

1 SOMERSET COUNTY BOARD OF TAXATION
2 27 Warren Street, 4th Floor
3 Somerville, NJ
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5 MINUTES OF THE MEETING
6 July 12th, 2016 – Regular Meeting
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8 The July of 2016 regular monthly meeting of the Somerset County Board of Taxation was held at the
9 Board of Taxation offices on July 12th, 2016 starting at 12:04 PM. The meeting had been advertised in
10 accordance with State Law; upon roll call, President Lore, Vice President Rosen and Commissioners
11 Eader, Marano and Pappas were present. Tax Administrator Robert Vance and Assistant Tax
12 Administrator Dawn Guttschall were also present. The following matters were discussed.
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15 MINUTES OF THE PREVIOUS MEETING
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17 The minutes of the June 14th, 2016 Regular Meeting were submitted by the administrator to the
18 Commissioners for their approval. Approval of the minutes was moved by Commissioner Pappas and
19 seconded by Commissioner Eader. The roll was called and the minutes for that meeting were approved
20 by all present.
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23 CORRESPONDENCE:
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- 25 1. Administrator Vance informed the commissioners of an OPRA request submitted by
26 representatives of the local branch of the Democratic National Committee. The request
27 had asked for information regarding the assessments on properties which were part of the
28 Trump National Golf Course tracts within Bedminster Township. The Tax Board responded
29 with the information as requested.
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32 OLD BUSINESS:
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- 34 1. Reassessment Districts: New Annual Reassessment Applications (Form AFR-A) were
35 received from Franklin Township, Green Brook Township and the Borough of Rocky Hill.
36 These were reviewed by the administrator and found to be in order. These new submissions
37 were approved on a motion made by Commissioner Eader and seconded by Commissioner
38 Pappas, with all commissioners voting "aye" on the motion. The administrator indicated
39 that he would sign these AFR-A forms and submit them to the Division of Taxation for
40 review and final approval. The final date to have AFR-A applications submitted to the
41 Division of Taxation was confirmed to be August 1st of 2016; these three were the last of 15
42 applications expected in the current tax year. The Borough of Manville has been
43 considering submitting an application to commence annual reassessment, but has not yet
44 done so.
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46 2. The current balance in the Trust Account was reported to be \$453,117.
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NEW BUSINESS:

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1. Administrator Vance discussed an editorial appearing in the Asbury Park Press which endorsed the concept of revaluations as well as annual reassessments. The editorial had been emailed to the administrator by Matt Clark, tax administrator in Monmouth County. Administrator Vance had, in turn, emailed the item to all Somerset Assessors, as the County of Somerset was specifically and favorably cited in the article for “keeping assessed values very close to market values.”
2. A discussion was opened by the administrator regarding the possibility of asking the Board of Taxation to file an appeal for a correction of errors with the Tax Court. The property in question is located in Watchung, and assessor Ed Kerwin was present to discuss the property and the facts in this case. The Tax Administrator was interested in filing this action to correct what was an error in an added assessment, where a property owner was levied for 12 months when it should have been levied for only 3 months. The municipality had been unwilling to act. President Lore indicated that he was not certain that the Tax Board could act in this manner. On a motion made by Commissioner Pappas and seconded by Commissioner Marano, it was agreed that the administrator would contact the Attorney General for guidance on how to proceed. Due to a potential conflict, Vice President Rosen abstained from voting on this motion.
3. Administrator Vance reported on a meeting held at the board offices on July 8th, attended by Manville Mayor Richard Onderko, the Borough attorney, Thad Maciaz, Esq., and two commercial property owners from the Borough, who were Oscar Gonzalez and Eve Kontos. Administrator Vance indicated that the meeting had been productive in that he was able to address a number of concerns of the property owners, and he also provided direction for the property owners to pursue should they continue to believe that their properties are over-assessed.
4. Educational offerings to be presented over the following 90 days were briefly reviewed with all present, including primarily the annual NACTB educational conference to be held in Cape May beginning August 28th and concluding September 2, 2016.
5. The administrator, assistant administrator and the board members present conducted a review of approximately 10 appeal hearings conducted between June 14th and June 28th on which judgments were to be issued, finalizing the revision of assessments. Hearings which had resulting in affirmances or withdrawals, or on which the values were settled via a stipulation agreement, were not included in this discussion.
6. Administrator Vance presented a resolution of commendation he prepared for Diane Vafides, recently retired from the board offices. While acceptable in content, the commissioners, on a motion made by Commissioner Pappas and seconded by Vice President Rosen, asked the administrator to revise and formalize the format of the document.

95 July 12th, 2016

96 Regular Meeting Minutes

97 Page Three

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99 OPEN TO THE PUBLIC

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101 As there was no further comment, the meeting was adjourned by all commissioners present at 12:521

102 PM.