

New Jersey



Assessors Bulletin



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of Assessing Officers



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September 1992

ASSESSORS' CONFERENCE

by Lorah Houser-Jankard

The Thirty-ninth Annual New Jersey Assessors Continuing Education Program at Rutgers began with applause of approval and then shouts of displeasure as opening remarks were made by representatives of the New Jersey Division of Taxation. The four representatives were introduced and welcomed by Joe Gallagher, AMANJ President.

Leslie Thompson, Director, Division of Taxation, spoke to the attendees about her goals for Property Administration. Much of the speech cen-

(Continued on Page 2)



Joe Gallagher, President AMANJ; Steve Sylvester, N.J. Division of Taxation; Marty Guhl, County Tax Administrators & Commissioners.

Photo by Lorah Houser-Jankard

CANDIDATES CLUB MEETING



N.J. Chapter IAAO Frank Bucino, President; Joe Ravitz, Vice President; Alicia Melson Treasurer; Absent - Ray Brown, III, USPP. Contact Frank for class info. (See Pages 6 & 7) Contact Joe for designation info and contact Alicia to pay dues.

Photo by Randy

SCHOLARSHIP WINNERS



Ken Beck Scholarship winners: Danielle Keller; Katie Gibbs; Jim Gibbs, Jr.; Susan Birchell; and Becky Vigue.

Photo by Brian Vigue

ASSESSORS' CONFERENCE (con't. from Pg. 1)

tered around the personnel cutbacks and the need for Property Administration to define major areas in which their assistance was needed. She discussed modification to Chapter 75, Mod IV system support, reassessment and revaluation criteria and accountability. Thompson also urged assessors to "...be proactive and make sure your voice as an organization is heard."

Accountability within Property Administration has led to a more defined chain of command. The Assistant Director of Property Administration, Steve Sylvester, reiterated the Director's concerns about a limited staff trying to accomplish too many tasks. Striving to improve communication between Assessors and Property Administration is also a goal and a monthly workshop involving the AMANJ Executive Committee was suggested. Sylvester hoped that "good communication will help us accomplish all we wish to accomplish in the future."

George Lorbeck, Chief of the Field Assistance Section, also spoke about accountability and goals. The assessor's accountability was the topic Lorbeck chose and he spoke about the assessor's relationship with the County, Property Administration and to the Municipality. Professionalism via recertification, assessment appeals, appraisal manual updates and valuation of moderate income housing, land including wetlands and contaminated land are projects being pursued by his staff.

In the twenty-five years Harris "Butch" Adams has been coming to the Rutgers Conference, he has probably never been the target of such a negative response. Adams spoke on Chapter 75. "Since the enactment of Chapter 75, we have been reacting to it; now we have become somewhat proactive." Changes being considered were discussed and from the crowd's reaction more discussion will take place.

The New Jersey Assessors' Continuing Education Conference is always an occasion when open discussion takes place on current topics affecting the assessing profession. The Division of Taxation speakers provoked discussion that continued throughout the three days at Rutgers.

CENTER FOR GOVERNMENT SERVICES

by Lorah Houser-Jankard

The Center for Government Services at Rutgers University has seen a changing of the guard. Ray Bodnar, a familiar face to many who attend the Rutgers Conference has retired and Jackie Zelinka has taken over his position. She described the

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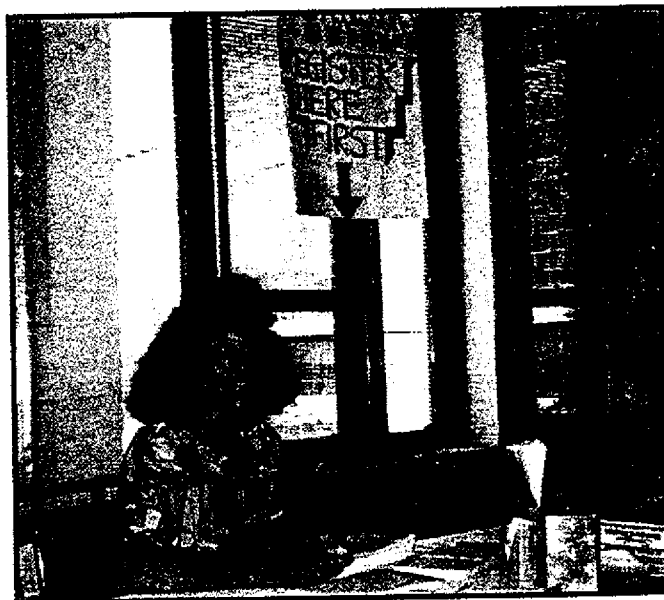
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Center's task as scheduling and supplying instructional data in coordination with the AMANJ Education Committee for all conferences and seminars. Peter Yeager, the new Program Coordinator, spent many hours at the recent New Jersey Continuing Education Program. He and Jackie will soon be familiar faces to all assessors who attend the many educational opportunities.

