
From: Marketa Blount <mbount@aknjlaw.com>
Sent: Tuesday, September 17, 2019 4:04 PM
To: lpatino@livingstonnj.org
Cc: Jarrid H. Kantor
Subject: Livingston August 2019 Invoices
Attachments: Livingston - August 2019 Invoices.pdf

Good afternoon:

See attached, which I am forwarding on behalf of Jarrid H. Kantor, Esq.

Thank you,

Marketa Blount
Legal Assistant



ANTONELLI KANTOR, P.C.
Attorneys at Law

Antonelli Kantor, P.C.
1000 Stuyvesant Ave, Suite 1
Union, New Jersey 07083
Main: 908.623.3676 | Fax: 908.866.0336
Email: mbount@aknjlaw.com

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ANTONELLI KANTOR P.C.

ATTORNEYS AT LAW

DANIEL ANTONELLI*
PARTNER

JARRID H. KANTOR*
PARTNER

YULIEKA TAMAYO*
PARTNER

DEBRA M. MCGARVEY*
ASSOCIATE

CHARLES R. G. SIMMONS*
ASSOCIATE

JAMES J. CRUDELE
ASSOCIATE

KYLE A. FISHER
ASSOCIATE

DANIEL H. KLINE
ASSOCIATE

VIVIAN LEKKAS*
OF COUNSEL

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www.aknjlaw.com

WRITER'S CONTACT:
Direct: 908-623-3672
Email: jkantor@aknjlaw.com

September 17, 2019

Via Email: lpattino@livingstonnj.org

Township of Livingston
Lori Pattino, Executive Assistant to Town Manager
357 S Livingston Avenue
Livingston, NJ 07039

Re: Township of Livingston – August 2019 Invoices

Dear Ms. Pattino:

Enclosed you will find an invoice for the month of August 2019.

Should you have any questions, or wish to discuss, please feel free to contact me.

Very truly yours,

Jarrid H. Kantor

JHK/mb
Encl.

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Union, New Jersey 07083
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www.aknjlaw.com

INVOICE

Township of Livingston

Invoice 11119

Date	Sep 11, 2019
Service Thru	Aug 31, 2019

In Reference To: General (Time)

Matters ID: 10364

Date	By	Services	Rate	Hours	Amount
08/12/2019	VL	Preparation of ordinance for Livingston, NJ	\$ 175.00	2.60	\$ 455.00
08/12/2019	JHK	Eminent Domain - Review & revise ordinance.	\$ 175.00	0.70	\$ 122.50
08/14/2019	VL	Preparation of revisions to eminent domain ordinance for Livingston, NJ	\$ 175.00	0.50	\$ 87.50
08/26/2019	JHK	Prepare for meeting; Attend Executive Session.	\$ 175.00	1.70	\$ 297.50
08/26/2019	JHK	Telephone call with AA re: Ordinance & Litigation.	\$ 175.00	0.60	\$ 105.00
Total:				6.10	\$1,067.50
Total Time Amount:				6.10	\$1,067.50

Total Hours 6.10 hrs

Total Time \$ 1,067.50

Total Invoice Amount \$ 1,067.50

Previous Balance \$ 0.00

Balance (Amount Due) \$ 1,067.50

From: Justin Escher Alpert <[REDACTED]>
Sent: Friday, September 20, 2019 3:37 PM
To: aanthony@livingstonnj.org; Rudy Fernandez Jr; Shawn Klein; Edward Meinhardt; Michael Vieira
Cc: Senator Codey; AsmMcKeon; Barry Lewis; Glenn Turtleaub; [REDACTED] West Essex Tribune
Subject: Sidewalks on Wahler Road; The LDC; Eminent Domain and The DPW; The Appreciated Value of Real Property; A New Assessment; Retiring the LDC Chair; and Respects for Senator Bucco
Attachments: ZY Property.pdf; 12 Industrial Parkway - Zheng Yuan IFS Appraisal (102-12).pdf; Zheng Yuan School Resolution.pdf

#TipHatToTip: "All politics is local."

Dear Honorable Members of The Livingston Town Council:

Thank you for reflecting on a few Friday afternoon thoughts.

1. Sidewalks on Wahler Road. Want to reiterate how fantastic the sidewalks look on Wahler Road. Creates real value in the community, depending on how we realize it and account for it.

2. Keeping a Separation Between the Council and the LDC. With respect to the Zheng Yuan property, was surprised to see that the community is being represented by counsel that this year took a position in favor of the LDC over the interests of the community at large and against good open governance. As this *political* issue is likely to arise during the ZY property acquisition phase and while it is election season, counsel will likely be conflicted in defending its position, as will likely be elected leadership of the LDC. It is important that the Town Council keep some semblance of independence from the LDC. Welcome opportunity for individual Council members to disassociate in favor of broader elected obligation to The People of The Community.

3. Eminent Domain. Rather than inching forward into Eminent Domain, it may be worthwhile to throw the breaks on the ZY acquisition, take a giant step back, and gain a broader perspective. The attached PDF contains some official records from Town Hall with respect to the ZY property, followed by some unofficial records found with a simple Internet search. The best we can tell, ZY acquired the property for nearly \$2 million dollars in January of 2016. When we account for the nearly million dollars of appreciated value of the unimproved real property between February of 2008 and its sale to ZY some eight years later, that value flowed to a land trust with controlling interests from outside of this community, with significant real interests in this community. For point of reference, that land trust's related real estate brokerage arm spans the North Jersey region and we may recognize their 'For Rent' sign out in front of the building that hosts the Korporate Koffee on Main Street in the center of Town. Our official records show that the ZY property was previously transferred for one dollar in September of 1997 (and by point of interest, shortly before New Jersey eliminated its Rule Against Perpetuities). For more information on the history of the property, we would need to send a local student down to the Hall of Records in Newark to manually flip through files.

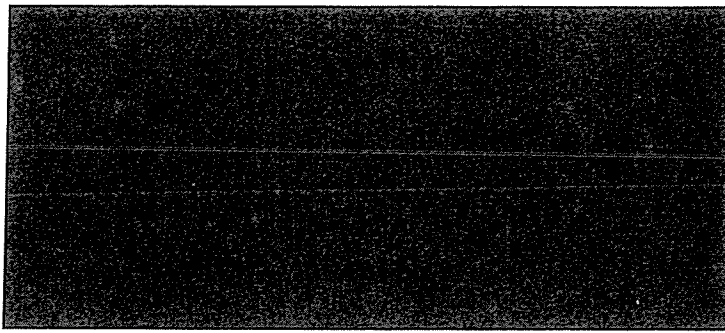
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Don't immediately move to develop the ZY property, though. Welcome opportunity to re-think how real value is actually created in a healthy, growing community. If money were no object, and we could use the acquisition process to make an attractive offer to a willing seller wherever we *really wanted* to place the DPW, where would we *really want* place it? Could put together a banking team to work the problem backwards. Maybe also rethink how we redevelop the area back by Tevlin Fields in a manner that drives measurable real returns to the community. Take a look at the areal shot on page 11 of the attached appraisal. That land has infinite potential value when you see it.

4. The Appreciated Value of the Real Property. Welcome now the Associated Appraisal Group, which for three thousand dollars is taking what must be the second outside valuation of the potential notional value of the ZY property this year. Note that they have determined that the value of the unimproved ZY property has risen, in the nearly four years since it has been purchased, by \$265,000 (roughly what ZY paid in taxes), giving them about a three and a quarter percent give or take return on their money. Much less when you offset taxes paid. Respectable. Of course, it should be at a slightly less rate than the investment paper we issue because it is "risk-free" being backed by the value of real property. Also note that the valuation is significantly higher than our "assessed" value, blowing a gaping hole in the integrity of our current property valuation system.

