

CITY OF BEVERLY
COUNTY OF BURLINGTON

MINUTES

SPECIAL MEETING

JANUARY 17, 2012

6:00-8:00PM

at

BEVERLY CITY SCHOOL

TOPIC: THE BEVERLY CITY 2012 REVALUATION

CALL TO ORDER

Council President Luis Crespo called the meeting to order at 6PM.

OPEN PUBLIC MEETINGS ACT STATEMENT (NJSA 10:4-6)

Mr. Crespo read the following statement into the Minutes: *In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this Special Meeting was provided in the following manner: On January 12, 2012, advance written notice of this meeting was posted on the public bulletin board in the City Hall; was advertised in THE BURLINGTON COUNTY TIMES; was noted to the COURIER POST; was filed with the City Clerk, and was mailed to all persons who requested and paid for such notice. Note that the proceedings of all meetings are typically electronically recorded. However, recording equipment and compatible microphones were not available for this Meeting at Beverly City School. Minutes will, therefore, be recorded manually by the Municipal Clerk and, once approved by Council, will be on file in her office at the Beverly City Hall.*

FLAG SALUTE

Mr. Crespo led those present in the Flag Salute.

ROLL CALL

Present:

Mayor: Randy H. Miller

Council President: Luis Crespo

Council Members: Barbara Kelly, Brian Perkins, Hal Robertson, Robert Thibault

Solicitor: Albert K. Marmero

Municipal Clerk: Donna Snyder, RMC/CMR/CPM

Deputy Municipal Clerk: Dorothea M. Jones, CTC/CMFO

WELCOMING STATEMENT BY COUNCIL

Mr. Crespo thanked everyone for their attendance. He restated that the purpose of this meeting was to discuss both Council and Resident's concerns regarding the current City Revaluation being conducted by Appraisal Systems, Inc.

Municipal Clerk Donna Snyder apologized for the lack of microphones, stating that they had been requested, but the School had advised today that the Head Custodian was out and that he had the key to the microphone room. It was hoped that if everyone was

PUBLIC DISCUSSION ON CONCERNS REGARDING SAID REVALUATION

Mr. Crespo said that the last reval was done in 1992. In 2007 the County had ordered a reassessment, but a postponement was allowed due to the poor market conditions. He stated that, if need be, Council would meet with the County Board of Taxation to review the situation. Mr. Crespo also mentioned that both Appraisal Systems, Inc. and Beverly City Tax Assessor Joe Robinson were advised by the County Board of Taxation not to attend the Special Meeting. He then opened the floor to the Public.

More than 100 residents were in attendance, all repeating the following concerns:

Residents were never given a clear explanation of how the Formulas utilized were actually calculated. but that they seemed to be inflated.

Many properties were being assessed on Property features that were not theirs.

When Residents met with representatives from Appraisal Systems, Inc. for "Informal Hearings", numerous times there was no Property Card for them to view.

Complaints about the "Informal Hearings" also revolved around the fact that many were told that the rep they were speaking with had no information, and that they were there simply to take information and concerns down from the Property Owner. The majority felt that this would be leaning more towards a question/answer/clarification session.

Some stated that they were spoken down to by the ASI reps because they (the Residents) couldn't grasp the concept that was being repeated to them over and over again the same way.

Complaints were many relative to those Property Owners who lived at or in close proximity to the Light-Rail and property that was declared a Hazardous Waste Site by USEPA.

Additionally, some Residents were assessed for pools, decks, and gazebos that were not even on their properties.

The majority, again, wanted to know the criteria for evaluations, for Land, for Frontage, for "Neighborhoods".

As stated by Mr. Crespo, ASI had stated that they would extend the time to meet to anyone who requests it. Approximately 51 individuals signed lists for additional “Informal Hearings”, indicating on these lists just what the concern was that they wanted addressed.

There being no further new discussions, Motion to Adjourn at approximately 8:30PM was made by Robinson; Second by Kelly. All in Favor. Motion Carried.

Respectfully submitted,

Donna Snyder, RMC/CMR/CPM

Date

APPROVED:

Mayor Randy H. Miller

Date

CLOSING COMMENTS BY COUNCIL

ADJOURNMENT