

WELCOME PANEL:

Diane J. Johnson, Newark Field Office Director, HUD

Diane Johnson is the State of New Jersey's highest-ranking Federal housing and economic development official. She has worked for the Department of Housing and Urban Development for over 30 years.

As HUD Newark Field Office Director, Ms. Johnson oversees all federal housing, community development and Fair Housing programs in all 566 Municipalities in New Jersey. The Department's allocation to the State of New Jersey averages approximately \$1.7 billion yearly. In addition, over 100,000 households receive rental assistance through both the Section 8 and public housing programs, which are administered by 135 housing agencies.

The Department has called upon Ms. Johnson's expertise in public housing on several occasions. In 1990, during the term of HUD Secretary Jack Kemp, she spearheaded efforts to eliminate corruption at the Passaic Housing Authority, serving as Receiver and Chairperson of the Board of Commissioners after HUD's takeover. Ms. Johnson forged a strong working relationship with the federal judge involved in criminal prosecutions of Housing Authority officials. After 14 months under Ms. Johnson's direction, significant improvements had been realized, and the Passaic Housing Authority was returned to local control. As a result of her leadership, New Jersey passed legislation mandating specialized training for all housing authority executive directors and commissioners.

Ms. Johnson has been spearheaded takeovers and recoveries of Public Housing Agencies, to name a few Passaic, Newark, New Orleans, and Detroit Housing Authority

Ms. Johnson served as HUD Regional Director of the New York and New Jersey Offices during the government shut down in 1995, and successfully managed Federal responsibilities for both states. Ms. Johnson is recognized as a leader and an innovator in the fields of Housing and Community and Economic Development throughout the agency.

Ms. Johnson is the spoke's person in the State of NJ on Behalf of the Department. After four decades Ms. Johnson is known as the go to person for Housing and Economic Development concerns.

Jay Golden, Region II Director, HUD Office of Fair Housing and Equal Opportunity

Jay Golden serves as Director of the Office of Fair Housing and Equal Opportunity (FHEO) for Region II (New York and New Jersey) of the U.S. Department of Housing and Urban Development. In this role, he is responsible for ensuring enforcement of the Federal Fair Housing Act and other federal civil rights laws in this Region in order to reduce the level of housing and housing-related discrimination. He is also responsible for promoting education and community outreach regarding housing discrimination in this Region.

Mr. Golden has been the recipient of several awards including the Assistant Secretary's Award for Achievement in Civil Rights Enforcement.

Prior to serving as Regional Director, Mr. Golden was FHEO Center Director for the State of New York and Director of Fair Housing Assistance for the Region. Prior to joining HUD, he worked with the Office for Civil Rights of the US Department of Education as Branch Chief of Enforcement. In this role, he both investigated and later supervised the investigation of numerous complaints of discrimination in elementary and secondary school settings. Prior to joining the Federal government, Mr. Golden conducted school desegregation research as a Ph.D. candidate at Harvard University. Among his previous credits is a research award for the application of path analytic techniques to complaint investigations and compliance reviews. His research in detecting discrimination was presented before the annual convention of the American Psychological Association. Mr. Golden received his MA from the New School for Social Research and BA from Brooklyn College.

Professor Kyle Rosenkrans, *Practitioner-In-Residence of the Urban Revitalization Project, Seton Hall Law*

Kyle L. Rosenkrans joined the Seton Hall Law School, Center for Social Justice as a Clinical Teaching Fellow in the Civil Litigation Clinic in January 2011, and was promoted to Practitioner-In-Residence in August 2011. His work with the clinic focuses on the rights of homeowners facing foreclosure and systemic public education reform. Prior to joining the Seton Hall Law School faculty, Kyle was the Managing Attorney for Essex-Newark Legal Services' Education Representation Project, where he represented parents and students who had been under-served by the public schools in Newark and Essex County at-large. While at ENLS, Kyle also helped found one of the state's first free legal clinics for low-income community college students at Essex County College, where he represented students with civil legal issues that posed barriers to the completion of a college degree. Kyle later helped found Newark Legacy Charter School, a K-8 college preparatory public charter school that opened in August 2010, in the city's South Ward. Mr. Rosenkrans has served on several other non-profit boards, including the Newark Preschool Council and the Newark-Essex Pride Coalition, and in 2011, he helped found the state's first county-level LGBTIQ Advisory Board in Essex County. In 2009, Kyle was selected to become a Leadership Newark Fellow, which is a public policy and leadership development fellowship focused on local issues in Newark, New Jersey. His research interests include the civil rights dimensions of systemic public education reform, the rights of LGBTIQ youth, and the rights of homeowners facing foreclosure.

