

**State Board of Real Estate Appraisers
PUBLIC SESSION OF TUESDAY, FEBRUARY 10, 2009
MINUTES**

The regular meeting of the Board of Real Estate Appraisers was held at 124 Halsey Street on the 3RD Floor on Tuesday, FEBRUARY 10, 2009. The meeting was convened in accordance with the provisions of the Open Public Meeting Act. In the absence of Board President Cheryl A. Randolph-Sharpe, Board Member Siegel, called the meeting to order at 9:30 A.M. A roll call was taken and the following attendance was recorded for these minutes:

John A. McCann Present
Denise Siegel Present
Barry J. Krauser Present
Frank A. Willis Present
Stephen P. Giocondo Present
Cheryl A. Randolph-Sharpe Excused
Eileen M. Mannion, Esq. Excused

Also, present were: Dr. James S. Hsu, Executive Director; Susan Carboni, Deputy Attorney General; Emilio Aviles, staff; Charles Kirk, staff and Grace Gurisic, staff.

APPROVAL OF MINUTES OF TUESDAY, JANUARY 13, 2009

Following review and discussion and upon motion of Mr. Giocondo, seconded by Mr. Willis it was determined that the minutes of January 13, 2008 be approved . A vote was taken and the motion was carried unanimously.

DIRECTOR'S REPORT

Executive Director, Dr. James S. Hsu made the following announcements:

*** There were three Investigative Inquiries scheduled today.

*** Board Member Ms. Mannion and Mrs. Sharpe were excused for this meeting.

*** Thank You note from the Scrivens Family following the Board's presentation at the last meeting.

CONTINUING EDUCATION

Provider	Course	Recommendation
NJ NAIFA North	(1) Real Estate Tax Appeals (2) Fannie Mae Market Conditions Addendum	2 Hrs. Of C.E. 2 Hrs. Of C.E.
Appraisal Institute	(1) Business Practices & Ethics (2) Online Business Practice & Ethics (3) Appraising Historic Preservation Easements	5 Hrs. Of C.E. 5 Hrs. C.E. 23 Hrs. CE
Central NJ Chapter of the Appraisal Inst.	February 23rd Meeting	2 Hrs. C.E.
Philadelphia Metro Chapter of the Appraisal Institute	Business Practices & Ethics	4 Hrs. C.E.

Metro NY Chapter of the Appraisal Inst.	2009 Real Estate Economic Forecast	2 Hrs. C.E.
NAIFA	(1) Appraising in the Foreclosure Market	7 Hrs. C.E.
NJIAAO	Tax Appeal 2009	6 Hrs. C.E.
Greater Philadelphia Realty School, LLC	(1) 7hr National USPAP Update Course (2) Advanced Residential Application-Case Studies. (3) Residential Site Valuation & Cost Approach (4) The FHA & VA Appraiser- Thriving & Surviving	7 Hrs. C.E. 7 Hrs. C.E. 7 Hrs. C.E. 7 Hrs. C.E.
Bloomfield College	(1) Basic Real Estate Appraiser- Principles (2) Basic Real Estate Appraisal Procedures (3) Residential Market Analysis & Highest Best Use (4) Residential Appraisal Site Valuation & Cost Approach (5) Residential Sales Comparison & Income Approach (6) Residential Report Writing & Case Studies	30 Hrs. Pre-Lic. 30 Hrs. Pre-Lic. 15 Hrs. Pre-Lic. 15 Hrs. Pre-Lic. 30 Hrs. Pre-Lic. 15 Hrs. Pre-Lic.
Westchester County Society of Real Estate Appraisal Inc	Appraisal Overview Class to Prepare for the AQB Exam	7 Hrs. C.E
Association of Municipal Assessor of Ocean County	(1) Understanding Tax Appeals at the County Tax Board	2 Hrs. C.E.
Metro NJ Chapter of the Appraisal Inst.	(1) Economic Forecast & State of the Market in NJ Real Estate	2 Hrs. C.E..
RENEWALS		
		28 Hrs. C.E. & 30 Hrs. Of Pre-Lic.
		28 Hrs. C.E. & 30 Hrs. Of Pre-Lic.
		28 Hrs. C.E. & 30 Hrs. Of Pre-Lic.
	(1) Online Basic Appraisal Procedures (2) Online Basic Appraisal Principle	28 Hrs. C.E. & 30 Hrs. Of Pre-Lic.
	(3) Advanced Residential Report Writing, Part 2	15 Hrs. C.E. & Pre-Lic.
	(4) General Appraiser Report Writing and Case Studies	15 Hrs. C.E. &

