

**BEFORE THE  
NEW JERSEY BOARD OF PUBLIC UTILITIES**

**IN THE MATTER OF THE PETITION OF  
JERSEY CENTRAL POWER & LIGHT COMPANY PURSUANT TO  
N.J.S.A. 40:55D-19 FOR A DETERMINATION THAT THE  
OCEANVIEW 230 KV TRANSMISSION PROJECT IS  
REASONABLY NECESSARY FOR THE SERVICE, CONVENIENCE  
OR WELFARE OF THE PUBLIC**

**Direct Testimony**

**of**

**Jerome J. McHale**

**Re: Real Estate Property Analysis**

1    **I.    INTRODUCTION AND BACKGROUND**

2    **Q.    Please state your name and business address.**

3    A.    My name is Jerome J. McHale. My business address is 693 Main Street, Bldg C,  
4            2<sup>nd</sup> Floor P.O. Box 26 Lumberton New Jersey.

5    **Q.    By whom are you employed and in what capacity?**

6    A.    I am a principal in the firm J. McHale & Associates, Inc. I specialize in real  
7            estate appraisal and consulting services for all property types for a variety of  
8            purposes including financing, condemnation, ad valorem, matrimonial, and estate  
9            planning.

10   **Q.    Please describe your professional experience and educational background.**

11   A.    As the Principal of J. McHale & Associates, Inc., I provide real estate appraisals  
12            and consulting services for a variety of property types for a variety of purposes. I  
13            have been providing real estate appraisals and consulting services since 1986.

14            I have a B.A. in Economics and Business Administration from Fort Lewis  
15            College.

16            Attached as part of Exhibit JJM-1 is my curriculum vitae.

17   **Q.    Have you previously testified in Board of Public Utilities (“Board” or “BPU”)**  
18            **proceedings?**

19   A.    No, however I have submitted a real estate property analysis *In the Matter of the*  
20            *Petition of Atlantic City Electric Company for a determination pursuant to the*  
21            *provisions of N.J.S.A. 40:55D-19 that the use of certain lands within the*  
22            *Township of Pennsville, Township of Mannington, Township of Pilesgrove,*  
23            *Borough of Woodstown, and the Township of Upper Pittsgrove, and all in the*

1        *County of Salem, all in the State of New Jersey, are reasonably necessary for the*  
2        *service, convenience or welfare of the public; and that the zoning and land use*  
3        *ordinances of those municipalities and counties shall have no application thereto,*  
4        Docket No. EO13111047.

5    **Q.    Have you testified in proceedings before other utility regulatory**  
6        **commissions?**

7    A.    No, however, I have testified before the United States Federal Bankruptcy Court,  
8        New Jersey Tax Court, New Jersey Superior Court, and numerous New Jersey  
9        County Boards of Taxation, the Pennsylvania Court of Common Pleas, various  
10       Pennsylvania Boards of Appeal, and various Commission Panels for condemnation  
11       matters.

12   **Q.    Would you describe the purpose of your testimony?**

13   A.    I am testifying on behalf of Jersey Central Power & Light Company (“JCP&L”),  
14        and the purpose of my testimony is to sponsor and explain the Real Estate Property  
15        Analysis completed for the Oceanview 230 kV Transmission Project (the  
16        “Project”). The Real Estate Property Analysis is attached to this testimony as  
17        Exhibit JJM-1.

18   **II.    REAL ESTATE PROPERTY ANALYSIS**

19   **Q.    Please provide an overview of the real estate property analysis that you**  
20        **completed for the Project?**

21   A.    I relied on the description of the Project provided by JCP&L. In particular, a  
22        detailed description of the Project can be found in the Direct Testimony of Dave  
23        Kozy, Jr. in this matter. On February 10, 2014, I provided JCP&L a real estate

1 property analysis that determined the impact on the market value of properties  
2 located within 100 feet of the proposed right-of-way (“ROW”) for the Project.  
3 Specifically, I performed the following for the real estate property analysis:

- 4 • Inspected and took photographs of the proposed ROW for the  
5 Project;
- 6 • Described key structures within 100 feet of the ROW; and
- 7 • Completed a comparison of the existing lattice and Wooden H-  
8 Frame structures to the proposed steel monopole.

9 **Q. When did you complete the real estate property analysis?**

10 A. I conducted the initial real estate property analysis on December 23, 2013.  
11 However, I also completed subsequent inspections of the Project area on January  
12 2, 2014 and January 7, 2014.

