



**Under One Roof:**  
*Creating Homes by Working Together*

**Panelists**

**Richard A. Brook**  
**Florence Township, NJ**

Richard A. Brook currently serves as Township Administrator for Florence Township, NJ. He graduated from West Chester University with a degree in Political Science/Public Administration. Previous work experience includes: Community Development Coordinator, Maple Shade Township, New Jersey, Community Development Director, Falls Township, Pennsylvania, and Township Manager, Eastampton Township, New Jersey.

**Carmen Gandulla**  
**Jersey City, NJ**

Ms. Carmen Gandulla is the Director of Community Development for the City of Jersey. She received her Bachelors of Liberal Arts and Science from Rider University. After a 12 plus year-career as a banking financial service professional she decided to focus her attention towards government and public sector work. During her career as a banker at JP Morgan Chase & Co, she was known as highly versatile, results driven professional. Areas of expertise were business strategy development, relationship management, business banking, investment banking, finance operations, consumer and business lending. Currently as the Director of Community Development she successfully prepared and secured the approval of the Consolidated Plan for fiscal years of 2015 through 2019 from the Department of Housing and Urban Development (HUD). Under her leadership the City of Jersey City anticipates receiving about \$50 million of federal aid in the form of grants which consist of CDBG, HOME, HOWPA and ESG over the next five years. More recently her office is scheduled to receive about \$9.7 million dollars in HUD entitlement funds to be administered within the City of Jersey City. In addition, she is the Chairperson for the Affordable Housing Trust Fund Review Committee, administering \$6 to \$8 million dollars at the municipal level for development and preservation of affordable housing units. Within the County of Hudson she serves on the Alliance to End Homelessness' and Homelessness Trust Fund Executive Board. Ms. Gandulla is a regular volunteer at many community events. This past summer she participated in the Men's Fitness 5k Obstacle Course Challenge, completed a 16 mile Bike Tour of Jersey City and organized Run/Walk to end Domestic Violence. She enjoys sporting events and is a very enthusiastic New York Giants football fan. She is born and raised in Trenton, NJ however currently calls Jersey City home for the past 8 years.

**Russell Stern AICP, PP, LLA**  
**Township of Roxbury**

Russell Stern is a licensed professional planner and landscape architect employed by the Township of Roxbury for over twenty years as the Township Planner/Director of Planning. He has extensive experience in land use planning, design, housing, regulatory compliance, administration and project management serving both the public and private sectors.

Mr. Stern has developed litigation strategy and provided expert witness testimony in Superior Court to uphold zoning and prosecute zoning violations. He has delivered strategic expertise to Roxbury's Land Development Ordinance, Master Plan, Land Use Plan Reexamination Reports and Housing Elements. Mr. Stern's (Over ->)

comprehensive and detailed analysis of development proposals, with a focus on design, provides clear direction that promotes the goals and objectives of the municipality. His coordination and presentation of State and County grant applications have resulted in financial gain to the Township and led to the acquisition of the town's largest open space parcel.

In addition, Mr. Stern enjoys volunteering in his home town, with 10 ten years on the Zoning Board of Adjustment and five years and counting on the Downtown Development Commission, serving as Chairman on both. He is also a member of the American Institute of Certified Planners and an adjunct instructor for Rutgers University Government Services since 2003 teaching certification courses for Zoning Officers and Land Use Administrators.

## **Moderator**

### **Blair Schleicher Bravo**

#### **Morris Habitat for Humanity**

Blair Schleicher Bravo is the Chief Executive Officer of Morris Habitat for Humanity located in Randolph, NJ. She is a founding member, past chair and current vice chair of the Housing Alliance for Morris County, a coalition of organizations committed to increasing the supply of affordable housing in Morris County. She serves on the Advisory Board for the Housing Partnership for Morris County and their Foreclosure Task Force. Ms. Schleicher Bravo is a former four-term councilwoman in Mountain Lakes, serving two terms both as Mayor and Deputy Mayor as well as liaison to all Borough Committees in her tenure. She has joined the Board of Directors in 2014.