

**STATE REAL ESTATE APPRAISER BOARD**  
**PUBLIC SESSION**  
**of Tuesday, April 13, 2004**  
**Minutes**

The regular meeting of the Board of Real Estate Appraisers was held at 124 Halsey Street on the 3rd Floor on Tuesday, APRIL 13, 2004. The meeting was convened in accordance with the provisions of the Open Public Meeting Act. Board Vice President, Mr. Willis, in the absence of Board President Curini 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 Excused  
John P. Hamilton Excused  
John A. McCann Present  
Robert H. Scrivens, Jr. Present  
Denise Siegel Present  
Barry J. Krauser Present  
Frank A. Willis Present  
Alfred J. Gaburo, Jr. Excused  
Stephen P. Giocondo 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 9, 2004**

Following review and discussion and upon motion of Mr. Krauser, seconded by Mr. Siegel that the minutes of March 9, 2004 be approved . A vote was taken and the motion was carried unanimously.

**DIRECTOR'S REPORT**

**Executive Director Hsu made the following announcements:**

\*\*\* There is one Investigative Inquiry scheduled for today.

\*\*\* Board Members Curini, Giocondo, Gaburo and Hamilton are all excused for this meeting.

\*\*\* Regulatory Analyst , Danielle Swenson will be joining the Board at this meeting to discuss possible further Trainee regulations.

\*\*\* Extended congratulations to Board Member Siegel on the occasion of her passing the AQB approved USPAP Instructors Examination

**OTHER**

Board Member Krauser publicly commended DAG Susan Carboni for her very informative presentation before the New Jersey Council of Real Estate Agents.

**CONTINUING EDUCATION**

Provider	Course	Recommendation
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Appraisal Institute	Appraisal Institute National Summer Conference 2004	16.5 Hrs. of C.E.
American Society of Farm Managers and Rural Appraisers	(1) Discounting and Leases (2) Sales Analysis	8 Hrs. of C.E. 8 Hrs. of C.E.
American Society of Appraisers	The Appraisers Underwriter Relationship	3 Hrs. of C.E.
New Jersey Chapter of the Appraisal Institute	68th Annual Princeton Conference Emerging Trends in Real Estate	7.5 Hrs. of C.E.
Southern New Jersey of the Appraisal Institute	Laws and Tax Decisions; Valuation of Contaminated Sites; Tax Court Preparation	3 Hrs. of C.E.
Joan Trice Future Value LLC by Association Management Alliance, Inc.	Valuation 2004 Conference	12 Hrs. of C.E.
Cape May County Tax Board / Cape May County Tax Assessors Association	Commercial Cost Approach Form Reports	4 Hrs. of C.E.
J. Stephen Walters, Assessor Continuing Education	NRAAO Conference	9 Hrs. of C.E. 3 Day Conference (Monday - 0 Hrs.) (Tuesday - 6 Hrs.) (Wednesday - 3Hrs.)
The Foundation of Real Estate Appraisers	Advanced Issues in Appraising	21 Hrs. of C.E.
Philadelphia Metropolitan Chapter of the Appraisal Institute	Real Estate Finance: The Markets, the Numbers, and the Impacts on Value and Appraisals	7 Hrs. of C.E.

Following review and discussion by the Education Committee and the Board and upon motion of Mr. Krauser, seconded by Mrs. Siegel 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 FOUNDATION and REGULATORY OFFICIALS**

### **The Appraisal Foundation**

\*\* New Release of March 26th re: Oversight hearing before the Subcommittee on Housing and Transportation of the Senate Banking Committee.

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

\*\*\* Certified USPAP Instructor Bulletin

The Board reviewed, discussed and requested that a mailing to all approved New Jersey USPAP Instructors of this Bulletin as well as a copy of the Board rules and regulations be forwarded as soon as possible.

\*\*\* Memo from Mavis Kleso, Programs Manager re: Disciplinary Procedures for Instructors.

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

### **Appraiser Qualifications Board**

\*\*\* Public Meeting Summary of February 20, 2004

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

### **Appraisal Standards Board**

\*\*\* USPAP Q and A, vol 6, No. 3, March, 2004

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

### **Appraisal Subcommittee**

\*\*\* Letter and attachment from Ben Henson, Executive Director re: Proposed Amendments to ASC Policy Statement 10: Enforcement, by adding new paragraph F, Use of Affidavits or Other Affirmations Regarding Appraiser Experience and Education, to the end of the existing Policy Statement.

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

## **PUBLIC ANNOUNCEMENTS OF DISCIPLINARY ACTIONS TAKEN**

### **IMO - CHRISTIAN NAPOLITANO (RC 1062)**

Presented to the Board was a copy of the Filed Provisional Order of Discipline suspending Mr. Napolitano's license for a period of one year, such suspension to be stayed and served as a period of probation as well as a \$5,000 Civil Penalty. The Board reviewed, discussed and duly noted this item.

### **IMO - SCOTT MC CURLEY**

Presented to the Board was a copy of the Filed Provisional Order of Denial of Trainee Permit provisionally denying Mr. Curley's Trainee Permit until at least he has successfully completed the full term of his probation. The Board reviewed, discussed and duly noted the above Order.

### **IMO - ALEXANDER MARCOPUL**

Presented to the Board was the "Motion to Settle The Record" and following review and discussion by the Board and upon motion of Mr. Scrivens, seconded by Mrs. Siegel that the "Motion" be approved. A vote was taken and carried, unanimously.

Further, the Board reviewed and discussed an "Order" for a partial stay pending the appeal and upon motion of Mrs. Siegel, seconded by Mr. Scrivens that the "Order" be approved. A vote was taken and carried, unanimously.

## **OTHER**

### **NEWS CLIPS OF INTEREST**

\*\*\* IMO --- North Jersey Papers -- "New Code for Home Repairs Wins OK".

\*\*\* Rismedia Network - "Three defendants arraigned -- charges of conspiracy, identity theft and bank fraud in connection with a scheme to defraud banks and other lenders by obtaining hundreds of mortgage loans using stolen or fictitious identities - 50 victims"

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

## **PENDING APPLICATIONS**

### **Residential Licensing**

Patricia Merlock  
Miniouchine Vladimir  
Mary Scrocca  
Thomas Fazio  
ArRaheem Giles  
Kenneth Karl  
Michael Ganguzza  
Lynn Henderson  
Jacobus Vollenberg  
Karen Zadjeka  
Todd Harris

### **Certified Residential**

Joan Regan  
Simon Rakler  
Kevin Turi  
Carol Angle  
Richard Weinstein

### **Certified General**

Joseph Luyber  
Jason Weinstein

### **Instructor Applications**

Kevin Esposito

The Board reviewed and discussed the above noted applicant and upon motion of Mrs. Siegel, seconded by Mr. Krauser 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**

Isaac Murtha, Charles Blau, Benjamin Bell and Dan Warthen, Jr. of the Appraisal community further addressed the Board regarding issues of mutual concern.

## **ADJOURNMENT**

Upon motion of Mrs. Siegel, seconded by Mr. McCann 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