13 **Q. Please provide a summary of the results of the real estate property analysis.**

14 A. The additional light steel monopoles near the existing steel lattice in Segments 1  
15 and 2 of the proposed ROW and the removal and replacement of the double circuit  
16 wood structures in Segment 3 of the proposed ROW with light steel monopoles  
17 will create no further diminution in value to the properties adjacent to the ROW.  
18 Please refer to Exhibit JJM-1 for a more complete discussion of my findings.

19 **Q. Does this conclude your direct testimony?**

20 A. Yes, it does.  
21

# **Exhibit JJM-1**

## **Prepared For**

Jersey Central Power & Light Company  
Building #3  
331 Newman Springs Road; #325  
Red Bank, NJ 07701

## **Date of Consulting Services**

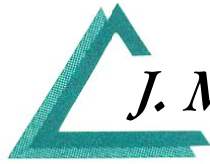
December 23, 2013

## **Consulting Services**

Jersey Central Power & Light Company  
Oceanview Reinforcement Project  
From Howell Township to Neptune Township  
Monmouth County, New Jersey  
JMA File No. 213355

## **Prepared By**

Jerome J. McHale, MAI  
NJ SCGRE A RG00239



# *J. McHale & Associates, Inc.*

Real Estate Appraisal & Consulting Services

---

Primary Office

Amherst Commons  
693 Main Street, Bldg C, 2<sup>nd</sup> Floor  
PO Box 26  
Lumberton, New Jersey 08048

(609) 914-4679

FAX (609) 914-0079

E-mail: [jmchale@jmchaleassoc.com](mailto:jmchale@jmchaleassoc.com)

Website: [www.jmchaleassoc.com](http://www.jmchaleassoc.com)

Atlantic County Office

329 Jimmie Leeds Road  
Galloway, New Jersey 08201

February 10, 2014

Jersey Central Power & Light Company  
Building #3  
331 Newman Springs Road; #325  
Red Bank, NJ 07701

**Re: Jersey Central Power & Light Company  
Oceanview Reinforcement Project  
From Howell Township to Neptune Township  
Monmouth County, New Jersey  
JMA File No. 213355**

Dear Sirs:

In accordance with your request, I have prepared an analysis of the project to add additional light steel monopoles near the existing steel lattice and replace the wooden H-Frame high-tension wire towers with light steel monopoles across an existing, approximately 16 mile, JCP&L right-of-way (ROW) and its impact on the market value of the properties within 100' of the project. It has been prepared in conformity with the Uniform Standards of Professional Practice of the Appraisal Foundation, and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The intended use of this analysis is for informational and decision-making purposes. This analysis was prepared for the exclusive use of JCP&L and its legal representatives.

The **Scope of Services** includes:

- The inspection and photographing of the project at various points along the existing ROW;
- The description of key structures within 100' of the ROW;
- A comparison of the existing lattice and wooden H-Frame structures to the proposed steel monopole;
- Preparation of a letter discussing the project, its impact, and the appraiser's conclusions.

This analysis shall not consider any temporary disturbance or noise during the project, but shall only consider the long-term impact of the project on the market value of the properties in proximity to the project.

As used within this analysis, **Market Value** is defined as:

*“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

- ◆ Buyer and Seller are typically motivated;
- ◆ Both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;
- ◆ A reasonable time is allowed for exposure in the open market;
- ◆ Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- ◆ The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>1</sup>

This analysis has been performed under the assumption that the high tension wires will have relatively similar electro-magnetic emissions as they did before the addition of the monopoles, and that the existing ROW will need minimal modification. However, there may be the need for additional easements for tree clearing rights along the edge of the existing ROW.

### **Effective Date of Consulting Services and Property Inspections**

The initial inspection of the project area was conducted on December 23, 2013, which is the effective date of the analysis. Subsequent inspections were conducted on January 2, 2014 and January 7, 2014. No JCP&L representatives or adjacent property owners were present during the inspections.

