With escalating energy costs impacting property owners and managers’ bottom line, on average, utilities make up more than 25% of a building’s operating expenses. Typically, lighting, heating, cooling and ventilation are responsible for over 60% of electricity use. Although high energy bills can be due to the increasing price of electricity, escalated energy bills can also be the result of inefficient windows, heating and cooling equipment, duct insulation and air leaks. Managing energy consumption does not only benefit the environment, it simultaneously improves a property’s 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.
PRESIDENT’S MESSAGE

Harold Campbell and I represented BOMA NJ at our Mid-Atlantic Regions’ BOMA Conference in Stamford on April 29-May 1. This 3-day conference with our regional locals’ leadership culminated with the Regional TOBY Awards, including our very own winners: JLL for Morris Corporate Center III and Mack-Cali Realty for 2 Hilton Court. Congratulations to all the winners and we thank all our NJ members again who participated with submissions or judging.

May brought us the Annual Energy Awards and some terrific break-out sessions covering such topics as: The New Jersey Smart Start Building Program; Corporate Energy Practices; Energy Procurement Strategies; and Combining Energy Management with Facility Operations. Congratulations to Hartz Mountain, Mack-Cali and Columbia Property Trust for all their hard work and achievements.

June was a very busy month. The Board of Directors met with the Committee Chairpersons to discuss goals and strategies for BOMA NJ 2016 and forward. It is an honor to work with such a dedicated group of professionals. I sincerely urge you all to get involved with a committee. We will be sending out a survey requesting feedback on what you, our members want to experience at our General Meetings.

We were honored to be part of the Special Olympics Unified Torch Relay where 14 of our members carried the flame through a segment in the Princeton area as it travelled from New York through New Jersey, on its way to Los Angeles for the Special Olympics International Games in July. We encourage all our members to get involved in this wonderful organization.

This was followed by our represtation in LA where we took part in the BOMA International Conference at the end of June. What an amazing and inspiring experience it was meeting representatives from

continued on page 3
all over the United States, as well as the International Affiliates. There were committee meetings, educational sessions, an amazing trade show, that culminated with the International TOBY Awards celebration. We are proud to announce BOMA NJ pins went home with representatives from China, Japan, Australia and South Africa, in addition to a representative from the UK. It was also given to Henry Chamberlain (BOMA International COO) and our BOMA International Chair, Kent Gibson. All are proudly wearing our BOMA NJ pins!

Our year continues to be exciting as we look forward to our Golf outing on August 3rd. Have a safe and fun summer, see you soon.

Robin

Robin Juron, Mike Amoroso, Dana Getz and Harold Campbell posed on the red carpet at the 2015 BOMA International Conference in June.

BOMA NJ's Young Professionals Group held their first meeting on June 11. The topic, “Education = What + How = WOW!” was presented by Phil Cooper, Cooper Pest Control, author of a book by the same name, and longtime BOMA member. Open discussion and networking, food and drinks followed the presentation. A good time was had by all. Keep watch for more upcoming meetings.

You won’t want to miss it!

The mission of the BOMA NJ Young Professionals Group Committee is to enable association awareness and development opportunities for industry professionals in the early stages of their career. Examples include property managers, assistant property managers, administrative assistants, accounting staff, leasing associates and other support personnel.

The goal of the committee is to host educational and networking events and provide professional development to help promote association awareness, as well as inform emerging professionals about the benefits of participation. It will encourage career development through leadership, education, mentoring, and networking.
The Alternate Energy - Solar Category

The 3rd place winner was 15 Jackson Road, Wayne, NJ. A 122,247 square foot facility with an office area of 16,231 square feet. Owned and managed by Hartz Mountain, Property Manager John DeLosh explained how Hartz installed a 521 kw solar array on the roof of this building. Prior to the installation of the array, this building consumed 667,244 kwh of electricity from the grid. The solar array’s actual output was 632,348 kwh, reducing the consumption by approximately 95%.

The 2nd place winner was 601 Doremus Avenue, Newark, NJ. A 432,244 square foot facility with an office area of 10,762 square feet. Owned and managed by Hartz Mountain, Senior Property Manager Phil LaPlaca, RPA noted that Hartz installed a 828 kw solar array on the roof of this building. Prior to the installation of the array, this building consumed 1,248,704 kwh of electricity from the grid. The solar array’s actual output was 973,339 kwh, reducing the consumption by approximately 78%.

