



2016 NJAA Garden State Awards
November 10, 2016
Ocean Place- Long Branch, NJ

CONGRATULATIONS TO THE 2016 MANAGEMENT COMPANY OF THE YEAR WINNERS!

COMPANY	CATEGORY
<i>PRD Management, Inc</i>	Affordable
<i>Sterling Properties Group, LLC</i>	Market Rate under 2,000 units
<i>Morgan Properties</i>	Market Rate over 2,000 units

CONGRATULATIONS TO THE 2016 EXCELLENCE IN PROPERTY MANAGEMENT WINNERS!

PROPERTY	COMPANY
<i>Avalon Hoboken</i>	AvalonBay Communities, Inc.
<i>Avalon West Long Branch</i>	AvalonBay Communities, Inc.
<i>Gardens at Maplewood</i>	Fieldstone Properties, LLC
<i>Mill Run at Union</i>	Fieldstone Properties, LLC
<i>Apartments at the Mill</i>	Ingerman Management Company
<i>Rachel Gardens</i>	Jersey Central Management, LLC
<i>Cedar Brook Apartments</i>	Kettler Management
<i>Fox Pointe Apartments</i>	Kettler Management
<i>Canfield Mews</i>	LPZ Bertram
<i>Runnymede Gardens</i>	LPZ Bertram
<i>Burnt Mill Apartments</i>	Morgan Properties



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<i>Colonials Apartments</i>	Morgan Properties
<i>Cranbury Crossing</i>	Morgan Properties
<i>Cranford Crossing</i>	Morgan Properties
<i>Fairways Apartments</i>	Morgan Properties
<i>Lumberton Apartments</i>	Morgan Properties
<i>Nieuw Amsterdam</i>	Morgan Properties
<i>Roberts Mill Apartments & Townhomes</i>	Morgan Properties
<i>The Landings</i>	Morgan Properties
<i>Towers of Windsor Park</i>	Morgan Properties
<i>Acacia Lumberton Manor</i>	PRD Management, Inc.
<i>Hunters Chase</i>	Scully Company
<i>Bellclair at Montclair</i>	Sterling Properties Group, LLC
<i>Columbia Court at Springfield</i>	Sterling Properties Group, LLC
<i>Millpond at Franklin Lakes</i>	Sterling Properties Group, LLC
<i>Riverbend at Florham Park</i>	Sterling Properties Group, LLC
<i>The Crossings at Ewing</i>	Sterling Properties Group, LLC
<i>Dwell Cherry Hill</i>	The Klein Company
<i>Albertson Village Apartments</i>	The Walters Group
<i>Stafford Park Apartments</i>	The Walters Group
<i>Stafford Preserve Apartments</i>	The Walters Group
<i>Princeton Orchards Apartments</i>	The Westover Companies
<i>The Mews at Princeton Junction</i>	Toll Brothers Apartment Living
<i>The Morgan at Provost Square</i>	Toll Brothers Apartment Living
<i>140 Mayhill</i>	Value Companies, Inc.
<i>Foxhall Apartments</i>	Value Companies, Inc.
<i>Gateways at Randolph</i>	Value Companies, Inc.
<i>Saddle Brook Apartments</i>	Value Companies, Inc.
<i>Woodmont Knolls at Hanover</i>	Woodmont Properties
<i>Woodmont Station at Cranford</i>	Woodmont Properties



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CONGRATULATIONS TO THE 2016 CURB APPEAL WINNERS!

