

53rd Annual **Assessors**
Continuing
Education
Conference

June 7-9, 2006

Sheraton Eatontown Hotel
Eatontown, New Jersey



53rd ANNUAL ASSESSORS CONTINUING EDUCATION CONFERENCE

WEDNESDAY, JUNE 7

- 7:30-9:00 a.m.** **REGISTRATION AND BREAKFAST BUFFET**
- 8:15 a.m.** **MEETING WITH MODERATORS**
- 9:00 a.m.-Noon** **GENERAL SEMINAR**
- 9:00-9:15 a.m.** **OPENING REMARKS**
Bernard Haney, President
Association of Municipal Assessors of New Jersey
- Stuart Meck, Director
Center for Government Services, Rutgers University
- Assemblyman Sean T. Kean
New Jersey 11th Legislative District
- William C. Barham, Director
Monmouth County Board of Freeholders
- 9:15-10:15 a.m.** **AMANJ BUSINESS MEETING**
Bernard Haney
- 10:15-10:30 a.m.** **BREAK**
- 10:30-Noon** **LEGAL UPDATE**
As always, John Lloyd walks us through the happenings in the New Jersey Tax Court. What are the judges doing, and why?
- John Lloyd, Esq., Rosenblum and Lloyd
AMANJ Counsel
- Noon-1:30 p.m.** **LUNCH**
Nominating Committee
Ken Beck Scholarship Committee
NJ Assessors Continuing Education Board
- 1:30-3:00 p.m.** **GENERAL SESSION**
What's Happening in New Jersey?
Our two presenters will discuss the ups, downs, ins and outs of New Jersey. Although we all live here, how much do we really know? Some of their findings may surprise you!
- Theresa Stagliano, CTA (Moderator)
Assessor, Borough of Chesilhurst
- James W. Hughes, Dean
Bloustein School of Planning & Public Policy
Rutgers University
- Joseph Seneca, University Professor
Bloustein School of Planning & Public Policy
Rutgers University

3:00-3:10 p.m.

BREAK

3:10-5:30 p.m.

TWO CONCURRENT BREAKOUT SESSIONS

Select One

Redevelopment Process (e.g., Eminent Domain, Ft. Monmouth, Long Branch Oceanfront, etc.)

From the beaches to the bases, Monmouth County is in a redevelopment frenzy. Come and see how our experiences may or may not work in your town.

William FitzPatrick, CTA (Moderator)
Assessor, City of Long Branch

Gerald Briscione, Council President
Oceanport

Anthony Della Pelle, Esq.
McKirby & Riskin, P.A.

Thomas Olsen, Esq.
McKirby & Riskin, P.A.

Adam Schneider, Mayor
City of Long Branch

Lifting the Veil on Hospitals: Valuation and Other Issues

The corporate structure in New Jersey hospitals gets more complex every day. Join us as we traverse the maze with our “been there, done that” panel of experts.

Marcia Sudano, CTA (Moderator)
Assessor, Bernards Township

Martin Allen, Esq.
DiFrancesco, Bateman, Coley,
Yospin, Kunzman, Davis & Lehrer

James Anderson, CTA
Assessor, Borough of Mantoloking

John Lloyd, Esq.
Rosenblum and Lloyd

Mary Mastro, CTA
Assessor, Readington Township

5:45 p.m.

RECEPTION

6:30 p.m.

DINNER

8:15 p.m.

SHOWTIME CABARET

THURSDAY, JUNE 8

8:00-9:00 a.m. **REGISTRATION AND CONTINENTAL BREAKFAST**

8:15 a.m. **MEETING WITH MODERATORS**

9:00 a.m.-Noon **THREE CONCURRENT BREAKOUT SESSIONS**
Select One

10:20-10:40 a.m. **BREAK**

Rural Sprawl, Smart Growth, and Urban Redevelopment

Let us take the time to cover it all. In rural areas, the horses are getting “boxed in” as more and more houses are built. Suburban communities are looking for “open space.” Cities are re-emerging as viable places in which to live and work. We will visit them all in this session.

