

# State Real Estate Appraiser Board

## Public Session Minutes

April 8, 2003

The regular meeting of the Board of Real Estate Appraisers was held at 124 Halsey Street on the 6th Floor on Tuesday, **APRIL 8, 2003**. The meeting was convened in accordance with the provisions of the Open Public Meeting Act. Board President Mr. Krauser called the meeting to order at 9:30 A.M. A roll call was taken and the following attendance was recorded for these minutes:

Ronald A. Curini	Present
John P. Hamilton	Present
John A. McCann	Present
Robert H. Scrivens, Jr.	Excused
Denise Siegel	Excused
Barry J. Krauser	Present
Frank A. Willis	Present
Alfred J. Gaburo, Jr.	Excused

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

## APPROVAL OF MINUTES OF TUESDAY, MARCH 11, 2003

Following review and discussion and upon motion of Mr. McCann, seconded by Mr. Hamilton that the minutes of March 11, 2003 be approved . A vote was taken and the motion was carried unanimously.

## DIRECTOR'S REPORT

Executive Director Hsu made the following announcements:

\*\*There are no Investigative Inquiries or Interviews scheduled for today.

\*\*Regarding the AQB's Fourth Exposure Draft relative to revising the Real Estate Appraiser Qualification Criteria - June 2, 2003 is the deadline to submit comments and if adopted, implementation will be, probably in 2007.

\*\*Called attention to the article that appeared in the Bergen Record entitled; "Low-income Buyers Say company Did them Wrong"

\*\*Proposed New Rules - N.J.A.C. 13:40C-7.90 "Disciplined Licensees or Certificate Holders, Prohibited Activities" - comments to be received by May 16, 2003 and the Board will be scheduled to adopt same at their June 10th Board Meeting.

## EDUCATION COMMITTEE - Mr. Hamilton, Chairman

Provider	Course	Recommendation
Delaware Chapter of the Appraisal Institute	HUD/FHA Update and Review	<b>2 Hrs. of C.E.</b>
Central NJ Chapter of the Appraisal Institute	8 Case Studies - How Architecture can Impact Value	<b>2 Hrs. of C.E.</b>
Northeast NJ Chapter of the Appraisal Institute	HUD Mortgage Insurance Program and the Appraisers	<b>2 Hrs. of C.E.</b>
Association of Municipal of NJ and NJ Tax Board Association	The valuation of Shopping Centers for Tax Appeal Purpose	<b>3 Hrs. C.E.</b>
Society of Professional Appraisers Appraisal Institute	The Landmark II	<b>3 Hrs. of C.E.</b>

**Following review and discussion of the above noted items and upon motion of Mr. McCann, seconded by Mr. Hamilton 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 carried, unanimously.**

### Individual Requests

**Mary Mastro** - requesting continuing Education Credit for ArcView 8 Course offered by Rutgers on June 10 to 13th - this item was moved to the May Board meeting for further review and discussion.

**Frederick Bolan** - requesting Continuing Education credit for having served as a Condemnation Commissioner in the Morris County Superior Court for the past 10 years.

Following review and discussion the Board determined that this "service" did not meet the established criteria for Continuing Education credit.

## APPRAISAL FOUNDATION and REGULATORY OFFICIALS

### Appraisal Foundation

**\*\*Appraisal Foundation re:** National Board Considers Increase in Appraiser Licensing/Certification Requirements

Dr. Hsu called attention to the following possible changes in required Education Requirements for Licensure:

Licensed Residential from 90 HRS to **150 Hrs.**

Certified Residential from 120 HRS to **200 Hrs.**

Certified General from 180 HRS to **300 Hrs.**

**Colleges Level requirements as follows:**

Certified Residential - 21 hours of specified college course work or a 2 year Associate's Degree

Certified General - 30 hours of specified college course work or a 4 year Bachelor's Degree

It was further noted that, if adopted, the States would have 3 to 6 years to implement or until probably 2007.