Now, in a perfect banking system, this payable interest might make sense because the value that is invested in real property in the community is banked locally and is put to work in the community. But with real estate trusts having captured this core banking function and responsibility from the locality, any interest actually generated by money associated with the prior purchase of the ZY property flowed directly out of the community to unaccountable securitized interests. As it is, it is very difficult to lead a community to do the work that needs to be done to sustain the value of a healthy community if all of the real value that is created is flowing out of the community seemingly in perpetuity to outside interests. The time for good local banking to clamp off an outside perpetual interest is always now, as soon as it is recognized.



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(<https://www.reit.com/news/blog/market-commentary/reit-earnings-rose-159-billion-q1>)

Two issues:

A. The People of The Community have a right to know who claims a real interest in this community. There are all kinds of actions that we could take to build a leading position, from sponsoring legislation to pierce the limited liability company veil, to issuing new investment-grade paper under a creative 'statutory swap' with a managed short-term local liquidity preference and an imposed depreciating interest over the long-term. Welcome opportunity to put a local securities team together. Please let me know how may I help.

B. Whatever interest we decide is appropriate, the land trust that sold-out our community's real property seemingly in perpetuity to a foreign interest should be offered the opportunity to proffer the interest payment from its own account as a series of checks made out personally to the order of the named beneficial owners, who may personally register with Congresswoman Sherrill's office to collect their checks.

If any of the checks bizarrely remain unclaimed after 90 days, welcome opportunity to discuss how the money may be accountably reinvested in the community in a manner that drives healthy growth (and so that the appreciated value of real property flows back into the community) until such time that the money is properly claimed, *if ever*. As well, welcome the brokerage arm that is associated with the land trust that sold the property to ZY to make a donation of \$945,000 to the community for turfing of one of our ball fields, *or something*. We can have a naming ceremony and get their picture in the paper.

5. A New Assessment. For too long, we have permitted the invisible hand of interests outside of this community to affect the value of real property in this community. It is a national and international issue that should welcome the visionary leadership of a skilled and educated local community. Upon reflection, a notional value is just a number. Economic forces under our collective political *control* can make notional values rise or fall as necessary to support healthy growth (or to hider it, as the case may be). It is the *dynamic value* of money that is important. We need to take a new assessment of the real value of this community. We can develop new metrics that we might associate with healthy growth over the next several decades. We should account for the cash flows that come in to the community and the assess the cash flows that pour out. We should account for the time value of money. We should account for equity values

and paper interests. We should account for the appreciated value of real property in this community and to whom it flows and when it is actually realized. We should account for the returns on our investments and how (whether) we ever realize our paper interests. Rather than just accepting the standardized assessment methodology that is being imposed on us (which Mr. Cohen of Appraisal Systems, Inc. twice in successive weeks admitted is "more of an art than a science"), there exists opportunity for real leadership and a fresh approach to assessing for the needs of a vibrant, healthy, attractive, affordable, sustainable, entrepreneurial, growing Livingston community. There's a lot of smart money to invest if we get the model right.

6. The LDC Chair. This community ought to thank the LDC Chair for years of service to the community. Perhaps we may have a naming ceremony for a conference room, *or something*. Welcome opportunity for Mr. Fine to take the reins of the LDC and reorganize for the broader benefit of the community so that with fresh leadership the organization may serve something greater than its own interests going forward.

7. Senator Bucco. It was sad for many of us to learn of the passing of Senator Bucco on the night of the Council meeting. He was a good guy. Served the State well. Great-grandfather. Good old-school Republican, too. It comes to attention that this community has representation who is partnered with good interests of the Bucco family. Should that Senate seat remain in the family, there would be leverageable opportunity for the Senators of Essex and Morris Counties to together assert broad bipartisan political *control* in firming up the vital public infrastructures of this State. This places the several communities of western Essex County in a powerful position to not only exert responsible control over Essex County as it plans for the future, but to re-bank in a manner that develops sustainable infinity cash flow dynamics between Morris and Essex counties. Stealing from the insurance business model, leverage with a three-month liquidity float to develop for all kinds of healthy sustainable development with measurable real returns. We ought to set up a coffee. With really strong leadership, we might even be able to secure the long-term value of a full-time, salaried, dedicated State Legislature. A lot of good could be done.

Anyway, that's all. Thank you for thinking about the possibilities. Livingston has unlimited potential.

Hope to see everyone tonight as the Lancers take on Pope John XXIII on the turf. Be sure to stop by the Big L table to pick up all of your new Lancer swag. Should be a great night for football here in Livingston!

Very truly yours,

Justin Escher Alpert
56 Amherst Place
Livingston, New jersey 07039
(917) 406-2323

----- Forwarded Message -----

From: Justin Escher Alpert <[REDACTED]>
To: Jarrid H. Kantor <jkantor@aknjlaw.com>
Sent: Friday, February 1, 2019, 10:23:00 AM EST
Subject: Livingston Democrats Selection of Town Council Member

Dear Mr. Kantor:

Thank you for your prompt response.

A few things...

1. Under the New Jersey State Constitution, there exists a right to to make opinions known to representatives and to petition for redress of grievances. Now, either the Chairwoman does or she does not Represent the interests of everyone in the community. Either she is answerable to everyone in the community or she is not. She is clearly conflicted by multiple positions. As the Chairwoman will not provide contact information for these "elected" officials, she will fulfill her Constitutional Duty by sharing these grievances with the several members of the Livingston Democratic Committee. Kindly respond once she has done so.
2. Please advise the Chairwoman and each of the members of the LDC that they should preserve all notes and minutes and emails (public and private accounts) and memoranda and whatnot for posterity. As well, if the Chairwoman has a list of the names and emails of the members of the LDC, she should preserve that too.
3. On the working assumption that, with reflection, the Chairwoman will come to realize her inherent conflicts over the weekend and responsibly recuse herself from this ridiculous secretive process, please provide the name, email, and bio of the person second-in-charge, who will be conducting the affairs of this party during the councilperson selection process. Minutes will need to be kept.
4. Please provide the name of the officer who will be checking IDs and preventing otherwise Free Citizens from participating in this secretive meeting behind closed doors.
5. Please provide the date, time, and address of this important meeting, so that we may set up a Free Speech Zone around the block.

That's all. Thank you for aligning principles of good governance. Look forward to working closely with you.

Have a great weekend.

Very truly yours,

Justin Escher Alpert
56 Amherst Place
Livingston, New Jersey
(917) 406-2323

From: Jarrid H. Kantor <jkantor@aknilaw.com>
To: "justinalpertesq" <justinalpertesq@livingstonnj.org>
Cc: "aanthony@livingstonnj.org" <aanthony@livingstonnj.org>; "rfernandez@livingstonnj.org" <rfernandez@livingstonnj.org>; "sklein@livingstonnj.org" <sklein@livingstonnj.org>; "emeinhardt@livingstonnj.org" <emeinhardt@livingstonnj.org>

<emeinhardt@livingstonnj.org>

Sent: Thursday, January 31, 2019 9:30 PM

Subject: RE: Livingston Democrats Selection of Town Council Member

Justin:

Good evening. Thank you for your email which was forwarded to me by the LDC for a response. As to your inquiries, the LDC is not at liberty to disclose the personal emails of its members. Your interest in the meeting and the process is truly appreciated, but the meeting will be a closed meeting and only open to LDC members, which is appropriate and fair to the process. As you are aware, the LDC is comprised of duly elected District Leaders by the registered democrats within each voting district in Livingston. Each committee member appeared on the primary ballot in the district they represent and were elected to a two (2) year term to represent the democrats within that district. I can assure you, personally knowing these committee members, that the committee members are taking their obligations to the Township seriously and that all proper decorum will be followed to make best the decision for the Township.

I just want to reiterate, which has been well-publicized, this is a statutory responsibility (and not a choice) for the LDC to make this temporary appointment. Said another way, this is the law of this State which must be followed without discretion.

Please be advised that I do not speak in anyway for the Governing Body and I am only copying the Governing Body on this email, as they were copied on the original email.

If you have any questions regarding the foregoing, please feel free to contact me at anytime or I can make a time to discuss with you by phone or in person.

Thank you,

Jarrid H. Kantor

Partner



Antonelli Kantor, P.C.
Attorneys at Law

Antonelli Kantor, P.C.