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AMANJ BI-ANNUAL MEETING

N.J. Assessors Continuing Education Conference

The Bi-Annual Meeting of the Association of Municipal Assessors of New Jersey was called to order at 7:20 pm on Wednesday, June 10, 1992, in the all-purpose room, McCormock Residence, Bush Campus, Rutgers University during the N.J. Assessor's Continuing Education Conference, by President Joseph M. Gallagher.

President Gallagher lead the Association in the Pledge of Allegiance.

Bernie Hobbs made a motion, 2nd by Mike Sheridan, that Harold Lieberskind be appointed as the Essex, Morris, Union Tri-County Vice-President, to fill Carmen Mistichelli's unexpired term. Passed.

Roll call was taken by the Secretary, Vicky Mickiewicz, with 34 members of the AMANJ Board of Directors present, and 92 members signing the attendance sheets.

The minutes of the April 9, 1992 Board of Directors Meeting was approved after a motion was made by Bill Birchall, 2nd by Bill Mitchell.

Treasurer's report was given by the Treasurer, William Nikitich.

Bill Nikitich said that he was going to write a letter to the accountant asking him to absorb the late filing fee to the IRS since it was their fault it was late.

Coorespondence: 1. Lou Schick retired as editor of the bulletin. 2. Letter from IAAO announcing that Marcia Zukowski had received her RES designation.

Ken Beck Committee re-appointments of Bill Michell and Mike Barker were confirmed after a motion was made by Mike Sheridan, 2nd by Bill

Bailey.

Nomination Committee report was given by Victor Hartsfield. Motion by Mike Sheridan, 2nd by Bill Birchall that the nominating committee's recommendations be accepted. Passed.

Peter Zipp, John Lloys and Ed Rosenblum talked about some of the court cases involving some Assessors as well as Option 25.

It appears that Director Thompson thinks that there is a problem of accountability with the Assessors, County Tax Boards and administrators, and Local Property Bureau. Since there is going to be a meeting of the Director's Advisory Board on July 10, everyone should formulate their concerns regarding accountability by that date and send them to Joe Gallagher, Victor Hartsfield, Ed Rosenblum.

After a lengthy discussion, a motion was made by John Murray, 2nd by Joe Ravitz, that Joe Gallagher, Ed Rosenblum and Harry Haushalter meet with the Directors and her staff and the Deputy Attorney General to express our problems and concerns. There were 5 opposed; motion passed by a majority vote.

Atlantic City Committee: Kathi Meale - League of Municipalities Conference November 17/19. There will be no luncheon tickets sold at the door. Any input on speakers would be welcomed. Donations for the hospitality room should be sent to Kathi Meale, PO Box 609, Millville, 08332.

Assessors Collectors Liaison: Bill Birchall -

Clyde Sherrow made a motion, 2nd by Joe Ravitz, that we support A1390 which would change the requirement to allow a single value on the tax bills. Passed with 2 opposed.'

IAAO: - Victor Hartsfield - Victor made a motion, 2nd by Frank Bucino, that we endorse Chester Henderson for Vice President of the

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Barbara C. Listokin, PhD
Paul J. Fitzsimmons, C.T.A.

IAAO. Passed.

Farmland Committee: Don Kosul - a joint meeting of the AMANJ Farmland Committee and the Green Acres Division of Forestry is planned in the next couple of months to address some mutual concerns: lack of funding; lack of forest personnel to properly implement programs; lack of inspections; having to rely on consulting foresters and the property owners for information; and the general lack of interest in the Legislature.

NRAAO: Ginny Clancy - The 1992 Conference was held in Portland, Maine with over 200 people in attendance. The 1993 Conference will be held at the Farmington Marriott in Hartford, Conn. New Jersey has been asked to consider hosting the 1997 Conference.

Education Committee: Frank Bucino - Courses 1 & 2 are now IAAO Courses and have replaced the RPA courses. There was a successful Professional Practice Course scheduled in the fall, somewhere in the North. Ray Brown will be the instructor for the 301 course.

Membership Committee: Carol Kerr - The County Treasurers were asked not to hold the dues, but to send in the money from their members as soon as the dues are received.

