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**RESUME**

**NAME:** EDWARD J. BUZAK

**BUSINESS ADDRESS:** 150 River Road  
Suite N-4  
Montville, NJ 07045

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**DATE OF BIRTH:** April 20, 1948

**MARITAL STATUS:** Married, 2 children

**EDUCATION:** Lodi High School, Lodi, NJ  
1966, Class Valedictorian

Union College, Schenectady, New York  
B.A., 1970 Cum Laude with Honors in Political Science

Georgetown University Law Center, Washington, D.C.  
J.D., 1973

**ADMITTED TO:**

**NEW JERSEY BAR:** 1973

**DISTRICT OF COLUMBIA BAR** 1974

**U.S. COURT OF APPEALS THIRD CIRCUIT** 2013

**EMPLOYMENT:** 1983-Present Private Practice specializing in Municipal,  
Authority, Zoning and Planning Law  
1976-1982 Partner: Villoresi and Buzak, Esqs.  
Engaged in general practice of law  
1973-1975 Associate Attorney:  
Villoresi & Flanagan, Esqs.

**LEGAL EXPERIENCE:**

1. Specializing in Municipal Law including Planning, Zoning, Sewer and Water Authority, General Authority Law, Financing and Solid Waste, including:

**A. Municipalities - General Counsel**

- o Rockaway Township 1996 - 2012
- o Randolph Township 2003 - Date
- o Lincoln Park Borough 1997 - 1998
- o 2007 - 2013
- o Kinnelon Borough 2016 - Date
- o 1979 - 2010
- o West Milford Township 1999 - 2000

**B. Planning Boards – Counsel**

- o Millburn Township Planning Board 2013 - Date
- o Denville Township Planning Board 2000 - Date
- o 1990 - 1995
- o Washington Township Planning Board 2001 - Date
- o Mendham Township Planning Board 2005 - Date
- o Mt. Olive Township Planning Board 2009 - Date
- o 2002 - 2005
- o Lodi Planning Board 1999 - 2001
- o Randolph Township Planning Board 1986 - 1994

**C. Other Municipal Agencies - Counsel**

- o Randolph Township Multiple Dwelling Board 1979 - 1993
- o Lodi Rent Leveling Board 1987 - 1991
- o Denville Board of Adjustment 1988 - 1989

**D. Municipal Utilities Authorities/Sewerage Authorities - Counsel**

- o Readington-Lebanon Sewerage Authority 1990 - Date
- o Montville Township 1976 - 2001
- o East Windsor 1987 - 1998
- o Warren County (Pequest River) Municipal Utilities Authority 1991 - 1995
- o Randolph Township 1975 - 1993
- o Sussex County 1980 - 1989
- o Lakeland Regional Solid Waste Management Authority 1982 - 1988

**E. Municipalities and Municipal Agencies - Associate Counsel**

- o West Paterson 1995
- o Parsippany-Troy Hills 1982 - 1983
- o Randolph Township 1979 - 1982
- o Washington Township 1979 - 1982
- o Denville Township 1979 - 1982
- o Oakland Borough 1977 - 1980
- o Morristown Urban Renewal 1974 - 1975
- o Randolph Planning Board 1974 - 1975

**F. Fire Districts - Counsel**

- o Board of Fire Commissioners,  
District No. 2 (Towaco) 1979 - Date
- o Board of Fire Commissioners,  
District No. 3 (Pine Brook) 1978 - 1988

**G. Special Counsel**

- o Lebanon Borough Sewerage Authority 2015 - Date
- o Township of Rockaway 2013 - Date
- o Borough of Lincoln Park 2014
- o Town of Newton 2011 - Date
- o Borough of Kinnelon 2011 - 2012
- o City of Hoboken 2009 - Date
- o Delsea Regional School District  
Gloucester County 2009
- o Morris Plains Borough 2008 - Date
- o City of Englewood 2005 - Date
- o Gloucester County Utilities  
Authority 2002
- o Borough of North Haledon 2000 - Date
- o County of Morris 1994 - Date
- o Township of Denville 1983 - 1996
- o Sanitary Sewer Matters and  
Mt. Laurel matters 2000 - Date
- o Borough of Florham Park Planning  
Planning Board 2006 - 2007
- o Logan Township Municipal Utilities  
Authority 2002 - 2004
- o City of Plainfield 2002
- o Township of West Milford 2000
- o Sussex Cnty Mun. Utilities Auth. 1989 - 2000