The 1st place winner was 8501 Westside Avenue, North Bergen, NJ. Owned and managed by Hartz Mountain with Kevin Colie as Property Manager, this 406,644 square foot industrial warehouse facility installed a 1051 kw solar array on the roof of this building. Prior to the installation of the array, this building consumed 1,281,963 kwh of electricity from the grid. The solar array’s actual output was 1,301,852 kwh, reducing the consumption by over 100%.
The Office Category

**The 3rd place winner** was 135 Chestnut Ridge Road, Montvale, NJ, a 66,150 square foot, three-story facility. Property Manager Mike Lyberatos pointed out that Mack-Cali reduced the electrical consumption at this facility by almost 300,000 kwh. Mack-Cali uses a multipronged approach to their energy reduction program. Some of the key components of the program are as follows: Employee training on energy reduction tactics utilizing webinars and workshops; promoting energy reduction measures and the benefits to tenants; monthly tracking and analysis of building energy use; and daily checklists completed by building manager and reviewed by the property manager. Mack-Cali calls this their Energy management, “Best Building Operating Practices Policy.” In addition, they also performed building improvements to reduce consumption including lighting retrofits.

**The 2nd place winner** was Building Two at One River Center, Red Bank, NJ. It is a 123,360 square foot, four-story facility. The Property Manager is David Van Etten. Mack Cali reduced the electrical consumption at this facility by almost 515,840 kwh. Mack Cali uses a multipronged approach to their energy reduction program. Some of the key components of the program at this facility are as follows: utilized chiller with a heat recovery system to minimize use of electric boiler; replaced the existing cooling tower with a high efficiency tower, operating with a variable frequency drive; upgraded all T-12 lighting to T-8 Fixtures; replaced existing parking lot light fixtures with new energy efficient LED fixtures; employee training on energy reduction tactics utilizing webinars and workshops promoting energy reduction measures and the benefits to tenants; monthly tracking and analysis of building energy use; and daily checklists completed by building manager and reviewed by the property manager. Mack-Cali calls this their energy management, “Best Building Operating Practices Policy.” They also performed building improvements to reduce consumption including lighting retrofits.

**The 1st place winner** was 80 Park Plaza, Newark NJ, a 1,026,000 square foot 26-story single tenant facility. Owned and managed by Columbia Property Trust, Al Todd, FMA, RPA is the Property Manager and Geoff Campbell is the Assistant Property Manager. Columbia Property Trust reduced the electrical consumption at this facility by 5,638,332 kwh! The building operates 24/7 and includes tenant control rooms, a data center, security command center and a utility trading floor. The energy reduction plan at this facility included: installing VFD’s on air handling unit supply/return fans; installing VSD’s on chillers; implementing demand control ventilation; utilizing night setback/set up of temperatures; installing VFD’s on primary and secondary chilled water pumps; replacing electric domestic water heaters with gas fired versions; and a lighting retrofit project.
Presented by
The New Jersey Smart Start Building Program

“A smart start now means better performance later!” Whether you’re starting a project from the ground up, renovating existing space, or upgrading equipment, there are opportunities to upgrade the energy efficiency of the project.

New Jersey’s Clean Energy Program offers commercial, industrial, and municipal customers financial incentives, design support, and technical assistance to integrate energy efficient and renewable energy technologies into new construction, rehabilitation and equipment replacement projects. Customers can obtain substantial energy savings, both now and for the future.

Financial incentives are available for some projects which can offset some or even at times, all of the costs of qualifying energy-efficient equipment. Custom measures can give you the opportunity to receive an incentive for unique energy-efficiency measures that are not on the prescriptive equipment list, but are new and innovative or project/facility specific.

Presented by Jeffrey Grant, PE, CEM, CEP Mack-Cali Realty Corporation

This seminar, “Measuring Building Energy Efficiency and Identifying Improvement Opportunities” covered energy: sources, uses, and politics; measuring building energy performance; preserving and improving building energy performance; identifying improvement opportunities; and efficiency basics.

Jeffrey noted opportunities that would offer substantial energy savings in an office building such as: adjusting temperature and ventilation; after hours usage; limit access and season changes to thermostats, optimizing start-up times; and coasting the last hour of operations. For a typical 100,000 square foot building, a cumulative savings could mean 7.3%-22.9% OR $15,821-$49,846 just by implementing these practices!