1000 Stuyvesant Ave, Suite 1

Union, New Jersey 07083

Direct: 908.623.3672 | Cell: 908-872-8650

Main: 908.623-3676 | Fax: 908.866.0336

jkantor@aknjlaw.com | www.aknjlaw.com

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From: Justin Escher Alpert <[REDACTED]>
Date: January 31, 2019 at 7:59:06 PM EST
To: "[REDACTED]" <[REDACTED]>
Cc: "aanthony@livingstonnj.org" <aanthony@livingstonnj.org>, Rudy Fernandez Jr <rfernandez@livingstonnj.org>, "sklein@livingstonnj.org" <sklein@livingstonnj.org>, Edward Meinhardt <emeinhardt@livingstonnj.org>
Subject: Livingston Democrats Selection of Town Council Member
Reply-To: Justin Escher Alpert <[REDACTED]>

Dear Livingston Democratic Party Chairwoman Sebold:

May I please have the contact information (including emails) for the members of Livingston Democratic Committee who will be selecting the new member of the Town Council?

As well, I would like to attend the meeting to hear the selected Town Council candidates speak and witness the deliberation and selection process first-hand. Please save a seat for me to attend and let me know where and when.

Thank you for maintaining an open process in accordance with general principles of good governance.

Very truly yours,

Justin Escher Alpert
56 Amherst Place
Livingston, New Jersey
(917) 406-2323

From: Michael Vieira <mvieira@livingstonnj.org>
Sent: Saturday, September 21, 2019 12:06 AM
To: [REDACTED]
Subject: Fwd: Sidewalks on Whaler Road; The LDC; Eminent Domain and The DPW; The Appreciated Value of Real Property; A New Assessment; Retiring the LDC Chair; and Respects for Senator Bucco
Attachments: image002.jpg; ATT00002.bin; ZY Property.pdf; ATT00004.bin; 12 Industrial Parkway - Zheng Yuan IFS Appraisal (102-12).pdf; ATT00006.bin; Zheng Yuan School Resolution.pdf; ATT00008.bin; image002.jpg; ATT00010.bin

FYI

Sent from my iPhone

Begin forwarded message:

From: Justin Escher Alpert <[REDACTED]>
Date: September 20, 2019 at 5:57:21 PM EDT
To: "aanthony@livingstonnj.org" <aanthony@livingstonnj.org>, Rudy Fernandez Jr <rfernandez@livingstonnj.org>, Shawn Klein <sklein@livingstonnj.org>, Edward Meinhardt <emeinhardt@livingstonnj.org>, Michael Vieira <mvieira@livingstonnj.org>
Cc: Senator Codey <sencodey@njleg.org>, AsmMcKeon <asmckeon@njleg.org>, Barry Lewis <blewis@livingstonnj.org>, Glenn Turtletaub <gturtletaub@livingstonnj.org>, [REDACTED] <[REDACTED]>, West Essex Tribune <tribuneeditorial@verizon.net>
Subject: Sidewalks on Whaler Road; The LDC; Eminent Domain and The DPW; The Appreciated Value of Real Property; A New Assessment; Retiring the LDC Chair; and Respects for Senator Bucco

#TipHatToTip: "All politics is local."

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Now, the best we can tell from the unofficial record, the ZY property was acquired by its current owner, who lives in a second story apartment in Brooklyn. What the true beneficial interest is, who only knows? Surely we may concede that it may be the tiniest of arteries that fed the rich streams of unaccountable foreign interests that washed through banking, credit, and development over the past several decades, and drove systemic abuses, and which otherwise could have been put to use for healthy community redevelopment. Dissertations could be written. Makes for great barroom conversation. All kinds of nuggets that a good professional due diligence team could dig up.

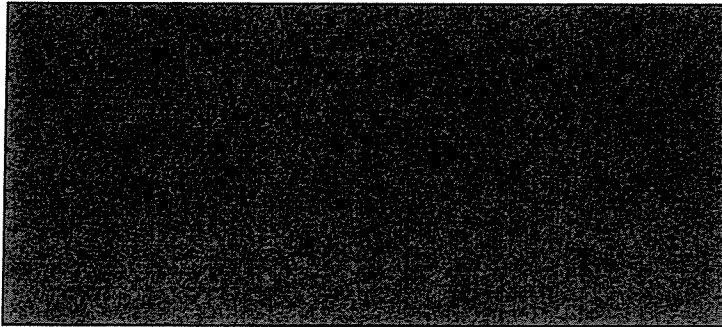
- It is not presently clear to the general public if we, The People of The Community, are pursuing Eminent Domain because the property owner wishes to remain invested in this community, or whether the property owner has just been *non-responsive*. Either way, the owner had invested nearly \$2 million dollars in this community. The community should cut a check for \$1,925,000 made out to the the Zheng Yuan Intn'l Flagship School of Piscataway, New Jersey and give it to Congresswoman Sherrill's office for a representative of the owner to personally pick up. Notify the OAG and exercise the liberty of bypassing the normal Eminent Domain process. Opportunity to thank the owner for their investment in the community and meet face to face to get their signature on an agreeable contract.

Don't immediately move to develop the ZY property, though. Welcome opportunity to re-think how real value is actually created in a healthy, growing community. If money were no object, and we could use the acquisition process to make an attractive offer to a willing seller wherever we *really wanted* to place the DPW, where would we *really want* place it? Could put together a banking team to work the problem backwards. Maybe also rethink how we redevelop the area back by Tevlin Fields in a manner that drives measurable real returns to the community.

Take a look at the areal shot on page 11 of the attached appraisal. That land has infinite potential value when you see it.

4. The Appreciated Value of the Real Property. Welcome now the Associated Appraisal Group, which for three thousand dollars is taking what must be the second outside valuation of the potential notional value of the ZY property this year. Note that they have determined that the value of the unimproved ZY property has risen, in the nearly four years since it has been purchased, by \$265,000 (roughly what ZY paid in taxes), giving them about a three and a quarter percent give or take return on their money. Much less when you offset taxes paid. Respectable. Of course, it should be at a slightly less rate than the investment paper we issue because it is "risk-free" being backed by the value of real property. Also note that the valuation is significantly higher than our "assessed" value, blowing a gaping hole in the integrity of our current property valuation system.

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(<https://www.reit.com/news/blog/market-commentary/reit-earnings-rose-159-billion-q1>)

Two issues:

A. The People of The Community have a right to know who claims a real interest in this community. There are all kinds of actions that we could take to build a leading position, from sponsoring legislation to pierce the limited

liability company veil, to issuing new investment-grade paper under a creative 'statutory swap' with a managed short-term local liquidity preference and an imposed depreciating interest over the long-term. Welcome opportunity to put a local securities team together. Please let me know how may I help.

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6. The LDC Chair. This community ought to thank the LDC Chair for years of service to the community. Perhaps we may have a naming ceremony for a conference room, *or something*. Welcome opportunity for Mr. Fine to take the reins of the LDC and reorganize for the broader benefit of the community so that

Chairwoman does or she does not Represent the interests of everyone in the community. Either she is answerable to everyone in the community or she is not. She is clearly conflicted by multiple positions. As the Chairwoman will not provide contact information for these "elected" officials, she will fulfill her Constitutional Duty by sharing these grievances with the several members of the Livingston Democratic Committee. Kindly respond once she has done so.

2. Please advise the Chairwoman and each of the members of the LDC that they should preserve all notes and minutes and emails (public and private accounts) and memoranda and whatnot for posterity. As well, if the Chairwoman has a list of the names and emails of the members of the LDC, she should preserve that too.

3. On the working assumption that, with reflection, the Chairwoman will come to realize her inherent conflicts over the weekend and responsibly recuse herself from this ridiculous secretive process, please provide the name, email, and bio of the person second-in-charge, who will be conducting the affairs of this party during the councilperson selection process. Minutes will need to be kept.

4. Please provide the name of the officer who will be checking IDs and preventing otherwise Free Citizens from participating in this secretive meeting behind closed doors.