- o Somers Point City Sewerage Authority 1999
- o Aberdeen Township Municipal Utilities Authority (NJDEP/Mt. Laurel Matters) 1989 - 1997
- o County of Bergen 1993 - 1995
- o Township of Cedar Grove 1994 - 1995
- o Randolph Township Planning Board 1995
- o Township of Byram 1995
- o Randolph Township - Mt. Laurel Litigation 1984 - 1993
- o Howell Township 1989 - 1992
- o City of Jersey City (Sewerage Authority/MUA Matters Tax Appeals) 1991 - 1992
- o Morris Township Planning Board (Mt. Laurel Matters) 1990 - 1991
- o Township of Parsippany-Troy Hills Solid Waste Litigation 1987 - 1990
- o Rockaway Valley Regional Sewerage Authority - Composting Litigation 1985 - 1989

**H. Assistant Counsel to New Jersey State League of Municipalities 1998 - Date**

**I. Assistant Counsel to New Jersey Planning Officials 2005 - Date  
1994 - 2000**

**J. General Counsel to Association of Environmental Authorities 1990 - 1992**

2. General Practice includes Real Estate, Environmental, Construction Claims, Corporate, General Civil Litigation and Arbitration.

**AWARDS:**

2002 Fred G. Stickel Award for Excellence in Local Government Law and Exemplary Service to the Legal Profession, awarded on November 21, 2002 from the New Jersey Institute of Municipal Attorneys.

"Associate Member of the Year Award", presented by Association of Environmental Authorities, November 15, 2000

Who's Who in the World, 1996; 1997; 1998; 1999; 2000; 2001; 2002; 2003; 2004; 2005; 2006; 2007; 2008, Marquis Who's Who, New Providence, NJ.

Who's Who in the East, 1995 - 1996 (25th Silver Anniversary Ed.); 1997; 1998; 2001; 2002; 2003; 2004, Marquis Who's Who, New Providence, NJ

Who's Who in Finance and Industry, 1994 - 1995 (29th Ed. 1994); 1997; 2000 - 2001, Marquis Who's Who, New Providence, N.J.

Who's Who in Finance and Business, 2008 - 2009, Marquis Who's Who, New Providence, NJ.

Who's Who in America, 1997; 1998; 1999; 2000; 2001; 2002; 2003; 2004; 2006; 2007; 2008; 2009, Marquis Who's Who, New Providence, N.J.

Who's Who in American Law, 1994-1995 (8th Ed. 1994); 1996 - 1997 (9th Ed.); 1998; 2000; 2002-2003; 2003-2004; 2005-2006; 2007-2008, Marquis Who's Who, New Providence, N.J.

Authorities Association of New Jersey Management Achievement Award 1988.

**PROFESSIONAL ASSOCIATIONS:**

Morris County Bar Association (Member; Land Use Law Committee);

New Jersey State Bar Association, (Director - Past Chairman, Local Government Law Section);

American Bar Association (Sections: Urban, State and Local Government Law, Natural Resources, Energy and Environment);

District of Columbia Bar;

Association of Environmental Authorities, Counsel 1991 - 1992

(Chairman, Legislative Committee 1986 to Date; Legal Committee);

N.J. Institute of Local Government Attorneys [Trustee; President (2003-2004)];

N.J. State League of Municipalities

(Chairman, Special Committee on New Jersey Council on Affordable Housing);

