

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

FINAL DECISION

OAL DKT. NO. CAF 12698-14

AGENCY DKT. NO: RRE0013443

THOMAS RUSSO,
Petitioner,
v.

DEPARTMENT OF COMMUNITY AFFAIRS, SANDY RECOVERY DIVISION,
Respondent.

AND

OAL DKT. NO. CAF 05643-15

AGENCY DKT. NO: SRP0040506

THOMAS RUSSO,
Petitioner.
v.

DEPARTMENT OF COMMUNITY AFFAIRS, SANDY RECOVERY DIVISION,
Respondent.

AND

OAL DKT. NO. CAF 12599-15

AGENCY DKT. NO: LMI0002149

ROBERT RUSSO,

Petitioner,

v.

DEPARTMENT OF COMMUNITY AFFAIRS, SANDY RECOVERY DIVISION,

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 with respect to CAF 12698-14 and CAF 12599-15.

With respect to CAF 05643-15, I hereby reject the decision of the Administrative Law Judge. Applicant did not prove that he met the requirements of the Landlord Rental Repair Program. Applicant acknowledges that the tenant was living in the unit while construction was ongoing and the unit was barely habitable. This is contrary to the procedures established by the program and consistently applied, and contrary to HUD guidelines. As such, I hereby adopt the agency decision of ineligibility as my Final Decision.

Date: 5/16/16



CHARLES A. RICHMAN,
Commissioner