Everyone was asked to pick up their copy of the AMANJ Constitution and By-laws. All County Presidents were asked to pick up sufficient copies for all their members who are not present.

Bulletin Committee: Brian Vigue - Randy Brokaw is the new editor.

Ken Beck Scholarship Committee: Bill Mitchell - There will be 8 scholarships awarded at the

Awards Dinner on Thursday, June 11. The recipients are: Susan Louise Birchall, Richard Alexander Dzavik, Catherine Ann Gibbs, James J. Gibbs, Joseph C. Henbest, Danielle Keuler, Ronald Allen Rowe, and Rebecca Joy Vigue. Including the 1992 awards, there will have been 42 recipients receiving a grand total of \$26,150.00 since June 1986.

Since there was no further business to come before the Association, the meeting was adjourned at 10:40 pm.

Respectfully,
Vicky Mickiewicz, CTA, SPA
Secretary

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NEW JERSEY CHAPTER
THE INTERNATIONAL ASSOCIATION OF ASSESSING OFFICERS

Presents

**The Standards and Practice
and Professional Ethics Workshop**

October 23-24, 1992

Novotel Meadowlands, One Polito Avenue, Lyndhurst, NJ 07071

Program: This 15-hour workshop relates ethics, standards of practice, and professionalism to appraisal and assessment organization and appraisal practices.

Scope: Concepts such as ethics, and professionalism are explained. The Appraisal Foundation and the International Association of Assessing Officers are presented as examples of appraisal and assessment organizations. The Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the Code of Ethics and Standards of Professional Conduct of the International Association of Assessing Officers are analyzed and applied to specific problems in assessment and appraisal work.

Major Topics: Basic Concepts, The Appraisal Foundation's Uniform Standards of Professional Appraisal Practice, and the IAAO Code of Ethics and Standards of Professional Conduct.

Prerequisites: None.

Schedule: The workshop will be conducted according to the schedule below:

Friday:	7:30 a.m. - 8:00 a.m.	Registration
	8:00 a.m. - 5:00 p.m.	Basic Concepts
		Standards of Practice
Saturday:	8:00 a.m. - 3:00 p.m.	Standards of Practice, continued
		Code of Ethics
		Summary
	3:00 p.m. - 4:00 p.m.	Final Examination

Location: Novotel Meadowlands, One Polito Avenue, Lyndhurst, NJ 07071

Accommodations: \$65.00 per night plus tax (Please contact the hotel directly at (201) 896-6666)

Tuition: Early registration for members (prior to 10/12/92) is \$225, after 10/12/92 tuition will be \$245.

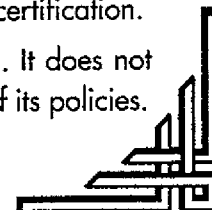
Early registration for non-member (prior to 10/12/92) is \$250, and after 10/12/92 tuition will be \$280.

Seating is limited to only 50 students.

Registration: To enroll, complete the form on Page 7 and mail with payment to: Frank Bucino, 11 Hudson Street, Nutley, New Jersey 07110. Check payable to NJ Chapter of IAAO. Any cancellation prior to October 10, 1992 will be returned without any penalty., after October 19, 1992, a late cancellation of \$75 will be charged.

Recertification Credit: Enrollers who attend the workshop will qualify for 15 hours of IAAO recertification.

IAAO welcomes students and members of any sex, race, color, nationality, and ethnic origin. It does not discriminate on the basis of sex, race, color, nationality, or ethnic origin in the administration of its policies.



Enrollment Form

Please enroll me in the IAAO Standards of Practice and Professional Ethics Workshop.

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Title: _____

Jurisdiction/Firm: _____

Address: _____

City: _____ State/Province: _____ Zip: _____

Enrollment Fee: (check one)

☐ IAAO member (early \$225, standard \$245)

☐ Non-member (early \$255, standard \$280)

☐ Enclosed is my check or money order (in U.S. funds) in the amount of \$_____.

Make check payable to: NJ Chapter of the IAAO and return with this form.