Municipal Land Use Law Technical Review Committee, Member 1993 - Date

## **PUBLICATIONS AND PRESENTATIONS:**

### **Annual New Jersey Law Journal Supreme Court Year in Review.**

- "The State Supreme Court Year in Review, 2014-15 Municipal Law", New Jersey Law Journal, 221 N.J.L.J. 981 (September 28, 2015)
- "The State Supreme Court Year in Review, 2013-2014 Municipal Law", New Jersey Law Journal, 217 N.J.L.J. 689 (September 1, 2014)
- "The State Supreme Court Year in Review, 2012-2013 Municipal Law", New Jersey Law Journal, 213 N.J.L.J. 777 (September 2, 2013)
- "The State Supreme Court Year in Review, 2011-2012 Municipal Law", New Jersey Law Journal, 209 N.J.L.J. 755 (September 3, 2012)
- "The State Supreme Court Year in Review, 2010-2011 Municipal Law", New Jersey Law Journal, 205 N.J.L.J. 852 (September 5, 2011)
- "The State Supreme Court Year in Review, 2009-2010 Municipal Law", New Jersey Law Journal, 201 N.J.L.J. 758 (September 6, 2010)
- "The State Supreme Court Year in Review, 2008-2009 Municipal Law", New Jersey Law Journal, 197 N.J.L.J. 741 (September 7, 2009) [Lead Article]
- "The State Supreme Court Year in Review, 2007-2008 Municipal Law", New Jersey Law Journal, 193 N.J.L.J. 663 (September 8, 2008).
- "The State Supreme Court Year in Review, 2006-2007 Municipal Law", New Jersey Law Journal, 189 N.J.L.J. 822 (September 3, 2007).
- "The State Supreme Court Year in Review, 2005-2006 Municipal Law", New Jersey Law Journal, 185 N.J.L.J. 836 (September 4, 2006).
- "The State Supreme Court Year in Review, 2004-2005 Municipal Law", New Jersey Law Journal, 181 N.J.L.J. 905 (September 5, 2005).
- "The State Supreme Court Year in Review, 2003-2004 Municipal Law", New Jersey Law Journal, 177 N.J.L.J. 864 (September 6, 2004).
- "The State Supreme Court Year in Review 2002-2003 Municipal Law" New Jersey Law Journal, 173 N.J.L.J. 812 (September 1, 2003)

**New Jersey Law Journal and New Jersey Lawyer Publications.**

- "Supreme Court Establishes Shield Process for Proactive COAH Municipalities", Op-Ed, New Jersey Law Journal; 219 N.J.L.J. 101 (March 30, 2015, Page 27)
- "Third Round COAH Opinion is a Win-Win", New Jersey Law Journal, 214 N.J.L.J. 605 (November 11, 2013)
- "Transparency in No Bid Contracts", New Jersey Law Journal, 188 N.J.L.J. 470 (May 7, 2007).
- "Municipalities Will Determine Affordable Housing Obligation", New Jersey Law Journal, 180 N.J.L.J. 198 (April 18, 2005).
- "Pay to Play: Specific Contributions", New Jersey Law Journal, 178 N.J.L.J. 1132 (December 20, 2004).
- "Pay to Play: Answers and Advice", New Jersey Law Journal 178 N.J.L.J. 764 (November 22, 2004).
- "Growth Share is Path to Progress", New Jersey Law Journal, Vol. CLXXVI, No. 12, Index 1154 (June 21, 2004).
- "How to File Municipal Mechanic's Liens, Notes and Analysis", New Jersey Lawyer 1827 (July 28, 1997).
- "Examining the Powers of Local Planning Boards", New Jersey Lawyer, 2 N.J.L. 508 (April 5, 1993) (with Robert B. Campbell, Esq.).
- "Appealing Pollution Discharge Elimination Permits", New Jersey Lawyer, 1 N.J.L. 1425 (September 14, 1992).
- "Who's the Client of the Governing Body?", New Jersey Lawyer, 1 N.J.L. 752 (May 25, 1992).
- "Local Ethics Law's First Year Yields Lots of Advice", New Jersey Law Journal, 130 N.J.L.J. 1382 (April 27, 1992).
- "Defending Against DEPE Enforcement Actions", New Jersey Law Journal, 129 N.J.L.J. 596 (October 24, 1991).

