

Regular meeting minutes of the board held Thursday, March 11, 2021

The following are the regular meeting minutes of the Cape May County Board of Taxation held on March 11, 2021 at 2:00 p.m. in the Old Court House building at 11 North Main Street, Cape May Court House, NJ.

The notice of this meeting was mailed to The Press, Cape May County Herald and The Gazette newspapers published in Cape May County, and posted on the bulletin boards in the offices of the County Clerk, Board of Chosen Freeholders, and the Tax Board on December 18, 2020.

Those in attendance were John Snyder, Elizabeth Barry, Lu Ann Wowkanech, John McCann and James Cafiero, Jr. (All telephonically)

The meeting was opened on a motion by Elizabeth Barry, seconded by Lu Ann Wowkanech and carried.

The prior meeting minutes were approved on a motion by James Cafiero Jr., seconded by Lu Ann Wowkanech and carried.

The following correction of the tax duplicate was approved on a motion by Elizabeth Barry, seconded by Lu Ann Wowkanech, and carried.

Correction of the Tax Duplicate

Woodbine
1 Application

Meeks, Rebecca
B:102 L:1.02
Change to Class 15F for 2021

The 2021 Final Equalization Table was reviewed and approved on a motion by Lu Ann Wowkanech, seconded by Elizabeth Barry and carried.

Ms. Rosell gave a recap of the Cape May County Assessors meeting held on Tuesday, March 2, 2021. At said meeting, the assessors discussed the ramifications of Daniel's Law in responding to recent OPRA requests. Other topics discussed were the tax appeal schedule, as well as concerns regarding the frequent issues some assessors have experienced with the Vital Systems, the County's current MODIV vendor. Jeffrey Hesley, Vice President of Vital Communications attended the meeting to discuss some of the new changes to the interface of Vital's MODIV system. The County Tax Board

stated it was scheduled to meet with Mr. Hesley for a live demonstration of these changes on Friday, March 5, 2021.

Ms. Rosell received a correspondence from Mr. Hellekson, CEO of Vital Communications, Inc., announcing the acquisition of Vital Communications Inc., through Harris Computer Systems. Mr. Hellekson assured current clients that all prior commitments would be honored and that Harris Computer Systems offers Vital and its clients, high-quality management and long-term financial stability. Ms. Rosell noted to the board that we are currently in the fourth year of the current contract with Vital and November 2021 will be the start of the fifth year option, of the entire six year contract. It was recommended by Ms. Rosell that the board should consider all options for a future MODIV vendor contract. The board requested a copy of the current Vital contract and would like to invite all MODIV vendors to a future meeting to demonstrate their individual systems. Ms. Rosell stated that she would contact all current MODIV vendors (3) in order to set up these demonstrations and provide the board with specifications of each system.

Recently, the Tax Board has received multiple OPRA requests for CAMA and MODIV data. Pertaining to these requests, Ms. Rosell has been in contact with Michelline Foster, Esq. from the New Jersey District Attorney General's Office. It was recommended that an extension be requested in order to be in compliance with the newly enacted legislation (Daniel's Law). Ms. Rosell is still awaiting specific guidance on this issue.

The N.J.A.C. 18:12A-1.9(k) was discussed which specifically pertains to testimony at a tax appeal hearing and the requirement of a property inspection. There was leniency given for 2020 appeals on this requirement due to the pandemic. The board will not make an exception in following this requirement for the current tax appeal season. Ms. Rosell read an email from the Division of Taxation that stated questionnaires are not an acceptable method in lieu of a physical inspection and that physical inspections or virtual inspections are the recommended methods at this time. More information will be forth coming.

The tax appeal count as of today is 44, including 5 assessor appeals. The tentative dates for appeal hearings have been set including a postponement date of Thursday, June 24, 2021.

The next regularly scheduled meeting will be Thursday, April 15, 2021.

THE CAPE MAY COUNTY BOARD OF TAXATION

s/s
John Snyder, President

s/s
Elizabeth Barry, Vice President

s/s
James Cafiero Jr., Commissioner

s/s
John A. McCann, Commissioner

s/s
Lu Ann Wowkanech, Commissioner

Attest:

s/s
Lori L. Rosell, CTA CTC
County Tax Administrator