5. Please provide the date, time, and address of this important meeting, so that we may set up a Free Speech Zone around the block.

That's all. Thank you for aligning principles of good governance. Look forward to working closely with you.

Have a great weekend.

Very truly yours,

Justin Escher Alpert
56 Amherst Place
Livingston, New Jersey
(917) 406-2323

From: Jarrid H. Kantor <jkantor@aknjlaw.com>

To: " [REDACTED] " < [REDACTED] >

Cc: " [REDACTED] " < [REDACTED] >
"aanthony@livingstonnj.org" <aanthony@livingstonnj.org>;
"rfernandez@livingstonnj.org" <rfernandez@livingstonnj.org>; "sklein@livingstonnj.org"
<sklein@livingstonnj.org>; "emeinhardt@livingstonnj.org"
<emeinhardt@livingstonnj.org>

Sent: Thursday, January 31, 2019 9:30 PM

Subject: RE: Livingston Democrats Selection of Town Council Member

Justin:

Good evening. Thank you for your email which was forwarded to me by the LDC for a response. As to your inquiries, the LDC is not at liberty to disclose the personal emails of its members. Your interest in the meeting and the process is truly appreciated, but the meeting will be a closed meeting and only open to LDC members, which is appropriate and fair to the process. As you are aware, the LDC is comprised of duly elected District Leaders by the registered democrats within each voting district in Livingston. Each committee member appeared on the primary ballot in the district they represent and were elected to a two (2) year term to represent the democrats within that district. I can assure you, personally knowing these committee members, that the committee members are taking their obligations to the Township seriously and that all proper decorum will be followed to make best the decision for the Township.

I just want to reiterate, which has been well-publicized, this is a statutory responsibility (and not a choice) for the LDC to make this temporary appointment. Said another way, this is the law of this State which must be followed without discretion.

Please be advised that I do not speak in anyway for the Governing Body and I am only copying the Governing Body on this email, as they were copied on the original email.

If you have any questions regarding the foregoing, please feel free to contact me at anytime or I can make a time to discuss with you by phone or in person.

Thank you,

Jarrid H. Kantor

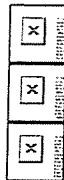
Partner

From: Judith A Heller <jaheller@livingstonnj.org>
Sent: Wednesday, September 25, 2019 2:03 PM
To: Russell Jones
Subject: Re: [townclerk:28342] Fwd: Sidewalks on Whaler Road; The LDC; Eminent Domain and The DPW; The Appreciated Value of Real Property; A New Assessment; Retiring the LDC Chair; and Respects for Senator Bucco

" Look forward to working closely with you."

Judith A. Heller

Communications Coordinator
Township of Livingston
357 S. Livingston Avenue
Livingston, NJ 07039
973-992-5000 ext. #5307
www.livingstonnj.org



On Wed, Sep 25, 2019 at 1:58 PM Russell Jones <rjones@livingstonnj.org> wrote:

Russ Jones
Deputy Township Manager
Town Hall
357 S. Livingston Ave.
Livingston, NJ 07039
(973)535-7972
(973) 992-7531 (fax)
rjones@livingstonnj.org
www.livingstonnj.org

Like us!



----- Forwarded message -----

From: **Carolyn Mazzucco** <cmazzucco@livingstonnj.org>

Date: Tue, Sep 24, 2019 at 10:42 AM

Subject: Fwd: [townclerk:28342] Fwd: Sidewalks on Whaler Road; The LDC; Eminent Domain and The DPW; The Appreciated Value of Real Property; A New Assessment; Retiring the LDC Chair; and Respects for Senator Bucco

To: Russ Jones <rjones@livingstonnj.org>

FYI.....

Carolyn Mazzucco

Deputy Clerk, RMC
Livingston Township
(973)992-5000 #5403

----- Forwarded message -----

From: **Glenn Turtletaub** <gturtletaub@livingstonnj.org>

Date: Mon, Sep 23, 2019 at 8:52 AM

Subject: [townclerk:28342] Fwd: Sidewalks on Whaler Road; The LDC; Eminent Domain and The DPW; The Appreciated Value of Real Property; A New Assessment; Retiring the LDC Chair; and Respects for Senator Bucco

To: Sharon L. Weiner <sweiner@murphymckeeonlaw.com>, Clerk's Office <townclerk@livingstonnj.org>

fyi

----- Forwarded message -----

From: **Justin Escher Alpert** <[REDACTED]>

Date: Fri, Sep 20, 2019 at 3:37 PM

Subject: Sidewalks on Whaler Road; The LDC; Eminent Domain and The DPW; The Appreciated Value of Real Property; A New Assessment; Retiring the LDC Chair; and Respects for Senator Bucco

To: aanthony@livingstonnj.org <aanthony@livingstonnj.org>, Rudy Fernandez Jr <rfernandez@livingstonnj.org>, Shawn Klein <sklein@livingstonnj.org>, Edward Meinhardt <emeinhardt@livingstonnj.org>, Michael Vieira <mvieira@livingstonnj.org>

Cc: Senator Codey <sencodey@njleg.org>, AsmMcKeon <asmmckeon@njleg.org>, Barry Lewis <blewis@livingstonnj.org>, Glenn Turtletaub <gturtletaub@livingstonnj.org>, [REDACTED], West Essex Tribune <tribuneeditorial@verizon.net>

#TipHatToTip: "All politics is local."

Dear Honorable Members of The Livingston Town Council:

Thank you for reflecting on a few Friday afternoon thoughts.

1. Sidewalks on Wahler Road. Want to reiterate how fantastic the sidewalks look on Wahler Road. Creates real value in the community, depending on how we realize it and account for it.

2. Keeping a Separation Between the Council and the LDC. With respect to the Zheng Yuan property, was surprised to see that the community is being represented by counsel that this year took a position in favor of the LDC over the interests of the community at large and against good open governance. As this *political* issue is likely to arise during the ZY property acquisition phase and while it is election season, counsel will likely be conflicted in defending its position, as will likely be elected leadership of the LDC. It is important that the Town Council keep some semblance of independence from the LDC. Welcome opportunity for individual Council members to disassociate in favor of broader elected obligation to The People of The Community.

3. Eminent Domain. Rather than inching forward into Eminent Domain, it may be worthwhile to throw the breaks on the ZY acquisition, take a giant step back, and gain a broader perspective. The attached PDF contains some official records from Town Hall with respect to the ZY property, followed by some unofficial records found with a simple Internet search. The best we can tell, ZY acquired the property for nearly \$2 million dollars in January of 2016. When we account for the nearly million dollars of appreciated value of the unimproved real property between February of 2008 and its sale to ZY some eight years later, that value flowed to a land trust with controlling interests from outside of this community, with significant real interests in this community. For point of reference, that land trust's related real estate brokerage arm spans the North Jersey region and we may recognize their 'For Rent' sign out in front of the building that hosts the Korporate Koffee on Main Street in the center of Town. Our official records show that the ZY property was previously transferred for one dollar in September of 1997 (and by point of interest, shortly before New Jersey eliminated its Rule Against Perpetuities). For more information on the history of the property, we would need to send a local student down to the Hall of Records in Newark to manually flip through files.

Now, the best we can tell from the unofficial record, the ZY property was acquired by its current owner, who lives in a second story apartment in Brooklyn. What the true beneficial interest is, who only knows? Surely we may concede that it may be the tiniest of arteries that fed the rich streams of unaccountable foreign interests that washed through banking, credit, and development over the past several decades, and drove systemic abuses, and which otherwise could have been put to use for healthy community redevelopment. Dissertations could be written. Makes for great barroom conversation. All kinds of nuggets that a good professional due diligence team could dig up.

It is not presently clear to the general public if we, The People of The Community, are pursuing Eminent Domain because the property owner wishes to remain invested in this community, or whether the property owner has just been *non-responsive*. Either way, the owner had invested nearly \$2 million dollars in this community. The community should cut a check for \$1,925,000 made out to the the Zheng Yuan Intn'l Flagship School of Piscataway, New Jersey and give it to Congresswoman Sherrill's office for a representative of the owner to personally pick up. Notify the OAG and exercise the liberty of bypassing the normal Eminent Domain process. Opportunity to thank the owner for their investment in the community and meet face to face to get their signature on an agreeable contract.