### **Project Overview**

A portion of an existing right-of-way easement is located across various properties beginning at a substation on Randolph Road in Howell Township and ending to the northeast at W. Bangs Avenue in Neptune Township. The ROW is 100' to 200' wide and traverses primarily undeveloped land (including portions of Allaire State Park) for approximately 16 miles in Howell Township, Wall Township, the Borough of Tinton Falls, Colts Neck Township and

---

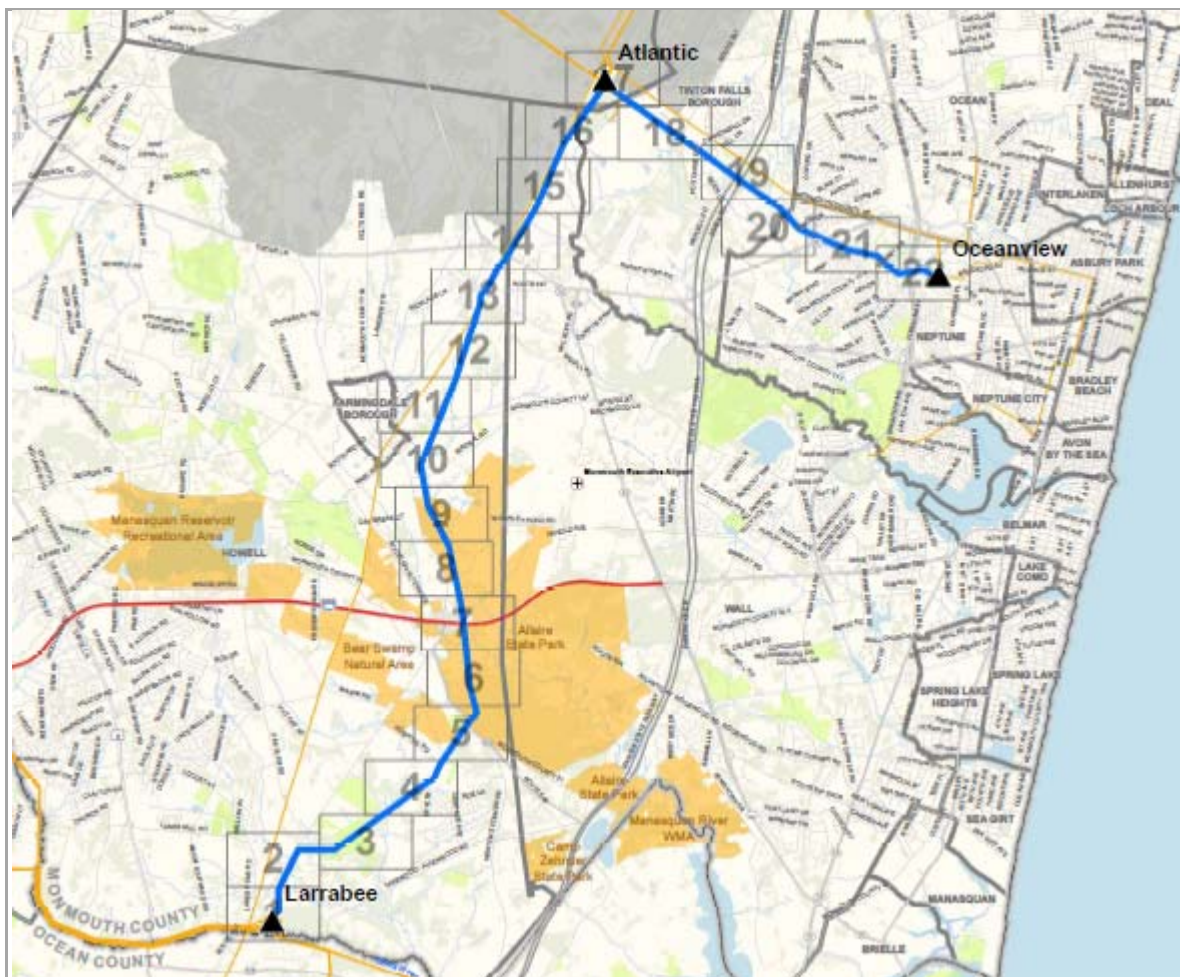
<sup>1</sup> Appraisal Institute, *The Appraisal Of Real Estate*, 14th Edition. Chicago, IL: Appraisal Institute, 2013, p. 59.



Neptune Township. In addition to farmland, the easement crosses through commercial parking lots and across farmland.




Located within the ROW are electric transmission lines supported by steel lattice towers (from Larrabee to Atlantic Substation aka Segments 1 & 2) and wooden H-Frame towers (from Atlantic to Oceanview Substation aka Segment 3). Commencing at the Larrabee Substation in Howell Township, north to the Atlantic Substation in Colts Neck Township, then east to the Oceanview Substation in Neptune Township there are single towers traversing the easement area. The lattice structures were constructed in the early 1960s, while the wooden H-Frame structures were constructed in 1977. The existing lattice towers will continue to exist, while a new light steel monopole will be erected in close proximity but on opposite side of the existing easement area. The existing wooden H-Frame towers will be replaced with (2) light steel monopoles in a similar location.

