

Regular meeting minutes of the board held Thursday, February 10, 2022

The following are the regular meeting minutes of the Cape May County Board of Taxation held on February 10, 2022 at 2:00 p.m. in the Old Court House building at 11 North Main Street, Cape May Court House, NJ.

The notice of this meeting was mailed to The Press, Cape May County Herald and The Gazette newspapers published in Cape May County, and posted on the bulletin boards in the offices of the County Clerk, Board of Chosen Freeholders, and the Tax Board on December 7, 2021.

Those in attendance were, Elizabeth Barry, James Cafiero, Jr., John McCann and Lu Ann Wowkanech.

The meeting was opened on a motion by Lu Ann Wowkanech, seconded by Elizabeth Barry, and carried.

The prior meeting minutes were approved on a motion by James Cafiero, Jr., seconded by Elizabeth Barry, and carried.

The following corrections of the tax duplicate were approved on a motion by Lu Ann Wowkanech, seconded by Elizabeth Barry, and carried.

Corrections of the Tax Duplicate

Borough of Avalon 2 Applications

Welsh, Thomas J Jr
B: 76.06 L: 5
Value change (+12,300) for 2022

Nolan, Timothy E & Kathleen K
B: 86 L: 51
Value Change (+3,600) for 2022

Cape May City 3 Applications

Museum of Fine Arts
B: 1052 L: 5 Q: C-104
Change from 4A to 15D for 2022

Pandaleon, Robert & Geraldine
B: 1067 L: 5 Q: C-15
Reduce Assessment (-15,000)2022

Wild Rose Manor LLC
B: 1110 L: 110
Remove line item for 2022

Dennis Township
1 Application

Harris, Deannea
B: 63 L: 15
Remove line item for 2022- Should be B:62 L:13

Lower Township
4 Applications

Kelly, George
B: 280 L: 8
From Class 2 to 15F for 2022

Paulus, Marcia
B: 352.02 L: 1
From Class 2 to 15F for 2022

Heathcote, Patricia
B: 742.01 L: 18.09
From Class 2 to 15F for 2022

Swider, Thomas
B: 823.01 L: 3 Q: C0806
From Class 2 to 15F for 2022

Middle Township
1 Application

Palmer, Ty
B: 63 L: 1
From Class 2 to 15F for 2022

Ocean City
7 Applications

Duffy, Brian J
B: 1310 L: 11
Value Change (+3,500) for 2022

RJGV B LLC
B: 1310 L: 12
Value Change (-1,300) for 2022

Behta, Matthew & Bernadette
B: 1914 L: 21
Value Change (+170) for 2022

Miller, Jason R & Lauren E
B: 3205 L: 19 Q: C2
Delete Line Item for 2022

Miller, Jason R & Lauren E
B: 3502 L: 19 Q: C2
Add Line Item for 2022

Wright, Jerold t Jr & Patricia R
B: 4101 L: 10 Q: C1
Value Change (565,600) for 2022

Quinn, Edward & Patricia
B: 4203 L: 18 Q: C2
From Class 2 to Class 1 for 2022

Sea Isle City
1 Application

SIR Development LLC
B: 61.02 L: 14 Q: CB
Remove Line item for 2022

Stone Harbor
4 Applications

O'Neil Shore House Revoc Tr.
B: 87.21 L: 63.01
Value change (+55,300) for 2022

Carney, Timothy J
B: 95.04 L: 227 Q: C0101
Add Line Item for 2022

JCC LLC
B: 95.04 L: 227 Q: C0102
Add Line Item for 2022

Ryan, Michael & Melissa
B: 95.04 L: 227 Q: C0103
Add Line Item for 2022

Wildwood City
3 Application

Lauriello, Paul
B: 13 L: 14
From Class 2 to 15F for 2021

Ames, Horatio & Michele
B: 146 L: 5.02 Q: C0114
From Class 2 to 15F for 2021

Ames, Horatio & Michele
B: 146 L: 5.02 Q: C0114
From Class 2 to 15F for 2022

Borough of Woodbine
1 Application

Fitzgerald, William
B: 7 L: 4
From Class 2 to 15F for 2022

Ms. Rosell presented the 2022 Preliminary Equalization Table. It was noted that the aggregate true value is well over \$63 billion. This unprecedented value is due to two reasons: the decreasing ratios and a \$6 billion year over year increase in the value of the total county ratables. There was a discussion regarding the equalization of replacement revenues (section 3, PL 1966, C. 135 as amended). In this discussion Ms. Rosell described the section as a long standing law based on when a tax was once imposed on personal property. Since this method of collecting a personal property tax is no longer imposed, the State has since set forth a prescribed methodology in order to replace that lost revenue. The Preliminary Table was approved on a motion by Elizabeth Barry, seconded by Lu Ann Wowkanech and carried.

Upon request of the board, Ms. Rosell petitioned each assessor as to the status of their municipal tax maps. A summary of each response was forwarded to each board member.

A MODIV sales report was distributed to all. The sales report shows that prices are continuing to climb, resulting in each town's ratio continuing to drop.

There being no further business, the meeting was adjourned on a motion by Elizabeth Barry, seconded by Lu Ann Wowkanech, and carried.

The next regularly scheduled meeting will be Thursday, March 10, 2022.

THE CAPE MAY COUNTY BOARD OF TAXATION

s/s

John A. McCann, President

s/s

Elizabeth Barry, Vice President

s/s

James Cafiero Jr., Commissioner

s/s

John Snyder, Commissioner

s/s

Lu Ann Wowkanech, Commissioner

Attest:

s/s
Lori L. Rosell, CTA CTC
County Tax Administrator