

SPARTA ASSESSMENT COMMISSION MINUTES
April 7, 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, David Flynn, George Zacsek
Members Absent: Kelly McClurkin
Others Present: Angelo J. Bolcato, Esq.
Scott Holzhauser, Expert

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

No Minutes to be approved at this time.

Chairwoman Parker led the discussion tonight for the Glen Lake Rehabilitation Project and asked Attorney Bolcato if he had anything to comment on.

Attorney Bolcato reminded the Commission Members that this is a public meeting.

Chairwoman Parker asked if everyone received Mr. Holzhauser’s report sent earlier to everyone. Mr. Holzhauser explained the difference between his current appraisal report from the report submitted for the 2016 Glen Lake Dam Rehabilitation project. This report is based on market-based value from 2016 and it evidences the support of a benefit or enhancement with the Lake as opposed to the prior report that dealt with an allocation of the cost of the dam repair.

Mr. Bolcato advised that since the last meeting he contacted the State Deputy Attorney General on behalf of the Commission with regard to the relief from the loan or an extension of payments and they responded that they are still reviewing this with the State.

Chairwoman Parker commented that the Co-Borrower Agreement is specific on how to handle the reassessment to the homes and advised that the Township shall not bear any liability.

The Commission members asked questions to Mr. Holzhauser about his methodology used in the report as well as the status of the current membership of the Association. Mr. Holzhauser responded to the members’ questions as well as advising that the values used in his draft report exclude those properties on the East side of Glen Road

Chairwoman Parker started to draft a timeline of events as she would like to get a recommendation to the Governing Body from this Commission. She asked Mr. Holzhauser to modify the report with the additional information discussed for the Thursday, April 21st Assessment Commission Meeting which would continue to be held via Zoom.

Chairwoman Parker advised if the Commission is good with Mr. Holzauer's report on April 21st, they can make the recommendation to the Governing Body to accept the report with the hopes of having a public hearing in person in Council Chambers on Thursday, May 19th or June 2nd which would finalize the report for submission to the Governing Body and encouraged that all Members of this Commission be present.

Chairwoman Parker thanked everyone for their participating.

Meeting adjourned at 7:07 p.m.