



**CHRIS CHRISTIE**  
Governor

**KIM GUADAGNO**  
Lt. Governor

# New Jersey Office of the Attorney General

Division of Consumer Affairs  
State Real Estate Appraisers Board  
124 Halsey Street, 3<sup>rd</sup> Floor, Newark, NJ 07102



**JOHN J. HOFFMAN**  
Acting Attorney General

**STEVE C. LEE**  
Acting Director

## STATE REAL ESTATE APPRAISERS BOARD

### PUBLIC SESSION MINUTES

JULY 28, 2015

**Mailing Address:**  
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The regular meeting of the Board of Real Estate Appraisers was held at 124 Halsey Street on the 3<sup>RD</sup> Floor on Tuesday, **JULY 28, 2015**. The meeting was convened in accordance with the provisions of the Open Public Meeting Act. Board President, Mr. Palumbo 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
Barry J. Krauser	Present
Cheryl A. Randolph-Sharpe	Excused
Joseph Palumbo	Present

Also, present were: Steven Flanzman, Senior Deputy Attorney General; Barbara Lopez, Deputy Attorney General; Charles Kirk, Acting Executive Director; Emilio Aviles, staff and Judith Nadal, staff

### APPROVAL OF MINUTES OF JUNE 23, 2015

Following review and discussion by the Board and upon motion of Mr. Krauser, seconded by Mr. McCann it was determined that the minutes of June 23, 2015 be approved. A vote was taken and the motion was carried, unanimously.

### ELECTION OF OFFICERS

Due to the absence of Board Member Mrs. Randolph-Sharpe the election of officers has been deferred to the September 22, 2015 Board Meeting.

### BOARD PRESIDENT APPOINTMENTS and COMMITTEE ASSIGNMENTS

Due to the absence of Board Member Mrs. Randolph-Sharpe Board President Appointments has been deferred to the September 22, 2015 Board Meeting.

## Public Session Minutes of July 28, 2015

### DIRECTOR'S REPORT

Acting Executive Director, Mr. Charles Kirk made the following announcements:

\*\*\* Board Member Mrs. Randolph-Sharpe was excused for this meeting.

\*\*\* There was one Investigative Inquiry scheduled for this meeting.

### CONTINUING EDUCATION

<b>PROVIDER</b>		<b>COURSE TITLE</b>	<b>HOURS</b>
OnCourse Learning Corp d.b.a. Career WebSchool	(1)	Cost Approach Overview	<b>7 Hrs. Of C.E.</b>
	(2)	Appraisal Math and Statistics	<b>7 Hrs. Of C.E.</b>
	(3)	Sales Comparison Approach	<b>7 Hrs. Of C.E.</b>
	(4)	Income Capitalization Overview	<b>7 Hrs. Of C.E.</b>
Appraisal Institute	(1)	Online Appraising Convenience Stores	<b>7 Hrs. Of C.E.</b>
Beach Appraisal Seminars	(1)	Highest & Best Use Analysis	<b>7 Hrs. Of C.E.</b>
	(2)	7 Hour USPAP Course	<b>7 Hrs. Of C.E.</b>
	(3)	Residential Cost Approach	<b>7 Hrs. Of C.E.</b>
Southern NJ Chapter of the Appraisal Institute	(1)	20 <sup>th</sup> Annual September Symposium	<b>7 Hrs. Of C.E.</b>
	(2)	Overview of Phila Metro Area / Tri-State Real Estate Economy	<b>2 Hrs. Of C.E.</b>
McKissock	(1)	Strange but True: Appraising Complex Residential Properties	<b>7 Hrs. Of C.E.</b>
	(2)	Managing Appraiser Liability	<b>6 Hrs. Of C.E.</b>

## Public Session Minutes of July 28, 2015

Metro NJ Chapter of the Appraisal Institute	(1)	American Dream Tour and Presentation	<b>3 Hrs. Of C.E.</b>
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### RENEWALS