Bernard Haney, CTA (Moderator)
Assessor, Township of Neptune

Dianne Brake, President
Regional Planning Partnership

James Cahill, Mayor
City of New Brunswick

Stephen Fleischacker, Mayor
Upper Freehold Township

Michael Fowler, AICP/PP
Brick Township

Special Purpose Appraisals

We all have that special project: a golf course, Lowe’s, Walmart, Costco, the Marina that goes on and on, and let’s not forget the Super Wawa. This is your opportunity to learn from the experts. Let us help you make that “special” property a little less special.

Burnham Hobbs, CTA (Moderator)
Assessor, Franklin Township

Raymond Cirz
Integra Realty

Robert Gagliano, MAI
Gagliano Appraisal

Anthony M. Graziano, MAI
Atlantic Coast, Integra Realty

David F. McArdle, MAI
Cushman and Wakefield

Edward Williams, MAI
Cushman and Wakefield

Subdivisions—Beginning to End

(This seminar is recommended for new assessors with five years of experience or less.)

Start at the raw land, and then follow our land use specialist as he guides you through the process. What is a preliminary approval? When is final really final? This session will explain it all.

James Mancini, CTA (Moderator)
Assessor, Stafford Township

John Guinco, Esq.
Giordano, Halleran & Ciesla

Noon-1:30 p.m.

LUNCH

1:30-2:30 p.m.

THREE CONCURRENT BREAKOUT SESSIONS

Select One

COAH Fees...How do you handle it?

The answer is: it depends on who you ask. Our panel will outline for you the many ways COAH fees are handled around the State. From being fully the assessors burden, to not being an assessor function at all, we shed some light on the topic. Could our answers help? You be the judge!

Dianne Walker, CTA (Moderator)
Assessor, North Brunswick

Keith Henderson, Director of Planning
Council on Affordable Housing

Thomas Mancuso, CTA
Buchalski, Reynolds & Brodowski

Joseph Ravitz, CTA
Assessor, Middle Township

David Troast, AICP/PP
Planner, Sparta

New Assessor—Rolling it Back!

(This seminar is recommended for new assessors with five years of experience or less.)

The farmland towns are on a roll. New houses and new developments result in rollback. During this session, our farmland practitioners are going to get on a roll just for you.

Melissa Rockwell, CTA (Moderator)
Assessor, Wantage Township

J. Stephen Walters, CTA
Assessor, Upper Freehold Township

Patricia Wright, Chief
Policy and Planning
New Jersey Division of Taxation

Market Trends in Commercial Real Estate

The trends are up, the trends are down. We have the foremost expert in the business to make today's trends crystal clear.

Jean Jacobsohn, CTA (Moderator)
Assessor, Plainsboro

Richard J. Brunelli, President
Brunelli and Company, Inc.

2:30-3:30 p.m.

BREAK

Vendor Demonstrations and Surprises

3:30-5:30 p.m.

THREE CONCURRENT BREAKOUT SESSIONS

Select One

Redevelopment—The PILOT...is it right or wrong?

There is no airplane involved in this PILOT, but this session will at least put you on the runway as we discuss the “take off” and “landings” of PILOTS around the State.

Franklin Colon, CTA (Moderator)
Assessor, East Brunswick Township

Michael Bascom, CTC, CMFO
Chief Finance Officer and Economic Development Director
Township of Neptune

Brian O'Reilly, Administrator
City of Jersey City

Robert Singer, Senator
New Jersey 30th Legislative District

Linda Solakian, CTA
Assessor, Township of Lakewood

New Assessor—You Added What?

(This seminar is recommended for new assessors with five years of experience or less.)

To add or not to add, that is the question. Don't omit the obvious. Let the experts add to your list of thoughts and ideas to make the process easier.

Lynne Schweighardt, CTA (Moderator)
Assessor, Vernon Township

Michael Barker, CTA
Assessor, Village of Ridgewood

Paul Parsons, CTA
Assessor, Union Township

Valuation in Redevelopment

How are redevelopment areas valued? Think you have the answers? You may want to think again. Our presenters, Tony and Joe—with their hundreds of years of experience—will lay it all out for you to see.