### Location of Project



\*Blue line is the ROW area per JCP&L.

## Structure Types

	
<b>Typical Lattice Tower</b>	<b>Typical Wooden H-Frame Tower</b>
	
<b>Typical Steel Monopole (File Photo)</b>	

The lattice towers are familiar sights across the landscape. They are of steel construction with an A-frame shape with a generally 25' x 25' base and steel grillage or drilled pier foundations, while the wooden H-Frame has a smaller base direct imbedded. They are typically 110'-160' in height and are placed 900' to 1,000' apart. The towers are commonly placed on farmland or undeveloped land utilizing right-of-way easements. The 625 (SF) square feet (Lattice) and 30 SF (Wood H-Frame) of land around the base of the towers cannot be used by the property owner. Other land within the easement, including the areas under the wires, can still be used by the property owner. Much of the project's easement areas are used for farming with the exception of the land directly under the towers. Other uses include surface parking and outside storage.


The proposed monopoles are made of light steel, have a cylindrical base that is 5' to 10' in diameter, and have vibratory caisson or drilled pier foundations. They can be steel grey in color or a wood-like brown color. They are typically 80'-160' & 80'-115' in height and also

placed 900' to 1,000' apart. Since the monopoles have a smaller footprint, the property owner will not be as limited in use of their property as with the lattice structures.

The steel lattice towers will continue to exist, while the wooden H-Frame towers will be replaced. The monopoles are superior in technology and are easier and less expensive to construct and maintain. In addition, they are less intrusive on the surrounding landscape.

### **Structures Within 100' of the Edge of the Right-of-Way**

As part of the scope of work for this report, structures that are located within approximately 100' of the edge of the ROW have been identified and photographed. Structures include those located on the properties with the easement and some neighboring properties located along the easement area. Lacking surveys that delineate the edge of the ROW area in relationship to any structures, Bing and Google Earth aerial maps from the internet have been relied upon to estimate which key structures are within 100' of the edge of the ROW, along with my physical inspection. Beginning at the southern end of the project in Howell Township (Larrabee Substation), the following key structures are believed to be located within approximately 100' of the edge of the ROW. However, it should be noted that over the years, JCP&L has had encroachment agreements with many of the property owners.

	<p>Block 38, Lot 4 41 Randolph Road Howell Township Owner: Peter G. Braun</p> <p>Description of Structure: Dilapidated concrete block garage-type building</p>
---	--



Block 38, Lot 25  
Lakewood Farmingdale  
Howell Township  
Owner: Winding Brook Mobile Park

Description of Structure: Northerly view  
through Winding Brook Mobile Park



Block 42, Lot 21  
663 Oak Glen Road  
Howell Township  
Owner: George Barth

Description of Structures: Northwesterly view  
dwelling. A large shed/mobile structure is  
located behind a dwelling on same property.  
Both structures appear to be less than 100'  
from the ROW.

Block 42, Lot 57 (Never Ends Farm)  
172 Easy Street  
Howell Township  
Owner: John F. Ohlinger

Description of Structures: Southwesterly view  
of farm style outbuildings. Property is a horse  
farm with wooden fencing within the ROW.





Block 42, Lot 56  
158 Easy Street  
Howell Township  
Owner: B. Ivan Jr. & Ronnie L. Clarke

Description of Structures: Southwesterly view of single-family, farmhouse style dwelling and outbuildings. Property is a horse farm with wooden fencing within the ROW.

Block 46, Lot 10.02 & 11.07  
246 & 212 Herbertsville Road  
Howell Township  
Owner: John Jr. & Jessica M. Blewett

Description of Structures: Southwesterly view of horse farm structures, paddocks, and fencing. Property is a horse farm with a dwelling within close proximity to the ROW.



Block 229, Lot 1  
377 Asbury Road  
Howell Township  
Owner: Asbury Road Properties, LLC.

Description of Structures: Southerly view of single-story, concrete block building (Jersey Coast Fire Equipment).



Block 229, Lot 13.01 & 13.02  
Asbury Road  
Howell Township  
Owner: 385 Asbury Farmingdale LLC.

Description of Structures: Southerly view of single-story, concrete block garage (Extech Building Materials).



Block 230, Lot 7.03  
Asbury Road  
Howell Township  
Owner: Rosano Howell Land LLC.

