

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR FEBRUARY 19, 2025

Mayor Ferro calls the meeting to order at 7:06 p.m.

STATEMENT OF NOTICE AS REQUIRED BY P.L. 1975, C231 IS READ.

I hereby announce that pursuant to the Open Public Meeting Act, adequate notice of this meeting has been provided in the annual meeting notice which was transmitted to the Asbury Park Press and the Trenton Times, posted on the public announcements bulletin board in Town Hall and filed in the Office of the Township Clerk on January 30, 2025.

ROLL CALL: Committeeman Eric Davis – absent, Committeeman Chris Morris – present, Committeeman Tara Zabrosky – present, Committeeman Jeff Ziner – absent and Mayor Al Ferro – present. Also, in attendance: Brian Chabarek, Esq. - Township Attorney, Kevin Abernethy – Township Administrator and Kathleen Hart - Municipal Clerk.

Resolution 25-75 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded was moved by C/Zabrosky; second by DM/Morris.

Municipal Clerk read Resolution 25-75 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded into the record.

ROLL CALL VOTE:

AYES: DM/Morris, C/Zabrosky, M/Ferro
NAYS: None ABSTAIN: None ABSENT: C/Davis, C/Ziner

Time In: 7:08 p.m.

Motion to adjourn Executive Session was moved by C/Zabrosky; second by DM/Morris with an All in Favor.

Time Out: 7:55 p.m.

Mayor Ferro calls the meeting to order 8:06 p.m. followed by a flag salute and a moment of silence.

Municipal Clerk read, the following statement:

All attendees and participants agree to conduct themselves in a manner appropriate for public gathering. Individual speakers should be advised that no right of privacy protects a person’s public comments made in a public forum. Accordingly, all participants bear responsibility for their own statements and commentary.

Municipal Clerk stated that the Presentation for the 2025 Reassessment has been moved to above the Public Comment Section of the agenda.

CORRESPONDENCE:

- 1. Resignation received from Lauren Cummings, Alternate II of the Historic Preservation Commission, effective immediately.

RESOLUTIONS: CONSENT RESOLUTION POSTED ON BULLETIN BOARD.

ALL MATTERS LISTED UNDER ITEM “CONSENT AGENDA” ARE CONSIDERED ROUTINE BY THE TOWNSHIP COMMITTEE AND WILL BE ENACTED BY ONE (1) MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS, IF DISCUSSION IS DESIRED OF ANY ITEM, THAT ITEM WILL BE CONSIDERED SEPARATELY.

- 25-76 Payment of Vouchers - February 19, 2025
- 25-77 Resolution of the Township of Millstone Authorizing a Person-To-Person Transfer of Plenary Retail Distribution License No. 1332-44-004
- 25-78 Resolution Directing Tax Collectors to Refund Real Estates Taxes Listed on Schedule A

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Motion to adopt was moved by DM/Morris; second by C/Zabrosky

ROLL CALL VOTE:

AYES: C/Zabrosky, DM/Morris, M/Ferro

NAYS: None ABSTAIN: None ABSENT: C/Ziner, C/Davis

REPORTS FROM VARIOUS DEPARTMENTS FOR JANUARY 2025:

Tax Collector	\$2,242,254.70
Clerk’s Report	\$ 5,815.00
Dog License	\$ 2,235.60
Municipal Court	\$ 6,860.27
Recreation	\$ 7,673.84
Construction	\$ 29,163.00
COHA	\$ 4,284.50
2025 Interest Revenue	

Motion to file was moved by C/Zabrosky; second by DM/Morris with all in favor.

APPLICATION FOR A CHARITABLE BIN (RENEWAL)

1. World of Hope Recycling, LLC.: Bin located at Clarksburg General Store, (has received permission from owner).

Motion to approve was moved by DM/Morris; second by M/Ferro with all in favor.

2. World of Hope Recycling, LLC.: Bin located at 899 Perrineville Rd. (Parking Lot over by DPW)

Motion to approve was moved by C/Zabrosky; second by DM/Morris with all in favor.

APPLICATION FOR A RAFFLE LICENSE:

1. Standardbred Retirement Foundation, RA #335, Off-Premise Merchandise Raffle to be held on May 27, 2025 at 353 Sweetsman Lane, Millstone Twp.

Motion to approve was moved by C/Zabrosky; second by DM/Morris with all in favor.