Don't immediately move to develop the ZY property, though. Welcome opportunity to re-think how real value is actually created in a healthy, growing community. If money were no object, and we could use the acquisition process to make an attractive offer to a willing seller

wherever we *really wanted* to place the DPW, where would we really *want* place it? Could put together a banking team to work the problem backwards. Maybe also rethink how we redevelop the area back by Tevlin Fields in a manner that drives measurable real returns to the community. Take a look at the areal shot on page 11 of the attached appraisal. That land has infinite potential value when you see it.

4. The Appreciated Value of the Real Property. Welcome now the Associated Appraisal Group, which for three thousand dollars is taking what must be the second outside valuation of the potential notional value of the ZY property this year. Note that they have determined that the value of the unimproved ZY property has risen, in the nearly four years since it has been purchased, by \$265,000 (roughly what ZY paid in taxes), giving them about a three and a quarter percent give or take return on their money. Much less when you offset taxes paid. Respectable. Of course, it should be at a slightly less rate than the investment paper we issue because it is "risk-free" being backed by the value of real property. Also note that the valuation is significantly higher than our "assessed" value, blowing a gaping hole in the integrity of our current property valuation system.

Now, in a perfect banking system, this payable interest might make sense because the value that is invested in real property in the community is banked locally and is put to work in the community. But with real estate trusts having captured this core banking function and responsibility from the locality, any interest actually generated by money associated with the prior purchase of the ZY property flowed directly out of the community to unaccountable securitized interests. As it is, it is very difficult to lead a community to do the work that needs to be done to sustain the value of a healthy community if all of the real value that is created is flowing out of the community seemingly in perpetuity to outside interests. The time for good local banking to clamp off an outside perpetual interest is always now, as soon as it is recognized.



REIT Earnings Rose to \$15.9 billion in Q1

Funds from operations of all Equity REITs increased to \$15.9 billion in the first quarter, according to the Nare

(<https://www.reit.com/news/blog/market-commentary/reit-earnings-rose-159-billion-q1>)

Two issues:

A. The People of The Community have a right to know who claims a real interest in this community. There are all kinds of actions that we could take to build a leading position, from sponsoring legislation to pierce the limited liability company veil, to issuing new

investment-grade paper under a creative 'statutory swap' with a managed short-term local liquidity preference and an imposed depreciating interest over the long-term. Welcome opportunity to put a local securities team together. Please let me know how may I help.

B. Whatever interest we decide is appropriate, the land trust that sold-out our community's real property seemingly in perpetuity to a foreign interest should be offered the opportunity to proffer the interest payment from its own account as a series of checks made out personally to the order of the named beneficial owners, who may personally register with Congresswoman Sherrill's office to collect their checks.

If any of the checks bizarrely remain unclaimed after 90 days, welcome opportunity to discuss how the money may be accountably reinvested in the community in a manner that drives healthy growth (and so that the appreciated value of real property flows back into the community) until such time that the money is properly claimed, *if ever*. As well, welcome the brokerage arm that is associated with the land trust that sold the property to ZY to make a donation of \$945,000 to the community for turfing of one of our ball fields, *or something*. We can have a naming ceremony and get their picture in the paper.

5. A New Assessment. For too long, we have permitted the invisible hand of interests outside of this community to affect the value of real property in this community. It is a national and international issue that should welcome the visionary leadership of a skilled and educated local community. Upon reflection, a notional value is just a number. Economic forces under our collective political *control* can make notional values rise or fall as necessary to support healthy growth (or to hider it, as the case may be). It is the *dynamic value* of money that is important. We need to take a new assessment of the real value of this community. We can develop new metrics that we might associate with healthy growth over the next several decades. We should account for the cash flows that come in to the community and the assess the cash flows that pour out. We should account for the time value of money. We should account for equity values and paper interests. We should account for the appreciated value of real property in this community and to whom it flows and when it is actually realized. We should account for the returns on our investments and how (whether) we ever realize our paper interests. Rather than just accepting the standardized assessment methodology that is being imposed on us (which Mr. Cohen of Appraisal Systems, Inc. twice in successive weeks admitted is "more of an art than a science"), there exists opportunity for real leadership and a fresh approach to assessing for the needs of a vibrant, healthy, attractive, affordable, sustainable, entrepreneurial, growing Livingston community. There's a lot of smart money to invest if we get the model right.

6. The LDC Chair. This community ought to thank the LDC Chair for years of service to the community. Perhaps we may have a naming ceremony for a conference room, *or something*. Welcome opportunity for Mr. Fine to take the reins of the LDC and reorganize for the broader benefit of the community so that with fresh leadership the organization may serve something greater than its own interests going forward.

7. Senator Bucco. It was sad for many of us to learn of the passing of Senator Bucco on the night of the Council meeting. He was a good guy. Served the State well. Great-grandfather. Good old-school Republican, too. It comes to attention that this community has representation who is partnered with good interests of the Bucco family. Should that Senate seat remain in the family, there would be leverageable opportunity for the Senators of Essex and Morris Counties to together assert broad bipartisan political *control* in firming up the vital public infrastructures of this State. This places the several communities of western Essex County in a powerful

position to not only exert responsible control over Essex County as it plans for the future, but to re-bank in a manner that develops sustainable infinity cash flow dynamics between Morris and Essex counties. Stealing from the insurance business model, leverage with a three-month liquidity float to develop for all kinds of healthy sustainable development with measurable real returns. We ought to set up a coffee. With really strong leadership, we might even be able to secure the long-term value of a full-time, salaried, dedicated State Legislature. A lot of good could be done.

Anyway, that's all. Thank you for thinking about the possibilities. Livingston has unlimited potential.

Hope to see everyone tonight as the Lancers take on Pope John XXIII on the turf. Be sure to stop by the Big L table to pick up all of your new Lancer swag. Should be a great night for football here in Livingston!

Very truly yours,

Justin Escher Alpert
56 Amherst Place
Livingston, New jersey 07039
(917) 406-2323

----- Forwarded Message -----

From: Justin Escher Alpert <[REDACTED]>
To: Jarrid H. Kantor <jkantor@aknjlaw.com>
Sent: Friday, February 1, 2019, 10:23:00 AM EST
Subject: Livingston Democrats Selection of Town Council Member

Dear Mr. Kantor:

Thank you for your prompt response.

A few things...

1. Under the New Jersey State Constitution, there exists a right to to make opinions known to representatives and to petition for redress of grievances. Now, either the Chairwoman does or she does not Represent the interests of everyone in the community. Either she is answerable to everyone in the community or she is not. She is clearly conflicted by multiple positions. As the Chairwoman will not provide contact information for these "elected" officials, she will fulfill her Constitutional Duty by sharing these grievances with the several members of the Livingston Democratic Committee. Kindly respond once she has done so.
2. Please advise the Chairwoman and each of the members of the LDC that they should preserve all notes and minutes and emails (public and private accounts) and memoranda and whatnot for posterity. As well, if the Chairwoman has a list of the names and emails of the members of the LDC, she should preserve that too.
3. On the working assumption that, with reflection, the Chairwoman will come to realize her inherent conflicts over the weekend and responsibly recuse herself from this ridiculous secretive process,

please provide the name, email, and bio of the person second-in-charge, who will be conducting the affairs of this party during the councilperson selection process. Minutes will need to be kept.

4. Please provide the name of the officer who will be checking IDs and preventing otherwise Free Citizens from participating in this secretive meeting behind closed doors.

5. Please provide the date, time, and address of this important meeting, so that we may set up a Free Speech Zone around the block.

That's all. Thank you for aligning principles of good governance. Look forward to working closely with you.

Have a great weekend.

