

Regular meeting minutes of the board held Thursday, August 11, 2022

The following are the regular meeting minutes of the Cape May County Board of Taxation held on August 11, 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 February 18, 2022.

Those in attendance were Elizabeth Barry, James Cafiero, Jr., John A. McCann, and John Snyder.

The meeting was opened on a motion by Elizabeth Barry, seconded by James Cafiero, Jr., and carried.

The prior meeting minutes were approved on a motion by Lu Ann Wowkanech, seconded by James Cafiero, Jr., and carried.

The corrections of the tax duplicate were approved on a motion by Elizabeth Barry, seconded by James Cafiero, Jr., and carried.

Corrections of the Tax Duplicate

Lower Township
2 Applications

Pizzuto, Gary
B: 98 L: 39
From Class 2 to 15F for 2022

Township of Lower
B: 703 L: 4
From Class 1 to 15C for 2022

Middle Township
2 Applications

Bradbury, Joseph
B: 208 L: 13
From Class 2 to 15F for 2022

Rzepnicki, Matthew
B: 212.03 L: 24
From Class 2 to 15F for 2022

North Wildwood
1 Application

Piro, Josephine
B: 170 L: 1
55% Exempt for 2022

Ocean City
5 Applications

Jarrin, Dawn
B: 409 L: 6 Q: C420
From Class 2 to 15F for 2022

Selby, Rebecca
B: 807 L: 6 Q: C314
From Class 2 to 15F for 2022

Borkowski, Charles & Natalie
B: 1710 L: 31 Q C1
Removing Line Item for 2022

Borkowsk, Charles & Natalie
B: 1710 L: 31 Q: C2
Removing Line Item for 2022

Borkowski, Charles & Natalie
B: 1710 L: 31
Add Line Item for 2022

Upper Township
2 Applications

Royle, William & Lillian Etals
B: 451 L: 25
50% Exempt for 2022

McQuillen, Thomas & Maria
B: 453 L: 73 Q: C002
Change Fire District from F04 to F02 for 2022

West Cape May
1 Application

Ehnholt, Mikel
B: 68 L: 7
From Class 2 to 15F for 2022

The board met with the Avalon Tax Assessor, Brenda Camp, and Business Administrator, Scott Wahl, regarding the prospects of a possible revaluation or reassessment. This was an informal meeting to discuss aspects of a reassessment plan, and no plan was formally presented to the board. Ms. Camp stated that she has reached out to one revaluation company regarding the possible cost (per line) for said project. It was proposed by Ms. Camp that instead of a revaluation, her plan was for a hybrid reassessment, in which she would personally engage the services of outside assistance in order to perform fieldwork for the project. The status of the borough tax map was also discussed. Currently, Avalon's tax maps were last updated in 2018. According to the board's projections, the Director's ratio for 2022 will be around 68%, as compared to the 2021 Director's ratio of 83.36%. There continues to be a consistent decline of aggregate assessed values to sales prices. Avalon's COD is over 15% as well, which indicates a lack of uniformity among the property classes. These are indications that there is a need for a revaluation or reassessment borough-wide.

There being no further business, the meeting was adjourned on a motion by Elizabeth Barry, seconded by James Cafiero, Jr., and carried.

The next regularly scheduled meeting will be Thursday, September 8, 2022.

CAPE MAY COUNTY BOARD OF TAXATION

John A. McCann, President

Elizabeth A. Barry, Vice President

James Cafiero, Jr., Commissioner

John Snyder, Commissioner

LuAnn Wowkanech, Commissioner

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