Description of Structures: Northerly view of single-story, steel & concrete block garage within an older asphalt plant (Rosano Trucking).

Block 230, Lot 6  
SWS of Highway 34  
Howell Township  
Owner: Collingswood Enterprises

Description of Structures: Southerly view of single-story, steel buildings (Flea Market) in close proximity to the easement area, but with asphalt surface parking and storage within the ROW.







Block 970, Lot 22  
1201 Bowman Avenue  
Wall Township  
Owner: Kurlin Inc.

Description of Structures: Northerly view along ROW toward subject property. The easement area is in close proximity to a one-story manufacturing facility, but with some asphalt surface parking and storage within the ROW.

Block 10017, Lot 6  
3501 Route 66  
Neptune Township  
Owner: AC I Neptune, LLC.

Description of Structures: Northwesterly view along ROW toward subject property. The easement area crosses surface parking area for vacant office buildings. The buildings do not appear to be impacted.



Block 10017, Lots 10 & 11  
1109 & 1115 Green Grove Road  
Neptune Township  
Owner: Green Grove Associates, LLC.

Description of Structures: Northwesterly view along ROW toward subject property (Children's Center of Monmouth County). The easement area crosses surface parking area and access driveway for the buildings. The multiple, one-story buildings are within close proximity to the existing easement area.

Block 10017, Lot 17  
1105 Green Grove Road  
Neptune Township  
Owner: ADDR Properties, LLC.

Description of Structures: Southeasterly view along ROW toward subject property (Sterling Scale & Supply). The easement area crosses surface parking area and access driveway for the building. The one-story building is within close proximity to the existing easement area.



Block 9029, Lot 10  
3455 Route 66  
Neptune Township  
Owner: Kongan, Inc.


Description of Structures: Southeasterly view along ROW toward subject property. The easement area crosses surface parking area and access driveway for the buildings. The one-story office building is within close proximity to the existing easement area.

Block 9029, Lot 9  
3443 Route 66  
Neptune Township  
Owner: Savillero Properties, LLC.

Description of Structures: Southeasterly view along ROW toward subject property. The easement area crosses surface parking area and access driveway for the buildings. The one-story office building is within close proximity to the existing easement area.





	<p>Block 9025, Lot 67.01 3420 Route 66 Neptune Township Owner: Humberto &amp; Catherine Garced</p> <p>Description of Structures: Southeasterly along easement area. The structure, a single-story, warehouse building (Star Installations) with two-story office area is in close proximity to the ROW. The fence-enclosed parking and storage yard are within the ROW.</p>
---	---

### Effect of Existing Structures

As can be seen in several of the pictures, the existing towers are bulky, very noticeable and can create an undesirable view. Most of the right-of-way is located in the rural/undeveloped sections of the county, across farm and vacant land, with few nearby dwellings or buildings, where there is little impact on view. However, the ROW abuts several residential properties and crosses a more densely populated area in Neptune, particularly close to Route 66. In general, residential properties with or abutting utility ROW easements for above-ground structures, such as electric or telephone, have been observed to have a moderately lower market value and longer exposure time than comparable dwellings without such easements. The right-of-way easement and towers have been in place for many decades; therefore, any possible negative impact on market value has been already realized in the sale and resale values of these properties.

Commercial or industrial properties are potentially impacted by what could be perceived as a negative view as well as a disturbance in parking and access as construction commences. If the easement is located on the commercial or industrial property, it may limit future expansion of the improvements, thus affecting market value. However, abutting ROW would have little effect on these types of properties.

While there is little impact to agricultural type properties for an impaired view, the existing structures do impose a limit on the amount of land that can be tilled or grazed within the ROW.

### Effect of Proposed Monopoles

The monopoles will be within an existing right-of-way easement from Howell Township to suburban Neptune Township in Monmouth County. The new monopoles are 80'-160' (*from Larrabee to Atlantic Substation aka Segments 1 & 2*) & 80'-115' (*from Atlantic to Oceanview Substation aka Segment 3*) high cylindrical poles with a base diameter of 5' to 10', utilizing 19.6

SF to 79 SF of land each. A comparison of the three structures and their impact on the surrounding uses is shown in the following table:

	<b>Lattice Tower</b>	<b>H-Frame Tower</b>	<b>Monopole</b>
<b>Shape</b>	A-frame	(2) Cylindrical (rectangular footprint)	Cylindrical
<b>Base</b>	25' x 25' 625 SF	2' x 15' 30 SF	5' to 10' round 19.6 SF to 79 SF
<b>Height</b>	110'-160'	80'-100'	80'-160' (Segments 1 & 2) 80'-115' (Segment 3)
<b>Effect on Residential Uses</b>	Negative effect for view due to the unaesthetic look of the structure and the amount of area it encompasses. Towers are very noticeable and do not blend in with the environment.	Less of a negative effect than the lattice for view and a smaller area is used. Towers are noticeable and do blend in with the environment.	Similar negative effect for view. They will still be obvious but will blend in better with the environment.
<b>Effect on Commercial Uses</b>	Little effect on view. May limit future expansion if ROW is on property. No effect on expansion if ROW is on neighboring property.	Little effect on view. May limit future expansion if ROW is on property. No effect on expansion if ROW is on neighboring property.	Little effect on view. May limit future expansion if ROW is on property. No effect on expansion if ROW is on neighboring property.
<b>Effect of Agricultural Uses</b>	Little effect on view. Limits the tillable ground around base of tower.	Little effect on view. Less limits on tillable ground around base of tower.	Little effect on view. Limited effect on tillable ground around base of pole.

## **Conclusions**

It is my opinion that the additional light steel monopoles near the lattice and replacement of the H-Frame towers within the existing right-of-way easement with new monopoles will create no further diminution in value to the properties adjacent to the right-of-way. Furthermore, the new poles will be similar or even less intrusive in commercial parking and storage areas.

This analysis did not consider any temporary disturbance or noise during the project, but only considered the long-term impact of the project on the market value of the properties in proximity to the project.


This analysis has been performed under the assumption that the high tension wires will have relatively similar electro-magnetic emissions as they did before the addition of the monopoles, and that the existing ROW will need minimal modification. However, there may be the need for additional easements for tree clearing rights along the edge of the existing ROW.

## Certification

I certify that, to the best of my knowledge and belief:

- ◆ The facts and data reported by the appraiser and used in the analysis process are true and correct.
- ◆ The analyses, opinions, and conclusions in this report are limited only by the assumptions and limiting conditions stated in this report and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ◆ I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- ◆ I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ◆ My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ◆ My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or its use.
- ◆ My analyses, opinions, and conclusions were developed, and this review report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)*.
- ◆ The use of this report is subject to the requirements of the Appraisal Institute, with which I am affiliated, relating to review by its duly authorized representatives.
- ◆ Kevin McConnell provided assistance in the development of this report.
- ◆ I have personally inspected the property that is the subject of this report.
- ◆ I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)* as promulgated by the Appraisal Standards Board of the Appraisal Foundation. In addition, the report is in conformity with the requirements of the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute, with I am affiliated.
- ◆ As of the date of this report, I have completed the requirements of the Continuing Education Program of the Appraisal Institute.

February 10, 2014  
DATE OF REPORT

  
JEROME J. MCHALE, MAI  
Certified General Appraiser  
New Jersey License No. RG 00239

## **Assumptions & Limiting Conditions**

The appraisal review report is subject to the following assumptions and limiting conditions set forth as follows. Additional assumptions and limiting conditions may be cited elsewhere in the report.

1. No survey of the property has been made by the appraiser.
2. This analysis did not consider any temporary disturbance or noise during the project, but only considered the long-term impact of the project on the market value of the properties in proximity to the project.
3. This analysis has been performed under the assumption that the high tension wires will have relatively similar electro-magnetic emissions as they did before the addition of the monopoles, and that the existing ROW will need minimal modification.
4. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the report.
5. The report is to be used in whole and not in part. No part of it shall be used in conjunction with any other appraisal or review. Furthermore, this report and all conclusions are for the exclusive use of the client for the sole and specific purpose(s) stated herein.
6. No change of any item of the report shall be made by anyone other than myself, and I shall have no responsibility for any such unauthorized change.

# **ADDENDA**

**-A-**  
**Subject Photographs**

## Subject Photographs



**Westerly View along Randolph Road**



**Easterly View along East Street**



**Northwesterly View along Herbertsville Rd.**



**Easterly View along Asbury Road**



**Northwesterly View along Green Grove Rd.**



# Qualifications

# Qualifications of

## Jerome J. McHale, MAI

---

### Professional Position (1995-Present)

Principal in the firm of J. McHale & Associates, Inc; specializing in real estate appraisal and consulting services for all property types for a variety of purposes including financing, condemnation, ad valorem, matrimonial, and estate planning. The firm concentrates throughout the State of New Jersey and in the Philadelphia Metropolitan Area.