McKissock	(1)	Reviewers Checklist	<b>7 Hrs. Of C.E.</b>
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Appraisal Institute	(1)	Review Theory - Residential	<b>15 Hrs. of Pre-Lic. &amp; 17 Hrs. Of C.E.</b>
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	(2)	International Valuation Standards Overview	<b>8 Hrs. Of C.E.</b>
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	(3)	Litigation Assignments for Residential Appraisers	<b>4 Hrs. Of C.E.</b>
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	(4)	Advanced Market Analysis and Highest & Best Use - Synchronous	<b>32 Hrs. of Pre-Lic. &amp; 35 Hrs. Of C.E.</b>
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	(5)	Review Theory - General	<b>30 Hrs of Pre-Lic. &amp; 33 Hrs. of C.E.</b>
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**Following review and discussion by the Education Committee of the Board and upon motion of Mr. Krauser, seconded by Mr. McCann it was determined that the C.E. Courses and Renewals listed above 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

**\*\*\* Foundation News** - *“The Appraisal Foundation Seeks Candidates for Vacancies on the Appraiser Qualifications Board and the Appraisal Standards Board”* The application deadline is August 3, 2015.

## Public Session Minutes of July 28, 2015

- \*\*\* **Foundation News** - Appraisal Practices Board public meeting to be held on September 11, 2015 in Denver Colorado.
- \*\*\* **Memo from Wayne Miller, Chair of the Appraiser Qualifications Board dated July 9, 2015 re: “Concept Paper - Alternative Track to the Experience Requirements in the Real Property Appraiser Qualification Criteria”**
- \*\*\* **USPAP Q & A, July 16, 2015**

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

### APPRAISAL SUBCOMMITTEE

- \*\*\* **Appraisal Subcommittee Annual Report** for calendar year 2014.

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

### LEGISLATION

- \*\*\* Draft rule in which the Division of Consumer Affairs is working with all state boards regarding the abandonment of applications after two years have elapsed since the last notice to the applicant was sent by the Agency informing him or her that the Agency has not received all of the information and documentation required for licensure.

**Following review and discussion by the Board and upon motion of Mr. McCann, seconded by Mr. Krauser it was determined that the State Real Estate Appraisers Board support the above rule. A vote was taken and the motion was carried, unanimously.**

- \*\*\* **Assembly, No. 4672, State of New Jersey Legislature, Introduced June 29, 2015 re: “Repeals law suspending certain licenses, registrations and certifications for failure to repay student loans”. - - - see copy attached.**

**Following review and discussion by the Board and upon motion of Mr. McCann, seconded by Mr. Krauser it was determined that the State Real Estate Appraisers Board support the above Bill. A vote was taken and the motion was carried, unanimously.**

**DISCIPLINARY MATTERS**

**IMO --- AVI VARDI -** Consent Order Filed June 26, 2015 imposing:

- \*\*\* Formal Reprimand
- \*\*\* \$5,000.00 Civil Penalty
- \*\*\* \$478.50 in Costs
- \*\*\* It is agreed upon that the Board may vacate this Order, and then reopen its investigation of this matter and/or initiate disciplinary proceedings against him, in the event the Board receives information or documentation, at any time in the future that provides basis to conclude that any of the sworn statements or testimony provided was false.

**IMO --- GARY WEINER -** Provisional Order of Discipline for failure to cooperate with the Board's request filed June 29, 2015 imposing:

- \*\*\* Provisionally suspending his license until he responds to the Board's request regarding two separate complaints received by the Board
- \*\*\* \$5,000.00 Civil Penalty

**IMO --- GARY HALL -** Provisional Order of Discipline for failure to cooperate with the Board's request filed July 28, 2015 imposing:

- \*\*\* Provisionally suspending his license until he responds to the Board's request regarding a complaint received
- \*\*\* \$1,000.00 Civil Penalty

**PENDING APPLICATIONS**

**Certified Residential**

Thomas Comerford (RC)  
Matthew D. Edmonds (RG)  
Carolyn Moore (RC)  
Maria A. Nucci (RA)

Paul M. Colella (RG)  
Jordan Cohen (RC)  
Danny Buchwald (RG)  
Cardwell O. Thaxton (RC)

## **Public Session Minutes of July 28, 2015**

### **PUBLIC COMMENT**

Chuck Blau and Bruce Shapiro of the Appraisal Community addressed the Board with issues of mutual concern.

### **ADJOURNMENT**

Upon motion of Mr. Krauser, seconded by Mr. McCann 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,

**CHARLES F. KIRK**  
For the Board