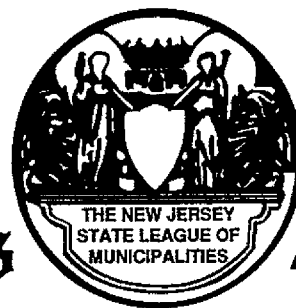


New Jersey



Assessors

Bulletin



MEMBER
International Association
of Assessing Officers

VOL. 32 No. 1

SPRING 1993

ANNUAL MEETING MINUTES

The annual meeting of the Association of Municipal Assessors of New Jersey was called to order on Wednesday, November 18, 1992, at 10:10 am, at Bally's Park Place, 6th floor, League of Municipalities Conference, Atlantic City, NJ by President Joseph M. Gallagher.



Following the Pledge of Allegiance, President Gallagher asked for a moment of silence in memory of our dear friend, Gil Melendez, who died on Sunday, July 26.

David A. Wheelock, Denver, Colorado, IAAO President-Elect was introduced.

Roll call was taken by Secretary Vicky Mickiewicz, with 37 members of the Board of Directors present. There were 122 members and guests who signed the attendance sheet.

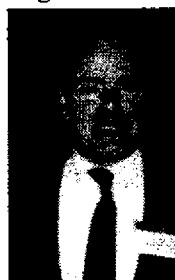
Frank Bucino made a motion, seconded by Chris Wahl, that the minutes of the October 27, 1993 Board of Directors Meeting be accepted as distributed. Passed.

The Secretary, Vicky Mickiewicz read the Nominating Committee's recommendation: President-Elect, Betsy Barr; Sergeant-at-Arms, Brian Vigue; Atlantic, Cape May, Cumberland Vice-President, W. Douglas Stewart; Bergen, Hudson, Passaic Vice-President, Dorothy Kreitz; Camden, Gloucester, Salem Vice-President, Christine Wahl; and Hunterdon, Sussex, Warren Vice-President, Edward L. Kerwin. Jim Anderson made a motion, seconded by Bill Birchall, that the Nominating Committee's recommendation be accepted and that the Secretary be instructed to cast the unanimous ballot. Passed.

continued on page 2

LEGISLATIVE REPORT

At the first meeting of the Legislative Committee for 1993, the primary topic of discussion was organization. As with any other function, efficient



operation of the Committee depends upon communication. Our goal this year is to improve communication between the Committee and the membership.



Over the past several years, the vice presidents of the Association have been members of the Legislative Committee, primarily to serve as a contact between the Committee and the members. This year, we are asking them to make a concerted effort in this capacity not only by forwarding information to their county presidents and the committees under their charge but also by following up on our requests and encouraging comment back to the Committee.

Each member of the Association can have an important part in the activities of the Legislative Committee. The vice presidents each have a copy of the list of the bills being monitored by the Committee. They have been asked to distribute this list to the county presidents. By reviewing this list at county meetings, comments can be generated to help guide the Committee and the Board of Directors.

You are the key to the process. Expect to hear about legislation from your state vice president and county president and expect to be asked for your opinion on legislation that could affect your career and your future.

Bill Birchall & Walt Kosul, Co-Chairmen

ANNUAL MEETING MINUTES (cont.)

Treasurers report was given by the Treasurer, Bill Nikitich (copy attached).

The 1993/1994 AMANJ Budget was presented by Treasurer, Bill Nikitich (copy attached). Walt Kosul made a motion, seconded by John Newman, that the budget be adopted. Passed.

Ed Rosenblum and John Lloyd reported on various court cases concerning Assessors.

Betsy Barr made a motion, seconded by Walt Kosul that the President ask for a vote from the membership attending the Annual Meeting regarding the proposed changes to Chapter 75. Motion Passed.

1. Should the appeal deadline be April 1st? Majority voted yes.

2. Should the notice deadline be changed to December 1? Majority voted in favor of leaving it February 1st.

3. Should the filing of the tax duplicate be changed from January 10th to February 1st? Majority voted for January 10th.

4. Should an appeal value threshold—chapter 123 be stated on the card? Majority opposed.

5. Recommendation to remove the prior years taxes. All in favor, no taxes should be on the card.

6. Recommendation to make the assessment a one-line item dollar amount. Majority voted yes.

7. Recommendation to extend the appeal deadline for a 45 day period if there was a sizeable increase in taxes. Voted No.

8. Recommendation to extend the appeal period time to the County Boards from a 90 day period going into November. Voted No.

