

February 11, 2020

BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY

RESOLUTION NO. 2020-

RESOLUTION IN SUPPORT OF MONMOUTH COUNTY'S REAL PROPERTY ASSESSMENT DEMONSTRATION PROGRAM, AND URGING THAT THE MONMOUTH COUNTY BOARD OF TAXATION COMPEL AND THE MONMOUTH COUNTY BOARD OF CHOSEN FREEHOLDERS SUPPORT THE PARTICIPATION OF ALL MONMOUTH COUNTY MUNICIPALITIES THEREIN

_____ offered the following Resolution and moved its adoption:

WHEREAS, Public Law 2013, Chapter 15, commonly known as the Real Property Assessment Demonstration Program (the "ADP"), is a collaborative system of property assessment between the Monmouth County Board of Taxation and locally deployed municipal assessors; and

WHEREAS, the ADP has instituted certain reforms to the process of real property assessment that make it more fair, accessible, and transparent to the taxpayers of the Borough of Bradley Beach (hereinafter, the "Borough"), and throughout Monmouth County; and

WHEREAS, since its implementation, the ADP has demonstrated successful results and received multiple awards¹ as follows:

- The ADP's "Alternative Calendar" has avoided budgetary shortfalls in Monmouth County by \$23,450,530 from 2014-2018, and if used statewide, the Alternative Calendar would have saved an estimated \$186,724,611 from 2014 through 2017;
- In a first for New Jersey: (1) tax appeals; (2) Chapter 91 income & expense requests; (3) farmland applications; (4) corrections of errors; (5) applications for reassessment; (6) commercial income approaches to value; and (7) requests to review an assessment in the pre-tax year, can all be done online by Monmouth County taxpayers and assessors – saving work, energy, paper, time, and most importantly, taxpayer money;

¹ As detailed in the "*The Assessment Demonstration Program Executive Summary, 2019*" published by the Monmouth County Board of Taxation and authored by *Matthew Clark, CTA* (Monmouth County Tax Board Administrator); *Erick Aguiar, CTA* (Tax Assessor for Asbury Park, Holmdel, Bradley Beach, Rumson, & Loch Arbour); and *Alex J. Worth, CTA, SLREA* (Tax Assessor for Middletown & Interlaken).

- Monmouth County municipalities participating in the ADP have tax assessment distributions that are, on average, 36% more accurate – and that **are** much more fair to Borough taxpayers insofar as their individual assessments are reviewed annually;
- Independent review of the ADP resulted in a “Top 25 Program” showing in the 2018 Innovations in American Government Award competition;
- The ADP’s online appeal system was recognized as part of the 2015 Bright Ideas by the J.F.K. School of Government at Harvard University;
- Assessed values under the ADP program better reflect “Market Value” (within a 6% deviation in past three years) versus traditional model deviations of 30%;
- Moody’s Investors Service featured the ADP in both 2014 & 2017 for appeal reductions and reassessment frequency and noted, “Fairness has surprising impact on credit quality”;
- The International Association of Assessing Officers awarded the ADP its 2019 Distinguished Assessment Jurisdiction Award as a technical, procedural or administrative program which is an improvement over prior programs in that jurisdiction; and

WHEREAS, the Borough presently participates in the ADP, along with most, but not all, of the other Monmouth County municipalities; and

WHEREAS, during the Borough’s participation in the ADP, the Mayor & Council have found that, by leveraging technology, increasing education standards for assessors, and utilizing advanced appraisal techniques, Borough taxpayers are receiving a more cost-effective, accurate and transparent process of real property assessment within the Borough; and

WHEREAS, it is the Monmouth County Board of Taxation’s duty to ensure that the tax levy will be distributed fairly municipality-wide and county-wide in accordance with the New Jersey Constitution; and

WHEREAS, all elected officials representing Monmouth County taxpayers should demand fair and equitable distribution of the tax levy on the county and municipal level; and

WHEREAS, the Borough’s Mayor & Council express serious concerns regarding the fact that, at present, six (6) municipalities within Monmouth County do not participate in the ADP; namely, Allentown, Avon, Belmar, Manasquan, Marlboro, and Wall; and

WHEREAS, the serious concerns of the Borough's Mayor & Council arise from the Borough's sharing of the county-wide tax levy with municipalities not participating in the ADP and the potential for that disparate assessment methodology to undermine the constitutional requirement of fair distribution of the county-wide tax levy;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor & Council of the Borough of Bradley Beach, County of Monmouth, State of New Jersey, that:

- (1) The Mayor & Council express their support for the continued participation of the Borough of Bradley Beach in Monmouth County's Real Property Assessment Demonstration Program and hereby commend the Monmouth County Board of Taxation for the more fair, accessible, and transparent process of real property assessment the ADP provides to the taxpayers of the Borough of Bradley Beach.
- (2) The Mayor & Council urge the Monmouth County Board of Taxation to compel the participation of all Monmouth County municipalities in the ADP to ensure that the taxpayers of the Borough of Bradley Beach are protected from any unconstitutional or otherwise unfair distribution of the county-wide tax levy, or even the appearance thereof.
- (3) The Mayor & Council urge the Monmouth County Board of Chosen Freeholders to support the participation of all Monmouth County municipalities in the ADP to ensure that the taxpayers of the Borough of Bradley Beach are protected from any unconstitutional or otherwise unfair distribution of the county-wide tax levy, or even the appearance thereof.
- (4) That a certified copy of this Resolution be forwarded to the Monmouth County Board of Taxation, the Monmouth County Board of Chosen Freeholders, and the Borough Tax Assessor.

Seconded by _____ and adopted upon the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Mr. Bonnell				
Mr. Gubitosi				
Mr. Sexsmith				
Mr. Weber				
Mayor Engelstad				

CERTIFICATION

I, Kelly Barrett, Municipal Clerk, Borough of Bradley Beach, Monmouth County, New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Mayor and Council at the February 11, 2020 meeting.

KELLY BARRETT, RMC, CMR
Municipal Clerk