PROPERTY	COMPANY
<i>Avalon Bloomfield Station</i>	AvalonBay Communities, Inc.
<i>The Hillside Club</i>	BNE Real Estate
<i>The Monarch</i>	BNE Real Estate
<i>The Waverly at Neptune</i>	BNE Real Estate
<i>Warner Village</i>	C.J. Lombardo Company
<i>Arbors at Franklin Township</i>	Fieldstone Properties, LLC
<i>Mill Run at Union</i>	Fieldstone Properties, LLC
<i>Estuary I</i>	Greystar
<i>Willows at Waretown</i>	Ingerman Management Company
<i>Brookchester Apartments</i>	JMG Realty, Inc.
<i>Linden House Apartments</i>	JMG Realty, Inc.
<i>Cedar Brook Apartments</i>	Kettler Management
<i>Joralemon Street</i>	Kettler Management
<i>Orchard Park Apartments</i>	Kettler Management
<i>Timber Pointe</i>	Kettler Management
<i>Queens Gate Apartments</i>	Lincoln Property Company
<i>Arrowgate Village</i>	LPZ Bertram
<i>Birchview Gardens</i>	LPZ Bertram
<i>Camelot Gardens</i>	LPZ Bertram
<i>Canfield Mews</i>	LPZ Bertram
<i>Dorchester House</i>	LPZ Bertram
<i>Kings Village</i>	LPZ Bertram
<i>Ridgedale Gardens</i>	LPZ Bertram
<i>Runnymede Gardens</i>	LPZ Bertram
<i>Thousand Oaks Village</i>	LPZ Bertram
<i>Victoria Gardens</i>	LPZ Bertram
<i>Villages at New Providence</i>	LPZ Bertram



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<i>Eatoncrest Apartments</i>	Morgan Properties
<i>Fairways Apartments</i>	Morgan Properties
<i>Hyde Park Apartments</i>	Morgan Properties
<i>Lakeview Terrace</i>	Morgan Properties
<i>Lumberton Apartments</i>	Morgan Properties
<i>Nieuw Amsterdam</i>	Morgan Properties
<i>Roberts Mill Apartments & Townhomes</i>	Morgan Properties
<i>South Street Apartments</i>	Morgan Properties
<i>The Landings</i>	Morgan Properties
<i>Towers of Windsor Park</i>	Morgan Properties
<i>Heather Ridge Apartments</i>	Panco Management of New York, LLC
<i>Homestead Garden Apartments</i>	Panco Management of New York, LLC
<i>The Point at Fort Lee</i>	Panco Management of New York, LLC
<i>Acacia Lumberton Manor</i>	PRD Management, Inc.
<i>Audubon Towers</i>	PRD Management, Inc.
<i>Brookside Apartments</i>	PRD Management, Inc.
<i>Franklin Square Village</i>	PRD Management, Inc.
<i>The Apartments at Saint Thomas</i>	PRD Management, Inc.
<i>The Bookend</i>	Premier Properties of New Brunswick
<i>Verdana Howell</i>	Solomon Organization
<i>Dwell Cherry Hill</i>	The Klein Company
<i>Albertson Village Apartments</i>	The Walters Group
<i>Laurel Oaks Apartments</i>	The Walters Group
<i>Stafford Park Apartments</i>	The Walters Group
<i>Stafford Preserve Apartments</i>	The Walters Group
<i>Whispering Hills</i>	The Walters Group
<i>Princeton Orchards Apartments</i>	The Westover Companies
<i>United Communities</i>	United Communities
<i>140 Mayhill</i>	Value Companies, Inc.
<i>Crestview Apartments</i>	Value Companies, Inc.
<i>Dorchester Manor</i>	Value Companies, Inc.
<i>Foxhall Apartments</i>	Value Companies, Inc.
<i>Gateways at Randolph</i>	Value Companies, Inc.
<i>Woodmont Knolls at Hanover</i>	Woodmont Properties
<i>Woodmont Station at Cranford</i>	Woodmont Properties



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CONGRATULATIONS TO THE 2016 GREEN BUILDING WINNERS!

PROPERTY	COMPANY
<i>Tivoli Gardens</i>	LPZ Bertram
<i>Country Club Apartments</i>	The Kamson Corporation
<i>Dwell Cherry Hill</i>	The Klein Company
<i>Albertson Village Apartments</i>	The Walters Group
<i>Laurel Oaks</i>	The Walters Group
<i>Stafford Park Apartments</i>	The Walters Group
<i>Stafford Preserve Apartments</i>	The Walters Group
<i>United Communities</i>	United Communities

CONGRATULATIONS TO THE 2016 WEBSITE WINNERS!