LIAISON REPORTS:

C/Zabrosky stated that the Open Space Clam Bake is tentatively scheduled for June 1, 2025 at Wagner Farm Park. The Seniors had their annual Valentines Day party and are looking into scheduling their summer trip on the River Queen out of Toms River. The Seniors are looking for new members. They meet the second Tuesday of the month at 11:30am at the Community Center and every Wednesday for Crafts at 11:00am at the Community Center.

DM/Morris stated that the Recreation Commission is looking for two additional Alternate members. This is a volunteer position and they meet once a month. Please complete a Talent Bank that is on the Township website.

M/Ferro stated that at the monthly meeting of the Office of Emergency Management (OEM) they reviewed all disaster plans for evacuation. There was a bad car accident on Millstone Road that took out a telephone pole causing a power outage on top of the power outage caused by the storm. Township officials, OEM and the Township Administrator are always in touch with the authorities. In case of emergencies, the Township will open the Community Center to provide shelter. M/Ferro also reminded residents that any motorist passing a stopped school bus with its flashing red lights will be issued a summons, which is a \$500 fine and 5 points on your driver licenses.

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The Township Administrator stated that barricades were out on the roads in the areas needing repairs and drivers were going around the barricades, even hitting one of the barricades. Drivers need to slow down, be considerate and courteous to the DPW and utility workers that are doing the repairs along the roadway.

NEW BUSINESS: NONE

OLD BUSINESS: NONE

COMMENTS FROM THE DAIS: NONE

M/Ferro stated the following events:

1. 60 Millstone children will be doing a production of Bye Bye Birdie at the Performing Arts Center on March 1st & 2nd at 2pm. Tickets are available online or at the door.
2. The Monmouth County Mosquito Madness/Tire Pick Up Program is scheduled between February 1st through March 31st. Personnel will come to your property and pick up as many as 10 car tires without rims. Call to schedule an appointment at 732-542-3630.
3. The 2025 Spring Cleanup is scheduled for April 7th thru April 11th. Please put items at the curb no later than 6am on April 7th. Maximum allowed per household is 5' x 5' x 5'. Please visit the township website for a list of items that will not be picked up.
4. Millstone Township will be holding a Paper Shredding Event, sponsored by the Monmouth County Commissioners, on May 31st from 9am to 1pm (or until the trucks are filled) at Millstone Park, 4 Red Valley Rd.
5. The Monmouth County Clerk advised that the Governor has moved the 2025 Primary date from June 3rd to June 10th. Please visit the Monmouth County Votes website for more information.
6. The 250th Anniversary of the United States will be held with many events taking place in 2026. Please join your fellow neighbors on February 25th at the Municipal Courthouse at 7pm to brainstorm commemorative events, volunteer your ideas, skills and talents.

PRESENTATION: 2025 Tax Reassessment

Christopher Anthes, Township Tax Assessor and Alex J. Worth, Assistant to the Assessor gave a presentation on the 2025 Tax Reassessment (see attachment A). They provided clarity, guidance, and answered questions from residents. They touched on why the reassessment is happening, how property values are determined with the current market value and the options that are available if you have concerns about your assessment. The purpose of a reassessment is to ensure that the tax burden is distributed fairly based on market value. The current market value ratio for Millstone Township is 67% and the goal is to get to 100%. The last reassessment for Millstone Township was done in 2012. They explained how an assessment is conducted and the guidelines that are followed to determine a property's value using the Taxpayer Informal Assessment Review Application (TIARA). Residents were informed on how to appeal an assessment and who to contact. The reassessment will take three years to complete the entire township. In closing, they also advised the residents that if they had any additional questions or concerns to reach out Chris Anthes at taxassessor@millstonenj.gov.

PRIVILEGE OF THE FLOOR: (Limited to ½ Hour)

M/Ferro opens the meeting to the public at 9:10 p.m.

Dorothy Sluzas of 7 Arrowhead Way questions if the 67% market value ratio is mostly due to not having a reassessment in recent years or due to the market that has exploded in the last few years and what are the deadline dates to appeal. The Tax Assessor stated that it is due to an increase in the market and that no reassessment has been done since 2012. Over the last few years, the number has decreased. Pre Covid the Township was in the 90% range. The deadline dates to appeal will be posted on the Township website and it is on the reverse side of the postcard that the residents receive.