Jeffrey concluded, “the bottom line when it comes to efficiency basics is, the cheapest kilowatt-hour is the one that is never generated – ‘Negawatt!’ You can never save more energy than by turning things off!”
Part I
Presented by Vanessa Markota & Robert Macksoud, Jr., CEP
EnergySolve

This high-level information session regarding 3rd party supply components included objectives, pricing and term options, and the contracting process began with some helpful background information. Electricity supply has been de-regulated for nearly 15 years; the components to electric supply consist of: energy, transmission, capacity and ancillary costs; Electricity delivery remains with the local utility company; Utility Electric Supply (BGS) was established via a 3-year rolling auction: Utility Electric Supply Pricing - based upon load size, voltage, and rate class; small customers – fixed from June 1st – May 31st; and larger customers are indexed to the PJM market.

Objectives to a 3rd party electric supply offers cost savings vs. the pricing of a utility electric supply. It also enables accurate budgeting and forecasting, as well as gives flexibility of pricing and terms vs. the rigidity of utility pricing, as well as assistance with hedging/risk management.

Part II
Sandy Stead
Energy Recovery Consultant

Energy use in large commercial buildings, even high performing buildings, can realize substantial savings. By combining energy management with facility operations, improved efficiency and increased profitability can be realized. Real time monitoring, measuring and verification; targeted optimization of systems; and intelligent benchmarking are ways this can be achieved.

An intelligent energy management platform offers real time access to your energy consumption for single or multiple locations. It can monitor, control, analyze and visualize energy management throughout a facility and optimize key system performance. A platform will allow sophisticated analysis and modeling of data that will provide targeted guidance to improved financial, and operational efficiencies.
A Farewell to
RAY MCLAUGHLIN

Although now having left us, Ray and his legacy will continue to shape BOMA NJ through the policies and procedures he initiated. BOMA NJ is honored to have known Ray and to have called him our friend, mentor, and a BOMA Family Member. We will miss him and his guidance while remembering him, his dedication, sense of humor and appreciation of a cold Coors Light fondly.

Longtime friend and BOMA New Jersey Member, Ray McLaughlin, passed away at the age of 83 in April.

As a member of BOMA New Jersey, the MAC Region, BOMA International and BOMI International for the past 30 years, Ray has worked tirelessly to ensure the success of our Organizations and the industry which we represent. A small sampling of Ray’s contributions include:

- BOMA Member since March 18, 1985
- BOMA NJ Board Member from 1988
- BOMA NJ Treasurer from 1991 - 1995
- BOMA NJ Vice President 1996 & 1997
- BOMA NJ President 1998 & 1999
- BOMA MAC Regional Host Committee 1990
- BOMA MAC Regional Board Member 1996-1999
- BOMA International Board of Governor 1996-1999
- BOMA International EER/Products & Research Member 1995-2005
- BOMA International EER/Products & Research - Committee Chair 1997-1999
- BOMI International Board of Trustees 1998-1999
- BOMA New Jersey Life Member 2006
- Member of the BOMA NJ Former President’s Council - 2015
As a member of the New Jersey commercial real estate’s economy, your impact is felt every day. As stated in the diagram below, based on a 2014 study, the New Jersey Office Building Market had the following effect on the states’ economy (taken from BOMA International, “Where America Goes to Work”):

- $7,698,370,167.00 in revenue contributed to the State economy;
- $2,325,584,734.00 was created in new state taxable earnings;
- 52,704 new jobs were supported / created either directly or indirectly;
- $5.52 per square foot was generated in real estate taxes.

As illustrated on the right, Property Managers are influential members of our state’s economy. This is how the impression is seen on a national level:

- For each dollar expended on office buildings, the nation’s economy gained $2.76;
- The office building industry supported 1.8 million jobs;
- The office building industry supplemented $228 billion to our nation’s GDP (Gross Domestic Product);
- 10.4 billion square feet of office space across BOMA’s 93 markets supports 46.6 million office jobs subsidizing $4.93 trillion to the U.S. GDP;
- Office buildings produced nearly $72 billion in new individual incomes.