Kyle received his B.A. in U.S. History and his B.A. in Journalism from Rutgers, The State University of New Jersey, and his J.D. from Seton Hall University School of Law. As a student in the Civil Litigation Clinic he earned the award for Outstanding Clinical Practitioner and later served as a Law Student Fellow with the Center for Educational Justice.

Professor Claudette L. St. Romain, Associate Dean for Academic Affairs & Clinical Professor of Law, Seton Hall Law

Professor St. Romain earned her J.D., *cum laude*, from Harvard Law School, and a B.A. with highest honors from the University of California, Davis. She clerked for the Honorable Anne E. Thompson in the United States District Court for the District of New Jersey. Prior to coming to the Center for Social Justice in 1998, Professor St. Romain litigated for twelve years at Hudson County Legal Services Corp., representing indigent individuals in trial and appellate courts with regard to issues of housing, domestic violence, and family law. Prof. St. Romain served as the Chairperson of the District VI Ethics Committee and has been appointed by the New Jersey Supreme Court to sit as a Special Master at ethics hearings. Professor St. Romain is a Clinical Associate Professor in the Family Law Clinic at the Center for Social Justice. She has also taught Family Law, Marriage, and Divorce, and Gender and the Law.

Mirza Orriols, Deputy Regional Administrator, HUD Region II

Mirza Orriols became the Deputy Regional Administrator in October, 2010. Mirza is responsible for overseeing nearly \$6 billion in HUD programs and activities, as well as working with Mayors, City Managers, and Congress to ensure that the Department's policies and programs are creating more economically competitive, environmentally sustainable, and socially inclusive communities. Prior to the appointment, Mirza was the New York Director of Public Housing, responsible for overall activities related to Public Housing Authorities and Local Housing Agencies with over 400,000 public housing units and/or vouchers and an annual budget of approximately \$2 billion in Federal funds. In 1998, Mirza was appointed as a Special Assistant to the Assistant Secretary for Public and Indian Housing to work on the development of the Enforcement and Grant Centers. Mirza is Vice President of the Board of Trustees for the Golden Door Charter School in Jersey City. She has a Bachelor of Arts degree from St. Peter's College and a Certificate from the Executive Education Program from the University of Maryland. Mirza and her husband, Freddie, are the proud parents of Melonie 31, Freddie Jr. 27, Celina 24, Janelle 21, and E'lon 18.

PANEL 1: Overview of State and Federal Laws & Discrimination Involving Persons with LEP

Wanda S. Nieves, Center Director FHEO, HUD Region II

Wanda Solano de Nieves is the Center Director for the Office of Fair Housing and Equal Opportunity (FHEO) in Region II for the U.S. Department of Housing and Urban Development covering the state of New Jersey, Puerto Rico and the US Virgin Islands. She serves as principal advisor to the FHEO Regional Director for Region II, in all matters relating to equal opportunity in housing and facilities, economic opportunity, civil rights, and nondiscrimination in the implementation of the programs of HUD. She is responsible for administering the Department's programs and responsibilities in connection with equal opportunity and civil rights, including those under Title VIII of the Civil Rights Act of 1968, as amended, Title VI of the Civil Rights Act of 1964, Section 109

of the Housing and Community Development Act of 1974, as amended; Section 504 of the Rehabilitation Act of 1973; the Americans with Disabilities Act, the Age Discrimination Act and relevant Executive Orders. She also manages the education and outreach responsibilities within that area of Region II. Prior to joining Region II, Wanda was the FHEO Regional Director for the Mid-Atlantic Region or Region III.