I would be interested in attending a dinner and show on Thursday evening, October 22, 1992, at near-by Medieval Times. (Additional Charge)

☐ Yes ☐ No

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CHANGING VALUES IN A CHANGING WORLD

Tuesday, September 15, 1992

at the

Forsgate Country Club

Jamesburg, New Jersey

(one-half mile east of New Jersey Turnpike Exit 8A)

Symposium Sponsored by the
Princeton Regional and Central New Jersey Institute
of the Appraisal Institute*

National President: Patricia J. Marshall, MAI

Sponsoring Chapter Presidents

Princeton Regional Chapter: Joseph L. Mazotas, MAI

Central New Jersey Chapter: Robert W. Kirwan, SRA

* Approved for 7 hours of Continuing Education Credit (Tentative)

JOINT SESSION: LEGAL STRATEGIES ON HOW TO DEFEND THE MUNICIPAL TAX ASSESSMENTS*

Wednesday, November 18

3:45 p.m. - 5:15 p.m. - Room 321 - Third Floor - Convention Center

In recent years there have been a series of tax court decisions and statutory changes that have threatened the local property tax base. This session will feature three prominent tax attorneys who will offer an overview of some of these developments and discuss what impact they may have on local governments.

Presiding: Hon. David Shields
Mayor, West Deptford
Member, League Executive Board

Speakers: Edward Rosenblum, Esq.
Special League Counsel on Tax Matters and
General Counsel, NJ Assessor's Association

Anthony Andora, Esq.
Special Tax Counsel to various municipalities

Saul Wolf, Esq.
Special Tax Counsel to various municipalities

* Co-Sponsored by the League and the NJ Tax Assessors Association

CHANGING VALUES IN A CHANGING WORLD

8:45 AM Welcome to "Edge City"

THE NEW WORLD OF APPRAISAL REGULATION

9:00 AM Kevin B. Earle, Executive Director
New Jersey State Board of Real Estate Appraisers

NEW RULES FOR REVIEWING AND UNDERWRITING

9:45 AM George G. Ward, MAI, Chief Appraiser
Midlantic National Bank

Grace Currid, V.P. & Underwriting Manager
Globe Mortgage Corp.

THE NEW WORLD OF REAL ESTATE AND BANKING IN RUSSIA

10:45 AM Howard C. Gelbtuch, MAI, Director of Real Estate Advisory Services
Coopers & Lybrand, NY, NY

Theodore E. Allison, Ph.D., Assistant to the Board of Governors
Federal Reserve System, Washington D.C.

12:15 PM Luncheon in the Garden Room

CHANGING TECHNOLOGY'S IMPACT ON OUR REGION

1:30 PM Hugh F. Kelly, CRE, Senior V.P., Director of Economic Research
Landauer Real Estate Counselors, NY, NY