M/Ferro stated that this reassessment is mandated by the Monmouth County Tax Board. We are required to either do a reevaluation (which would cost approximately \$400,000 to do) or do a reassessment. The Township

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chose to do the reassessment which will be for both residential and commercial properties.

Tina Hausknecht of 3 Francis Ct asked about the timing and when will inspections be conducted. The Tax Assessor stated that you will receive a letter in the mail and the inspection will be done approximately two to three weeks later. The inspection is done every five years. Valuation will be determined annually.

Tony Cacciotti of 9 Cheryl Lane asked if there is any compensation for the overpayment of taxes since 2016. Similar homes in his neighborhood pay approximately \$4,000 less in taxes than his property. Do we get a tax credit and is there any tax freeze for taxpayers at the age of 65. The Tax Assessor stated that he will not receive a tax credit, however, the reassessment will redistribute the taxes. The Senior Tax Freeze is for residents 65 years of age or older.

Chris Kausch of 15 Preston Drive asked if the Tax Assessor can define market value, how it is determined and who sets the criteria? The Tax Assessor explained that the market value is a "True Value" of the full and fair value of each parcel of real property. It is subject to the appraisal principals that apply to the market value. Changes also occur because of comps in the town.

Karina Ramos of 166 Millstone Road asked where did the assessment amount come from and was told to take the total assessed value on the card and divide it by the ratio (.67% currently). The Tax Assessor explained that the amount on the assessed property card is what you will be taxed on. To determine if your value is accurate, you would take the total assessed value and divide it by the ratio (.67% currently) which would give you the true value.

Steven Delgandio of 12 Jacob Drive asked how inspections are conducted. The Tax Assessor stated that you will receive a letter in the mail and within the next few weeks an inspector will show up. The exterior inspection is done first and if the resident is not home, the inspector will leave a card to schedule an interior inspection. They will also look at permits issued and the average condition of the area.

Brian Fogmeg of 1 Mountain View Court asked why should taxes be affected by interior upgrades to the home. The Tax Assessor stated that the State sets parameters and it is based on market value. It is also meant to provide fairness to all.

The Tax Assessor stated that if residents have any questions, to not hesitate to reach out.

M/Ferro tell residents if they have any additional questions or concerns to reach out and call or email our Tax Assessor.

M/Ferro closes the meeting to the public at 10:07 p.m.

ADJOURNMENT:

Motion to adjourn: Moved by C/Zabrosky; second by DM/Morris with all in Favor.

Time Out 10:08 p.m.

Audio of the meeting is available in the Municipal Clerks Office.

February 19, 2025 Township Committee Meeting Minutes approved at a Township Committee meeting held on March 19, 2025.

Kathleen Hart, RMC
Municipal Clerk

ATTACHMENT A

TOWNSHIP OF MILLSTONE 2025 REASSESSMENT



THE MILLSTONE SHARED SERVICE TEAM

Clerk:
Keri Kosbab
Township of
Middletown
7 Years

Assessor:
Christopher
Anthes
Deputy Assessor:
Township of Middletown
7 Years
Appraiser/Consultant:
16 years

Assistant to
the Assessor:
Alex J. Worth
Middletown: 8 Years
Manalapan: 2 Years
Interlaken: 11 years
Appraiser/Consultant:
18 years



