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**PUBLIC HEARING**

before

**ASSEMBLY SENIOR CITIZENS COMMITTEE**

on

**ACS for ACR-62 and ACR-63  
(Authorizes Eligible Senior and Disabled Citizens  
Deductions on Real Property Taxes on  
Certain Cooperative Property)**

October 2, 1986  
Room 341  
State House Annex  
Trenton, New Jersey

**MEMBERS OF COMMITTEE PRESENT:**

- Assemblyman John E. Rooney, Chairman
- Assemblyman Robert W. Singer, Vice Chairman
- Assemblyman Jeffrey Moran
- Assemblywoman Dolores Cooper

**ALSO PRESENT:**

- Norma Svedosh
- Office of Legislative Services
- Aide, Assembly Senior Citizens Committee

\* \* \* \* \*

Public Hearing Recorded and Transcribed by  
Office of Legislative Services  
Public Information Office  
Hearing Unit  
State House Annex  
CN 086  
Trenton, New Jersey

New Jersey State Library

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ASSEMBLY COMMITTEE SUBSTITUTE FOR  
ASSEMBLY CONCURRENT RESOLUTION Nos. 62 and 63

STATE OF NEW JERSEY

ADOPTED: JUNE 12, 1986

A CONCURRENT RESOLUTION proposing to amend paragraphs 3 and 4 of Section I of Article VIII of the Constitution of the State of New Jersey.

1 BE IT RESOLVED *by the General Assembly of the State of New*  
2 *Jersey (the Senate concurring):*

1 1. The following proposed amendment to the Constitution of the  
2 State of New Jersey is agreed to:

PROPOSED AMENDMENT

3 Amend Article VIII, Section I, paragraphs 3 and 4 of the Con-  
4 stitution to read as follows:

5 3. Any citizen and resident of this State now or hereafter hon-  
6 orably discharged or released under honorable circumstances from  
7 active service, in time of war or other emergency as, from time to  
8 time, defined by the Legislature, in any branch of the Armed Forces  
9 of the United States shall be entitled, annually to a deduction from  
10 the amount of any tax bill for taxes on real and personal property,  
11 or both, *including taxes attributable to a residential unit held by a*  
12 *stockholder in a cooperative or mutual housing corporation*, in the  
13 sum of \$50.00 or if the amount of any such tax bill shall be less than  
14 \$50.00, to a cancellation thereof, which deduction or cancellation  
15 shall not be altered or repealed. Any person hereinabove described  
16 who has been or shall be declared by the United States Veterans  
17 Administration, or its successor, to have a service-connected  
18 disability, shall be entitled to such further deduction from taxation  
19 as from time to time may be provided by law. The surviving spouse  
20 of any citizen and resident of this State who has met or shall meet  
21 his or her death on active duty in time of war or of other emergency  
22 as so defined in any such service shall be entitled, during her widow-  
23 hood or his widowerhood, as the case may be, and while a resident

**EXPLANATION—Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted in the law.**

**Matter printed in italics thus is new matter.**

ASSEMBLYMAN HENDRICKSON: Just an oversight.

ASSEMBLYMAN SINGER: And I think certainly it is about time we correct this and put things in order.

ASSEMBLYMAN ROONEY: Absolutely.

We only have one other person to testify on the bill, Mr. Charles Schoener.

ASSEMBLYMAN HENDRICKSON: I know Mr. Schoener has gone downstairs, and he will-- If you will leave an opening for him, he does have some written testimony that he would like to present. He will just present the written testimony. I know that he agrees with it.

ASSEMBLYMAN ROONEY: Yes. I spoke to Mr. Schoener prior to the meeting, so for the record Mr. Schoener has indicated he is in favor of the ACRs. He will present to the clerk the testimony-- his written testimony for the record. If that's acceptable, we'll continue with the meeting.

If there's no one further to be heard at this time, then we'll close the public hearing and continue with the next item on the agenda.

Is there anyone else on the questions?

ASSEMBLYMAN HENDRICKSON: I have just one question.

ASSEMBLYMAN ROONEY: Yes?

ASSEMBLYMAN HENDRICKSON: That now releases it from your Committee, is that not true?

ASSEMBLYMAN ROONEY: That is true.

ASSEMBLYMAN HENDRICKSON: Without a motion to release it?

ASSEMBLYMAN ROONEY: There's no motion required. It has already been released, but the public hearing was required.

ASSEMBLYMAN HENDRICKSON: This is just a-- That's what I wanted to understand. Thank you very much.

ASSEMBLYMAN ROONEY: It is always a pleasure to see you Assemblyman Hendrickson.

