



*State of New Jersey*  
STATE ETHICS COMMISSION

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[WWW.NJGOV.ETHICS](http://WWW.NJGOV.ETHICS)

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CHAIR

MARK T. HOLMES, ESQ.  
EXECUTIVE DIRECTOR

March 14, 2019

David Zipin, ELO  
NJ Housing and Mortgage Finance Authority  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08625

Re: Waiver to the Provisions of *N.J.S.A. 52:13D-17.2(b)*

Dear Mr. Zipin:

At its March 12, 2019 meeting, the State Ethics Commission considered your request on behalf of Michele Sarnes, HMO I, NJ Housing and Mortgage Finance Authority, whose husband, Kenneth Sarnes, is currently employed by Bally's Casino as a gaming technician. Based on the facts and circumstances set forth below, the Commission granted a waiver of the general prohibition of section 17.2(b).

Generally, Section 17.2(b) of the Conflicts Law prohibits all State officers and employees and members of their immediate families from holding an interest in, holding employment with, representing, appearing for, or negotiating on behalf of the holder of, or applicant for, a casino license or any holding or intermediary company with respect thereto. However, the statute also contains the following exception language:

except that ... a member of the immediate family of a State officer or employee, or person, may hold employment with the holder of, or applicant for, a casino license if, in the judgment of the State Ethics Commission ... such employment will not interfere with the responsibilities of the State officer or employee, or person, and will not create a conflict of interest, or reasonable risk of the public perception of a conflict of interest, on the part of the State officer or employee, or person ....

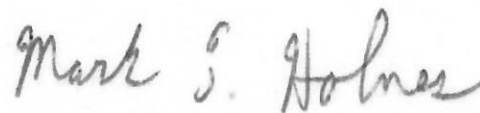
The Commission agrees that there is no conflict between Ms. Sarnes's position at NJ Housing and Mortgage Finance Authority and her husband's employment with Bally's Casino. Ms. Sarnes's position and her husband's employment do not overlap, and there is no conflict of

interest or reasonable risk of the public perceiving any kind of conflict between her position and her husband's casino employment.

Based on the facts and circumstances set forth above, the Commission granted the waiver of the general prohibition of section 17.2(b) in the case of Michele Sarnes and her husband, Kenneth Sarnes.

Very truly yours,

STATE ETHICS COMMISSION

A handwritten signature in cursive script that reads "Mark T. Holmes".

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For the Commission  
Mark T. Holmes  
Executive Director

MTH/sc

*Exit\_Sarnes\_CW\_HMFA\_3-2019*