OUR SHARED GOAL



PROVIDE CLARITY



**TRANSPARENCY &
GUIDANCE**



ANSWER YOUR QUESTIONS



**UNDERSTAND WHY THE
REASSESSMENT IS HAPPENING**

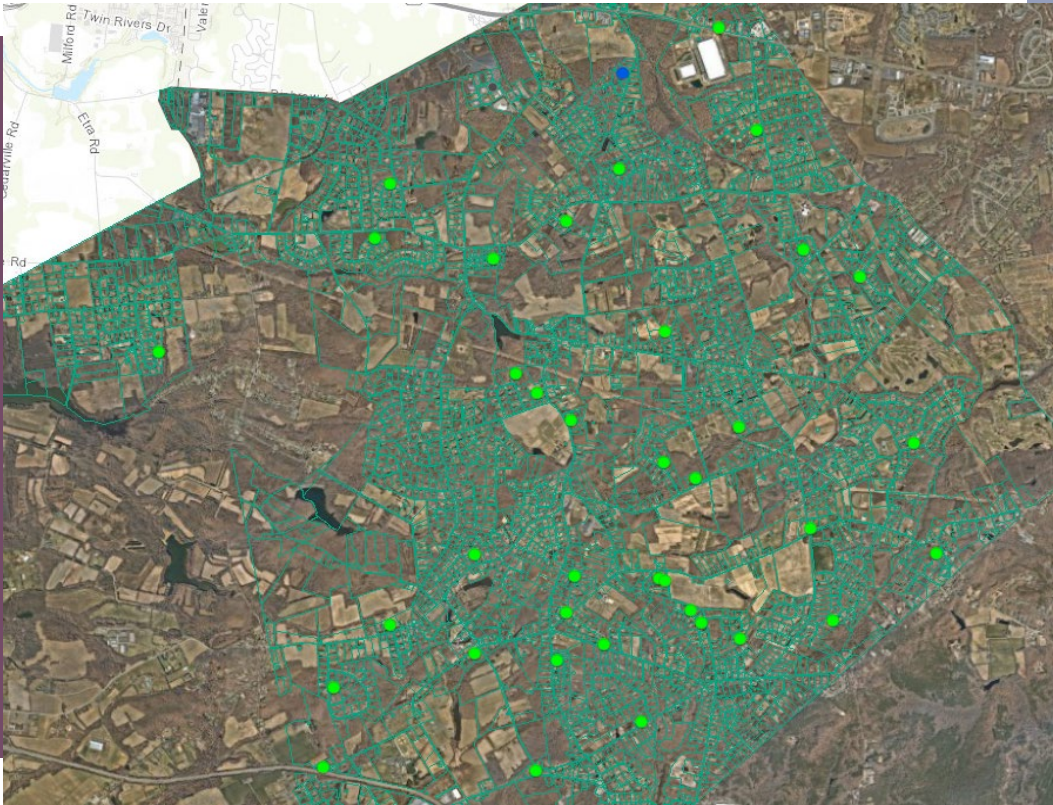
**LEARN HOW PROPERTY VALUES
ARE DETERMINED**

**KNOW YOUR OPTIONS IF YOU
HAVE CONCERNS ABOUT YOUR
ASSESSMENT**

THE PURPOSE OF A
REASSESSMENT IS TO
ENSURE THAT THE TAX
BURDEN IS DISTRIBUTED
FAIRLY BASED ON MARKET
VALUE.



PENDING REVALUATION & ASSESSMENT DISPARITY SOLUTION



✓ Average 2024 Ratio: **67.57%**

Ratio of 85% or less may denote noncompliance. A continual decline of Assessment-Sales Ratios in a district from the 100% level of taxable value established by the CTB shows a lack of assessment maintenance and may indicate a need for reassessment / revaluation