"A Guide to the Local Government Ethics Law", New Jersey Law Journal, 128 N.J.L.J. 11 (May 2, 1991).

"In a Frenzy Over Clean Water, Facts Went Dry", New Jersey Law Journal, Volume CXXVI, No. 5, 126 N.J.L.J. 241 (August 2, 1990.)

"Rules of the Affordable Housing Council Made Simple", 118 New Jersey Law Journal, 237 (August 21, 1986).

### **New Jersey Municipalities Publications.**

"The End of Dual Elective Office Holding . . . Almost", New Jersey Municipalities, Vol. 89, No. 7, October, 2007.

"A Guide to the Local Public Contracts Law", with Tiena M. Cofoni, Esq., New Jersey Municipalities, Vol. 84, No. 6, June, 2007.

"COAH -- Making Sense of the New Regulations", New Jersey Municipalities, Vol. 82, No. 4, April 2005.

"Build As You Grow -- The Latest From COAH", New Jersey Municipalities, Vol. 80, No. 7, November 2003.

"Local Public Contracts Law Revamped", New Jersey Municipalities, Vol. 77, No. 7, October, 2000.

"Answers to Common Questions on ADR", New Jersey Municipalities, Vol. 75, No. 7, October, 1998.

"Local Government Ethics Regulations Fall Short of the Mark", New Jersey Municipalities, Vol. 74, No. 4 (April, 1997).

"Legal and Engineering Aspects of Municipal Water and Sewer Privatization", co-authored by Dr. Ivan Metzger, P.E. and Edward J. Buzak, Esq., New Jersey Municipalities, Vol. 72, No. 8 (November, 1995).

"Interpreting the Law for Reduced Utility Rates for Seniors and Disabled Persons", New Jersey Municipalities, Vol. 71, No. 9 (December, 1994).

- "The Seven Year Itch -- COAH Revamps its Substantive Rules to Build a Better Mousetrap", New Jersey Municipalities, Vol. 70, No. 6 (June, 1993).
- "The Mandatory Statewide Site Improvement Act, P.L. 1993 Chapter 32", New Jersey Municipalities, Vol. 70, No. 5 (May, 1993).
- "The Local Government Ethics Law Revisited", New Jersey Municipalities, Vol. 69, No. 6 (June, 1992).
- "A Score Card on The Clean Water Enforcement Act", New Jersey Municipalities, Vol. 67, No. 8, November, 1990.
- "The Clean Water Enforcement Act -- Frenzy Over Fact", New Jersey Municipalities, Vol. 67, No. 7, October 1990.
- "What's New at the Council on Affordable Housing", New Jersey Municipalities, Vol. 64, No. 2, February, 1987.
- "Affordable Housing Rules -- Framework for Fairness", New Jersey Municipalities, Vol. 63, No. 7, October, 1986.
- "The Impact of Mount Laurel II on Municipal Utilities Authorities" New Jersey Municipalities, Vol. 61, No. 8, November, 1984. 115 New Jersey Law Journal 317 (March 21, 1985).
- "Open Public Meeting Act - A Model for Municipal Compliance" New Jersey Municipalities, Vol. 53, Number 1, January, 1976.

### **Municipal Law Review.**

- "Navigating The 'Anti-Pay to Play' Minefield for the Local Government Professional", Municipal Law Review, Vol. 29, No. 1, March, 2006, p. 29.
- "Affordable Housing at the Crossroads The Road Chosen Will Affect Affordable Housing Production for the Next Decade", Municipal Law Review, Vol. 27, No. 2, June 2004, p. 123.
- "New Legislation Regulates Authority Performance and Maintenances Bonds and Escrow Deposit Procedures", Municipal Law Review, Vol. 22, No. 2, June, 1999, p. 20.

