

**TOWNSHIP OF MAPLEWOOD**



**RESOLUTION NO. 26-14**

**RESOLUTION  
RETAINING  
JOSEPH P. NOVELLI, ASA  
TO PREPARE  
A REPRODUCTION COST  
NEW ESTIMATE WITH PHYSICAL  
DETERIORATION ESTIMATE  
OF DEPRECIATION  
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 a reproduction cost new estimate with physical deterioration estimate of depreciation (the "Estimate"); and

**WHEREAS**, Joseph Novelli, ASA of Forked River, New Jersey is a New Jersey Certified General Real Estate Appraiser and a member of the American Society of Appraisers; and

**WHEREAS**, Joseph Novelli has submitted a proposal to the Township dated November 15, 2013, a copy of which is attached; and

**WHEREAS**, Joseph Novelli has experience in field of appraising and estimating of costs; and

**WHEREAS**, Joseph Novelli has previously completed and submitted a Business Entity Disclosure Certification, which certifies that Joseph Novelli 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. Joseph Novelli, ASA be and is hereby retained to provide a

reproduction cost new estimate with physical deterioration estimate of depreciation for the Marcus L. Ward Home at a cost not to exceed \$25,000.00;

2. Joseph Novelli, ASA is prohibited from making any contribution to a political or candidate committee during the term of this appointment;
- 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; and
- 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**

14 06:31p

Joseph Novelli

6092424222

p. 1  
p. 2

TOWNSHIP OF MAPLEWOOD  
DISCLOSURE STATEMENT  
Pursuant To Township Ordinance No. 2339-06

Part I - Vendor Affirmation

The undersigned, being authorized and knowledgeable of the circumstances, does hereby certify that JOSEPH NOVELLI has not made and will not make any reportable contributions pursuant to Township Ordinance No. 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
JOSEPH NOVELLI	30 GALDCHERS ST, FERRIS RIVER NJ 08741

Part III - 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: JOSEPH NOVELLI, ASA

Signed: Joseph Novelli

Title: OWNER

Print Name: JOSEPH NOVELLI

Date: 1/15/14

Subscribed and sworn before me this 15 day of January, 2014.

My Commission expires:

3-20-2017

Jason Briley  
 (Affiant)  
 Jason Briley  
 (Print name & title of Affiant) (Corporate Seal)

JASON BRILEY  
 Notary Public  
 State of New Jersey  
 My Commission Expires Mar 20, 2017



33687 RD

JOSEPH NOVELLI, ASA  
30 GLADSTONE STREET  
FORKED RIVER, NJ 08731-1065  
Cell (646) 523-8049  
Fax (609) 242-4222  
Email [JNovelliASA@gmail.com](mailto:JNovelliASA@gmail.com)

November 15, 2013

Roger J. Desiderio, Esq.  
Bendit Weinstock  
80 Main Street  
Suite 260  
West Orange, NJ 07052

Edward Galante, CTA  
Township of Maplewood  
Municipal Building  
574 Valley Street  
Maplewood, NJ 07040

Re: Proposal to Prepare Reproduction Cost New Estimate with Physical Deterioration Estimate of Depreciation  
Marcus L. Ward Home d/b/a Winchester Gardens at Ward Homestead, 333 Elmwood Avenue,  
Maplewood, New Jersey  
Dates of Valuation: October 1, 2010 and October 1, 2011

Dear Mr. Desiderio and Mr. Galante:

In accordance with your request, we are pleased to present this proposal to complete a reproduction cost new estimate with physical depreciation for the referenced property. We anticipate the following tasks will be required, which are included in our cost:

- (1) One complete site inspection;
- (2) Civil, structural, architectural floor plans, mechanical, electrical, plumbing, HVAC, site improvement, and site utility plans will be provided to us;
- (3) Spreadsheet preparation including quantity estimates (i.e. the Quantity Survey Method) and use of commercially available cost data to develop a reconstruction cost new for the dates referenced above including soft costs;
- (4) Spreadsheet preparation of physical depreciation estimate itemized by component;
- (5) One follow-up meeting after transmitting our first draft spreadsheets, if requested; and
- (6) Preparation of final spreadsheet based on review and comment, if any.