COMPANY WEBSITES

COMPANY
Friedman Realty Group
Kettler Management
Panco Management of New York, LLC
Sax LLP



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PROPERTY WEBSITES

PROPERTY	COMPANY
<i>Estuary I</i>	Greystar
<i>Union Grove Apartments</i>	Kettler Management
<i>Laurel Green</i>	Lincoln Property Company
<i>Heather Ridge Apartments</i>	Panco Management of New York, LLC
<i>Homestead Garden Apartments</i>	Panco Management of New York, LLC
<i>The Point at Fort Lee</i>	Panco Management of New York, LLC
<i>Verdana Howell</i>	Solomon Organization
<i>Princeton Orchards Apartments</i>	The Westover Companies
<i>Willow Ridge Village Apartments</i>	The Westover Companies

CONGRATULATIONS TO THE 2016 ASSOCIATE WINNERS!

MOST CHARITABLE

COMPANY

Investors Bank
Quality 1st Contracting
Sax LLP
SERVPRO of Morristown

INDUSTRY INVOLVEMENT

COMPANY

City Fire Equipment Company



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OUTSTANDING BUSINESS PARTNER

COMPANY

Carfaro, a Division of Fairway Building Products LLC
Direct Supplies Warehouse

OUTSTANDING STAFF MEMBER

FIRST NAME	LAST NAME	COMPANY
Lila	Khiry	SERVPRO of Morristown

CONGRATULATIONS TO THE 2016 INDIVIDUAL WINNERS!

LEASING PROFESSIONAL

FIRST NAME	LAST NAME	COMPANY
Pablo	Gonzalez	AvalonBay Communities, Inc.
Reynolds	Pinder	AvalonBay Communities, Inc.
Michelle	Rodriguez	AvalonBay Communities, Inc.
Cortney	Marano	Goldberg Realty Associates
Edward	Hussey	Home Properties
Casey	King	Kettler Management
Nyasia	Roman	Kettler Management
Heather	Abrante	Morgan Properties
Livingston	Abreu	Morgan Properties
Susan	Daly	Morgan Properties
Joseph	Garofolo	Morgan Properties



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Johanna
 Dominique

Santiago
 Wallace

Morgan Properties
 Morgan Properties

MAINTENANCE SUPERVISOR

FIRST NAME	LAST NAME	COMPANY
Russell	Taylor	Alliance Residential Company
Robert	Bratter	AvalonBay Communities, Inc.
Matthew	Gibbons	AvalonBay Communities, Inc.
Jason	Morris	AvalonBay Communities, Inc.
John	Ryan	AvalonBay Communities, Inc.
Roger	Alston	Kettler Management
Slawomir	Zielinski	LPZ Bertram
Wayne	Avis	Morgan Properties
David	Gonzalez	Morgan Properties
Ismael	Munoz	Morgan Properties
Isaac	Sloop	Morgan Properties
Tom	Toth	Morgan Properties
Carl	Walker	Morgan Properties
Peter	Weiss	Morgan Properties
Richard	Avalo	Panco Management of New York, LLC
Alexander	Rodriguez	Pennrose Management Company
Travis	Kali	PRD Management, Inc.
Stephen	Lash	PRD Management, Inc.
Hector	Velez	Scully Company
Wojciech	Cebula	Value Companies, Inc.
Antoni	Golab	Value Companies, Inc.
Jaroslav	Halajko	Value Companies, Inc.
Piotr	Maj	Value Companies, Inc.
Piotr	Mroz	Value Companies, Inc.
Miguel	Triunfer	Value Companies, Inc.
Kamil	Wrobel	Value Companies, Inc.
Tomasz	Zieba	Value Companies, Inc.
James	Guiendon	Woodmont Properties



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MAINTENANCE TECHNICIAN

FIRST NAME	LAST NAME	COMPANY
Cliff	Benningfield	AvalonBay Communities, Inc.
Rafael	Castiblanco	AvalonBay Communities, Inc.
Anthony	Howard	AvalonBay Communities, Inc.
David	Rodriguez	AvalonBay Communities, Inc.
Jacquan	Covington	Fieldstone Properties, LLC
Alan	Fryer	Fieldstone Properties, LLC
Daniel	Kruk	Fieldstone Properties, LLC
Esmailyn	De La Cruz Garcia	Hekemian & Company, Inc.
David	Hall	Kettler Management
Jonathan	Toth	Kettler Management
Andrzej	Wicijewski	LPZ Bertram
Grzegorz	Adamczuk	Morgan Properties
Manuel Andres	Garcia Arroyo	Morgan Properties
Joshua	Hollander	Morgan Properties
Roberto	Rafael	Morgan Properties
Francisco	Taveras	Panco Management of New York, LLC
Sergio	Sanchez	The Westover Companies
Scott	Varanelli	Woodmont Properties