### Professional Certifications & Licenses

Member, (MAI), Appraisal Institute, Certificate No. 10,302  
Certified General Appraiser (# RG-00239), State of New Jersey  
General Appraiser (# GA-001359-R), Commonwealth of Pennsylvania  
Licensed Real Estate Sales Agent (# SP-8735757), State of New Jersey  
Certified Member, National Council of Affordable Housing Market Analysts

### Professional Experience

- 1988 - 1995      Staff Appraiser with the firm of Herskowitz, Rosen & Walton with offices in Cherry Hill, New Jersey; Atlantic City, New Jersey; and Conshohocken, Pennsylvania. Specialized in appraisal services for financing, condemnation, ad valorem, and estate purposes.
- Real Estate Salesperson with the firm of Kingsway Realty, Inc. with offices in Cherry Hill, New Jersey and Woodbury Heights, New Jersey; specialized in the sale and leasing of residential and commercial property.
- 1986 -1988      Staff Appraiser with the firm of F.P. Pietroski & Company with offices in Cherry Hill, New Jersey; Hingham, Massachusetts; and Portland, Maine. Specialized in appraisal services for financing, condemnation, ad valorem, and estate purposes.
- Real Estate Salesperson with the firm of Kruckner Real Estate, Inc., Medford, New Jersey; Specialized in the sale and leasing of residential property and vacant land.
- 1984 - 1986      Manager and Cost Analyst with the National Exchange Carrier Association located in Whippany, New Jersey. The company developed computer generated billing rate structures for the telephone industry.

### Scope Of Appraisal Activity

Actively engaged in real estate appraising and consulting services since 1986 with assignments including a variety of property types such as multi-family, farmland for preservation programs, banks, condominium developments, hotels and motor inns, industrial buildings, land, office buildings, LIHTC & market rate rent & demand studies, residential developments, recreational facilities, restaurants, retail stores, shopping centers, and various special purpose properties including major petrochemical and oil refineries.

### Education

B.A., Economics & Business Administration, Fort Lewis College, Durango, Colorado

## Profession Related Courses & Seminars Attended

### Current – 2000

“Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book),” September 2013

“Complex Litigation Appraisal Case Studies”, Appraisal Institute, March 2013

“Marketability Studies: The Six-Step Process and Basic Applications”, Appraisal Institute, March 2013

“The State of the U.S. Real Estate Market”, Appraisal Institute, September 2012

“IRS Valuation”, Appraisal Institute, July 2012

“State Agriculture Development Committee, Farmland Preservation Program Annual Appraisal Conference”, NJ Department of Agriculture, State Agriculture Development Committee, June 2012

“Federal Agencies and Appraisal: Program Updates”, Appraisal Institute, June 2012

“Assessors & Appraisers in Today’s Market”, Appraisal Institute, April 2012

“Fundamentals of Separating Real Property, Personal Property, and Intangible Assets”, Appraisal Institute, March 2012

“USPAP 2010-2011”, Appraisal Institute, December 2011

“Valuation for Financial Reporting”, Appraisal Institute, November 2011

“Solar Energy: A RE Appraiser’s Overview”, Appraisal Institute, September 2011

“Green Acres Appraisal Conference”, NJDEP, September 2011

“PA Appraisal Statutes, Regulations and Board Policies”, Appraisal Institute, June 2011

“State Agriculture Development Committee Annual Appraisal Conference”, NJSADC, June 2011

“Income Capitalization in Today’s Market”, Appraisal Institute, May 2011

“Marketability Analysis”, Appraisal Institute, May 2011

“Bones of Contention”, Appraisal Institute, May 2011

“NCAHMA '09 Public Policy & Market Study Forum”, NCAHMA, April 2011

“2011 Affordable Housing Policy & Underwriting Forum”, National Housing & Rehabilitation Association, April 2011

“New Jersey Pinelands”, Appraisal Institute, November 2010

“State Agriculture Development Committee Annual Appraisal Conference”, NJSADC, June 2010

“Farmland Assessment & Agriculture” Appraisal Institute, June 2010

“Real Estate Market Overview”, Appraisal Institute, April 2010

“Business Practice & Ethics”, Appraisal Institute, December 2009

“SJ Redevelopment and Growth”, Appraisal Institute, September 2009

“National USPAP Equivalent Course”, Appraisal Institute, July 2009

“Appraising the Appraisal Business”, Appraisal Institute, June 2009

“Appraisal Tools Tune Up”, Appraisal Institute, June 2009

“Professional’s Guide to the Fannie Mae 2-4 Unit Form 1025” Appraisal Institute, December 2007

