

**SPARTA ASSESSMENT COMMISSION MINUTES**  
**April 21, 2022**  
**Zoom Meeting Only**

The Sparta Township Assessment Commission Meeting was held by Virtual teleconferencing system and was called to order by Chairwoman Parker at 6:11 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, Kelly McClurkin George Zacsek  
Members Absent: Paul Giannoglou, David Flynn  
Others Present: Angelo J. Bolcato, Esq.  
Scott Holzhauser, Expert

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

Chairwoman Parker led the discussion tonight for the Glen Lake Rehabilitation Project and asked the members if they received the documents e-mailed from the Expert Scott Holzhauser.

Mr. Holzhauser advised the Members that he revised the original draft report sent for the meeting of April 7<sup>th</sup>, explaining that he recently did some additional research of deeds and easements on the properties at the Sussex County Hall of Records, stating that some of the deeds had details that provided people access to the lake, as well as included setting standards, restrictions and rights to the Association.

He further explained that some of this information didn’t show up in their prior research because at that time, they relied on the Association’s records of what properties were in the Association.

Chairwoman Parker advised the members that when they started the initial process, there was no guidance nor case law regarding a special assessment on a private property(s) as far as interpretations of the statute, therefore they went with what the Association provided. Now the Supreme Court clarified and gave this Commission the direction on how to assess the properties.

Attorney Bolcato advised that he has been trying to contact the Attorney General’s office for NJDEP with regard to the terms of the repayment of the loan; whether there is any accrued interest or additional escrow costs or whether they will give the property owners some relief on the loan as well as an extension of time for repayment because of the years this was involved in litigation.

Chairwoman Parker advised that we need clarification on these issues in order for the Commission move forward with the schedule discussed at the last meeting.

Mr. Holzhauser and the Commission then discussed the draft report

Chairwoman Parker suggested Attorney Bolcato that if he does get in touch with the Attorney General’s office, to ask them if they would be willing to have a meeting which would include asking possibly the Mayor and Council Chair, Township Manager, and a member of the Commission with Mr. Bolcato, offering to go down to Trenton and have a discussion, impressing upon them the urgency of finalizing the current special assessment.

Chairwoman Parker advised that she will send to the Council Liaison, Councilwoman Christine Quinn, an update on where this Commission is currently at with getting a report to them.

Chairwoman Parker thanked everyone for their participation in the meeting.

Meeting adjourned at 7:50 p.m.