

**TOWNSHIP OF ANDOVER  
MEETING AND PUBLIC HEARING OF  
THE SPECIAL ASSESSMENT COMMISSIONERS**

July 11, 2019 at 6:00 pm

**PRESENT:**

**Commissioners:**

John Hatzelis, Chairman  
Virginia Graves  
Daniel Cruz

**Other:**

Dawn M. Sullivan – Township Attorney  
Eileen McCarthy Born – Lake Lenape Association Attorney  
Diana Francisco – Township Administrator/Clerk  
Daryn Cashin – Township Tax Collector

The meeting was called to order by Chairman John Hatzelis at approximately 6:15 pm. The purpose of the meeting was solely to discuss the special assessment being instituted in connection with two (2) loans that the Lake Lenape Association as Borrower and Andover Township as Co-Borrower obtained from the NJDEP in order to perform repairs to the Lake Lenape Dam.

The public present were notified that Appraiser, Darren Raymond, was unexpectedly unable to attend. Attorneys Born and Sullivan agreed to handle the questions of the public.

Attorney Sullivan provided an overview of the special assessment process:

- public hearing conducted by the Commissioners
- if appraisal report accepted by Commissioners, referred to Township Committee
- Township Committee to review the report and accept, reject or modify
- Township Committee to introduce ordinance in normal course for ordinances, i.e. introduction, second reading and public hearing, decision on adoption

Attorney Born provided an overview of the rehabilitation project; the statutory requirement of the Township to act as co-borrower with the Association and the special assessment to repay the loan once rehabilitation construction was completed.

The meeting was then opened to the public for questions. Questions relating to the methodology of the appraisal report and the report were not addressed by attorneys Born and Sullivan.

Members of the public asked about the timing of the special assessment first payment; the litigation that took place during the course of the rehabilitation project, the reason the Township was involved and administering the special assessment and payback of loan; appeal process; how the assessed properties were determined; availability of discounts for senior citizens and/or veterans; the lien that is on the property as a result of the assessment; how the special assessment should have been communicated to new purchasers; impact of special assessment on future sales of property; ability to pay in full.

Also requested were copies of the co-borrower agreements (placed on the website); line by line breakdowns of the loan payouts and the administrative expenses (placed on the website).

At the conclusion of the public comments, the Commissioners and attorneys conferred and advised those present that the appraisal report would not be referred to the Township Committee at this time, but that an attempt to schedule a second meeting on or after July 25 would be made in order to have Darren Raymond present to ask questions about the appraisal report.

Thereafter the meeting was adjourned at 8:50 pm.

Dawn M. Sullivan, Esq.  
Township Attorney