**Bringing Our Managers Attention to how Property Managers help move our economy towards success.**
LEGISLATIVE UPDATE

ALL EYES FOCUSED on the BUDGET DEADLINE for FY2016

The signed $33.7 billion spending plan for FY2016 represents a 3.7 percent increase versus the one signed last year and took effect on July 1.

As another budget deadline approached, attention focused squarely on a state Supreme Court decision. In a ruling on June 9, New Jersey’s highest court ruled that Governor Christie’s cuts to pension payments were legal and placed the burden of the state’s financial difficulties on the legislative and executive branches. Unions had challenged Governor Christie’s decision to cut the pension payment in the current budget from $2.25 billion to $681 million.

Following the state Supreme Court decision, all eyes focused on the budget deadline for FY2016. Democratic legislators unveiled its own $35.3 billion budget with the size of the pension payment the primary difference from Governor Christie’s proposal in February. The Democrats’ budget included a full pension payment of $3.1 billion as prescribed in the 2011 pension reform law, while Governor Christie’s proposed budget had allocated a reduced contribution of just $1.3 billion. To afford the larger payment to the state pension system, Democratic legislators proposed tax increases on businesses and million-
aires. As expected, Governor Christie used his line-item veto power to slash $1.6 billion of spending in the budget approved by the Legislature. The final budget allocates a $1.3 billion pension payment, and an increase in the state’s Earned Income Tax Credit. At a news conference, the Governor was critical of the state legislators’ unwillingness to negotiate, saying:

“Once again, the Legislature overspent. I’m disheartened that the Legislature would not engage in a negotiation with me on the budget this year. The line-item vetoes you see from me reflect their unwillingness to negotiate.”

The signed $33.7 billion spending plan for FY2016 represents a 3.7 percent increase versus the one signed last year and took effect on July 1. Governor Christie’s action found praise amongst the business community, with Mike Egenton from the New Jersey Chamber of Commerce saying “When taxes are increased, we see businesses and business owners consider their options, and many ultimately decide not to relocate or expand in our state.” In response to Governor Christie’s line-item veto actions, Democratic legislators passed a resolution calling on the Governor to make the $1.3 billion payment at the beginning of the fiscal year. The earlier pension payment would force the state to borrow money, but generate investment income of approximately $87 million.

**Casino Referendum**

With time running out to place a question on the ballot for the November election, Assemblywoman Valerie Vainieri Huttle, D-Englewood and Assembliesmen Ralph Caputo, D-Essex, and Raj Mukherji, D-Hudson introduced a resolution calling for a constitutional amendment to allow the state Legislature to approve no more than three new casinos in Hudson, Essex and Bergen counties. During the same week the resolution was introduced, North Jersey casino proposals began rolling in, beginning with the Meadowlands Racetrack and its casino partner, Hard Rock for a casino in the Meadowlands. Other North Jersey casino proposals include Jersey City and Newark, with legislators in Central Jersey also clamoring for a casino. Despite the growing enthusiasm from politicians for an expansion of casino gaming outside of Atlantic City, a Fairleigh Dickinson University PublicMind poll of more than 900 New Jersey residents found that more than half of those polled (56 percent) oppose an expansion of casino gambling in New Jersey.

**Legislation Roundup**

The Legislative Committee is monitoring current legislation, including S3002/A3416 which would create a Task Force on Construction Industry Workplace Safety and Health. The bill directs the task force to study and assess the impact of workplace safety and health policies and practices in the construction industry, and make recommendations for methods of improving safety and health in the industry, with particular attention to the option of establishing safety and health prequalification requirements for contractors bidding on public works contracts.

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.
April 17 marked BOMA New Jersey’s 16th Annual Monte Carlo Night! Our committee chairs, Teresa DeZao of ACA Dining Services and Mike Amoroso of Bravo! Building Services along with their committee worked tirelessly to make this event another spectacular jackpot! 400 members and guests enjoyed an evening filled with gaming, dancing, entertainment, dining, prize winning and of course, networking. This could not have been possible without our wonderful sponsors...

