

## **Regular meeting minutes of the board held Thursday, June 24, 2021**

The following are the regular meeting minutes of the Cape May County Board of Taxation held on June 24, 2021 at 9:00 a.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 18, 2020.

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

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

### Corrections of the Tax Duplicate

Middle Township  
1 Application

Sippel, Thomas  
B: 473 L: 65  
From Class 2 to 15F for 2021

North Wildwood  
1 Application

Clift, Wilfred & Margaret  
B: 220 L: 6 Q: C000E  
From Class 2 to 15F for 2021

Wildwood Crest  
1 Application

Lupo, Frank & Dian  
B: 58 L: 17.02  
From Class 2 to 15F for 2021

The purpose of this meeting was to hear tax appeals. For the sake of brevity, the details of each individual matter are not reiterated herein. For additional details please refer to the filed appeal itself and the associated judgment, permanent records of the board.

Mr. Jeffrey Hesley, Director of Operations for Vital and Mr. Christo Ramo of Moving Forward IT, attended this meeting to discuss the upcoming changes to the MODIV system, since the acquisition by Harris Computer Systems. Mr. Ramo, a subcontractor of Harris, began describing the recommendations he has made to Harris regarding hardware and performance issues. Mr. Ramo has already consolidated servers and triaged the current systems. The anticipated time frame for upgrades to Vital's MODIV system will be nine months. The expectation is a more modern, cloud based, high functioning, custom program with little to no down time. The conversion of the MODIV data from the current system to the upgraded system will take three days. Ms. Rosell stressed her immediate concerns with down time and the inconvenient timing of the daily system updates which currently occur at 5 pm.

The board met with Mr. William Raska via Zoom. Mr. Raska presented his MODIV program, Microsystems. His staff includes 5 employees and training can be done via Zoom for assessors and the tax board. His experience is vast, working in 354 municipalities and 10 counties. He also has worked with 11 revaluation firms. The demonstration included the MODIV look-up screens, photos of individual properties and website design.

Ms. Rosell presented the following resolution to the board for their support of merit increases for Melissa Jones and Andrew Elliott. This executed resolution will be forwarded to Kevin Lare for County Commissioners' consideration.

#### **Resolution # 01-06-24-2021**

WHEREAS, The Cape May County Board of Taxation is desirous to acknowledge the efforts of Melissa Jones and Andrew Elliott, members of the Board's staff;

WHEREAS, The Board wishes to applaud Ms. Jones, having worked at the Cape May County Board of Taxation for more than five years. Ms. Jones successfully

completed all necessary course work in preparation for Tax Assessor Certification. Ms. Jones is responsible for many day to day operations of our department. Ms. Jones is responsible for the creation and maintenance of the sales ratio file necessary to state school aid and equalization, and is very conscientious;

WHEREAS, The Board also wishes to commend Mr. Elliott, having served the Board since 2017. In the interim, Mr. Elliott has received an MBA in Business Administration, Tax Assessor Certification, and successfully completed the Tax Administrator Course. Mr. Elliott assists in the preparation of the county equalization table and prepares tax rates;

NOW, THEREFORE, BE IT RESOLVED, that the Cape May County Board of Taxation would like to recognize the extraordinary efforts and high performance of these two employees. Both Ms. Jones and Mr. Elliott have heightened the level of professionalism in our office, necessary in an ever-changing public service environment;

BE IT RESOLVED, that the tax board is recommending that both Ms. Jones and Mr. Elliott receive a merit increase for their exceptional service to this department.

Done this 24<sup>th</sup> day of June, 2021.

Cape May County Board of Taxation

\_\_\_\_\_  
John A. McCann, President

\_\_\_\_\_  
Elizabeth Barry, Commissioner

\_\_\_\_\_  
James Cafiero, Jr., Commissioner

\_\_\_\_\_  
John Snyder, Commissioner

\_\_\_\_\_  
Lu Ann Wowkanech, Commissioner

Attest: \_\_\_\_\_  
Lori L. Rosell, CTA CTC  
County Tax Administrator

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, July 15, 2021.

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