Robyn Palughi, CTA (Moderator)
Assessor, Howell Township

Anthony S. Graziano
Atlantic Coast, Integra Realty

John Buonocore, Jr., Esq.
McKirdy & Riskin, P.A.

5:45 p.m.

RECEPTION

6:30 p.m.

BARBECUE

8:00 p.m.

ENTERTAINMENT— BAND THEME NIGHT

FRIDAY, JUNE 9

7:30-9:00 a.m.

BREAKFAST BUFFET

9:00-11:00 a.m.

CONCLUDING GENERAL SESSION

The Great Debate: To Redevelop or Not to Redevelop...That is the Question?

In this corner, “the pros.” And in this corner, “the cons.” Should we or shouldn’t we redevelop? Stuart Meck moderates the GREAT DEBATE. Pick your favorite, take your corners, and come out swinging. Is there a winner here, or is it a split decision? You decide!

Stuart Meck, Director (Moderator)
Center for Government Services
Bloustein School of Planning & Public Policy
Rutgers University

Arguing for Redevelopment

George S. Hawkins, Esq.
Executive Director
New Jersey Future

Arguing Against Redevelopment

Douglas E. Gershuny
Deputy Director – Advocacy & Litigation
South Jersey Legal Services, Inc.

PURPOSE

The New Jersey Assessors Continuing Education Program is intended for experienced assessors, appraisers, and other public officials concerned with property tax assessment. Others who meet program eligibility also may enroll.

REGISTRATION

Conference participants have the option of registering for three days, or daily. Three-day and one-day registrations include tuition, all meals, and materials. The Friday half-day option includes the buffet breakfast and program. Registrations will be processed on a first come, first served basis. **Registration deadline is Friday, May 26.**

PROGRAM FEE

June 7-9, 2006	Three-day Registration	\$355
June 7, 2006	Wednesday One Day	\$182
June 8, 2006	Thursday One Day	\$174
June 9, 2006	Friday Half Day	\$50

Those wishing to attend the conference should complete the attached registration form and mail it with a check, voucher, or credit card information to:

Assessors Conference
Center for Government Services
Edward J. Bloustein School of Planning and Public Policy
Rutgers, The State University of New Jersey
33 Livingston Avenue, Suite 200
New Brunswick, NJ 08901-1979

Applications with payment also can be faxed to the Center for Government Services at 732/932-3586.

Checks should be made payable to Rutgers, The State University of New Jersey. Upon receipt of your completed application, a conference space will be reserved for you. No confirmation will be sent. Please retain the remainder of this brochure.

WITHDRAWAL

Participants who wish to cancel their attendance at this conference must submit their notice of withdrawal in writing to the Center for Government Services **no later than Friday, June 2** in order to receive a full refund of fees paid. A letter of withdrawal can be faxed to 732/932-3586 or mailed to the Center for Government Services at the above address.

CEU INFORMATION

Application for continuing education credits has been made to the NJ Division of Taxation and the NJ State Board of Real Estate Appraisers for the following:

Seminar	No. of Hours	
Legal Update	1.5	Administration
What's Happening in NJ?	1.5	Administration
Redevelopment Process	2.5	Administration
Lifting the Veil on Hospitals	2.5	Appraisal
Rural Sprawl, Smart Growth, Urban Redev.	3.0	Administration
Special Property	3.0	Appraisal
Subdivisions—Beginning to End	3.0	Appraisal
COAH Fees	1.0	Appraisal
Rolling it Back	1.0	Appraisal
Market Trends	1.0	Appraisal
The PILOT	2.0	Administration
You Added What?	2.0	Appraisal
Valuation in Redevelopment	2.0	Appraisal
To Redevelop or Not	2.0	Administration

Questions? Call 732/932-3640, extension 647

53rd Annual Assessors Continuing Education Conference

co-sponsored by the

Association of Municipal Assessors of New Jersey

and

Center for Government Services at Rutgers University

HOTEL INFORMATION

Sheraton Eatontown Hotel, Route 35 at 6 Industrial Way East, Eatontown, New Jersey 07724

The hotel room rate is \$136 per night. The room rate does not include the applicable 6% state sales tax and 8% New Jersey occupancy tax. Please provide the hotel with proper exempt numbers.