NEW TECHNOLOGIES FOR FINANCING REAL ESTATE

2:30 PM Michael D. Masanoff, Esquire, Senior V.P., S.T. Peterson & Co., Inc.
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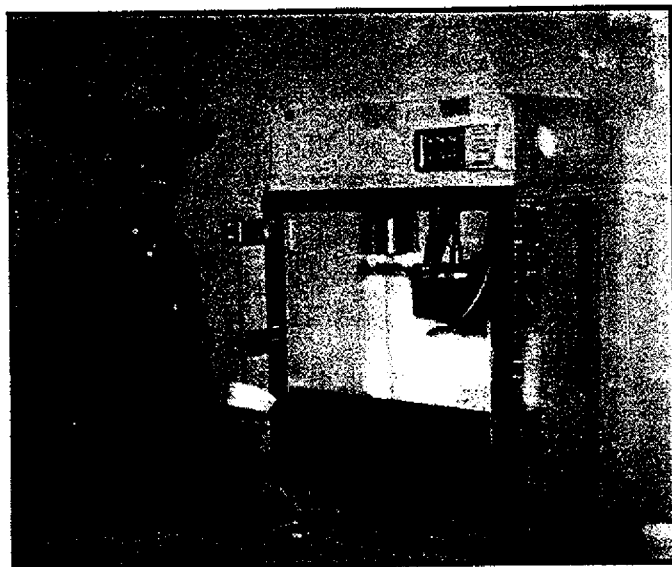
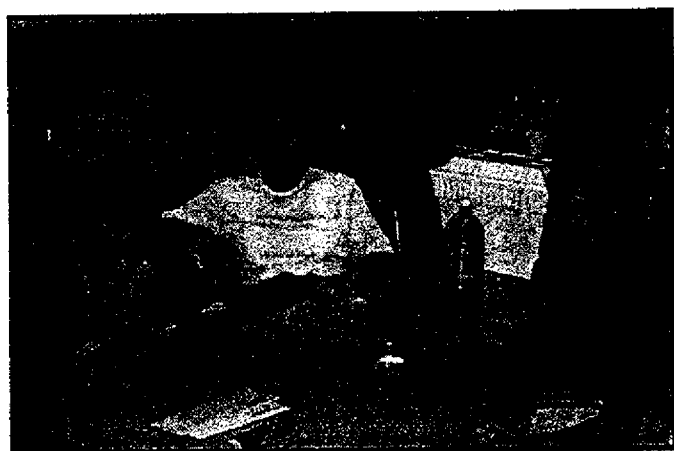
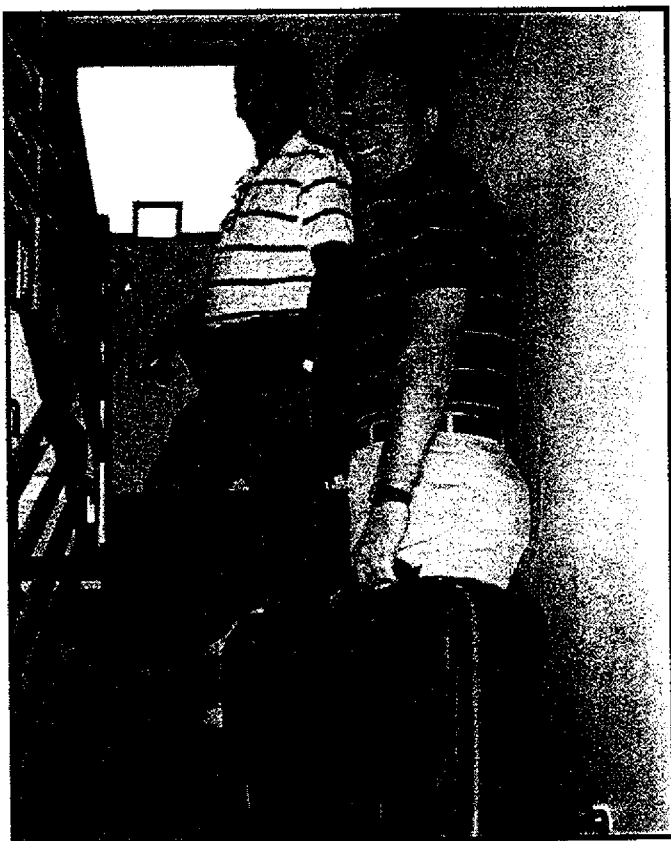
RECENT CHANGES FROM THE TAX COURT

3:45 PM Saul Wolfe, Esquire, Counselor at Law
Skoloff & Wolfe, Livingston, NJ

For further information, call one of the following committee members:

Joel A. Finestine, SRA (609) 587-7275 Edgar B. Madsen, MAI (609) 924-4017
H. Rick Kline, SRA (609) 585-5252 Lee H. Pavel, MAI (609) 924-8291

Conference Highlights



Association of Municipal Assessors of New Jersey **NEW JERSEY ASSESSORS BULLETIN**

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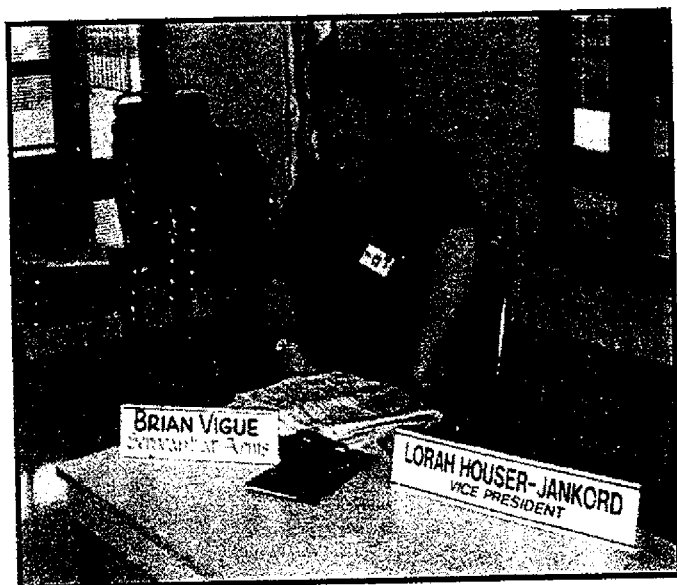
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More Conference Highlights





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For League of Municipalities information contact Bill
Dressei, Conference Director.

For additional Assessor Meeting information and
accommodations contact Kathie Meale, Chairperson;
A.C. Assessors Committee.



W. Douglas Stewart, Atlantic City Assessor, previews
November's NJ League of Municipalities conference
with Randolph Brokaw, NJ Assessor's Bulletin editor.

Association of Municipal Assessors of New Jersey

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