9. Recommendation to put the previous years assessment along with the present years assessment. Voted No.

Bob Pastor made a motion, seconded by Mary Lou Hartman, that President Gallagher put a letter together to the Director outlining the vote taken today. Letter should be approved by Ed Rosenblum first. Passed.

Ed Rosenblum was given a hardy round of applause in appreciation for all the extra work that he does for the Association gratis.

Legislative Committee report attached.

Membership Committee report attached.

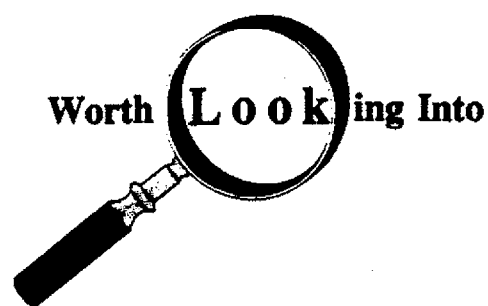
There has been a dues increase recommended for the Associates from \$20 to \$25, and for the Affiliates from \$55 to \$75 for the 93/94 budget. Alicia Melson made a motion, seconded by Sal Bonaccorsi, that the dues increases for these members be adopted. Passed.

NRAAO reported attached.

IAAO Committee report—Victor Hartsfield. Of the 30 people attending the IAAO 1992 Conference from NJ, only 5 were Assessors. In 1993, the IAAO Conference will be held in Washington, DC.

Dave Wheelock, IAAO President-Elect, spoke about the advantages of being a member of the

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IAAO. Dave reported that there was a new IAAO Constitution in effect this year. The IAAO courses have recently been advised; a couple are being offered in New Jersey at the June Conference.

Old Business—Legal Fund. The Board of Directors voted to raise the Deductible from \$250 to \$500.

The Meeting was adjourned at 12:10 pm until after the Luncheon. The Meeting was reconvened at 1:45 pm.

President Gallagher introduced the head table: Bill Nikitich, AMANJ Treasurer; Steve Sylvester, Assistant Director, Local Property; Betsy Barr, AMANJ President-Elect; Dave Wheelock, IAAO President-Elect; Assemblyman Joseph Roberts; Ed Rosenblum, AMANJ Attorney; Vicky Mickiewicz, AMANJ Secretary; Christine Wahl, AMANJ Vice-President in charge of Atlantic City Conference; Mary Ann Mason, Chairperson Awards Committee, and Brian Vigue, AMANJ Sergeant-at-Arms.

The Camden County Assemblyman Roberts gave a very interesting talk on taxes, the impact of revaluations, State Government, and ended with his pledge to work together with AMANJ, to support continuing education, to support the proper roll of our profession in the State, and to continue a dialogue with the various Legislators so that there is a mutual understanding regarding the tax equity and

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fairness of the local process. Joe presented him with a Presidential citation.

Dave Wheelock installed the new officers: Betsy Barr as President-Elect, Brian Vigue as Sergeant-at-Arms, W. Douglas Stewart as Atlantic, Cape May, Cumberland, Tri-County Vice-President, Dorothy Kreitz as Bergen, Hudson, Passaic Tri-County Vice-President, Christine Wahl as Camden, Gloucester, Salem Tri-County Vice-President, and Edward L. Kerwin as Hunterdon, Sussex, Warren Tri-County Vice-President.

President Gallagher presented Presidential citations to: John Newman, Bill Birchall, Christine Wahl, Mary Ann Mason, Victor Hartsfield, Vicky Mickiewicz, Carol Kerr, Frank Bucino, G. Raymond Brown, III, Steve M. Sylvester, Brian Vigue, Dorothy Kreitz, Steve Kessler, Bob Pastor, Lorah House-Jankord, Randy Brokaw, for their help above and beyond.

Appreciation Plaques were presented to outgoing Vice Presidents: Kathi Meale, Lorah House-Jankord, and Frank Bucino. A job well done!