ASSEMBLYMAN HENDRICKSON: It's a pleasure to be here

on this prestigious Committee, before such prestigious people.

ASSEMBLYMAN ROONEY: All right. Just for the record, for the public hearing we do not require a quorum of the Committee.

(HEARING CONCLUDED)



**Appendix**

**New Jersey State Library**



Assembly Senior Citizens Committee  
Public Hearing on Assembly Committee  
Substitute for ACR Nos. 62 and 63, October 2, 1986

Mr. Chairman, members of the Assembly,  
Senior Citizens Committee, My name is Charles  
Schwener. My wife and I ~~live~~ live in a  
co-operative housing community, Crestwood  
Village Co-op III Inc in Manchester Township,  
Ocean County.

I wish to thank you for this opportunity  
to appear at this Public Hearing to appeal  
to you for your approval of and support for  
the passage of Assembly Committee Substitute  
for ACR Nos. 62 and 63 that would amend  
Article VIII, Section 1 paragraphs 3 and 4  
of the Constitution of the State of N.J.

This bill, when enacted into law,  
should eliminate an inequity in the

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tax deductions offered in N.I.S.A.  
54:4-8.10 and 54:4-8.40 as they apply  
to Senior Citizens age 65 and over, disabled  
persons and Veterans of active service in  
time of war or other emergency, who are  
homeowners and taxpayers in Co-operative  
housing communities.

These tax deduction laws have been  
in effect for over 20 years. In that time  
they have been amended in many ways  
but they still remain inequitable. The  
entitlement to the benefits provided by these  
laws are denied to the Co-operative home-  
owners even though they pay their full  
full share of the real estate taxes billed  
to their Co-operative Corporation.

According to a report from the Local

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Property Branch of the Division of Taxation there were 1,512,506 claims for Homestead Rebates paid to real property owners on July 15, 1986. Most of them were also entitled to tax deductions under the above cited statutes if they met the qualifications. Of that number approximately <sup>or 1.12%</sup> 17,000 were co-operative homeowners who ~~were~~ <sup>were</sup> not entitled to the tax deductions only because <sup>their</sup> type of homeownership was not covered by ~~the law~~ the present laws.

On October 1, 1985 there were 17,421 housing units in Manchester Township, Ocean County: 6826 were in Senior Citizen co-operative housing communities. Many of the Co-op homeowners have resided there for over 15 years, most of them for

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over 10 years. Their pensions, if they receive any, are much smaller than those being awarded to-day. Their social security payments are less because during their working years the wage scale was much lower causing their earnings records to be low.

Most of these people are well up in years. Many have lost their spouses or partners. This means a reduction in social security income and for the surviving wife the possible loss of a pension the couple may have been receiving. These people are proud people and do not seek assistance in the form of welfare benefits. The entitlement to deductions in the real estate taxes they are required to pay would help them.

Now we reach the bottom line. What

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will it cost? Based on the number of homeowners in Manchester Twp. who do receive the benefits of tax deductions for Senior Citizens or disabled persons and/or Veterans, I estimate that the cost of extending these benefits to all the co-operative homeowners in N.J. would be under \$1 million per year at this time.

I wish to thank you for your kind consideration of my appeal for the passage of this legislation.

Charles Schwenner  
12C Lafayette Dr  
Whiting, N.J. 08759

Tel# 201-350-4998

**NEW JERSEY CO-ORDINATING COUNCIL  
OF ORGANIZED OLDER CITIZENS, INC.**

an association of senior citizen organizations  
at the state, county, city and municipal levels



IL  
C.



Dear Assemblyman Rooney;

The New Jersey Co-Ordinating Council of Organized Older Citizens is in favor of bills substituting for ACR 62 and 63.

These bills will help many seniors to be better able to pay their taxes. Many of these at present to pay their taxes must go without things which help to make life a little more bearable. We do not feel the loss of revenue because of this will affect our state budget too much.

As you know the Senate is considering a bill SX 2132 hwich is the bill for the Home health care program. We have taken the position that this is one of the most important to come before the legislature in a long time, however the bill as written has serious flaws which we believe should be correctd before it is passed. The Department of agings Task Force will have recommendations in a short while on what they feel should be in this bill. I know that they will be glad to testify when the report of their committee is ready.

Thank you for allowing us to submit this. We will be glad at any time to sit sown with your staff or you and give our views on how the bill should be changed.

Respectfully,  
*Bernard H. Winstock*  
Bernard H. Winstock V.P.

18 Mountain Ave, Rockaway 07866