ABM Facility Services
ABM Janitorial
ACA Dining Services
Allied Barton Security Services
All Jersey Painting
Allan Industries, Inc.
American Landscape
Banner deSign
Belfor Property Restoration
Binsky Services
BRAVO! Building Services, Inc.
The Brickman Group
CenterPoint Properties
Cooper Pest Solutions
CRS Facility Services, LLC
CSI International, Inc.
Delta Building Services Corp.
Delta Interior Construction
Fania Roofing Company
Hillmann Group, LLC
Industrial Cooling Corporation
Liberty Elevator Corporation
Pieros Roofing Specialists
Planned Companies
Pro-Tec Building
Restoration Services
Public Sewer Service
Raritan Building Services
RTI - Restoration Technologies, Inc.
Sherwin-Williams
Southshore Contracting
Supreme - Metro Corp.
Sweeny Landscaping
Tecta American Metro New York
Valcourt Building Services

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BOMA NJ is proud to announce that we had two Regional TOBY winners at the 2015 BOMA Middle Atlantic Conference dinner held on May 1st in Stamford, CT.

CORPORATE FACILITY CATEGORY
2 Hilton Court
Owned & Managed by: Mack-Cali Realty Corp.

Two Hilton Court is an 181,592 square foot, Class A commercial office building located in Parsippany, NJ. Two Hilton Court has impacted the community in a number of positive ways. The building tenant provides employment opportunities for approximately 750 individuals in the pharmaceutical industry. The building also reduces the tax burden on the residential property owners. As part of the Mack-Cali Business Campus Association, Two Hilton Court contributes funds to perform landscape maintenance and upgrades on public roadways within the surrounding area. Congratulations to Rose Kerr and the Mack-Cali team.

SUBURBAN OFFICE PARK LOW RISE CATEGORY
Morris Corporate Center III
Owned by: Morris Corporate Center Acquisition, LLC
Managed By: JLL

Morris Corporate Center III is a 530,000 square foot, Class A commercial office complex comprised of four (4), four-story buildings connected by a grand atrium. The property is situated on a 182-acre master planned corporate campus in Parsippany and was constructed in 1988. Morris Corporate Center III brings approximately 1,500 jobs to the area. The property sits on 27 beautifully landscaped acres which are adjacent to walking trails and picturesque forested areas. Congratulations to Dana Getz and the JLL Team.

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Morris Corporate Center III is a 530,000 square foot, Class A commercial office complex comprised of four (4), four-story buildings connected by a grand atrium. The property is situated on a 182-acre master planned corporate campus in Parsippany and was constructed in 1988. Morris Corporate Center III brings approximately 1,500 jobs to the area. The property sits on 27 beautifully landscaped acres which are adjacent to walking trails and picturesque forested areas. Congratulations to Dana Getz and the JLL Team.

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MEET THE BOARD

An Interview
With BOMA NJ Director

Amanda Zega, RPA
Property Manager
Mack-Cali Realty Corporation

Q When did you receive your designation? And what designation(s) is/are they?
A I received my RPA designation in November of 2012 from BOMI International.

Q Do you hold any other industry designations?
A In terms of education, I hold a BOMI RPA designation, a Masters degree from Montclair State University, and a State of New Jersey Low Pressure Boiler Operator License (Black Seal).

Q Particularly, what do you like about your job?
A I love that each day at work is different from the day before. Every day I encounter and learn something new. Being a Property Manager provides me with the opportunity to meet and work with people from different backgrounds and different skill sets. I find that overall, the job is busy, dynamic, challenging, and keeps me on my toes!

Q What would you like to achieve next in your career?
A I very much enjoy my job in Property Management and I would like to continue to grow in my position learning as much as I can and growing my responsibilities. I’d like to advance in the Property Management field, as well as continue being active in BOMA and other associations and organizations that support our industry.

Q Do you have a mentor or role model in your career that has helped guide you on your path?
A I have worked with so many dedicated professionals in the industry and have been truly blessed to always be surrounded by good people. As a result, I wouldn’t feel right to credit any one individual. All of my supervisors, peers, staff, vendors and colleagues that I have worked with over the years and a special mention to my family for their love, guidance and support that has really helped to mold me into the Property Manager that I am today.
Is there anything in the BOMA or BOMI curriculum that has given you an advantage in your industry?

The two BOMI RPA courses that I found very useful and advantageous are the Law and Risk Management course and the Asset Management elective. While Property Managers goals and missions vary depending on owner’s and tenants’ needs, I have found that consistently our goal is to reduce risk and exposure. The Law and Risk Management course provides a strong understanding on ways to do this and how to implement it in what we do.