While in Puerto Rico, Wanda worked for the Municipal Government of San Juan, the capital of the Island, and held various positions including Equal Employment Opportunity Officer and Deputy Director for the Federal Affairs Department. She also worked with the municipal government of Guaynabo, PR, as the Senior Adviser to the Mayor in Planning and Federal Affairs. She was responsible for the Managing and Executing of all federal programs administered by the City, including the CDBG, Section 8 and Housing Rehabilitation.

Before coming to HUD, Wanda held the position of Equal Employment Manager, Acting as the Deputy to the EEO Officer with the Communications Electronics Command, United States Department of the Army. She received numerous awards for her creativity in Minority College Relations and for exceptional work in the informal resolution of 100% of all EEO complaint filed in the year 1991.

She received her Bachelors Degree in Education from the University of Puerto Rico. She also received a Certificate in Municipal Government Management from Middlesex College in Framingham, MA and is also a graduate of the Hispanic Women Leadership Institute at Rutgers the State University of New Jersey.

Brenda Edmonson, Compliance Branch Chief, HUD Newark FHEO

Brenda Edmondson is the Chief of the Program Compliance Branch for the Newark Fair Housing and Equal Opportunity Center. She has held this position for the last 10 years. Previously, she was the Director of the New Jersey Program Operations Center for two years, before the office was reorganized and Rolando H. Alvarado was appointed Director and a Title 8 Enforcement Branch was added. Ms. Edmondson returned to New Jersey from HUD Headquarters 12 years ago, where she was an Equal Opportunity Specialist for 5 years. In D.C., she was responsible for HUD's activities in response to high profile litigation cases, providing training and technical assistance to HUD's 10 Regions, conducting high profile compliance reviews and other civil rights-related monitoring functions.

As Chief of the Program Compliance Branch, she has civil rights related programmatic oversight for the State of New Jersey's approximately 900+ recipients of Federal financial assistance. Ms. Edmondson received her Masters Degree in Public Administration from Rutgers University in 1977.

Charles S. Cohen, Deputy Attorney General, NJDCR

Charles S. Cohen is the Deputy Attorney General for the state of New Jersey. Graduated with a BA from Rutgers College, then received a J.D. degree from the John Marshall Law School in Chicago. In January 1982 he became a member of the Central Appellate Research staff of the New Jersey Superior Court, Appellate Division. Mr. Cohen started in the Attorney General's office in July 1988, assigned to represent the Board of Public Utilities. After four years he transferred to the Civil Rights section, where he continues to represent the New Jersey Division on Civil Rights. In 1995 he was appointed Assistant Section Chief in charge of Civil Rights.

Panel 2: Reasonable Accommodations & Modifications under FHA and NJ Law Against Discrimination

Jo-Ann Frey, Program Center Director, HUD New York FHEO

Jo-Ann Frey is the New York Program Center Director, Office of Fair Housing and Equal Opportunity of the U.S. Department of Housing and Urban Development. She is responsible for ensuring the enforcement of the Fair Housing Act and other federal civil rights laws related to housing in New York.

Ms. Frey has also served as an attorney in HUD's Office of Regional Counsel where, among other responsibilities, she handled fair housing cases. She also served as the Chief Counsel in HUD's Newark Field Office. Prior to joining HUD, she was the Chief Regional Attorney in Region II with the Office for Civil Rights, U.S. Department of Education. In this capacity, she supervised the legal sufficiency of all civil rights investigations, as well as supervised compliance reviews and high-profile investigations in educational institutions. Ms. Frey has an LLM from Georgetown University Law Center, a J.D. from Antioch School of Law and a B.A. from Vassar College.

Megan J. Harris, Deputy Attorney General, NJDCR

Megan J. Harris is a Deputy Attorney General at the New Jersey Department of Law & Public Safety, the Division of Law. She serves primarily in the Civil Rights Section, handling cases of unlawful discrimination in the areas of housing, employment, and places of public accommodation. She has been practicing law in New Jersey for ten years, the last seven of which have been with the Attorney General's Office.

A. Christopher Florio, Shareholder and Co-Chair, Community Association Group

A. Christopher Florio is a Shareholder and Co-Chair of the Community Association Group. Mr. Florio has substantial experience in the negotiation of loan transactions, collections, workouts, and real estate law, including foreclosures, and also has substantial expertise in floor plan financing.