For hotel room reservations, attendees may call the Sheraton Eatontown directly at 732/542-6500 or the Sheraton Central Reservation Office at 1-800-325-3535.

The hotel has extended checkout time on Friday, June 9, to noon. Be sure to ask for the Assessors Continuing Education Conference. Please Note: Check or credit card payment for hotel room is required at check-in. **Room reservations must be made by Monday, May 15, 2006, by 5:00 p.m. local time.**

DIRECTIONS TO THE SHERATON EATONTOWN

From North: Take the New Jersey Turnpike South to Exit 11 for the Garden State Parkway South. Continue to Exit 105 onto Route 36 East. Go through three lights to Route 35 South. Proceed through one light and bear right at Industrial. Turn left.

From East: From the beach, take Route 36 West to the turn for Route 35 South. Continue on Route 35 South through one light and bear right on Industrial Way. Cross the highway, and the hotel is on the corner.

From South: Take the Garden State Parkway North to Exit 105. Follow Route 36 East through three lights to Route 35 South. Go through one light to the Industrial Way U-turn. Cross over the highway, and the entrance to the hotel is on the right side.

From Atlantic City: Take the Expressway to the Garden State Parkway North to Exit 105. Then take 36 East to 35 South to Industrial Way East.

2006 CONFERENCE COMMITTEE

Blackwell Albertson
Frank Bucino
James Coll
Sandra Elliott
Bernard Haney, President
Patricia Hice
Burnham Hobbs
Steve Kessler
Joan Kozeniesky
John Murray
Lynne Schweighardt
Steve Walters
Patricia Wright

In Cooperation with
Connie Burke, Associate Program Specialist
Renee Douge, Events Coordinator
Renza Chendak, Program Assistant
Center for Government Services, Rutgers University

Registration Form

Mail to: Assessors Continuing Education Conference, Center for Government Services, Rutgers, The State University of New Jersey, 33 Livingston Avenue, Suite 200, New Brunswick, NJ 08901-1979, or fax to 732/932-3586.

Name: _____ Social Security No.: _____

Home Address: _____

Name of Employer: _____

Official Position: _____

Business Address: _____

Home Phone: _____ Business Phone: _____

Fax: _____ Email: _____

CHECK, VOUCHER OR CREDIT CARD INFORMATION MUST ACCOMPANY REGISTRATION. MAKE CHECK OR VOUCHER PAYABLE TO RUTGERS, THE STATE UNIVERSITY OF NEW JERSEY.

Method of Payment: Check Voucher Visa Mastercard

Amount Enclosed: _____ Credit Card No.: _____

Exp. Date: _____ Signature: _____

Registration Deadline is Friday, May 26.

Questions? Call 732/932-3640, extension 647

Select one from each group:

Wednesday, June 7

- Redevelopment Process
- Lifting the Veil

Thursday, June 8

- Rural Sprawl
- Special Property
- Subdivisions

- COAH Fees
- Rolling It Back
- Market Trends

- PILOT
- You Added What?
- Valuation in Redevelopment

Conference Registration Fees

Check the appropriate box:

Three-Day Program

- # 6021 June 7-9, 2006 \$355

One-Day Program

- # 6022 Wednesday, June 7 \$182
- # 6023 Thursday, June 8 \$174

Half-Day Program

- # 6024 Friday, June 9 \$50

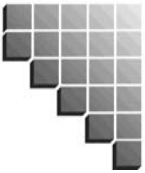
Are you a new Certified Tax Assessor?

Have you received your CTA between January 2005 and December 2005? If so, please print your name below.

The AMANJ would like to recognize new Certified Tax Assessors at the Wednesday evening banquet.

(Name) _____

(Date of CTA) _____



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Edward J. Bloustein School of Planning and Public Policy
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