I feel strongly that the Property Managers of today and tomorrow fall more into an asset management role than ever before. Having taken the Asset Management elective provided a solid foundation that I continue to use on a daily basis.

If you were not in this industry, what would you like to do?

If I was not in the Property Management field, I’d enjoy working as a Mountain Ambassador or Ski Instructor for a snow resort.

What are your favorite things about your company?

Mack-Cali Realty Corporation is a large company with many skilled and dedicated employees. By working with these exceptional individuals, I have been able to expand my knowledge base with not only Property Management, but in areas such as Accounting, Construction, Legal and Risk Management.

Due to Mack-Cali Realty Corporation’s extensive history, our relationships through the years with owners, tenants, and vendors provide all of the employees here with a solid foundation which make us more efficient and overall, better at what we do.

Who is your favorite sports team?

While not an overly active sports fan, my vote is, “let’s go NJ Devils!”

If there was one person you would like to meet in your lifetime, who would it be and why?

If I could meet one person in my lifetime, I’d like to meet Albert Einstein. From what I’ve read of him, not only was he one of the most intelligent people that we are aware of, but he seems to have been a good and humble man – which I find very admirable. His genius and his work never changed who he was or his goals of providing for his family, his hope for peace, and finding truth.

“Do not worry about your difficulties in mathematics. I can assure you that mine are greater.”

–Albert Einstein

What is your favorite BOMA NJ event – Local, Regional and or International?

I enjoy attending all of the BOMA events as they are a great chance to network, learn about trends in the real estate field, and of course – have fun!

What do you like to do in your free time?

In my free time I enjoy spending time with family or friends. I enjoy being outdoors and being active. My favorite outdoor activity is downhill skiing.

What one piece of advice would you give someone new coming into the industry?

If I had to provide one piece of advice for someone entering our industry, it would simply be, “get involved.” Whatever capacity that they have time for, get out there and build relationships, become affiliated and educated through a strong and relevant association, like BOMA. Overall, remember to have fun doing it.
At one time or another just about everyone has found themselves shooing gnats away while trying to get their work done, complete a thought, or finish a conversation. Small flies (gnats) in the office are one of the most common pest problems of the workplace. Eliminating them rarely involves the application of pesticides, instead most small fly problems occur because a breeding source is present within a structure. Once the breeding source(s) is located and removed, the flies will also be eliminated. Finding and eliminating the breeding sources can be as simple as identifying a waste or recycling bin that requires cleaning or to a complex one such as excavating beneath the slab to repair a broken waste line.

Proper identification of the fly/gnat is critical, as the breeding sources differ from one to the next. However, because these flies are all so small (less than 1/8 inch), telling them apart can be very difficult and requires a skilled individual trained in how to properly identify each one of them. The most common types of small flies or gnats that can be found in the home or workplace include pests such as: Fruit Flies, Fungus Gnats, Drain/Sewer Flies and Midges. Once the pest is correctly identified then the appropriate breeding sources can be addressed and the problem solved. In this article we address the two most common gnats, Fruit Flies and Fungus Gnats.
**Fruit Flies**
Fruit Flies are small, robust gnats about 1/8" long and tend to be either tan in color with dark stripes and red eyes, or entirely dark in appearance. They can be a pest year round, but are most abundant in the late summer through autumn because they are attracted to ripened or fermenting fruits and vegetables. Development is very rapid (7-10 days from egg to adult) which is why they are so commonly used for genetic research. Due to their rapid reproductive rate, fruit fly infestations can become very large, very quickly. Fruit flies are commonly seen throughout office building environments in breeding sites such as in cafeterias, office break areas, a recycling or dumpster area, or spillage beneath trash can liners. Even a single banana or over-ripened apple in a desk drawer can lead to thousands of fruit flies seemingly overnight.

![Fungus Gnats and Fruit Flies Life Cycle](image)

**Fungus Gnats**
Fungus Gnats are a very common pest wherever potted plants are present. These gnats are very small ranging in size from 1/8" - 1/10" in length. They are weak fliers but can be very annoying and can become quite a distraction in the workplace. The most common source of fungus gnats inside of structures is associated with microscopic fungi and decaying matter that is present in the damp soil of potted plants. This is especially common in office buildings with interior plantscaping programs because the soil to peat ratio is designed to retain moisture rather than promote drainage. As a result, moisture builds up in the soil and creates an ideal environment that is conducive to breeding fungus gnats. Although potted plants and atriums are the most common source of fungus gnats, other possible breeding sources include moisture conditions created by roof or window leaks. Long-term solutions involve eliminating the breeding source. This may require the repotting of the plants using a sterile potting soil that is free of fungus gnats. Parasitic mites and nematodes, as well as insect growth regulators applied to the soil of potted plants are also available for the management of fungus gnats.