PROPERTY MANAGER

FIRST NAME	LAST NAME	COMPANY
Michael	Bloomberg	AvalonBay Communities, Inc.
Kerry	Haug	AvalonBay Communities, Inc.
Allison	Cartin	Fieldstone Properties, LLC
Priscilla	Iturrino	Fieldstone Properties, LLC
Amanda	Meyer	Fieldstone Properties, LLC
Melissa	Sheil	Fieldstone Properties, LLC
Angela	Terracciano	Home Properties
Lindsay	Pietsch	Kettler Management
Mary	Struba	Kettler Management



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Chris	Cibo	Morgan Properties
John	Marcoux	Morgan Properties
Nicole	Szafranski	Morgan Properties
Rene	Purcell	PRD Management, Inc.
Donna	Tolifero	PRD Management, Inc.
Danielle	Walker	PRD Management, Inc.
Kristin	Bozarth	Scully Company
Kathryn	Goldenberg	Scully Company
Karen	Coletta	Sterling Properties Group, LLC
Shanette	Jones	Sterling Properties Group, LLC

ASSISTANT PROPERTY MANAGER

FIRST NAME	LAST NAME	COMPANY
Esther	Quintero	Alliance Residential Company
Tim	Kleppe	AvalonBay Communities, Inc.
Christine	Frey	Kettler Management
Theresa	Butler	Morgan Properties
Rochelle	Davis	Morgan Properties
Eleftheria	Gouvouniotis	Pennrose Management Company
Norma	Reyes	Pennrose Management Company
Karen	Kubinak	Woodmont Properties

REGIONAL MANAGER

FIRST NAME	LAST NAME	COMPANY
Michael	Bick	LPZ Bertram
Barbara	Roccia	PRD Management, Inc.



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GROUNDSCKEEPER/PORTER

FIRST NAME	LAST NAME	COMPANY
Jhon	Avila	Hekemian & Company, Inc.
Tadeusz	Kaszycki	LPZ Bertram
Stanislaw	Zielinski	LPZ Bertram
Carlos	Romero	Woodmont Properties
David	Virzi	Woodmont Properties

PROPERTY/CORPORATE OFFICE STAFF

FIRST NAME	LAST NAME	COMPANY
Katherine	LeMaire	AvalonBay Communities, Inc.
Angie	Murillo	Fieldstone Properties, LLC
Jaimee	Pius	Fieldstone Properties, LLC
Nilyne	Saintvil	Fieldstone Properties, LLC
Nikki	Bet	Hekemian & Company, Inc.
Lauren	Cowley	Kettler Management
Denise	Delasandro	Kettler Management
Elizabeth	Foster	LPZ Bertram
Marie	Gechtman	LPZ Bertram
Jennifer	Adriatico	Morgan Properties
Paige	Searfoss	Morgan Properties
Debra	Grudza	PRD Management, Inc.
Margaret	Livingston	PRD Management, Inc.
Sandee	Vogel	PRD Management, Inc.
Sheri	May	PRD Management, Inc.

RESIDENT SUPERINTENDENT

FIRST NAME	LAST NAME	COMPANY
Tom	Blackshaw	PRD Management, Inc.
John	Chesnok	PRD Management, Inc.
William	Rylee, Jr.	PRD Management, Inc.



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INDUSTRY ROOKIE OF THE YEAR

FIRST NAME	LAST NAME	COMPANY
Nicholas	Arriaga	AvalonBay Communities, Inc.
Eduardo	Guardia	Hekemian & Company, Inc.
Lena	Walder	LPZ Bertram
Gail	Dash	PRD Management, Inc.
James	Charlot	Woodmont Properties