Mary Ann Mason, Chairperson of the Awards Committee, presented the A.E. Weiler Award (Education) to Frank Bucino and the New Jersey Assessor's Associate Award was presented to Robert G. Houseforf, Hunterdon County Tax Administrator and G. Raymond Brown, III, Cape May County Tax Administrator.

President Gallagher asked that the Association become involved in suggested nominations for the various awards for next year, especially the Achievement Award (Rookie).

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Steve Sylvester was asked to say a few words. Steve said he thought that in this past year we have taken some important steps in building a foundation for the improved relations between the AMANJ and the Division. Effective communications is a key in this relationship, as well as the Division's attendance at the AMANJ meetings, the AMANJ's participation in the various committees, of the informal meeting between the two groups, and the honest dialogue between the leaders. Steve wants to review the Mod Iv system, and to find ways to make the taxation system easier for the taxpayer during this next year.

Betsy said her goal is to work with everyone for our Association.

Meeting was adjourned at 2:45 p.m.

Respectfully,
Vicky Mickiewicz, CTA, SPA
Secretary

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MINUTES OF THE NEW JERSEY CHAPTER OF THE IAAO BOARD OF DIRECTORS MEETING

The following are the minutes of a meeting of the Board of Directors of the New Jersey Chapter of the IAAO, held at 10:00 A.M. in the administrative offices of the Township of Neptune on March 18, 1993. Those in attendance were: Frank Bucino, President; Joseph Ravitz, Vice President; Ray Brown, Secretary; and William Nikitich.

Frank Bucino and Joseph Ravitz discussed recertification credits for those holding appraisal licenses. According to Mr. Ravitz, all educational requirements come due at the same time according to the same cycle. Some may need only 10 recertification credits while others may need 20 credits (2 years) this December. Mr. Ravitz suggested that the generic recertification form used by most appraisal educators could be delivered to the New Jersey Board of Real Estate Appraisers in their 6th floor offices.

Burnham Hobbs had requested that the Board of Directors discuss guidelines for one day seminars that would meet with the approval of the Appraiser Board. It was determined that all organized courses offered by the IAAO would be acceptable. Outside, unlicensed experts, such as attorneys or specialists in conservation, farmland, etc. would probably be acceptable. All courses or seminars in appraisal procedures should be taught by licensed appraisers. It was determined that we should probably get an approval in advance in writing for the seminar topic, format, and instructor.

A specific two day seminar on report writing was suggested by Frank Bucino. Mr. Ravitz suggested that a candidate's club meeting be organized first in the north and south regions of the state. Everyone agreed that the candidate's clubs should meet before June. Mr. Brown suggested that there would be more interest in courses and seminars as

more became aware of the recertification requirements.

Mr. Brown suggested that a membership drive be initiated. Mr. Bucino indicated that he also had a few membership leads. Mr. Bucino indicated he would obtain a listing from the IAAO headquarters of all paid regular members. It is a requirement that a Chapter member must also be a regular member of the IAAO. Mr. Brown again suggested that appraisal personnel, particularly revaluation company personnel, be encouraged to join both, statewide.

Due to the fact that the organization does not yet have an immediate past president, Bill Nikitich was appointed to the nominating committee by President Bucino along with Joseph Ravitz. Mr. Brown was directed to notify everyone that anyone interested in seeking an elected office in the NJAAO should contact either Joe or Bill.

Along these lines, Mr. Bucino sought advice from the Directors as to how our Chapter should support national candidates for IAAO offices. Frank was advised to informally research the candidate and inform the Directors of his decision.

Mr. Brown indicated he would contact Karen Graf regarding changes in the course material of course 301, to be offered in June. Mr. Brown was directed to inquire about auditing IAAO courses since exposure to the course material was important regardless.

Senator Rice's Senate Bill No. 977 was reviewed by the members and after some discussion it was determined that the Chapter would take no action until after the legislative committee meeting of the AMANJ scheduled for March 25, 1993. Other legislation was discussed and the meeting was concluded by mutual consent.

Respectfully submitted,
George R. Brown, III
Secretary

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Christopher J. Ard, MAI
Barbara C. Listokin, PhD
Paul J. Fitzsimmons, C.T.A.

NRAAO REPORT—1993 CONFERENCE

The annual fall meeting of the Board of Directors of the NRAAO was held on Friday, October 31, 1992, at the Newton-Marriott Hotel, outside Boston, MA. President Thomas F. Browne, Jr. of Connecticut presided.