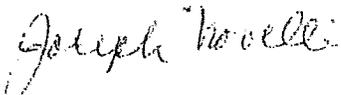
It is our understanding that the following buildings will be included:

- a) One five-level unit, Johnson, 83 living units
- b) One four-level unit, Duffield, 59 living units
- c) One three-level unit, Ward, administration & common areas
- d) One three-level unit, Hardin, 44 assisted living units
- e) One two-level unit, Pitney Downs, 71 assisted living units
- f) Two two-level units, Meadows & Community Center, 20 units each
- g) Eight one-level unit, Villa Complex, 40 independent units
- h) One Superintendent's residence
- i) One Gate House
- j) One Security

- k) All site improvements & underground utilities
- l) Two three-sided vehicle shelters
- m) Recreational facilities (tennis courts, pools, etc.)

The total fee for the scope of services described above is \$25,000 (expenses included). Our invoice shall be issued at the time of issuance of our draft or final spreadsheets, as applicable, and shall be payable within 90 days of issuance. Court appearances, if required, are not included in the scope of services or cost. Any additional services requested will be invoiced at \$125.00 per hour, except court appearances, which will be billed at \$1,200 per day plus expenses.

Sincerely,



Joseph P. Novelli, ASA  
NJ Certified General Real Estate Appraiser  
#42RG00119200

QUALIFICATIONS OF  
**JOSEPH P. NOVELLI, ASA**  
30 Gladstone Street  
Forked River, NJ 08731-1065  
Cell (646) 523-8049  
Fax (609) 242-4222  
JNovelliASA@gmail.com

#### **PROFESSIONAL POSITION**

Mr. Novelli specializes in cost segregation studies of major special purpose facilities, and owns a construction firm in the State of New York.

#### **AFFILIATIONS AND SPECIAL CERTIFICATIONS**

American Society of Appraisers (ASA), Technical Survey, Senior Member, Past President Northern New Jersey Chapter 73, recertified 2011

Certified General Appraiser (#RG 01192-NJ), State of New Jersey  
Certified General Appraiser (#NY-46000016008), State of New York

#### **EDUCATION**

State University of New York Agricultural and Technical College, Farmingdale, NY, AAS Degree Construction Technology

Adelphi University, Garden City, NY, B.S. Degree Industrial Management

Appraisal Institute; Course 110 Basic Appraisal Principles; Course 120 Basic Appraisal Procedures; Course 310 Basic Income Capitalization; Course 420 A & B Professional Practice and Procedures (USPAP); Course 510 Advanced Income Capitalization

Seminars in appraisal, finance, and technical valuation by various institutions and agencies

#### **PROFESSIONAL EXPERIENCE**

1989 – Present	Owner, Midtown Contracting Corp., 589 Eighth Avenue, 17 <sup>th</sup> Floor, New York, New York 10018
1989 – Present	Owner, Joseph Novelli, ASA, Real Estate Appraiser
1979 – 1989	Senior Project Appraiser, American Appraisal Associates, Princeton, New Jersey
1966 – 1979	Owner, Novelli Construction Corp., New York, New York
1963 – 1966	Estimator, Psaty and Fuhrman, General Contractors, New York, New York
1961 – 1963	Estimator, Project Manager, Esposito Concrete Corp., Brooklyn, New York
1959 – 1961	Estimator, Soundwall Construction Co., Brooklyn, New York

#### **EXPERT TESTIMONY**

Mr. Novelli has appeared as an expert witness before U.S. District Court, Washington, D.C.; New York City Municipal Court, New York; Suffolk County Court, New York; New York State Supreme Court, New York; the American Arbitration Association; and New Jersey Tax Court