Mr. Florio has served as a member of the New Jersey Assembly Task Force, commissioned to study community associations in New Jersey. He was appointed to the position by General Assembly Speaker Chuck Haytaian and again by General Assembly

Speaker Jack Collins. Additionally, he currently serves on the Legislative Action Committee of the New Jersey Chapter of the Community Associations Institute (CAI). Mr. Florio is frequently invited by management companies to speak to its employees about the current state of community associations law. He has also lectured nationally through the national organization of CAI.

Mr. Florio is the immediate Past President of the New Jersey Chapter of CAI.

Education

- J.D. – Seton Hall University School of Law (1988)
- B.S. – Fairleigh Dickinson University (1982)

Professional Organizations

- American Bar Association
- New Jersey State Bar Association
- Pennsylvania State Bar Association
- Mercer County Bar Association
- Somerset County Bar Association
- Employer Support for the Guard and Reserve
- Community Associations – Political Action Committee, President 2007
- NJ Chapter of Community Associations Institute, 2010 President, Treasurer, 2007

Recent Speaking Engagements

- *50+ Housing Condominiums: Reducing Transition Problems Through Best Practices* Atlantic Builders Convention - April 19, 2007

Publications

- *Federal Law Protects Armed Services Members: What employers need to know.* Community Trends. January 2010.
- *Statute of Limitation Issues.* Greater Philadelphia Condominium Managers Association. March 24, 2009.
- *Condo Associations' Liens Take Precedence: Decision favors condo associations' liens over township's claim.* New Jersey Law Journal. February 12, 2008
- *Board Withholding Budget.* The New Jersey Cooperator. May 2008

Legislative Achievements

- Along with then Executive Director of the Council on Affordable Housing (COAH) Shirley Bishop, was key in regulation change effective October 1, 2004 requiring affordable homeowners pay equal association fees as market rate homeowners pertaining to new construction

Appellate Division

- Argued a number of matters before Appellate Division, with Brandon Farms Condominium Association v. Lima (pending)

Federal Court

- Published decision, In Re Richard Hawk (314 B.R. 312-2001)

Bar Admissions

- New Jersey

- Pennsylvania

David Popiel, Esq., Senior Managing Attorney, Community Health Law Project

Mr. Popiel is Senior Managing Attorney of the Community Health Law Project, a private, nonprofit, public interest law firm that represents indigent people with disabilities throughout the State of New Jersey. Mr. Popiel earned his undergraduate and law degrees from Rutgers University. He represents people with disabilities in civil rights litigation.

Panel 3: [Understanding the Role of HUD, DCR and the Courts in LGBT Housing Discrimination](#)

Neil Mullin, Partner, Smith Mullin, P.C.

Neil Mullin is a partner in the firm Smith Mullin, P.C. of Montclair, New Jersey. The firm concentrates its practice in representing plaintiffs in civil rights and employment cases. Mr. Mullin, a graduate of Columbia University and Rutgers Law School, is a member of the New York and New Jersey bars.

Mr. Mullin has extensive trial and appellate experience in both the state and federal court systems. He has argued successfully in the United States Supreme Court and the New Jersey Supreme Court. He has achieved substantial jury verdicts including a \$2.8 million verdict on behalf of a gay couple attacked in their Secaucus home by a mob of volunteer firemen (*DeVries v. Secaucus*), a \$9.1 million verdict in a glass ceiling sex discrimination/retaliation case (*Quinlan v. Curtiss-Wright*), a \$4.1 million verdict in a case on behalf of a male police officer who suffered retaliation after he objected to discrimination against a female police officer (*Shouldis v. Teaneck*), a \$7 million verdict in a whistle blower case on behalf of the Chief Toxicologist of the Mobil Oil Corporation (*Mehlman v. Mobil*), a \$4.6 million judgment in a case involving discrimination against a gay female sheriff's officer (*Caggiano v. Essex County*), a \$10 million dollar verdict in a fraudulent representation case involving ex-Giant Phil McConkey (*McConkey v. AON Corporation*), and a \$7.3 million dollar verdict in a discrimination case involving the termination of a television anchor person (*Kessler v. WWOR-TV*).