**All of the above was noted by the Board**

### **Appraiser Qualifications Board**

**\*\*Memo from Ed Morse, AQB Chair re: Fourth Exposure Draft on revising the Real Property Appraiser Qualification Criteria.**

**\*\*Appraiser Qualification Board - Public Meeting Summary, February 21, 2003**

**\*\*\*USPAP Q and A, Vol. 5, No.3, March, 2003**

**\*\*Memo from Cheryl Jenkison re: proposal and Adoption were posted on website and now is open for comments.**

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

### **RULES AND REGULATIONS**

**\*\*Proposed new rule: N.J.A.C. 13:40A-7.9, Disciplined Licensees or Certificate Holder; prohibited activities, State Board of Real Estate Appraisers.**

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

### **OTHER**

**\*\*Letter from Robert K. Thompson re: response to a letter forwarded to Mr. Thompson by the Board in regard to transfers of new construction in which the proper "consideration" has been incorrectly stated in the deed.**

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

**\*\*ASI - - Analysis of three years of test scores**

**Due to the absence of Board Member Scrivens this matter will be further discussed at the next meeting in the Executive Session.**

**\*\*Report by Board Member Siegel re: Tax Assessors C.E. Committee - report concerning a Memorandum of Agreement that is to develop between the Committee and the Board regarding the identification of each parties' C.E. programs which are AQB qualified.**

**Due to the absence of Board Member Siegel this matter will be discussed at the next meeting, in addition the Board is still awaiting the draft that is to be sent from the Tax Assessor's office.**

### **NEWS CLIP OF INTEREST**

**\*\*NorthJersey.com website of 3/16/03 re: "Low Income Buyers Say Company Did Them Wrong".**

**\*\*The Record - Wednesday, April 2, 2003 re: Homeowners Seek to Stop Foreclosures**

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

## **DISCIPLINARY ACTIONS**

**\*\*IMO - ALEXANDER MARCOPUL** - As presented in the Executive Agenda was a copy of a letter to Mr. Marcopul's attorney, Lance N. Olitt in regards to the forwarding of copies of the administrative complaints and filed orders which were previously sent. Also DAG Megan Mathews has completed and provided copies of the "Notice of Motion for Summary Decision". Furthermore presented was a copy of a letter from Lance N. Olitt, wherein, Mr. Marcopul, without objection from the Attorney General, was given an adjournment until April 18, 2003.

**The Board reviewed and discussed the above items and following motion of Mr. Willis, seconded by Mr. McCann that the extension, which was previously granted, be ratified. A vote was taken and the motion was carried, unanimously.**

## **PENDING APPLICATIONS**

### **Residential Licensing**

*Martin Perkins    Dominic Cordone*

*James Eggleston    Richard Bowcock*

*Joseph Princiotti    Terry Hartwick*

### **Certified Residential**

*Jean-Patrick Harris    Laura Schafer*

*Charles Ciolino    Jennifer Marshall*

*Guy Danko    John Ferretti*

*Frank Walter    Jeffrey Harris*

*Robert Blair Stiefbold*

### **Certified General**

*Lawrence Melamed*

**The Board reviewed and discussed the above noted applications and upon motion of Mr. Curini, seconded by Mr. Willis that the above noted candidates did meet the established criteria for Licensure and that her applications be approved. A vote was taken and the motion carried, unanimously.**

## **PUBLIC COMMENT**

Kathy Viannye of the Appraisal community further addressed the Board regarding issues of mutual concern.

## **ADJOURNMENT**

Upon motion of Mr. Curini seconded by Mr. Willis that the Public Meeting be adjourned at 11 A.M. and the Board proceed to the Executive Session to enable the Board to consider Investigative Inquiries scheduled. A vote was taken and the motion carried, unanimously.

Respectfully submitted,

DR. JAMES S. HSU  
Executive Director