Appraisal Institute	<p>(5) Advanced Residential Applications and Case Studies Part 1</p> <p>(6) Real Estate Finance, Statistics and Valuation Modeling</p> <p>(7) Residential Report Writing and Case Studies</p> <p>(8) Residential Sales Comparison and Income Approach</p> <p>(9) Residential Site Valuation and Cost Approach</p> <p>(10) Residential Market Analysis and Highest & Best Use</p> <p>(11) Basic Appraisal Procedures</p> <p>(12) Basic Appraisal Principles</p> <p>(14) Online Valuation of Detrimental Conditions in Real Estate</p> <p>(13) Analytics & the Site to Do Business</p> <p>(14) Online Valuation of Detrimental Conditions in Real Estate</p> <p>(15) Online Using Your HP12C Financial Calculator</p> <p>(16) Online Small Hotel/Motel Valuation</p> <p>(17) Online Residential Property Construction and Inspection</p> <p>(18) Online Residential Design and Functional Utility</p> <p>(19) Online Marshall and Swift Commercial Cost Training</p> <p>(20) Online FHA & The Appraisal Process</p> <p>(21) Online Appraising from Blue- prints and Specifications</p> <p>(22) Online Apartment Appraisal- Concepts and Applications</p> <p>(23) Online Analyzing Operating Expenses</p> <p>(24) Online Analyzing Distressed Real Estate</p>	<p>Pre-Lic.</p> <p>15 Hrs. C.E. & Pre-Lic.</p> <p>28 Hrs. C.E. & 30 Hrs. Of Pre-Lic.</p> <p>15 Hrs. C.E. & Pre-Lic.</p> <p>15 Hrs. C.E. & Pre-Lic.</p> <p>28 Hrs. C.E. & 30 Hrs. Of Pre-Lic.</p> <p>28 Hrs. C.E. & 30 Hrs. Of Pre-Lic.</p> <p>28 Hrs. C.E. & 30 Hrs. Of Pre-Lic.</p> <p>7 hrs. C.E.</p> <p>16 Hrs. C.E.</p> <p>7 Hrs. C.E.</p> <p>4 Hrs C.E.</p>
American Society of Farm Mangers & Rural Appraisers	Basic Appraisal Procedures	28 Hrs. C.E. & 30 Hrs. Of C.E.
Rutgers Center for Government Services	<p>(1) Property Tax Administration, Part 1</p> <p>(2) Property Tax Administration, Part 2</p> <p>(3) Fundamentals of Real Property Appraisal</p> <p>(4) Income Approach to Valuation</p>	<p>4 Hrs. C.E.</p> <p>10 Hrs. C.E.</p> <p>30 Hrs. C.E. & Pre-Lic.</p> <p>30 Hrs. C.E. & Pre-Lic.</p>

American School of Bus.	(1) Income Approach an Overview (2) Mortgage Fraud: A Dangerous Business (3) FHA & VA Appraisal Business (4) Sales Comparison Approach (5) Residential Cost Approach (6) National Uspap Update	7 Hrs. C.E. 7 Hrs. C.E. 7 Hrs. C.E. 7 Hrs. C.E. 7 Hrs. C.E.
McKissock	(1) Made in America: Appraising Factory Built Housing (2) Disclosures & Disclaimers	7 Hrs. C.E. 5 Hrs. C.E.
INDIVIDUAL REQUESTS		
Joan M. Kozeniesky	(1) Real Estate Appraisal for Tax Appeals	2 Hrs. C.E.

Following review and discussion by the Education Committee and the Board and upon motion of Mrs. Siegel, seconded by Mr. Krauser it was determined that the C.E. Courses listed did meet the established criteria for the designated approved hours and that they be approved as noted above. A vote was taken and the motion was carried, unanimously

APPRAISAL INSTITUTE

*** Appraisal News Online Vol. 10, No. 1, January 14, 2009

*** Appraisal News Online Vol. 10, No. 2, January 21, 2009

*** Appraiser News Online Vol. 10, No. 2, January 28, 2009

*** Appraiser News Online Vol. 10, No. 3, February 4, 2009

The Board reviewed, discussed and duly noted the above items.