Mr. Mullin has extensive experience in the area of the Federal False Claims Act (“qui tam” actions). Working with the United States Attorney in the Eastern District of Pennsylvania, he has recently settled a qui tam matter in excess of \$345 million (*Pironti et al v. Schering Plough*).

He has lectured and is published widely in the field of employment law. He is a Fellow of both the American College of Labor and Employment Lawyers and the American College of Trial Lawyers and is listed in Best Lawyers in America and the Top 100 Super Lawyers.

Frank Vespa-Papaleo, Enforcement Branch Chief, HUD New York FHEO

J. Frank Vespa-Papaleo serves as the Chief of Enforcement for HUD's Office of Fair Housing and Equal Opportunity in the State of New York. Overseeing a staff of fair housing investigators, Frank serves as the office's LGBT Liaison and his team conducts complaint investigations under federal fair housing laws. Prior to joining HUD in 2011, Frank served as Senior Counsel to the New Jersey State Public Advocate and as the longest serving Executive Director of the New Jersey Division on Civil Rights. Prior to joining government, Frank served in private practice handling civil rights, education, and EEO counseling and litigation matters. An officer of the LGBT Rights Section of the New Jersey State Bar Association, and co-chair of the Essex County LGBTQ Advisory Board, Frank is a member of the bars of the United States Supreme Court, United States District Court of New Jersey, New Jersey Supreme Court and the District of Columbia.

Philip E. Freeman, Sr., Assistant Director, New Jersey Division on Civil Rights

Philip E. Freeman, Sr. is currently the Assistant Director with the NJ Division on Civil Rights, under the Office of the Attorney General, and is the Division's Affirmative Action Coordinator. He has been with the agency for thirty one years and has held the positions of Investigator, Regional Manager, Special Assistant to the Director, and Community Relations Coordinator prior to his current position. Mr. Freeman also serves as a departmental Hearing Officer under the State of New Jersey, Office of the Attorney General, which requires him to hear and render departmental decisions on behalf of the Attorney General in major disciplinary matters.

Mr. Freeman is a graduate of Lincoln University and Taft Law School. He also holds a Master's Degree from Lincoln and was inducted as a member of the Pi Gamma Mu International Honor Society in Social Sciences for outstanding academic achievement. His published thesis is in the area of reducing race discrimination in employment through training and diversity management.

In addition, Mr. Freeman is a member of the American Association for Justice (formerly ATLA), Southern Poverty Law Center, American Civil Liberties Union (ACLU), and Camden County NAACP. In October, 2009 was appointed by former Governor John Corzine to serve as the State representative to the NJ Board of Respiratory Care and graduated from the FBI Citizen's Academy In 2011. He is currently the President of the Walt Whitman Arts Center in Camden. He is also the past Chairman of the Camden City Zoning Board, Camden County Human Relations Commission, Camden City Human Relations Commission, and past member of the NJ Supreme Court's District IV Attorney Ethics Committee. He also served as a member of the NJ Tax Lien Financing Corporation from 2003-2007 following his appointment by former Governor James E. McGreevey.

Panel 4: (1) the Future of Disparate Impact Claims under the FHA, (2) FH and the Foreclosure Crisis

Prof. Rachel D. Godsil, *Eleanor Bontecou Professor of Law, Seton Hall Law*

Professor Godsil's teaching and research interests include property, land use, environmental justice, education, and race. Her recent property work focuses on the mortgage crisis and eminent domain as well as the intersection of race, poverty, and land use decisions. After serving as the convener for the Obama campaign's Urban and Metropolitan Policy Committee and an advisor to the Department of Housing and Urban Development transition team, Professor Godsil co-directed a report to HUD Secretary Shaun Donovan entitled "Retooling HUD for a Catalytic Federal Government."

Professor Godsil is a co-founder and research director for a national consortium of social scientists and law professors focusing on the role of implicit bias in law and policy. She is currently working on the link between stereotype threat and the success of students of color in law. Professor Godsil also wrote an amicus brief on behalf of the National Parent Teacher Association in the Parents Involved in Community Schools v. Seattle School District litigation at the Supreme Court. She is the co-editor of *AWAKENING FROM THE DREAM: CIVIL RIGHTS UNDER SIEGE AND THE NEWSTRUGGLE FOR EQUAL JUSTICE* (Carolina Academic Press, 2005).