*Left: Fungus Gnats are well known to cause damage to leaves of potted plants as seen above.*

Look for Part II that will address Midges, Phorid, and Sewer Flies in BOMA NJ’s 3rd Quarter “Progress.”
BO M A NJ Torch Runners participated in the Unified Relay Across America on Thursday June 4, 2015. The Torch Runners took part in the Lawrenceville, NJ segment of the relay which consisted of a half mile run / walk. This was part of the Special Olympics International Games where the flame originated from Greece. Three segments were staged across the United States culminating in the lighting of the caldron in Los Angeles for the World Games held on July 25 to August 2.

It was an emotional experience for the Torch Runners; some of them had these thoughts to share:

Thanks for the opportunity to take part in such a great organization and event. Great job Harold, Amir, and Paul! Best of Luck to all the Athletes! Phil Desmond Fania Roofing

I was honored to be a part of today’s event. The cause is wonderful and the BOMA NJ team dedicated, positive and just plain fun. I still am in awe of the fact that the torch flame came from Greece. The Special Olympics organization is an amazing group. See you all at the next event!!

Debbie Sparks Columbia Property Trust

This was an amazing event and I am so happy to have been a part of it. Thank you all!!

Amanda Zega, RPA Mack-Cali Realty Corporation

There are no words or sentiments that haven’t already been shared. All I can say is how truly grateful I am to have all of you!!!

Lorraine Kucinski, RPA Education Director, BOMA NJ

Today was AWESOME! Great people coming together to support a phenomenal organization! What a perfect day.

Dana Getz, RPA JLL

First off, thank you Amir and Paul for being the Hosts with the Most! Harold, just WOW! Great job pulling the team together and getting us involved in such a worthy organization. My heart was touched most by Crystal and the LAPD escorts. An amazing life experience that I am forever thankful to you for including me. I am hoping we can get a Hilton Team together for next year.

Patricia Giannacio, CPM, RPA Hilton Realty

Thank you to our entire torch-bearing team for your time and involvement in this worthy event. I was honored to be a part of this today.

Robin-Ann Juron President BOMA-NJ

BO M A NJ Partners in the

UNIFIED RELAY ACROSS AMERICA

B O M A  N J Partners in the

UNIFIED RELAY ACROSS AMERICA

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It was an emotional experience for the Torch Runners; some of them had these thoughts to share:

Thanks for the opportunity to take part in such a great organization and event. Great job Harold, Amir, and Paul! Best of Luck to all the Athletes! Phil Desmond Fania Roofing

I was honored to be a part of today’s event. The cause is wonderful and the BOMA NJ team dedicated, positive and just plain fun. I still am in awe of the fact that the torch flame came from Greece. The Special Olympics organization is an amazing group. See you all at the next event!!

Debbie Sparks Columbia Property Trust

This was an amazing event and I am so happy to have been a part of it. Thank you all!!

Amanda Zega, RPA Mack-Cali Realty Corporation

There are no words or sentiments that haven’t already been shared. All I can say is how truly grateful I am to have all of you!!!

Lorraine Kucinski, RPA Education Director, BOMA NJ

Today was AWESOME! Great people coming together to support a phenomenal organization! What a perfect day.

Dana Getz, RPA JLL

First off, thank you Amir and Paul for being the Hosts with the Most! Harold, just WOW! Great job pulling the team together and getting us involved in such a worthy organization. My heart was touched most by Crystal and the LAPD escorts. An amazing life experience that I am forever thankful to you for including me. I am hoping we can get a Hilton Team together for next year.

Patricia Giannacio, CPM, RPA Hilton Realty

Thank you to our entire torch-bearing team for your time and involvement in this worthy event. I was honored to be a part of this today.