APPRAISAL FOUNDATION

*** Press Release, January 27, 2009 – "The Appraisal Foundation Seeks Candidates for Vacancies on Board of Trustees"

*** Press Release, January 22, 2009 – "The Appraisal Foundation Offers Online Property Appraisal Course"

*** Foundation Press Release – University Graduate Degree Review Program Established by National Appraisal Board"

*** Memo re: State Regulator Advisory Group Meeting, scheduled for April 3, 2009

The Board reviewed, discussed and duly noted the above item.

APPRAISAL STANDARDS BOARD

*** USPAP Q and A; Vol. 11, No. 1 - January, 2009

*** ASB Public Meeting Notice for April 3, 2009

The Board reviewed, discussed and duly noted the above items.

LEGISLATION - Fourth Quarter, October 1 to December 31, 2009

*** A789 — Delays expiration date of certain professional and occupational licensees and registration for individuals with certain types of military services (see S1279)

*** A1184 – Authorizes court to waive license revocation process for certain child support obligors (See S1183)

*** A2735 – Prohibits employment and licensing background checks to go back further than seven years under certain circumstances (see S1951)

*** A2858 – Requires legal action against certain licensed persons to be brought within two years (see S1815)

*** S1183 – Authorizes court to waive license revocation process for certain child support obligors.

*** S1279 – Delays expiration date of certain professional and occupational licenses and registration for individuals with certain types of military service.

*** S1815 – Requires legal action against certain licensed persons to be brought within two years.

*** S1951 – Prohibits employment and licensing background checks to go back further than seven years under certain circumstances.

The Board reviewed, discussed and duly noted the above items.

*** S1805 - Permits removal of State Board, Commission or independent authority member for failure to attend three consecutive meetings thereof with out good cause.

Following review and discussion of the above item and upon motion of Mr. Willis, seconded by Mr. McCann it was determined that the Board is in support of said Bill. A vote was taken and the motion was carried, unanimously.

*** N.J. Registry of February 2, 2009 – Board’s Proposed Amendments

The Board reviewed, discussed and duly noted above item.

OTHER

*** Complaint from a George Bryant re: Zillow.com – regarding false advertizing on the internet.

Following review and discussion by the Board and upon motion of Mr. Willis seconded by Mr. McCann it was determined that this complaint be referred to the Appraisal Foundation for their review. A vote was taken and the motion was carried, unanimously.

*** Received from DAG Carboni re: Daniel Drelich regarding AMC Model Legislation.

Following review and discussion by the Board it was determined that the Appraisal Institute be contacted to check on the status of this proposal.

*** Letter to Commission Joseph V. Doria, Jr. As approved by the Board at the last meeting re: guidelines for the preparation of a real estate market analysis for the Transfer of Development Rights.

*** Response to above Board’s letter to Commissioner Joseph V. Doria re: TDR programs - response from Benjamin L. Spinelli, Executive Director of the Office of Smart Growth.

The Board reviewed, discussed and duly noted said items.

PUBLIC ANNOUNCEMENTS OF DISCIPLINARY ACTION TAKEN

*** IMO --- DOUGLAS L. NICKEL - Administrative Action – Corrected Final Order of Discipline Filed 1-13-09.

The Board reviewed, discussed and duly noted the above Order.

PENDING APPLICATIONS

Residential Licensing

Howard Beck Elaine Zaleski
Lawrence McKeever

Certified Residential

Philip Randazzo, Jr. Craig Sickles

Certified General

Jane Copeland

Following review and discussion by the Board and upon motion Mrs. Siegel, seconded by Mr. Willis it was determined that the above noted candidates did meet the established criteria for Licensure and that their applications be approved. A vote was taken and the motion carried, unanimously

PUBLIC COMMENT

Richard Siebel of the Appraisal Community addressed the Board regarding issues of mutual concern.

ADJOURNMENT

Upon motion of Mr. Willis, seconded by Mr. Krauser it was determined that the Public Meeting be adjourned at 11 A.M. and the Board proceed to the Executive Session. A vote was taken and the motion carried, unanimously.

Respectfully submitted,

DR. JAMES S. HSU
Executive Director