✓ 2024 Coefficient of Deviation: **11.80 %**

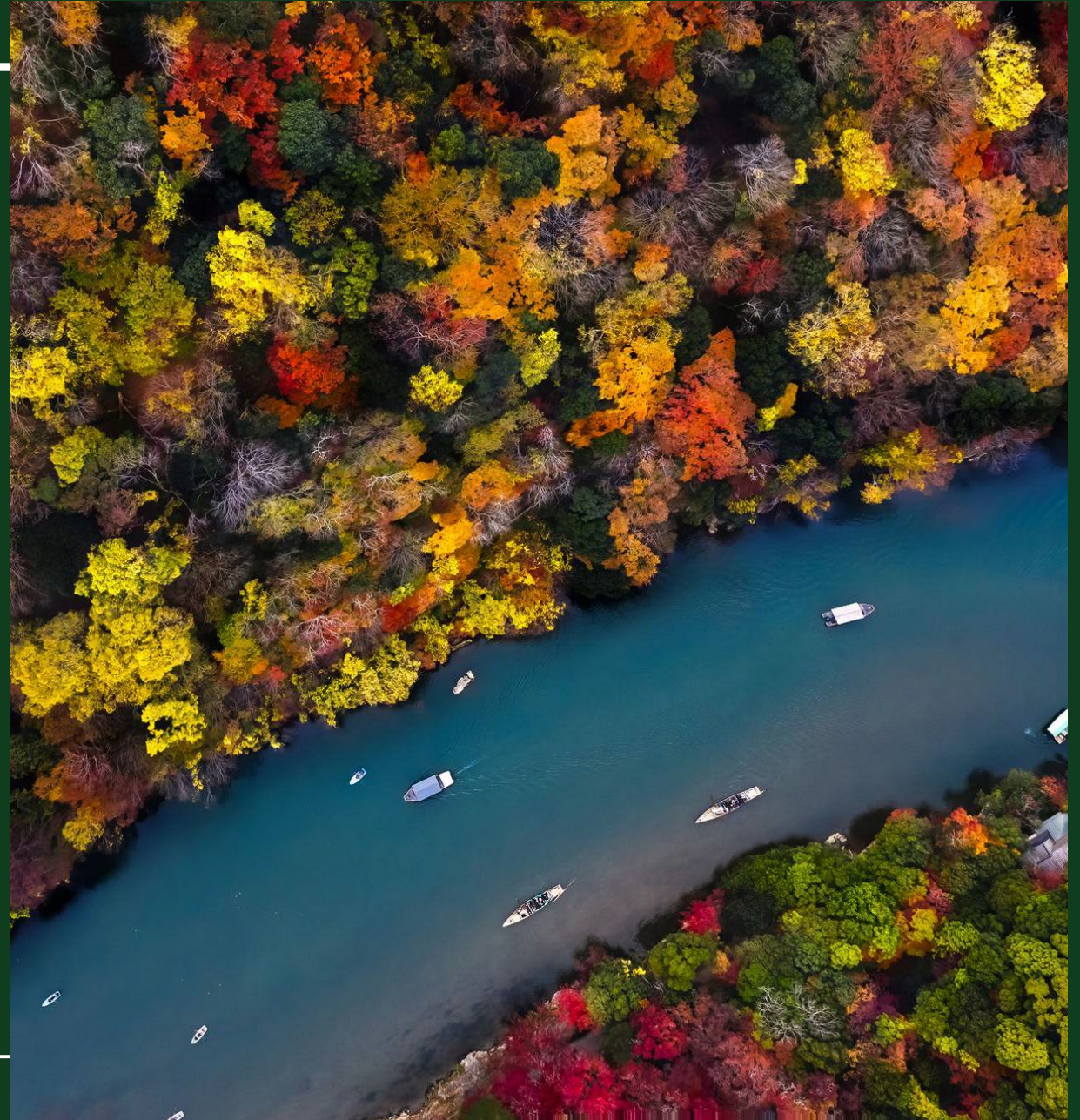
A higher Coefficient of Deviation indicates a poorer degree of assessment uniformity in a taxing district and a likely need for reassessment / revaluation. The current acceptable figure for Coefficients of Deviation is 15%.

✓ Last Revaluation/Reassessment **2012**

A revaluation or reassessment that has not taken place in a municipality for ten years or more may be a factor in ordering a revaluation / reassessment.



HOW ARE
PROPERTY
VALUES
DETERMINED?



MARKET VALUE:

- “True Value” is defined in N.J.S.A. 54:4-23 as the “...full and fair value of each parcel of real property situate in the taxing district at such price as, in his [the assessor’s] judgment, it would sell for at a fair and bona fide sale by private contract on October 1 next preceding the date on which the assessor shall complete his assessments...”



PAST ASSESSMENT PROCESS

- Infrequent reassessments (**every 10+ years**)
- Property **values** became outdated
- **Unequal** tax burden over time
- Chapter 123 allowed appeals based on a **range of value**



CURRENT ASSESSMENT PROCESS

- Property values updated **annually**
- Ensures **fair** and accurate tax distribution
- Data Verification Inspections once every **5 years**



PAST ASSESSMENT PROCESS

EXAMPLE #1: Within Common Level Range: No Change in Assessment

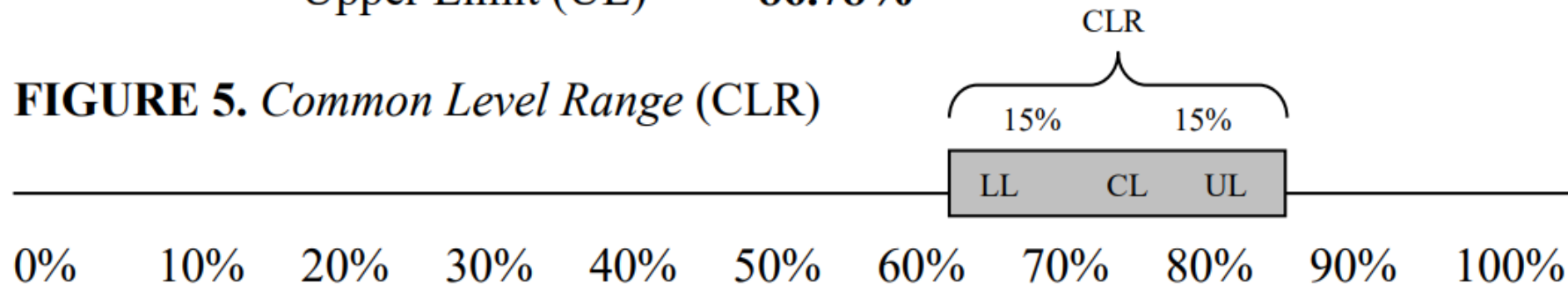
Step 1: For this example we will again use 75.46% as the *Common Level* and develop the Upper and Lower Limits (see *Figure 4* above).

