

SPARTA ASSESSMENT COMMISSION MINUTES
February 17, 2022
Zoom Meeting Only

The Assessment Commission Meeting of Sparta Township was held by Virtual teleconferencing system and was called to order by Chairwoman Parker at 6:03 p.m. with announcement that adequate notice of this meeting was given to the public and the press under provisions of the “OpenPublic Meetings Act”, N.J.S.A. 10:4-1 *et seq.*

Roll Call:

Members Present: Chairwoman Lorraine Parker, Paul Giannoglou, George Zacsek
Members Absent: Kelly McClurkin, Dave Flynn
Others Present: Angelo J. Bolcato, Esq.
Scott Holzauer, Expert

Chairwoman Parker led the assembly in a salute to the flag.

Chairwoman Parker advised the discussion of this meeting is focused on the Glen Lake Dam Rehabilitation Improvement Project, then asked the members if they received the documents e-mailed from Scott Holzauer, the Expert hired for the Glen Lake Dam Rehabilitation Improvement Project. She also asked if the members received and reviewed the analysis written by George Zacsek, newly appointed alternate member, which was also e-mailed to everyone.

Chairwoman Parker then explained to all participants the credentials of this Commission’s newest Alternate Member, George Zacsek, highlighting that he served many years as member of the Sparta Township Planning Board and is familiar with the Township and the planning process. Chairwoman Parker stated that Mr. Zacsek has reviewed all documents relative to the 2016 Glen Lake Dam Assessment, as well as attended a recent tour of Glen Lake with Attorney Bolcato and Chairwoman Parker.

Mr. Zacsek stated that he read all the documents, listened to all recordings of past meetings. Mr. Zacsek also explained his opinion regarding possible options to address the Special Assessment and the issues that the Commission is tasked with addressing.

The Commission then discussed the Supreme Court decision from the original assessment.

Mr. Holzauer next explained how he intended to approach the new assessment using a market-based valuation methodology using data from 2016 since that is the appropriate time period. He also explained his valuation analysis, and the possible exclusion of properties on the south side of Glen Road.

The Commission also discussed potentially contacting the State to see about getting the affected properties some relief from the loan or an extension of the payments.

The Commission discussed the treatment of properties that had paid the original assessment in full.

New meeting notice for a special meeting on the 31st.

Motion to Adjourn

Mr. Zacsek

Mr. Giannoglou seconded