Very truly yours,

Justin Escher Alpert
56 Amherst Place
Livingston, New Jersey
(917) 406-2323

From: Jarrid H. Kantor <jkantor@aknjlaw.com>

To: "[REDACTED]" <[REDACTED]>

Cc: "[REDACTED]" <[REDACTED]>; "aanthony@livingstonnj.org" <aanthony@livingstonnj.org>; "rfernandez@livingstonnj.org" <rfernandez@livingstonnj.org>; "sklein@livingstonnj.org" <sklein@livingstonnj.org>; "emeinhardt@livingstonnj.org" <emeinhardt@livingstonnj.org>

Sent: Thursday, January 31, 2019 9:30 PM

Subject: RE: Livingston Democrats Selection of Town Council Member

Justin:

Good evening. Thank you for your email which was forwarded to me by the LDC for a response. As to your inquiries, the LDC is not at liberty to disclose the personal emails of its members. Your interest in the meeting and the process is truly appreciated, but the meeting will be a closed meeting and only open to LDC members, which is appropriate and fair to the process. As you are aware, the LDC is comprised of duly elected District Leaders by the registered democrats within each voting district in Livingston. Each committee member appeared on the primary ballot in the district they represent and were elected to a two (2) year term to represent the democrats within that district. I can assure you, personally knowing these committee members, that the committee members are taking their obligations to the Township seriously and that all proper decorum will be followed to make best the decision for the Township.

I just want to reiterate, which has been well-publicized, this is a statutory responsibility (and not a choice) for the LDC to make this temporary appointment. Said another way, this is the law of this State which must be followed without discretion.

Please be advised that I do not speak in anyway for the Governing Body and I am only copying the Governing Body on this email, as they were copied on the original email.

If you have any questions regarding the foregoing, please feel free to contact me at anytime or I can make a time to discuss with you by phone or in person.

Thank you,

Jarrid H. Kantor

Partner



Antonelli Kantor, P.C.

Attorneys at Law

Antonelli Kantor, P.C.

1000 Stuyvesant Ave, Suite 1

Union, New Jersey 07083

Direct: 908.623.3672 | Cell: 908-872-8650

Main: 908.623-3676 | Fax: 908.866.0336

jkantor@aknjlaw.com | www.aknjlaw.com

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From: Justin Escher Alpert <[REDACTED]>
Date: January 31, 2019 at 7:39:06 PM EST
To: "[REDACTED]" <[REDACTED]>
Cc: "aanthony@livingstonnj.org" <aanthony@livingstonnj.org>, Rudy Fernandez Jr <rfernandez@livingstonnj.org>, "sklein@livingstonnj.org" <sklein@livingstonnj.org>, Edward Meinhardt <emeinhardt@livingstonnj.org>
Subject: Livingston Democrats Selection of Town Council Member
Reply-To: Justin Escher Alpert <[REDACTED]>

Dear Livingston Democratic Party Chairwoman Sebold:

May I please have the contact information (including emails) for the members of Livingston Democratic Committee who will be selecting the new member of the Town Council?

As well, I would like to attend the meeting to hear the selected Town Council candidates speak and witness the deliberation and selection process first-hand. Please save a seat for me to attend and let me know where and when.

Thank you for maintaining an open process in accordance with general principles of good governance.

Very truly yours,

Justin Escher Alpert
56 Amherst Place
Livingston, New Jersey
(917) 406-2323

--
Glenn Turtleaub
Livingston Township Clerk
(973)992-5000 x5401

From: Lorri Patino <lpatino@livingstonnj.org>
Sent: Thursday, October 10, 2019 11:27 AM
To: Stacey Lewis
Cc: Jarrod H. Kantor
Subject: Re: September Voucher

Thank you for your email. Please mail me the original PO back as we need the original signature on it for processing.

Thank you.

Lorri Patino

Executive Assistant to Township Manager
Township of Livingston
357 S. Livingston Avenue
Livingston, NJ 07039
(T) - (973) 535-7973
(F) - (973) 992-7531
lpatino@livingstonnj.org
www.livingstonnj.org

Like us!



On Thu, Oct 10, 2019 at 10:24 AM Stacey Lewis <SLewis@aknjlaw.com> wrote:

Good morning:

See attached, which I am forwarding on behalf of Jarrod Kantor, Esq.

Thank you,

Stacey Lewis

Legal Assistant

AK ANTONELLI KANTOR, P.C.

Attorneys at Law

Antonelli Kantor, P.C.

1000 Stuyvesant Ave, Suite 1

Union, New Jersey 07083

Main: 908.623-3676 | Fax: 908.866.0336

MSoto@aknjlaw.com | www.aknjlaw.com

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ANTONELLI KANTOR P.C.

ATTORNEYS AT LAW

DANIEL ANTONELLI*
PARTNER

JARRID H. KANTOR*
PARTNER

YULIEKA TAMAYO*
PARTNER

DEBRA M. MCGARVEY*
ASSOCIATE

CHARLES R. G. SIMMONS*
ASSOCIATE

JAMES J. CRUDELE
ASSOCIATE

KYLE A. FISHER
ASSOCIATE

DANIEL H. KLINE
ASSOCIATE

VIVIAN LEKKAS*
OF COUNSEL

*ADMITTED NJ & NY

1000 STUYVESANT AVE
SUITE #1
UNION, NJ 07083
Main: (908) 623-3676
Fax: (908) 866-0336
www.aknjlaw.com

WRITER'S CONTACT:
Direct: 908-623-3672
Email: jkantor@aknjlaw.com

October 9, 2019

Via E-mail & Regular Mail

Lori Pattino, Executive Assistant to Town Manager
Township of Livingston
357 S Livingston Avenue
Livingston, NJ 07039

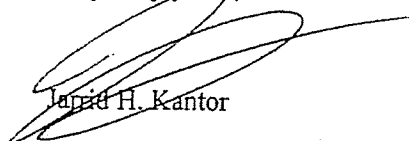
Re: Township of Livingston – September 2019 Voucher

Dear Ms. Pattino:

Enclosed you will find a fully executed voucher for invoice #11119.

Should you have any questions, or wish to discuss, please feel free to contact me.

Very truly yours,



Jarrid H. Kantor

JHK/sl

Encl.

TOWNSHIP OF LIVINGSTON
 357 SOUTH LIVINGSTON AVENUE - LIVINGSTON, NJ 07039.
 (973) 992-5000

PURCHASE ORDER

THIS NUMBER MUST APPEAR ON ALL INVOICES
 PACKING SLIPS, CORRESPONDENCE, ETC.

No. 19-03989

Pg 1

SHIP TO

TOWNSHIP OF LIVINGSTON
 MANAGERS OFFICE
 357 S LIVINGSTON AVE
 LIVINGSTON, NJ 07039

VENDOR

ANTONELLI KANTOR, PC
 1000 STUYVESANT AVENUE
 SUITE #1
 UNION, NJ 07083

VENDOR #: ANTON006

ORDER DATE: 10/01/19
 REQUISITION NO: R1903997
 DELIVERY DATE:
 STATE CONTRACT:
 F.O.B. TERMS:

THIS ORDER IS TAX EXEMPT
 FEDERAL ID #22-6002040 TAX EXEMPT #A905116

PAYMENT RECORD

CHECK NO.

DATE PAID

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	Professional Legal Services Invoice # 11119; Preparation of eminent domain ordinance	C-04-55-019-009-008	1,067.5000	1,067.50
			TOTAL	1,067.50

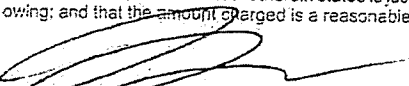
CLAIMANT'S CERTIFICATION

APPROVED FOR PAYMENT

RECEIVER'S CERTIFICATION

I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

I having knowledge of the facts certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

X 

VENDOR SIGN HERE

Partner

10/8/19

OFFICIAL POSITION

DATE

81-5219568

INCORPORATED? ☒ YES ☐ NO

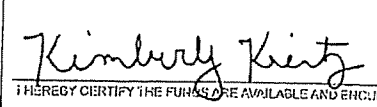
TAX ID NO. OR SOCIAL SECURITY NO.

