

# STATE REAL ESTATE APPRAISER BOARD

## PUBLIC SESSION OF TUESDAY, SEPTEMBER 14, 2004

### MINUTES

The regular meeting of the Board of Real Estate Appraisers was held at 124 Halsey Street on the 6th Floor on Tuesday, SEPTEMBER 14, 2004. The meeting was convened in accordance with the provisions of the Open Public Meeting Act. Board President, Mr. Willis 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 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. Present  
Stephen P. Giocondo Present

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

### APPROVAL OF MINUTES OF TUESDAY, JULY 13, 2004

Following review and discussion and upon motion of Mr. Scrivens, seconded by Mrs. Siegel that the minutes of July 13, 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 and two Criminal Background Check Interviews scheduled for today.

\*\*\* The Appraisal Subcommittee will do a Field Review/Audit on December 13 and 14, 2004

\*\*\* Auditing of our Continuing Education Program will be discussed at the October Board meeting.

CONTINUING EDUCATION ---- Mrs. Siegel for the Committee

Provider	Course	Recommendation
National Association of R.E. Appraisers	(1) National Conference - 11-14-04 (2) National Conference - 11-15-04 (3) National Conference - 11-16-04	6 Hrs. of C.E. 6 Hrs. of C.E. 6 Hrs. of C.E. 18 Hrs. Total
Dearborn R.E. Education	(1) Environmental Issues/RE (2) Property Management and Risk (3) Red Flags Property Inspec. Guide (4) Real Estate Finance Today	6 Hrs. of C.E. 6 Hrs. of C.E. 6 Hrs. of C.E. 6 Hrs. of C.E.
	(1) Small Hotel / Motel Valuation	7 Hrs. of C.E.

Appraisal Institute	(2) Cost Approach / Commercial Appraisal	7 Hrs. of C.E.
Southern NJ Chapter of Appraisal Institute	Condemnation / Trans / Eminent Domain	3 Hrs. of C.E.
Central NJ Chapter of Appraisal Institute	Symposium - Various Topics	7 Hrs. of C.E.
American Society of Appraisers	Appraising Complex Props/Taxes	2 Hrs. of C.E.
Van Education Center	USPAP - 15 Hours-On-Line	15 Hrs. C.E.
JVI Solutions	Appraising REO Properties	7 Hrs. of C.E.
Rutgers-Government Services	(1) Property Tax Admin - Part 1 (2) Property Tax Admin. - Part 2 3) Fundamental of Real Prop. Appraising (4) Income Approach to Valuation	4 Hrs. of C.E. 7 Hrs. of C.E. 7 Hrs. of C.E. 7 Hrs. of C.E.
CLE International	(1) Land Use Law - Hot Topics October 14, 2004 (2) Land Use Law - Hot Topics October 15, 2004	6 Hrs. of C.E. 6 Hrs. of C.E. 12 Hrs. Total
Appraisal Academy	(1) Fundamentals of Small Business Valuation (2) Manufactured House Appraising (3) Tough Residential Appraisal Assignments (4) Limiting Appraiser Liability	7 Hrs. of C.E. 7 Hrs. of C.E. 4 Hrs. of C.E. 7 Hrs. of C.E.
American Society of Farm Managers	(1) Cost Estimating (2) Annual Conference - Various Topics - November 4, 2004 (3) Annual Conference - Various Topics - November 5, 2004 Total Conf Hrs.	7 Hrs. of C.E. 4.5 Hrs. of C.E. 4.5 Hrs. of C.E. Total Conf Hrs. 9 Hrs. Total
Future Value	(1) Valuation 2004 - Conference November 10, 2004 (2) Valuation 2004 - Conference November 11, 2004 (3) Valuation 2004 - Conference November 12, 2004 (4) Valuation 2004 - Conference November 13, 2004	7 Hrs. of C.E. 7 Hrs. of C.E. 7 Hrs. of C.E. 7 Hrs. of C.E. 28 Hrs. Total
American Society of Appraisers	(1) Appraisal Conference - Various Topics - July 26, 2004 (2) Appraisal Conference - Various Topics - July 27, 2004 (3) Appraisal Conference - Various Topics - July 28, 2004	4 Hrs. of C.E. 8 Hrs. of C.E. 7 Hrs. of C.E. 19 Hrs. Total

Following review and discussion by the Education Committee and the Board and upon motion of Mr. Krauser, seconded by Mr. McCann 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.

## **INSTRUCTOR APPLICATION**

Moshe Cohen

The Board reviewed and discussed Mr. Cohen's Instructor Application and upon motion of Krauser, seconded by Mr. McCann that Mr. Cohen did meet the established criteria for Instructor and that his application be approved. A vote was taken and the motion carried, unanimously.

## **REQUEST FOR LICENSING EDUCATION EXPERIENCE**

Doris Sanza, CTA

Ms. Sanza submitted various assessor experience and education to the Board for Licensure approval. Following review and discussion by the Board and upon motion of Mr. Krauser, seconded by Mr. McCann that Ms. Sanza be forwarded a copy of the AQB and NJ Statutory Requirements as well as an Apprentice Application. Furthermore, that she be advised that not all assessor experience and education is acceptable for licensing purposes.