Roll call of officers was completed, the Treasurer's report was presented and accepted.

The Maine Conference Committee, after paying all bills and advances, turned over to the Treasury \$4,300.78 profit. Maine is to be commended for a very successful conference, especially in these hard economic times.

Conference Committee Report:

- 1993** Connecticut will host at the Marriott-Farmington, outside of Hartford, on May 23 through 27, 1993. Rate is \$95.00 per room. Attached in the proposed program.
- 1994** New Hampshire will host this conference, chaired by Karen Marchant, at the Sheridan Hotel in Portsmouth, on May 22 through 26, 1994.
- 1995** Conference will be hosted by State of Pennsylvania as a joint venture with the Education Program for the state's tax assessors. It will be held on May 7 through 11, at the Reading Sheridan. The room rate is \$85.00 per room.
- 1996** International to be hosted jointly by New York and Ontario, Canada in the Niagara Falls area. Dates and room rates were not available at this time.
- 1997** Offer was made by the State of Maryland, without official state sponsorship, to host

this conference. Further information was not available, but at the May Conference confirmations should be made and also bids for the 1998 conference will be accepted.

New Jersey also put a bid in for 1997, by letter, to Helene Murphy, NRAAO Secretary, by the New Jersey Representative, who was unable to attend this meeting, due to family needs.

Respectfully submitted,
Nancy V. Clancy, Representative
Northeastern Regional
Association of Assessing Officers

POLITICAL UPDATE

The appraisal profession is significantly affected by state and federal rules and legislation. The Appraisal Institute's Washington, D.C. office has asked that any members who "knows" a federal or state official or legislator, please fill out the accompanying form and return it, ASAP. This way, if the Washington office becomes aware of an important issue that could be influenced by a particular official or legislator, they might ask that you make a personal contact with that person about the issue. In an era of turmoil in the regulation of issues related to appraiser interests, we have to be willing to do our part to assist our lobbyists in Washington.

REAL ESTATE APPRAISER BOARD ELECTS OFFICERS FOR 1992-1993

Robert H. Scrivens Jr. has been elected president of the New Jersey Board of Real Estate Appraisers.

President of National Valuation Services, Inc., Appraisers and Consultants, Florham Park, Mr. Scrivens has been engaged in real property appraisal and consulting since 1967. Author of a number of professional papers, Mr. Scrivens is a qualified expert witness before administrative tax agencies, trial courts and quasi-judicial tribunals in New Jersey, New York, Pennsylvania, and 13 other states. He is a senior member and former chapter officer of the American Society of Appraisers.

Elected to serve as vice president was **Carmen D. Mistichelli**, an independent fee appraiser and former tax assessor in Somerset, Bergen and Union counties. A certified tax assessor and real estate appraiser, Mr. Mistichelli is affiliated with the International Association of Assessing Officers, Union County Assessors Association, North Jersey Chapter 37 of the Society of Real Estate Appraisers, District 16 of the Society of Real Estate

Appraisers, New Jersey Association of Municipal Assessors and New Jersey Real Estate Appraisers Board.

Joseph H. Ravitz, tax assessor for Middle Township in Cape May County and an independent fee appraiser/consultant, was elected secretary.

TAX ASSESSORS' CERTIFICATES

Twenty-four persons successfully passed the tax assessors' examination held in September, 1992. They are as follows:

ATLANTIC COUNTY:

Novelette O. Hopkins, Atlantic City.

BERGEN COUNTY:

Nils Harold Bertelsen, Fair Lawn Borough;
Henry J. McNamara, Wyckoff Township.

CAMDEN COUNTY:

Kevin Patrick Murphy, Gloucester City.

CAPE MAY COUNTY:

Kristen Errickson, Middle Township.

ESSEX COUNTY:

Joan Codey Durkin, Maplewood Township;
Sidney Israel Simon, West Orange Township.

GLOUCESTER COUNTY:

Gerard P. Mead, Monroe Township.

HUDSON COUNTY:

Carl J. Mucciolo, Secaucus Town.

MIDDLESEX COUNTY:

Carol J. Hopman, East Brunswick Twsp.;
Ryan Thomas Riccio, East Brunswick Twsp.