Robin-Ann Juron President BOMA-NJ

BO M A NJ Partners in the

UNIFIED RELAY ACROSS AMERICA

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Robin-Ann Juron President BOMA-NJ
**The Last Juron Graduate!**

Very proud parents, Robin and Marc Juron pose with their son Matthew at graduation from George Washington University Milikin Institute of Public Health. Matthew received his Masters in Health Administration. Congratulations Matthew!

**Liberty Elevator Corporation Featured in Two Major Publications – The New York Times and Elevator World**


Esteemed leading industry publication, *Elevator World* highlighted the work Liberty Elevator is currently doing work at Liberty View Industrial Plaza, 850 Third Avenue, Brooklyn, NY. Along with Peelle Doors, Liberty is helping to resurrect the historical Navy yard.

In addition to the 11 cars Liberty worked on with Peelle, Liberty is also responsible for the maintenance, modernization, and new installation of six geared traction passenger elevators at the site.

**BOMA NJ Members Take Their Time to Support Special Olympics at the New Jersey Opening Ceremonies**

On June 12, 2015, as a Silver Sponsor, members of BOMA NJ attended the Special Olympics of New Jersey Opening Ceremonies held at The College of New Jersey in Ewing, NJ.

BOMA NJ President Robin Juron and Vice President Harold Campbell represented BOMA NJ along with Amir Gilani of the Public Relations Committee. Harold Campbell received an award on behalf of BOMA NJ in recognition of its Silver Sponsorship and its commitment to Special Olympics since 2014. Robin, Harold and Amir appreciated the experience which enabled them to walk on the field at Lion’s Stadium with the remarkable athletes of the Special Olympics Games.
### Officers

<table>
<thead>
<tr>
<th>Position</th>
<th>Name</th>
<th>Title</th>
<th>Company/Contact Information</th>
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<tbody>
<tr>
<td>President</td>
<td>Robin Juron</td>
<td>President</td>
<td>Bergman Real Estate Group</td>
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<tr>
<td>Vice President</td>
<td>Harold Campbell</td>
<td>Vice President</td>
<td>CenterPoint</td>
</tr>
<tr>
<td>Secretary</td>
<td>Deborah Sparks</td>
<td>Secretary</td>
<td>Columbia Property Trust, LLC</td>
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<tr>
<td>Treasurer</td>
<td>Michael Donohue</td>
<td>Treasurer</td>
<td>Mountain Development</td>
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<tr>
<td>Immediate Past President</td>
<td>Ron DeBiasse</td>
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<td>Lone Eagle Management</td>
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### Directors

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<tr>
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<tr>
<td>Dana Getz</td>
<td>President</td>
<td>JLL</td>
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<tr>
<td>Patricia Giannacio</td>
<td>President</td>
<td>Hilton Realty Co.</td>
</tr>
<tr>
<td>Bill Toland</td>
<td>President</td>
<td>Federal Business Centers</td>
</tr>
<tr>
<td>Erika Morasco Toscani</td>
<td>President</td>
<td>Transwestern</td>
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<td>Amanda Zega</td>
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### Allied Representative

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<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Phil Desmond</td>
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<td>Fania Roofing Company</td>
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### Ex-Officio/Past Presidents Council

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<tr>
<th>Name</th>
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<tr>
<td>Kurt VanAnglen</td>
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<td>RPA, FMA</td>
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<tr>
<td>Vinnie Olsen</td>
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<td>RPA, The Olsen Group</td>
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<tr>
<td>Dolores Bocian</td>
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<tr>
<td>Kurt Padavano</td>
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<td>RPA, SMA, CPM</td>
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<td>Bob Denney</td>
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<td>Marie A. Cunningham</td>
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<td>Bill Barrett</td>
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<td>Lisa Kochan</td>
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### Ex-Officio/Past Presidents Council continued

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<tr>
<td>Marty Schwan</td>
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<td>RPA, Max Management</td>
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<tr>
<td>John Washburne</td>
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<td>J. Washburne Associates</td>
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<tr>
<td>Lorraine B. Kucinski</td>
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<td>RPA</td>
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Material contained herein does not necessarily reflect the opinion of BOMA New Jersey, its members, or its staff.
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Mike Amoroso
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Co-Chairs:
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Paul McGrath
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NOMINATING COMMITTEE:
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Lone Eagle Management
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LONG RANGE PLANNING:
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Federal Business Centers
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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.
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