

TOWNSHIP OF MAPLEWOOD



RESOLUTION NO. 25-14

**RESOLUTION
RETAINING
THEODORE LAMICELLA, JR., SCGREA
OF APPRAISAL SYSTEMS, INC.
TO PREPARE
AN APPRAISAL REPORT
FOR MARCUS L. WARD HOME
D/B/A WINCHESTER GARDENS
AT WARD HOMESTEAD**

WHEREAS, the Township of Maplewood ("Township") has a need to retain a Professional Licensed Appraiser to prepare an appraisal report with regard to the tax appeal of Marcus L. Ward Home d/b/a Winchester Gardens at Ward Homestead; and

WHEREAS, Theodore Lamicella, Jr. SCGREA, CTA has experience in the field of property appraisals; and

WHEREAS, Theodore Lamicella, Jr., SCGREA, CTA of Appraisal Systems, Inc. ("Appraisal Systems"), 50 Park Place - Suite 401, Newark, New Jersey 07102 has performed these services in the past for the Township in an acceptable manner; and

WHEREAS, Appraisal Systems has submitted a proposal dated January 10, 2014, annexed hereto; and

WHEREAS, Appraisal Systems has completed and submitted a Business Entity Disclosure Certification, which certifies that Appraisal Systems, Inc. has not made any contribution to a political or candidate committee in the Township of Maplewood in the previous one year; and

WHEREAS, the Chief Financial Officer has certified that funds are available for this purpose.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Maplewood, County of Essex, State of New Jersey that pursuant to N.J.S.A. 40A:11-5(1)(a)(i):

- 1) Theodore Lamicella, Jr., of Appraisal Systems, Inc. be and is hereby

retained to provide appraisal services for the Marcus L. Ward Home at a cost not to exceed \$15,000.00;

- 2) Appraisal Systems, Inc. is prohibited from making any contribution to a political or candidate committee during the term of this appointment; and
- 3) The Business Administrator and the Township Clerk be and are hereby authorized to enter into any agreements on behalf of the Township of Maplewood in connection with these services; and
- 4) A copy of this resolution will be printed once in the News Record of Maplewood and South Orange and shall be retained on file with the office of the Township Clerk
- 5) The Business Entity Disclosure Certification shall be placed on file with this Resolution.

I, Elizabeth J. Fritzen, Township Clerk of the Township of Maplewood, in the County of Essex and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Township Committee of the Township of Maplewood, County of Essex, State of New Jersey, at a regular meeting of said Committee held on January 21, 2014.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Township of Maplewood in the County of Essex and State of New Jersey, on this 21st day of January 2014.

ELIZABETH J. FRITZEN, R.M.C.
Township Clerk



APPRAISAL SYSTEMS.

REAL ESTATE APPRAISAL

WHIPPANY OFFICE
110 S. JEFFERSON ROAD - SUITE 300
WHIPPANY, NJ 07981
PHONE: (973) 386-1111

GLEN ROCK OFFICE
266 HARRISTOWN ROAD - SUITE 302
GLEN ROCK, NJ 07452
PHONE: (201) 493-8530

January 10, 2014

Via Email: rdesiderio@benditweinstock.com

ROGER J. DESIDERIO, ESQ.
Bendit Weinstock
80 Main Street
West Orange, New Jersey 07052

Re: Marcus L. Ward Homestead v. Maplewood Township
Block/Lot: 31.34 / 4
Property Address: 333 Elmwood Road
Docket Numbers: 007549-2012 and 007450-2013

Dear Mr. Desiderio:

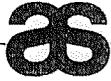
As per your request, we can provide a real estate appraisal report in the captioned matter for the tax years 2012 and 2013. The effective valuation dates will be October 1, 2011 and October 1, 2012. We understand that the subject property consists of a multi-building, senior community which provides independent living, assisted living, memory and long-term care known as Winchester Gardens and situated on approximately 37 acres. We will estimate fee simple market values for assessment purposes.

Our appraisal report will be in conformance with the requirements of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (U.S.P.A.P) of the Appraisal Foundation and will consider the Sales Comparison, the Cost and Income approaches to value. If an approach is excluded, a discussion of the rationale for that decision will be included.

Our professional fees are as follows:

Complete Self-Contained Appraisal Report	\$10,000
Appearances at Conferences, Court Appearances and preparation of exhibits	\$100 per hour

a full service real estate appraisal



Roger J. Desiderio, Esq.
Re: Marcus L. Ward Homestead v. Maplewood Township
January 10, 2014
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If this proposal is acceptable, please sign where indicated and return to our office either by email or facsimile.

Should you have any questions regarding the above, please call. Thank you for considering Appraisal Systems, Inc for this assignment.

Sincerely,

APPRAISAL SYSTEMS, INC.

A handwritten signature in black ink, appearing to read 'TJL' followed by several vertical strokes.

THEODORE J. LAMICELLA, SCGRE, CTA
Director, Appraisal & Litigation Services

TJL, Jr./s

Accepted on behalf of the Township of Maplewood

Signature

Print Name

Date: _____, 2014

DISCLOSURE STATEMENT
Pursuant To Township Ordinance 2339-06

Part I - Vendor Affirmation

The undersigned, being authorized and knowledgeable of the circumstances, does hereby certify that Appraisal Systems, Inc. has not made and will not make any reportable contributions pursuant to Township Ordinance 2339-06 that would bar the award of this contract to any Township elected official, Township candidate, Township candidate committee, Township joint candidates committee or political party committee representing the elected officials of the Township of Maplewood.

Part II - Ownership Disclosure Certification

I certify that the list below contains the names and home addresses of all owners holding 10% or more of the issued and outstanding stock of the undersigned.

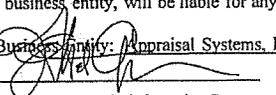
Check the box that represents the type of business entity:

- Partnership
- Corporation
- Sole Proprietorship
- Subchapter S Corporation
- Limited Partnership
- Limited Liability Corporation
- Limited Liability Partnership

Name of Stock or Shareholder	Home Address
Ernest F. DelGuercio, Sr.	41 Florie Farm Road, Mendham, NJ 07945

Part 3 - Signature and Attestation:

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: Appraisal Systems, Inc.
 Signed:  Title: Chief Executive Officer
 Print Name: Ernest F. Del Guercio, Sr. Date: 10-January-2014

Subscribed and sworn before me this 10th day of January, 2014.
 My Commission expires: _____

 A Notary Public of the State of New Jersey