## **APPRAISAL FOUNDATION and REGULATORY OFFICIALS**

The Appraisal Subcommittee

\*\* Letter from Ben Henson, Executive Director re: Amendments to ASC Policy Statement 10

\*\*\* Letter from Ben Henson, Executive Director re: Field Review to take place December 13 and 14, 2004

The Board reviewed, discussed and duly noted the above items

Appraisal Standards Board

\*\*\* USPAP Q and A, Vol. 6, No. 8, August, 2004

\*\*\* Summary of Actions taken on June 15, 2004

\*\*\* Memo from Danny Wiley, Chair, Appraisal Standards Board re: First Exposure Draft on proposed revision to the Uniform Standards of Professional Appraisal Practice relating to the Scope of Work Project.

\*\*\* Memo re: ASB Addresses Scope of Work and Departure

\*\*\* USPAP Q and A, Vol. 6, No. 9, September, 2004

The Board reviewed, discussed and duly noted the above items

Appraisal Qualifications Board

\*\*\* National Examination Policy

\*\*\* Important Changes to Appraiser Qualifications.

\*\*\* July 23, 2004 Public Meeting summary

The Board reviewed, discussed and duly noted the above items

Association of Appraiser Regulatory Officials

\*\*\* "AARO News"

The Board reviewed, discussed and duly noted this item.

Appraisal Institute

\*\*\* Memo - Reminder re: Appraisal Institute AQB Questionnaire.

The Board reviewed, discussed and duly noted this item.

## **OTHER**

\*\*\* Receive from Board Member Curini re: Article from Appraiser News Online re: Oregon Board Finalizes Rule on Appraiser Assistant Registration.

\*\*\* Received from Board Member Krauser for information and discussion re: several documents and graphs.

\*\*\* Memo received from Tony Miragliotta, Deputy Director of Division forwarding a copy of report "Another Government Success Story" Citizen Volunteers on New Jersey State Boards and Commissions

\*\*\* Copy of Memo from Dr. Hsu to Burt Liebman re: Assembly Bill No. 1763

\*\*\* Listing of Board Members with their addresses, telephone numbers, faxes and E-Mail addresses.

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

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

IMO — ANDREW LEVINE

Presented to the Board was a copy of the Filed Administrative Action Final Order which rescinded the Provisional Order of Discipline filed on May 21, 2004 as Mr. Levine responded explaining his actions in this matter.

IMO — SCOTT ALEX

Presented to the Board was a copy of the Filed Administrative Action Final Order which rescinded the Provisional Order of Discipline filed on June 21, 2004 as Mr. Alex responded explaining his actions in this matter.

IMO — JOSEPH A. PERELLA

Presented to the Board was a copy of Filed Provisional Order in the matter of the License of Mr. Perella for Failure to Cooperate.

IMO — ALBERT H. QUICK

Presented to the Board was a copy of the Filed Provisional Order in this matter of the License of Mr. Quick.

IMO — ANDY PERDIKOS

Presented to the Board was a copy of the Filed Final Order of Denial of Licensure to practice as a Real Estate Appraiser in the State of New Jersey

IMO — CHRISTIAN NAPOLITANO

Presented to the Board was a copy of the Filed Final Order of Discipline in the matter of the License of Mr. Napolitano.

IMO — SUSAN PRIORE

Presented to the Board was a copy of the Filed Final Order of Discipline in the matter of the License of Ms. Priore for Failure to Cooperate.

Ms. Priore has satisfied all sanctions imposed in this "Order".

IMO — CHARLES C. TRAVIS

Presented to the Board was a copy of the Filed Final Order of Discipline in the matter of the License of Mr. Travis.

Mr. Travis has satisfied all sanctions imposed in this "order" and this matter is now Closed.

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

## **PENDING APPLICATIONS**

### Residential Licensing

Thomas Cieslak  
Lidia GertsevaB  
Nathaniel Bowman  
Vincent Charles  
Joseph Campbell  
Michael Solotist  
Robert Miller  
Eileen Kall  
Innocent Eleazu  
Kevin Berry  
Tina Sakajani  
Laura O'Reilly  
Jersey Ogorek  
Todd Aknay  
Francisco Mantilla  
Sandra Cole  
Marc Morgenbesser  
Jennifer Chayka  
Lauren Herd  
James Carr  
Bruce Wilbur  
Brad Lasch  
Ginamarie Berger  
Renee Houghton  
Jeffrey Wenner  
Isaac Adeyeri

### Certified Residential

Michael Elston  
Asin Kohli  
Antoine Costanza  
Orlando Mora  
Vincent Moschetta

Carlos DaSilva  
Debbie Salernitano  
Andrew Leiser  
Joseph Randazzo  
Brian D'Aconti

Certified General

Kevin Esposito Gail Taylor

The Board reviewed and discussed the above noted applications and upon motion of Mrs. Siegel, seconded by Mr. Curini 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 of the Appraisal community further addressed the Board regarding issues of mutual concern.

### **ADJOURNMENT**

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