Common Level (CL) = **75.46%**

Lower Limit (LL) = **64.14%**

Upper Limit (UL) = **86.78%**

FIGURE 5. *Common Level Range (CLR)*



PAST ASSESSMENT PROCESS

Step 2: Confirm your *total assessment*
(For this example we will use \$500,000) $\frac{\$500,000}{}$
(Total current assessment)

Step 3: Estimate your *true market value*
(For this example we will use \$625,000) $\frac{\$625,000}{}$
(Estimated true market value)

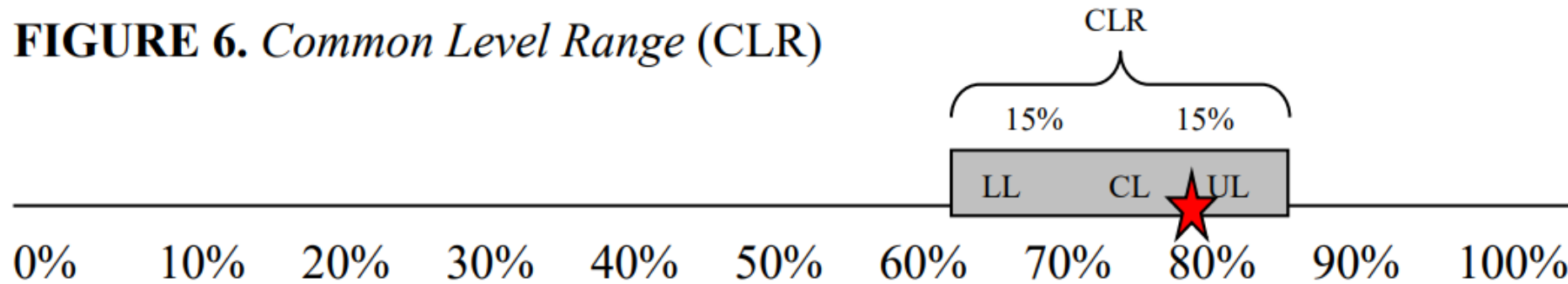
Step 4: Calculate the “*Estimated Property Ratio*” by dividing your *total assessment* (from Step 2) by your *estimate of true market value* (from Step 3).

$$\text{Estimated Property Ratio} = \frac{\text{Total assessment}}{\text{Estimated true market value}} = \frac{\$500,000}{\$625,000} = \mathbf{80\%}$$

