BOMA NJ CHAPTER MISSION STATEMENT**

The Building Owners & Managers Association of New Jersey shall promote the interests of those engaged in ownership and/or operation of real property through leadership, advocacy, research, education, information and professional development.
August 4th, 2014
Annual Golf Outing
Fiddlers Elbow Country Club

September 17th, 2014
General Membership Meeting
The Newark Club

October 22nd, 2014
TOBY Award Ceremony
Brooklake Country Club

November 19th, 2014
General Membership Meeting
Sheraton, Raritan Center, Edison

December 3rd, 2014
Holiday Party
Madison Hotel