DEPARTMENT HEAD

FINANCE DEPARTMENT

SIGNATURE

TITLE



I HEREBY CERTIFY THE FUNDS ARE AVAILABLE AND ENCUMBERED.

VOUCHER - VENDOR SIGN AT X AND RETURN WITH INVOICE FOR PAYMENT

AK_EMAILS_JULY_DEC_2019_00000065

2019-10-01 10:01:19

From: Stacey Lewis <SLewis@aknjlaw.com>
Sent: Wednesday, November 13, 2019 11:26 AM
To: lpatino@livingstonnj.org; blewis@livingstonnj.org
Cc: Jarrid H. Kantor
Subject: Livingston - October Invoice
Attachments: Livingston - October 2019 invoice.pdf

Good morning:

See attached invoices for October 2019.

If you have any questions or wish to discuss, please feel free to contact me at any time.

Thank you,

Stacey Lewis
Legal Assistant



ANTONELLI KANTOR, P.C.
Attorneys at Law

Antonelli Kantor, P.C.

1000 Stuyvesant Ave, Suite 1

Union, New Jersey 07083

Main: 908.623-3676 | Fax: 908.866.0336

MSoto@aknjlaw.com | www.aknjlaw.com

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ANTONELLI KANTOR P.C.

ATTORNEYS AT LAW

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JARRID H. KANTOR*
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KYLE A. FISHER
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VIVIAN LEKKAS*
OF COUNSEL

**ADMITTED NJ & NY*

1000 STUYVESANT AVE
SUITE #1
UNION, NJ 07083
Main: (908) 623-3676
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WRITER'S CONTACT:
Direct: 908-623-3672
Email: jkantor@aknjlaw.com

November 13, 2019

Via Email: lpattino@livingstonnj.org

Township of Livingston
Lori Pattino, Executive Assistant to Town Manager
357 S Livingston Avenue
Livingston, NJ 07039

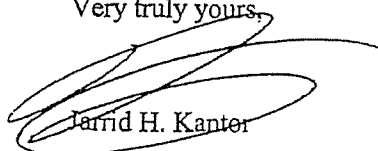
Re: Township of Livingston – October 2019 Invoice

Dear Ms. Pattino:

Enclosed you will find an invoice for the month of October 2019.

Should you have any questions, or wish to discuss, please feel free to contact me.

Very truly yours,



Jarrod H. Kantor

JHK/mb
Encl.

ANTONELLI KANTOR, P.C.
1000 Stuyvesant Ave, Suite 1
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INVOICE

Township of Livingston

Invoice 11306

Date	Nov 11, 2019
Service Thru	Oct 31, 2019

In Reference To: 12 Industrial Way (Time)

Matters ID: 10395

Date	By	Services	Rate	Hours	Amount
10/01/2019	VL	Research regarding registered agent for Defendant for service continued	\$ 165.00	0.30	\$ 49.50
10/01/2019	VL	Preparation of revisions to verified complaint, order to show cause order, final order, letter brief in support of order to show cause	\$ 165.00	1.10	\$ 181.50
10/01/2019	VL	Preparation of email to township clerk requesting copy of ordinance	\$ 165.00	0.10	\$ 16.50
10/02/2019	VL	Preparation of edits to pleadings and filing documents for eminent domain action	\$ 165.00	0.60	\$ 99.00
10/02/2019	VL	Preparation of final revisions to Verified complaint and filing letter	\$ 165.00	1.60	\$ 264.00
10/02/2019	VL	Preparation of revisions to brief for eminent domain action	\$ 165.00	0.30	\$ 49.50

10/02/2019	VL	Preparation of revisions to proposed order for eminent domain action	\$ 165.00	0.30	\$ 49.50
10/02/2019	VL	Preparation of revisions to order to show cause Order	\$ 165.00	0.60	\$ 99.00
10/04/2019	VL	Research regarding utility easements in preparation of filing Verified Complaint	\$ 165.00	0.30	\$ 49.50
10/04/2019	VL	Preparation of lis pendens and exhibits	\$ 165.00	0.40	\$ 66.00
10/04/2019	VL	Preparation of declaration of taking and exhibits	\$ 165.00	0.30	\$ 49.50
10/07/2019	VL	Preparation of lis pendens and declaration of taking	\$ 165.00	1.70	\$ 280.50
10/07/2019	VL	Preparation of email to Barry Lewis following up on review of verified complaint	\$ 165.00	0.10	\$ 16.50
10/07/2019	JHK	Review correspondence; draft correspondence; attention to OTSC and associated pleadings.	\$ 165.00	1.60	\$ 264.00
10/08/2019	VL	Final review of filing documents for order to show cause and verified complaint	\$ 165.00	0.40	\$ 66.00
10/08/2019	YT	Attention to OTSC and Verified Complaint relative DPW Property.	\$ 165.00	0.60	\$ 99.00
10/09/2019	JHK	Attention to filing of Verified Complaint, OTSC, and ancillary documents.	\$ 165.00	0.90	\$ 148.50
10/10/2019	VL	Phone conference with recording office regarding recording of lis pendens	\$ 165.00	0.20	\$ 33.00
10/10/2019	VL	Preparation of correspondence with recording office for lis pendens	\$ 165.00	0.30	\$ 49.50
10/10/2019	VL	Review of fees for filing of lis pendens	\$ 165.00	0.20	\$ 33.00
10/15/2019	VL	Phone conference with Judge Floria's chambers regarding status of order to show cause	\$ 165.00	0.20	\$ 33.00

10/15/2019	VL	Phone conference with Judge Kamil's chambers regarding status of order to show cause	\$ 165.00	0.20	\$ 33.00
10/16/2019	VL	Phone conference with court regarding condemnation action	\$ 165.00	0.30	\$ 49.50
10/16/2019	VL	Phone conference with Judge Moore's chambers regarding condemnation action	\$ 165.00	0.20	\$ 33.00
10/16/2019	VL	Phone conference with Judge Moore's chambers regarding condemnation action	\$ 165.00	0.20	\$ 33.00
10/23/2019	JHK	Review and analyze entered order; draft correspondence.	\$ 165.00	0.40	\$ 66.00
10/23/2019	VL	Preparation of correspondence with Defendant serving order to show cause, verified complaint and ancillary documents	\$ 165.00	0.40	\$ 66.00
10/23/2019	VL	Preparation of filed documents for service to defendants	\$ 165.00	0.40	\$ 66.00
10/23/2019	VL	Receipt and review of Court's filed order to show cause	\$ 165.00	0.20	\$ 33.00
10/24/2019	VL	Receipt and review of Court's filed order to show cause	\$ 165.00	0.10	\$ 16.50
10/24/2019	VL	Receipt and review of recorded lis pendens	\$ 165.00	0.10	\$ 16.50
10/24/2019	VL	Receipt and review of court notice regarding order to show cause hearing returnable on December 5, 2019	\$ 165.00	0.10	\$ 16.50
10/28/2019	VL	Receipt and review of affidavit of service from Guaranteed Subpoena for Yueng Yuan	\$ 165.00	0.10	\$ 16.50
10/29/2019	JHK	Attention to filing of affidavits of service.	\$ 165.00	0.30	\$ 49.50
10/29/2019	VL	Preparation of correspondence with Court filing affidavits of service	\$ 165.00	0.10	\$ 16.50
10/29/2019	VL	Receipt and review of affidavit of service from Guaranteed Subpoena for JCP&L	\$ 165.00	0.10	\$ 16.50
10/31/2019	JHK	Telephone call with JCPL; review correspondence; draft correspondence re: easement.	\$ 165.00	0.60	\$ 99.00
			Total:	15.90	\$2,623.50
billable					
10/01/2019	JHK	Review and revise Complaint and Brief.	\$ 165.00	1.80	\$ 297.00

10/02/2019	JHK	Additional review and revising of Complaint and other pleadings.	\$ 165.00	2.40	\$ 396.00
billable Total:				4.20	\$693.00
Total Time Amount:				20.10	\$3,316.50

