



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
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CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

September 29, 2017

Via Regular Mail

Angela and Joseph Albarano
727 Howe Street
Point Pleasant, New Jersey 08742

Via Electronic Mail

A. Joseph Guarino, Esquire
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Robert Nylund
Bureau of Homeowner Protection, New Home Warranty Program
101 S. Broad Street
Post Office Box 805
Trenton, New Jersey 08625

Re: Albarano v. Bureau of Homeowner Protection, New Home Warranty Protection
OAL Docket No. CAF 5073-17

Dear Parties:

Enclosed please find a copy of the Final Decision in the matter referenced above. Should you wish to appeal from this Decision, you have the right to take an appeal with the Appellate Division of the Superior Court [Rules Governing the Courts of New Jersey, 2:2-3(a)(2)]. You must do so, however, within 45 days from the date of service of this Decision.

Sincerely,

Donald Palombi
Director of Policy & Regulatory Affairs

Enclosure



**STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS**

FINAL DECISION

OAL DKT. NO. CAF 5073-17

AGENCY DKT. NO. 207-17

ANGELA AND JOSEPH ALBARANO,
Petitioner,

v.

**BUREAU OF HOMEOWNER PROTECTION,
NEW HOME WARRANTY PROGRAM**
Respondent.

Having reviewed the Initial Decision of the Administrative Law Judge in this matter, together with any exceptions or replies submitted, I hereby adopt the Initial Decision as the Commissioner's Final Decision.

Date: 9/29/17



CHARLES A. RICHMAN
Commissioner