During law school, Professor Godsil served as the Executive Article Editor of the Michigan Law Review, was awarded the Henry M. Bates Memorial Award, and elected to the Order of the Coif. After graduation, she clerked for John M. Walker of the Second Circuit Court of Appeals. Professor Godsil was an Assistant United States Attorney for the Southern District of New York. She was an Associate Counsel at the NAACP Legal Defense and Educational Fund, focusing on environmental justice, as well as an associate with Berle, Kass & Case and Arnold & Porter in New York City.

She joined Seton Hall University School of Law in 2000 and has been recognized for her teaching by being nominated for Professor of the Year in 2002 and 2003. In 2003-2004, she was awarded the Researcher of the Year in Law by Seton Hall University. During fall of 2007, Professor Godsil was a Visiting Professor at the University of Pennsylvania Law School and she taught property at New York University Law School in spring 2009.

Prof. Linda E. Fisher, *Professor of Law, Seton Hall Law*

Linda E. Fisher is a Professor of Law at Seton Hall Law School. Her professional and academic interests link theory and practice. Prof. Fisher's current concentration is in the areas of foreclosure and mortgage fraud. Through her clinical work in the Center for Social Justice, she and her students defend borrowers in foreclosure and pursue a variety of consumer and civil rights claims against subprime lenders and foreclosure rescue scammers. Prof. Fisher also integrates broader advocacy efforts into her practice and engages in legislative and policy advocacy on behalf of consumer and civil rights groups. She has testified before the House Financial Services Committee at a hearing on

Robo-signing, Chain of Title and Loss Mitigation Issues and spoke at a Federal Trade Commission conference on mortgage fraud.

Prof. Fisher currently teaches Civil Procedure and Professional Responsibility in addition to the Civil Litigation Clinic. From 1995 to 2006, she was the Director of the Center for Social Justice. Prof. Fisher has published in the areas of subprime lending and mortgage fraud, civil rights, and public interest litigation. She was named a Bellow Scholar by the Association of American Law Schools for her research project studying the relationship between vacant urban properties and banks' abandonment of foreclosures.

Before coming to Seton Hall in 1995, Prof. Fisher was an Assistant Professor at Penn State-Dickinson Law School. Prior to that, she was a constitutional civil rights lawyer in Chicago and taught at Northwestern Law School. She received an LL.M. from Northwestern, a J.D. from the University of Chicago and her B.A., magna cum laude, from Macalester College.

Panel 5: Understanding the Role of HUD and NJDCR in Handling Housing Discrimination

Jay Golden, Region II Director, HUD Office of Fair Housing and Equal Opportunity

Jay Golden serves as Director of the Office of Fair Housing and Equal Opportunity (FHEO) for Region II (New York and New Jersey) of the U.S. Department of Housing and Urban Development. In this role, he is responsible for ensuring enforcement of the Federal Fair Housing Act and other federal civil rights laws in this Region in order to reduce the level of housing and housing-related discrimination. He is also responsible for promoting education and community outreach regarding housing discrimination in this Region. Mr. Golden has been the recipient of several awards including the Assistant Secretary's Award for Achievement in Civil Rights Enforcement.

Prior to serving as Regional Director, Mr. Golden was FHEO Center Director for the State of New York and Director of Fair Housing Assistance for the Region. Prior to joining HUD, he worked with the Office for Civil Rights of the US Department of Education as Branch Chief of Enforcement. In this role, he both investigated and later supervised the investigation of numerous complaints of discrimination in elementary and secondary school settings. Prior to joining the Federal government, Mr. Golden conducted school desegregation research as a Ph.D. candidate at Harvard University. Among his previous credits is a research award for the application of path analytic techniques to complaint investigations and compliance reviews. His research in detecting discrimination was presented before the annual convention of the American Psychological Association. Mr. Golden received his MA from the New School for Social Research and BA from Brooklyn College.

Henry Schoenfeld, Associate Regional Counsel for Enforcement and Litigation, HUD

Mr. Schoenfeld joined HUD in October 2006 as Associate Regional Counsel for Enforcement and Litigation. Previously, he served as First Deputy General Counsel for the New York City Housing Authority. He has broad experience in both state and federal court handling civil litigation, including civil rights issues, personnel law, housing law, and commercial and construction claims. Mr. Schoenfeld received his law degree from Duke University School of Law, and a bachelor's degree from Columbia University.