In Reference To: 12 Industrial Way (Expenses)

Matters ID: 10395

Date	By	Expenses	Rate	Quantity	Amount
Mailing/Postage					
10/09/2019	YT	Courier Fee.	\$ 8.65	1.00	\$ 8.65
10/10/2019	YT	Courier Fee.	\$ 8.65	1.00	\$ 8.65
10/10/2019	JHK	NJLS to Essex County Court.	\$ 7.90	1.00	\$ 7.90
10/15/2019	JHK	NJLS to Essex County Register.	\$ 7.90	1.00	\$ 7.90
10/23/2019	JHK	Regular & Certified mail to Zheng Yuan International Flagship School.	\$ 22.00	1.00	\$ 22.00
Mailing/Postage Total:					\$55.10
Miscellaneous					
10/08/2019	JHK	Filing fee of Verified Complaint.	\$ 300.00	1.00	\$ 300.00
10/08/2019	YT	Filing of Complaint.	\$ 250.00	1.00	\$ 250.00
10/08/2019	YT	Filing of Order to Show Cause.	\$ 50.00	1.00	\$ 50.00
10/24/2019	JHK	Complaint served upon Zheng Yuan International Flagship School.	\$ 69.90	1.00	\$ 69.90
10/25/2019	JHK	Complaint served upon Jersey Central Power & Light Company.	\$ 69.90	1.00	\$ 69.90
10/25/2019	YT	Personal Service on Zheng Yuan International Flagship School.	\$ 69.90	1.00	\$ 69.90
10/28/2019	YT	Personal Service on JCP&L	\$ 69.90	1.00	\$ 69.90
Miscellaneous Total:					\$879.60
Total Expenses Amount:					\$934.70

Total Hours	20.10 hrs
Total Time	\$ 3,316.50
Total Expenses	\$ 934.70
Total Invoice Amount	\$ 4,251.20
Previous Balance	\$ 515.00
Balance (Amount Due)	\$ 4,766.20

PAST DUE BALANCE - PLEASE REMIT PAYMENT IMMEDIATELY

Aged Balances

<u>Current</u>	<u>30 Days</u>	<u>60 Days</u>	<u>90 Days</u>
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\$ 4,251.20

\$ 515.00

\$ 0.00

\$ 0.00

From: Karen Sullivan <ksullivan@livingstonnj.org>
Sent: Monday, December 09, 2019 8:48 AM
To: Jarrid H. Kantor
Subject: Re: 2020 Special Counsel

Good Morning,

You can send me everything once you speak with Barry. Thank you for getting back to me.

Karen A. Sullivan, QPA
Purchasing Manager
Township of Livingston
357 S. Livingston Avenue
Livingston, NJ 07039
Phone: 973-422-1586
Fax: 973-422-1152
ksullivan@livingstonnj.org

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On Fri, Dec 6, 2019 at 4:33 PM Jarrid H. Kantor <jkantor@aknjlaw.com> wrote:

Hi Karen:

Good afternoon. I just have a quick question for you or Barry regarding these forms. I can send you everything except for form "C" now or wait and send you everything at once after I speak with one of you.

Thank you,

Jarrid H. Kantor

Partner



Attorneys at Law

Antonelli Kantor, P.C.

1000 Stuyvesant Ave, Suite 1

Union, New Jersey 07083

Direct: 908.623.3672 | Cell: 908-872-8650

Main: 908.623-3676 | Fax: 908.866.0336

jkantor@aknjlaw.com | www.aknjlaw.com

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From: Karen Sullivan <ksullivan@livingstonnj.org>

Sent: Friday, December 6, 2019 4:01 PM

To: Jarrid H. Kantor <jkantor@aknjlaw.com>

Subject: Re: 2020 Special Counsel

Good Afternoon,

I wanted to follow up on my previous email. I would like to place this contract award on the 12/16 Council agenda. I will need to have the documents by 12/11 in order to make the Council packet. Please let me know if you will be able to submit these forms by 12/11. Thank you.

Karen A. Sullivan, QPA
Purchasing Manager
Township of Livingston
357 S. Livingston Avenue
Livingston, NJ 07039
Phone: 973-422-1586
Fax: 973-422-1152
ksullivan@livingstonnj.org

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On Mon, Nov 25, 2019 at 11:11 AM Karen Sullivan <ksullivan@livingstonnj.org> wrote:

Good Morning,

In preparation for a contract award for the above service, please complete the attached forms:

1. Political contribution disclosure form
2. Stockholder disclosure certification
3. Business entity disclosure form
4. State of New Jersey Division of Purchase and Property- Disclosure of Investment Activities in Iran

In accordance with N.J.S.A. 10:5-31 (P.L 1975, c.127) and N.J.A.C 17:27, municipalities must obtain Equal Employment Opportunity evidence from professional service firms who receive contracts from the municipality. Enclosed for your information and response are the following:

1. Exhibit A, Mandatory Equal Employment Opportunity Language detailing your firm's obligations under the law.

2. Affirmative Action Compliance Notice, which must be completed and returned to my office. Your firm must also provide one of the three forms of equal employment opportunity evidence as outlined in (a), (b) and (c) on the form. If you do not have documents (a) or (b), form AA-302 as indicated in item (c) is available from the Division of Contract Compliance and Equal Employment Opportunity in Pubic Contracting (Division) website at http://www.state.nj.us/treasury/contract_compliance. You will see a section for Forms and underneath is Employee Information Report (AA-302) and Employee Information Report (AA-302) Instructions. The original form is sent to the Division and a photocopy to my office.

3. Sample copy of Certificate of Employee Information Report, which is the last page of the Affirmative Action Compliance Notice attachment.

In addition, please submit the following:

1. New Jersey Business Registration Certificate
2. An updated insurance certificate naming the Township of Livingston as an additional insured

Please submit the requested information by December 6, 2019. Thank you.

Karen A. Sullivan, QPA

Purchasing Manager
Township of Livingston
357 S. Livingston Avenue
Livingston, NJ 07039
Phone: 973-422-1586
Fax: 973-422-1152
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Official email of the Township of Livingston NJ

For Official Business Use Only

From: Jarrid H. Kantor <jkantor@aknjlaw.com> on behalf of Jarrid H. Kantor
<jkantor@aknjlaw.com> <jkantor@aknjlaw.com>
Sent: Monday, December 09, 2019 2:46 PM
To: 'Barry Lewis'
Subject: FW: 2020 Special Counsel
Attachments: Political Contribution Disclosure Form 2019.doc;
ownership_disclosure_statement_Revised.docx; Antonelli Business Entity Disclosure Form
2019.doc; Iran Form.docx; New Exhibit A 2010.doc; Affirmative Action Compliance Notice
and EIR sample.pdf; Affirmative Action Compliance Notice and EIR sample.pdf

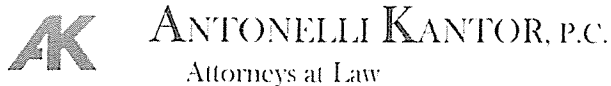
Hi Barry:

In follow-up, and for your reference, below and attached is what I received from Karen - - I have it all completed if you want, but cannot sign the non-fair and open disclosure bc the Firm made reportable contributions this year.

Will send you the docket to eminent domain action by separate email.

Thank you,

Jarrid H. Kantor
Partner



Antonelli Kantor, P.C.
1000 Stuyvesant Ave, Suite 1
Union, New Jersey 07083
Direct: 908.623.3672 | Cell: 908-872-8650
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jkantor@aknjlaw.com | www.aknjlaw.com

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From: Karen Sullivan <ksullivan@livingstonnj.org>
Sent: Monday, November 25, 2019 11:12 AM
To: Jarrid H. Kantor <jkantor@aknjlaw.com>
Subject: 2020 Special Counsel

Good Morning,

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Please submit the requested information by December 6, 2019. Thank you.

Karen A. Sullivan, QPA

Purchasing Manager
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