MONMOUTH COUNTY:

Matthew S. Clarke, Spring Lake Heights Borough;
Robert Howard Freeman, Matawan Borough;
Patricia M. McCawley, Freehold Township;
Royal E. Stark, Middletown Township.

OCEAN COUNTY:

Bernard C. Haney, Brick Township;
Toni Nagle-Rowe, Dover Township.

PASSAIC COUNTY:

Julie V. Graney, West Milford Township.

SOMERSET COUNTY:

Anne A. Williams, Montgomery Township;
Irwin Wishnow, Bridgewater Township.

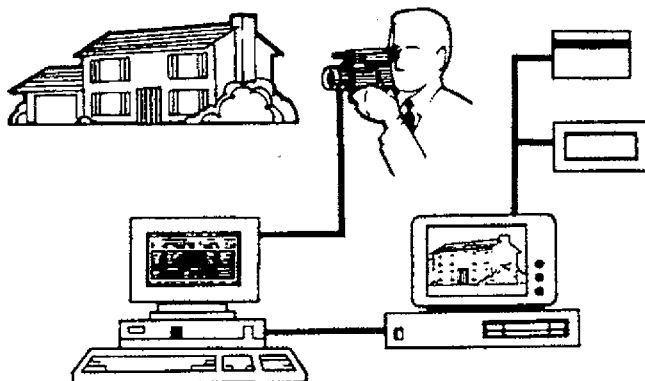
SUSSEX COUNTY:

Carolyn M. Dennis, Franklin Borough;
Robert C. Sandy, Sussex Borough;
Irene R. Sherwood, Vernon Township.

NEW YORK STATE:

James J. Clyde, Nyack.

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LETTERS TO THE EDITOR

(cont. from p. 10)

the Appraisal Foundation, and private schools approved by the New Jersey Appraiser Board. Generally, only those courses that are at least 3 1/2 hours in length and of a constant theme may be used as continuing educational credits.

For more information you may contact the Appraisal Board at 201-504-6580.

Joseph H. Martin
Appraisal Board Member

Dear Mr. Brokaw:

I am preparing an article that examines state-of-the-art productivity trends in NJ local government assessment practices and operations.

This piece highlights some twenty-plus innovative management practices and techniques that have increased the productivity of NJ assessment departments, regardless of their size or geographic location.

If you would like to review a copy of this article for publication in the NJ ASSESSORS BULLETIN, please contact me at the above address.

I anticipate that the article will be completed within the next 30-days or so.

Sincerely,
Roger L. Kemp, Ph.D.
City Manager

ASSESSOR WANTED

ASSISTANT TAX ASSESSOR/TOWNSHIP OF WEST WINDSOR—Rapidly growing Central New Jersey Municipality is seeking an Assistant Tax Assessor. Applicant should be experienced both in the clerical functions of the Assessment Office as well as having experience with residential added assessments and appeals. Certified Tax Assessors Certification is desirable, but not a prerequisite. Salary commensurate with experience, \$28,750-\$39,750 range. Excellent benefits. Apply with resume to Chief Financial Officer's Office, West Windsor Township, P.O. Box 38, Princeton Junction, New Jersey 08850. Deadline for applications, April 1, 1993.

CERTIFIED TAX ASSESSOR/TOWNSHIP OF SPARTA—Full time position—Township of Sparta, population 15,157. 7739 line items. Responsibility includes complete management of all Tax Assessment responsibilities for the Township of Sparta. Hours are 8:30 AM to 4:30 PM Monday thru Friday. Person must be a certified Tax Assessor and have at least five years experience. Must be a hands-on person capable of performing the day-to-day operations of the office and have a positive attitude when dealing with the public. Experience with Tax Appeal Defense, Computers and revaluations required. Send resume and salary requirements to Township of Sparta, Township Manager, 65 Main Street, Sparta, NJ 07871. Equal Opportunity Employer. Position available 1/1/93.