Elizabeth Russian, Manager of Housing Investigations, NJDCR

Ms. Russian is a Supervising Investigator of Law and Public Safety, for the State of New Jersey, Office of the Attorney General, Department of Law and Public Safety, Division on Civil Rights (DCR).

Ms. Russian began her career as an Investigator for DCR in 1986. Having held various positions at DCR, Ms Russian rose through the ranks of DCR's Bureau of Enforcement having held the positions of Investigator and Regional Supervisor. Currently Ms. Russian holds the position of Manager of DCR's Housing Investigations/MDRR Unit. She has held this position since 2004, when DCR renewed its status as New Jersey's Fair Housing Assistance Program Agency for the U.S. Department of Housing and Urban Development's Office of Fair Housing & Equal Opportunity.

Ms. Russian is a graduate of Douglass College within Rutgers University and holds a Bachelor of Arts Degree in Journalism.

Jardim, Thomas C., Esq., Member, Berman, Sauter, Record & Jardim, P.C.

Thomas Jardim is the head of litigation at Berman, Sauter, Record & Jardim, P.C., a Morristown, New Jersey-based law firm, and is an adjunct law professor at Seton Hall University School of Law. He is an experienced trial attorney, having tried numerous cases in state and federal court in New York and New Jersey, and his practice focuses on employment litigation and counseling, the representation of condominium associations throughout the State of New Jersey, construction litigation, healthcare litigation and non-profit law. Mr. Jardim has a long record of civic and community involvement. He served two terms as mayor of the Town of Westfield, was a candidate for the New Jersey State Assembly from the 21st Legislative District and currently serves on the boards of the Community Health Law Project, Central Jersey Legal Services, the Mayo Performing Arts Center, and the Regional Plan Association.

Terry A. Kessler, Partner, Hill Wallack LLP

Terry A. Kessler is a partner in the Princeton, N.J. office of Hill Wallack LLP and is a member of the Community Associations and Family Law practice groups.

Ms. Kessler concentrates her practice in the areas of community association law and is also a state approved mediator. She oversees the group's collection practice and has lectured on the collection of delinquent assessments as well as issues regarding

enforcement and other areas of practice related to the representation of associations. She is involved in all areas of Community Associations practice.
Princeton, NJ / Yardley, PA

Representative Matters

- Established collection procedures for association clients and collected hundreds of thousands of dollars in delinquent assessments for client associations
- Established Alternative Dispute Resolution (ADR) procedures and trained Association members in providing ADR
- Served as legal counsel to Associations in ADR proceedings and represented Associations in rule enforcement litigation
- Successfully negotiated with municipal authorities with regard to association issues including municipal services agreements

Leadership

- Member, New Jersey Community Associations Institute Editorial Committee
- Member, Greater Delaware Valley Chapter Community Associations Institute
- NJ Regional Council and Membership Committee
- Past Chair, New Jersey Chapter Community Associations Institute Membership Committee
- Past Chair, New Jersey Community Associations Institute Conference Committee
- Member, Greater Delaware Valley Chapter Community Associations Institute, Trade Show
- Committee and Conference Committee
- Member, New Jersey Community Associations Institute, Education Committee
- Member, New Jersey State Bar Association
- Member, Pennsylvania Bar Association
- Member, Bucks County Bar Association

Ms. Kessler has volunteered at the Somerset Country Woman's Resource Center, where she counseled abused and battered women on legal issues. As a breast cancer survivor, she volunteers her time to speak with high school students about breast cancer as part of Hadassah's "Check it Out" Health Awareness Program.

Ms. Kessler is admitted to practice in New Jersey before the U.S. District Court and New Jersey State Courts (1985) as well as Pennsylvania (1985). She began her legal career in the New Jersey Superior Court, Essex County, Family Part serving as law clerk to the Hon. June Strelecki and the Hon. Alexander J. Matturri. Ms. Kessler earned her B.A. from Albright College and received her J.D. from Seton Hall University Law School.