PAST ASSESSMENT PROCESS

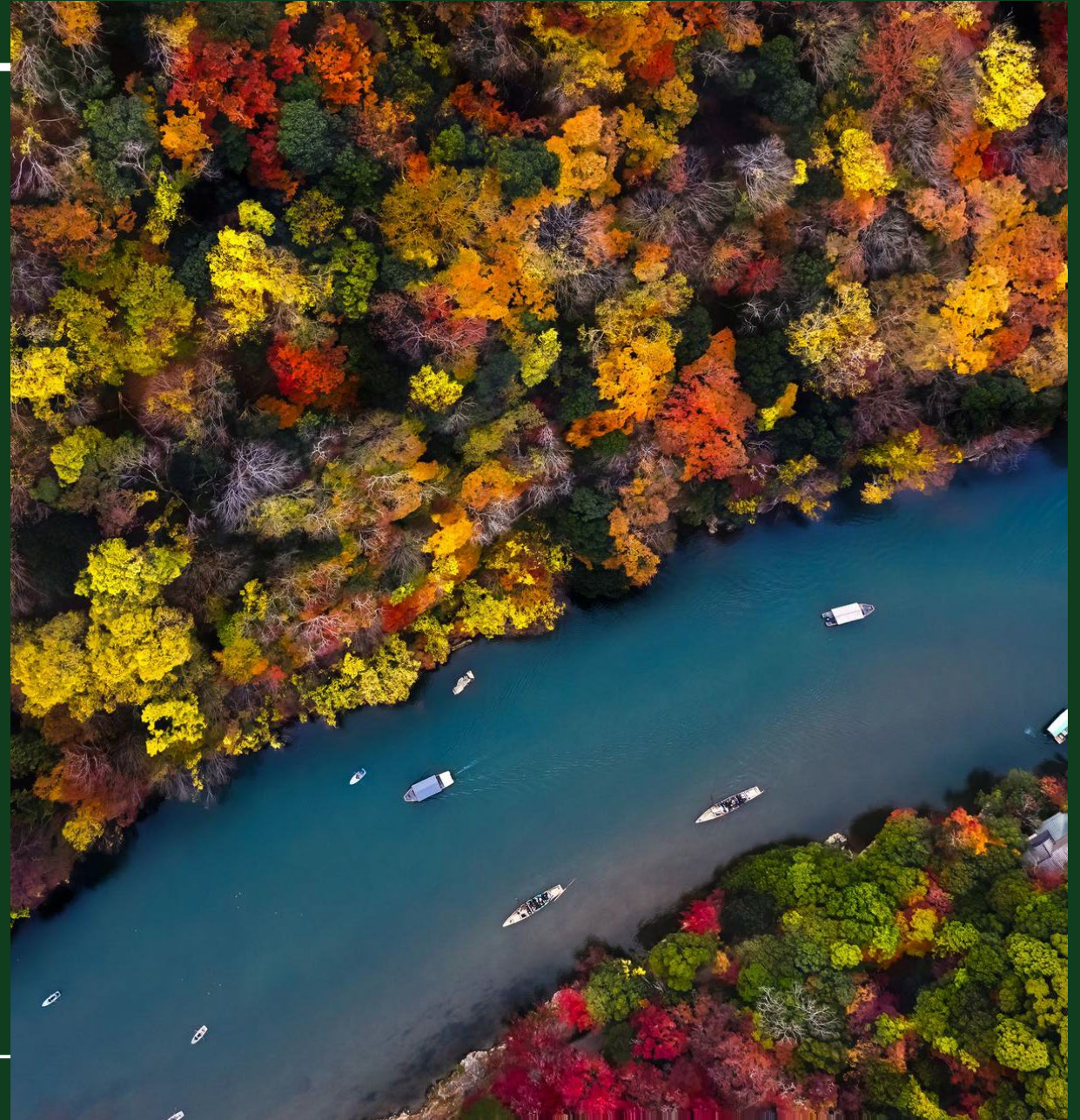
Step 5: Plot your *Estimated Property Ratio* (from Step 4) against the *Common Level Range* established earlier (see Step 1, Figure 6)

FIGURE 6. *Common Level Range (CLR)*



Example #1 Conclusion. The 80% ratio of *total assessment to estimated true market value* falls within the *Common Level Range* of the municipality. As such, the assessment is deemed to be appropriate and no adjustment is necessary.

THE TAXPAYER INFORMAL ASSESSMENT REVIEW APPLICATION (TIARA)



WHAT IS TIARA?

- **The Taxpayer Informal Assessment Review Application (TIARA) is a free and informal way to submit questions or concerns about your future property assessment before it's finalized.**

Visit:

<https://taxboardportal.co.monmouth.nj.us/>





WHAT TO EXPECT DURING PROPERTY INSPECTIONS

- Inspectors will carry identification and follow strict protocols.
- Inspections are exterior—interior inspections only happen with owner permission. (recommended for the most accurate data)
- Property owners will be notified in advance if their property is selected.

WHAT IF I
DISAGREE WITH
THE VALUE?

HOW TO APPEAL
YOUR
ASSESSMENT



SECURE.NJAPPEALONLINE.COM

If you disagree with your assessment, you have two options:

- TIARA (Before November 1st): Submit supporting documents for a free informal review.
- Formal Appeal (Deadline to file an appeal at the County Tax Board: Jan 15th)

(Properties over \$1,000,000 can file direct to the New Jersey state tax court prior to April first.)

THANK YOU