**NORTHEAST REGIONAL ASSOCIATION OF ASSESSING OFFICERS
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MAY 23-27, 1993**

Name: _____
Companion: _____
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FEES:

Registration: \$ _____ Days attending: _____
Companion: \$ _____ Monday _____
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(Include "Activities" Form) Wednesday _____
Total Enclosed \$ _____

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Daily Registration: \$ 40.00
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MEMBERSHIP REPORT AS OF NOVEMBER 16, 1992

CURRENT MEMBERSHIP ROSTER			1992-93 DUES REPORT		
			<u>Paid to Date</u>		<u>Delinquent</u>
Regular:	Assessors	339	299		40
	Deputys	26	26		
	Asst. Assor	21	21		
		386	346	\$25,950	
Multiple Districts:	Assessors	228	143		85
	Deputys	8	8		
		236	151	\$ 4,698	
Associates:		99	85	\$ 1,700	14
Affiliates:		52	45	\$ 2,475	7
Life Members:		5	n/a		n/a
Other:		2	n/a		n/a
TOTALS:		780	627	\$34,878	146

Special Assessment paid to date: \$15,550

MEMBERSHIP ACTIVITY SINCE LAST REPORT:

10/30/92—processed 627 labels for Annual Meeting

Respectfully submitted by,
 Carol A. Kerr, Membership Chairperson

RETIREMENT LUNCHEON

HONORING

JOHN J. MURRAY

The Association of Municipal Assessors of Essex County cordially invite you to attend a retirement luncheon honoring John J. Murray's many years of outstanding service to the profession. The luncheon will be held:

DATE: Tuesday, April 20, 1993

PLACE: Mayfair Farms
481 Eagle Rock Avenue
West Orange, New Jersey 07052
(201) 731-4300

TIME: 12:00 Noon

COST: \$30 per person, which includes
luncheon and gift
Cash bar will be available

Please make check payable to the Association of Municipal Assessors of Essex County and send to:

Thomas Salzano, Treasurer
Town Hall
152 Washington Avenue
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Inquiries: Olga Stanziale, Millburn Town Hall (201) 564-7080

Please return this portion with your check no later than April 12, 1993.

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*Vegetarian or Fish Entree available upon request

Name(s) _____ Number attending _____

Association of Municipal Assessors of New Jersey

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LETTERS TO THE EDITOR

December 12, 1992

Joseph Gallagher
 N.J. Tax Assessors' Association
 PO Box 0261
 Pennington, NJ 08210

Re: Appraisal Institute Courses 1993

Dear Mr. Gallagher,

The Southern New Jersey Chapter of the Appraisal Institute would appreciate your including the following notice in your membership publication concerning the real estate appraisal courses it plans to offer during 1993. The courses will be offered in various locations throughout South Jersey.

NEWS RELEASE

The Southern New Jersey Chapter of the Appraisal Institute plans to offer the following real estate appraisal courses during 1993:

Course No.	Course Title	Date
500	Advanced Residential Form and Narrative Report Writing	May 16-22
540	Income Report Writing	June 20-26
550	Advanced Income Applications	Sept. 16, 17, 18, 19, 24, 25, 26
110	Appraisal Principles	Sept. 11, 18, 25, Oct. 2, 9, 16
SPP	Standards of Professional Practice Parts A and B	Oct. 27-30
120	Appraisal Procedures	Nov. 6, 13, 20, Dec. 4, 11, 12

The last three courses will provide the prospective appraiser with enough credit hours to meet the minimum 75 credit hour and Uniform Standards requirement for New Jersey licensing and certification. More importantly, the courses will provide you with a superior educational foundation on which to build a career in real estate appraising. The first four 1993 courses are designed to raise your level of appraising expertise from the level of the introductory courses.

For more information, please call Andrea Ruccolo at 662-2250.

Appraisal Institute Courses—the difference between being an appraiser and the appraiser.

END OF NEWS RELEASE

If you have any questions regarding the preceding, please do not hesitate to call me at my office, 779-7050.

Sincerely yours,
 HARRY F. RENWICK, JR. AND ASSOCIATES
 Charles A. McCullough, SRA, CTA
 Education Committee Chair 1993
 New Jersey General Certified
 Real Estate Appraiser

TO THE EDITOR:

For those individuals who are licensed or certified as Real Estate Appraisers in New Jersey, and who obtained that designation anytime in 1992, must have a total of 20 continuing educational hours by the end of 1993 in order to be re-certified in 1994.

Continuing educational approved courses are courses conducted by universities, colleges, community colleges, professional associations approved by

continued on page 7

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Fax—609-347-5208
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