

\$5.05M for Land Acquisition

New Jersey Meadowlands Commission v. Kammand: The New Jersey Meadowlands Commission decided on Dec. 28 to pay \$5.05 million for 42 acres of contaminated meadowlands in Hackensack, rather than the \$420,000 recommended by its appraiser.

The commission, which gave no reason for the valuation of the land owned by Rachel Kammand of Toms River, wants to condemn the land to make way for golf courses and condominiums, says Kammand's lawyer, Robert Blau. The property, part of a garbage dump, must be remediated before it can be developed, says Blau, of Springfield's Blau & Blau.

Kammand and three siblings inherited the land from their father but the other siblings did not challenge the recommendation by commission appraiser Mark Sussman, says Blau.

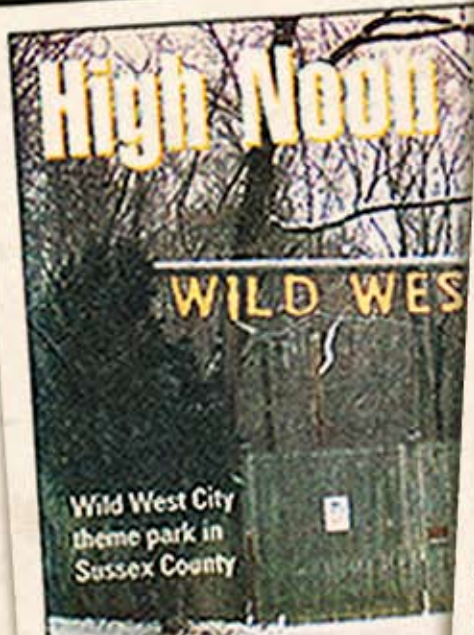
Blau says Sussman valued the land, which would be worth more than \$5 million once remediated, based on its contaminated state. He adds that Sussman failed to take into account the state Supreme Court ruling in *Housing Authority of ...*



CLEANED UP: Robert Blau showed the commission wrongfully assessed his client's land in its contaminated state.

contaminated land slated for condemnation should be valued as though it were immediately usable.

Francis Giantomasi, of Newark's Giantomasi & Olive...



Wild West City theme park in Sussex County

Experts duel over th

By Henr

For 50 years, tourists have park in Sussex County to City watch mock sunfish

Builder Wins \$78M Assessment Cut in War With Jersey City

Two federal courts back Mocco in 13-year fight against 'unseemly' actions that thwarted condo plan

By TIM O'BRIEN

More than 30 years ago, Jersey City officials decided to redevelop a run-down, industrial waterfront site into a handsome townhouse village in the shadow of the Statue of Liberty. By 1973, city officials had a plan for 75 acres, and they called it Liberty Harbor North.

In February 1985, developer Peter Mocco agreed to pay \$20,000 an acre for just under 30.5 acres of the tract, or \$611,600, and he signed a deal with the Jersey City Redevelopment Agency (JCRA) to redevelop his holdings according to the plan. The deeds were filed in late June of that year.

But when Mocco got his first tax bill, he learned that the city assessor had valued his acres, surrounded by garbage dumps, abandoned buildings, toxic waste and auto wrecks, at \$5.86 million, or \$191,625 an acre, as of Oct. 1, 1985. That was a jump of 858 percent



FIGHTING CITY HALL: Appraiser/lawyer Charles Blau helped convince a court that Jersey City can't tax this waterfront land for its development value until it upholds its part of the deal.