## MAJOR CLIENTS SERVED

### Municipalities

Englewood Cliffs Borough  
Franklin Lakes Borough  
Freehold Township  
City of Jersey City  
City of Linden  
City of Newark  
City of Perth Amboy  
Piscataway Township  
Plainsboro Township  
Town of Secaucus  
South Brunswick Township  
Union Township  
Union Beach Township  
West Deptford Township  
White Township

### Corporations

Abex	Lehigh Portland Cement
Aetna Insurance	Liggett Group
Allied Signal	Louisville Times
BASF Corporation	LTX Corporation
Beal and Company	Lutravil
Betz Laboratories	Mannington Mills
Charlotte Observer	Manor Care, Inc.
Colgate-Palmolive	Massachusetts Rehab. Hospital
Combustion Engineering	New England Nuclear
Community Hospital	The New York Times
Costco Wholesale Corporation	New Jersey Transit
Delaval Valve Corp.	One Post Office Square
DuPont	Pedricktown Co. Gen.
Exelon Corporation (Oyster Creek Generating Station)	Pepsico
Fairchild Industries, Inc.	Polaroid
Ford Motor Co.	Polly-o Dairy Products
General Instruments	Pratt and Whitney
General Motors Corporation	Prince Macaroni
Goodrich Chemical	Royal Business Machines
GPU Energy	Security Mutual Life
Hilton Casino	Tropicana Casino
Ingersoll Rand	Virginia-Pilot
Kraft Foods	

### Financial Institutions

Bay Bank	MultitBank
Beneficial Corp.	First Eastern Bank, N.A.
Merrill-Lynch	Prudential

## PARTIAL LIST OF PROJECTS BY TYPE FOR JOSEPH P. NOVELLI, ASA

### Industrial

Anheuser-Busch Brewery, Newark, New Jersey  
BASF Chemical Plant, South Brunswick, New Jersey  
BASF Coatings, Belvidere, New Jersey  
BF Goodrich, Salem County, New Jersey  
Charlotte Observer, Charlotte, North Carolina  
Chevron Asphalt Plant, Perth Amboy, New Jersey  
Citgo Asphalt Products, Paulsboro, New Jersey  
Cytotec Chemical Plant, Linden, New Jersey  
DSM, White Township, New Jersey  
DuPont Chambers Works Chemical Plant, Pennsville, New Jersey  
General Motors Automotive Assembly Plant, Linden, New Jersey  
General Motors Automotive Assembly Plant, Tarrytown, New York  
Hoeganaes Foundry, Cinnaminson, New Jersey  
ICL Performance Products Chemical Plant, Carteret, New Jersey  
International Flavors & Fragrances, Union Beach, New Jersey  
Kraft Foods, Ogdensburg, New York  
Lehigh Cement Plant, Cementon, New York  
Louisville Times, Louisville, Kentucky  
Mannington Mills, Mannington, New Jersey  
Miller Brewery, Fulton, New York  
New York Times, Edison, New Jersey  
Tuscan Dairy, Union Township, New Jersey

### Power Plants

Jersey Central Power & Light, Holland Township, New Jersey  
Jersey Central Power & Light, South Amboy, New Jersey  
Mount Ida Hydroelectric Plant, Troy, New York  
Oyster Creek Nuclear Power Plant Generating Station, Lacey Township, New Jersey  
Pedricktown Cogeneration Plant, Pedricktown, New Jersey  
Reliant Energy Hydroelectric Dam and Plant, Clarion, Pennsylvania

### Military and Military Industrial

Grumman Aircraft Eagle Project, Wading River, New York  
Kearfott Corporation, Little Falls, New Jersey  
Kingsbridge Armory, Bronx, New York  
Park Avenue Armory, New York, New York  
Fort Schuyler Merchant Marine Academy, Bronx, New York