"Mandatory Alternate Dispute Resolution", Municipal Law Review, Vol. 21, No. 3, September, 1998.

"A Summary of the Newly Adopted Regulations Under the Local Government Ethics Law", Municipal Law Review Vol. 19, Number 4, December 1996.

"Protection of Utility Service Charges in Bankruptcy", Municipal Law Review", Vol. 14, Number 4, December, 1992.

### **Miscellaneous Publications.**

"Opponents of Growth Share Take Heed; Proponents of Growth Share Take Heart", New Jersey Planner, Vol. 74, No. 5, Page 1 (September/October 2013)

"The End of Dual Elective Office Holding . . . Almost", The Authority View, November, 2007.

"A Guide to the Local Public Contracts Law", with Tiena M. Cofoni, Esq., New Jersey Lawyer Magazine (a New Jersey State Bar Association Publication), December, 2006/No. 243.

"New Law Regulates Authority Performance and Maintenance Bonds and Escrow Deposit Procedures", The Authority View, Vol. XXIV, No. 2, May, 1999.

"Mandatory Alternate Dispute Resolution", New Jersey Effluents, Vol. 31, No. 4, Winter, 1998.

"New Procedures for Filing and Processing Municipal Mechanic's Liens", Utility and Transportation Contractor, December 1996.

"Legislative 'Goof' Repeals Mandatory Connection Statute, New Jersey Municipal Bond News, Vol. 18, No. 9 (September, 1992).

"Procedures For Modifications of NJPDES Permits", New Jersey EFFLUENTS, Vol. 26, No. 2; (Summer, 1992).

"Notification Requirements Under The Clean Water Enforcement Act -- 60-92-92-71-72" New Jersey EFFLUENTS Vol. 25, No. 3 Fall, 1991.

"A Structure For Compliance and Enforcement The Clean Water Enforcement Act", New Jersey EFFLUENTS, Vol. 25 No. 1 Spring 1991.

"The Thrill of Victory; The Agony of Compromise -- A Scorecard on the Clean Water Enforcement Act", The Authority View, Volume XVI, Number 3, July 1990.

## **Presentations/Seminars.**

- “COAH Update: Goodbye Growth Share-Hello Again Rounds One and Two”  
New Jersey Institute of Continuing Legal Education (NJICLE) December 2, 2013 and  
December 6, 2013.
- "Local Government Ethics Law Regulations" Presented to the Association of Environmental  
Authorities Legal Seminar, September 17, 1996.
- "Senior and Disabled Persons Rate Adjustment Act for Water, Sewer and Solid Waste  
Services", Presented to the Association of Environmental Authorities, Legal Seminar,  
September 13, 1994.
- "Ethics, Conflicts of Interest and Personal Liability", Presented to the Association of  
Environmental Authorities, Spring Conference, March 17, 1993.
- "Bankruptcy: How it Affects Collection of Sewer & Water Fees", Presented to the  
Association of Environmental Authorities, Legal Seminar, September 17, 1992.
- "A Structure for Compliance and Enforcement -- The Clean Water Enforcement Act",  
presented to Authorities Association of New Jersey Legal Seminar September 12,  
1990.
- "Clean Water Enforcement Act: Cure-All or Nightmare?", presented to the New Jersey State  
League of Municipalities Annual Convention, November 16, 1989.
- "A Primer on Co-Permittees", presented to Authorities Association of New Jersey Legal  
Seminar September 11, 1989.
- "Apportionment of Cost of Off-Tract Improvements", presented to Authorities Association of  
New Jersey Legal Seminar September 15, 1987.
- "Do Authorities Have to Subsidize Mt. Laurel Housing?", Presented to Authorities  
Association of New Jersey, September 11, 1985, Edison, New Jersey.
- "Practical Financial Realities of Mount Laurel II" New Jersey State Bar Association, Local  
Government Law Section, Vol. II, No. 2, January, 1985.

## **REFERENCES:**

Upon Request

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