“Appraising For The New Jersey Farmland Preservation Program” - NJ Dept. of Agriculture, June 2007

“Real Estate Finance, Value & Investment Performance” – Appraisal Institute, May 2007

“USPAP Update” – Appraisal Institute, , October 2007

“PA Appraisal Statutes, Regulations and Board Policies” – Appraisal Institute, June 2005

“USPAP 7-Hour Update” – Appraisal Institute, June 2005

“The Essentials: What every Appraiser should know” – Appraisal Institute, May 2005

“Current Issues: Misconceptions in Appraisal” – Appraisal Institute, May 2005

“Attacking & Defending an Appraisal” – Appraisal Institute, May 2005

“Latest Trends in Hotel Valuation” – Appraisal Institute, May 2005

“Maximizing the Value of an Appraisal Practice” – Appraisal Institute, May 2005

“Appraisal Review” - Appraisal Institute, October 2003

“Tax Appeals in Pennsylvania” -Philadelphia Bar Association, March 2003

“Uniform Standards of Professional Appraisal Practice, Part C” - Appraisal Institute, December 2001

“Attacking & Defending An Appraisal In Litigation” - Appraisal Institute, September 2001

“Appraisal Review” - Appraisal Institute, July 2001

“Appraising For The New Jersey Farmland Preservation Program” - NJ Dept. of Agriculture, June 2001

“Section 8/HUD Rent Comparability Studies & Standards” - Appraisal Institute, April 2001

“Overview of the New Jersey Green Acres Program” - NJDEP, January 2001

“Federal Land Exchanges & Acquisitions: Appraisal Issues & Applications” - Appraisal Institute & ASFMRA, September 2000

### **1999 - 1989**

“Appraisal of Nursing Facilities” - Appraisal Institute, December 1999

“Standards Of Professional Practice - Part B” - Appraisal Institute, Nov. 1999

“New Jersey Farmland Preservation Program” - State of New Jersey, June 1999

“Appraisal of Non-Conforming Uses” - Appraisal Institute, April 1999

“Valuation of Special Purpose Properties” -Appraisal Institute, November 1998

“Eminent Dominant” - Appraisal Institute, November 1998

“Standards Of Professional Practice - Part A” - Appraisal Institute, August 1997

“Appraisal of Farmland” Trenton, NJ, June 1998

“Affordable Housing Valuation” -Appraisal Institute, January 1997

“First Annual Survey Of Property Tax Developments”, January 1997

“Appraisal Of Retail Properties” -Appraisal Institute, March 1996

“New Jersey Farmland Preservation Program”, May 1996

“Introduction to Lead Based Paint and Lead Inspection Training”, December 1995

“The Dynamics of Office Building Valuation” - Appraisal Institute, December 1995

“New Jersey Tax Court Cases” Cherry Hill, NJ, May 1995

“The Appraisers Complete Review” - Appraisal Institute, July 1993

“Litigation Valuation” - Appraisal Institute, April 1992

“Report Writing & Valuation Analysis” - Appraisal Institute San Jose State University, July 1991

“Case Studies in Real Estate Valuation” - Appraisal Institute, Rutgers University, April 1990

“Capitalization Theory & Techniques, Part B” - Appraisal Institute, Rutgers University, October 1989

“Capitalization Theory & Techniques, Part A” - Appraisal Institute, Rutgers University, June 1989

## **Professional Speaking Engagements**

Loriman Education Services “Eminent Domain Practices”  
Cherry Hill, New Jersey, January 2008

Law Seminars International/PA Planning Association “Eminent Domain Practice & Procedure/Redevelopment After Kelo” Philadelphia, PA, November 2005

Loriman Education Services “NJ Tax Appeals – The Lawyer & Appraiser Relationship”  
Mount Laurel, New Jersey, March 2003

## **Positions Held with the Appraisal Institute (Southern New Jersey Chapter)**

- Past President – 2012 & 2001
- All Officer Positions
- 2013 Board Member

## **Expert Testimony**

Mr. McHale has qualified as an expert witness and has appeared before the United States Federal Bankruptcy Court, New Jersey Tax Court, New Jersey Superior Court, numerous New Jersey County Boards of Taxation, the Pennsylvania Court of Common Pleas, various Pennsylvania Boards of Appeal, and various Commissioner Panels for condemnation matters.