### Commercial and Office

Becton Dickinson Corporate Headquarters, Franklin Lakes, New Jersey  
Beneficial Corporate Headquarters, Peapack, New Jersey  
Costco Distribution Center, Monroe, New Jersey  
DuPont Fabros Computer Data Center, Piscataway, New Jersey  
Grand Union, Newburgh, New York  
Hilton Hotel and Casino, Atlantic City, New Jersey  
Medco Health Services, Franklin Lakes, New Jersey  
Merrill Lynch Corporate Headquarters, Plainsboro, New Jersey  
MSNBC Television Studios, Secaucus, New Jersey  
Nestle's Beverage, Freehold, New Jersey  
Prudential, 213 Washington Street, Newark, New Jersey  
Prudential Plaza, 751 Broad Street, Newark, New Jersey  
Tropicana Hotel & Casino, Atlantic City, New Jersey  
Trump Plaza and Worlds Fair Casino & Hotel, Atlantic City, New Jersey  
Unilever Best Foods, Englewood Cliffs, New Jersey  
United Parcel Service, Secaucus, New Jersey

## **PARTIAL LIST OF PROJECTS BY TYPE FOR JOSEPH P. NOVELLI, ASA**

### Institutional

East Jersey State Prison, Rahway, New Jersey  
Essex County Jail & Courthouse, Newark, New Jersey

### Transportation

Penn Station, Newark, New Jersey

### Residential

Laurelwood Homes, Colts Neck, New Jersey

### Other

Morey's Pier, Wildwood, New Jersey  
The Memorial Hospital of Salem County, Salem, New Jersey  
U.S.S. New Jersey Pier, Camden, New Jersey

Reference Number	Description	Qty	Units	July 1, 2009 Unit Cost	Total Cost	10% Over-head	Sub-total	10% Soft Costs	Tc
<u>Demolition</u>									
07050 510 3170	Selective demolition, thermal and moisture protection, roofing, asphalt shingles, 1 layer	315000	S.F.	\$ 0.73	\$229,950	\$22,995	\$252,945	\$25,295	\$278,240
07050 510 4970	Selective demolition, thermal and moisture protection, siding, horizontal clapboards	292000	S.F.	\$ 1.32	\$385,440	\$38,544	\$423,984	\$42,398	\$466,382
<u>New Construction</u>									
07261 010 0400	Vapor Retarders, building paper, asphalt felt sheathing paper, 15#	3150	Sq.	\$ 24.00	\$75,600	\$7,560	\$83,160	\$8,316	\$91,476
07311 310 0300	Asphalt Shingles, standard, laminated multi-layered shingles, class A, 240-260 lb/sq	3150	Sq.	\$ 198.00	\$623,700	\$62,370	\$686,070	\$68,607	\$754,677
07463 310 4015	Vinyl siding, clapboard profile, woodgrain texture, .044 thick, double 4"	292000	S.F.	\$ 3.28	\$957,760	\$95,776	\$1,053,536	\$105,354	\$1,158,890
11313 323 7180	Water heater, residential appliances, gas, glass lined, 30 gallon, minimum	900	Ea.	\$ 835.00	\$751,500	\$75,150	\$826,650	\$82,665	\$909,315
									<b>\$3,610,000</b>

# EXAMPLE QUANTITY SURVEY

Reference Number	Description	Qty	Units	Unit Cost	Total Cost	10% Over-head	Sub-total	10% Soft Costs	Total Cost
26271 310 0100	Meter socket, single position, 4 terminal, 100 A Conduit, electric metallic tubing (EMT), 1/2" to 1" diameter, electrical demolition, remove conduit to 15' high, incl fittings & hangers	300	Ea.	\$ 278.00	\$83,400	\$8,340	\$91,740	\$9,174	\$100,914
26050 510 0200	Electric metallic tubing (EMT), 1" diameter, to 15' high, incl 2 terminations, 2 elbows & 11 beam clamps per 100 LF	600	L.F.	\$ 1.94	\$1,164	\$116	\$1,280	\$128	\$1,408
26053 305 5040	Meter, gas, residential, 1" pipe size	600	L.F.	\$ 8.30	\$4,980	\$498	\$5,478	\$548	\$6,026
23112 310 4020	Pipe fittings with a single connection, up thru 1-1/2" diameter, selective demolition	300	Ea.	\$ 254.00	\$76,200	\$7,620	\$83,820	\$8,382	\$92,202
22050 510 1900	Pipe, steel, black, threaded, 1" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	600	Ea.	\$ 25.00	\$15,000	\$1,500	\$16,500	\$1,650	\$18,150
22111 344 0580	Subcontractor Bid Sidewalk Repairs	1		\$ 150,440.00	\$150,440	\$15,044	\$165,484	\$16,548	\$182,032
									\$413

# EXAMPLE

## Quantity Survey

**Laurelwood Homes, LLC**  
**Naval Weapons Station, Route 34**  
**Colts Neck, New Jersey**

Reference Number	Description	Quantity	Units	July 1, 2009 Unit Cost	Total Cost
	<u>Demolition</u>				
07050 510 3170	Selective demolition, thermal and moisture protection, roofing, asphalt shingles, 1 layer	315000	S.F.	\$ 0.73	\$229,950
07050 510 4970	Selective demolition, thermal and moisture protection, siding, horizontal clapboards	184000	S.F.	1.32	\$242,880
08050 510 0200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	900	Ea.	\$ 29.50	\$26,550
08050 520 0240	Window demolition, aluminum, to 25 S.F.	3492	Ea.	\$ 42.50	\$148,410
	<u>New Construction</u>				
08131 313 0520	Doors, commercial, steel, flush, full panel, hollow core, hollow core, 20 ga., 3'-0" x 6'-8" x 1-3/4" thick	900	Ea.	\$ 355.00	\$319,500
08511 320 3800	Windows, aluminum, commercial grade, stock units, single hung, enameled, insulating glass, 3'-4" x 5'-0" opening, incl. frame and glazing	3492	Ea.	\$ 525.00	\$1,833,300
08516 610 0500	Window Screens, wicket screen, inside window	900	S.F.	8.50	\$7,650
09911 370 0180	Paints & Coatings, ext. doors, flush, both sides, roll & brush, primer + 1 coat, exterior latex, incl. frame & trim	900	Ea.	\$ 87.50	\$78,750
08712 040 1810	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, residential, exterior door, average	900	Ea.	\$ 151.00	\$135,900
08712 090 0400	Door hardware, hinges, full mortise, average frequency, brass base, US10, 4-1/2" x 4-1/2"	1350	Pr.	\$ 55.50	\$74,925
07311 310 0300	Asphalt Shingles, standard, laminated multi-layered shingles, class A, 240-260 lb/sq	3150	Sq.	\$ 198.00	\$623,700
07261 010 0400	Vapor Retarders, building paper, asphalt felt sheathing paper, 15#	3150	Sq.	\$ 23.50	\$74,025
07463 310 4015	Vinyl siding, clapboard profile, woodgrain texture, .044 thick, double 4"	184000	S.F.	\$ 3.28	\$603,520
	Electrical meters/socket	300	Ea.	\$ 2,000.00	\$600,000
	Plumbing - water meters	300	Ea.	\$ 2,000.00	\$600,000
	Concrete sidewalk repairs	1	Ea.	\$ 150,440.00	\$150,440
02411 923 0800	Selective demolition, rubbish handling, dumpster, 30 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.	60	Week	\$ 1,025.00	\$61,500

**Laurelwood Homes, LLC**  
**Naval Weapons Station, Route 34**  
**Colts Neck, New Jersey**

Subtotal Hard Costs	\$5,811,000
Sales Tax on Materials	\$203,385
Subtotal	\$6,014,385
Contingency 2%	\$120,288
Subtotal	\$6,134,673
General Conditions 10%	\$613,467
Subtotal	\$6,748,140
Contractor Overhead 10%	\$674,814
Subtotal	\$7,422,954
Contractor Profit 10%	\$742,295
Subtotal	\$8,165,249
Soft Cost: Architects Fee 4.25%, Legal Fee 2%, and Interest 8% = 14.25%	\$1,163,548
<b>Grand Total</b>	<b>\$9,328,797</b>

Location modifier Long Branch (zip code prefix 077)