



## **STACK, COOLAHAN & STACK, LLC**

90 Hudson Street, Hoboken, New Jersey 07030

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# **PROFESSIONAL QUALIFICATIONS**

**Maurice J. Stack II MAI, CRE**

## **PROFESSIONAL CERTIFICATIONS & AFFILIATIONS**

- Member: Appraisal Institute (MAI)
- Member: Counselors of Real Estate (CRE)
- Certified General Appraiser in the State of New Jersey
- Licensed Real Estate Broker in the State of New Jersey
- Member: International Right-of-Way Association (IRWA)
- Associate Member – Industrial & Office Real Estate Brokers Association of New York

## **PROFESSIONAL EDUCATION**

### ***Appraisal Institute Seminars/Webinars***

- The Appraiser as an Expert Witness
- Real Property Appraisals for Condemnation Proceedings
- Case Studies in Commercial Highest and Best Use (Business v. Real Property Value)
- A Debate on the Allocation of Hotel Total Assets
- Uniform Appraisal Standards for Federal Land Acquisitions
- Fundamentals of Separating Real Property, Personal Property & Intangible Business Assets

### ***Continuing Legal Education Seminars***

- Valuation of Contaminated Property in Real Estate Tax Appeals and Condemnation
- Strategies for Handling the Eminent Domain Case

### ***Appraisal Institute Courses***

- Standards of Professional Practice
- Real Estate Appraisal Principles
- Basic Valuation Procedures
- Capitalization Theory and Techniques, Part A
- Advanced Income Capitalization
- Advanced Cost and Sales Comparison Approaches
- Report Writing and Valuation Analysis
- Highest and Best Use & Market Analysis
- Advanced Applications
- Condemnation Appraising/Basic Principles, Advanced Topics & Applications

## PROFESSIONAL BACKGROUND

Vice President of Stack, Coolahan & Stack, LLC, a real property valuation and local property tax consulting firm that evolved as part of the third generation of Stack family real estate enterprise. Established in 1920, the founding Hoboken based firm, Stack & Stack, continues to provide a wide spectrum of services to the real estate community today. Involved in the valuation of real property throughout the State of New Jersey and have also participated in the valuation of real property in Florida, North Carolina, New Hampshire, District of Columbia, Connecticut, Pennsylvania, and New York. Active appraisal experience since 1983 includes the valuation of various types of residential, commercial, industrial, and special purpose properties. A partial list of property types appraised includes:

- Hotels & motels;
- Multi-tenanted office parks;
- Medical office buildings;
- Nursing homes and assisted living facilities;
- General hospitals;
- Community shopping centers;
- Cooperative apartment houses;
- Residential subdivisions and mixed-use development sites;
- Oil refineries;
- Natural gas pipelines;
- Petroleum storage terminals;
- Cogeneration plants;
- Marine container terminals;
- Multiplex movie theaters;
- Mobile home parks;
- Radio transmitting sites;
- Marinas;
- Self-storage facilities;
- Newspaper printing plants;
- Food processing plants;
- Distribution centers & truck terminals;
- Wetlands;
- Transportation corridors;
- Golf courses & country clubs; etc.

Specialized experience in property tax valuation, eminent domain (full and partial takings) and commercial litigation matters. Qualified and testified as an expert witness before the U.S. District Court, U.S. Bankruptcy Court, Superior Court of New Jersey, Tax Court of New Jersey, County Boards of Taxation, etc. Appointed Condemnation Commissioner by the Superior Court of New Jersey. Review Appraiser for the Port Authority of NY & NJ on various projects and for New Jersey Transit on THE Tunnel Project and Hudson-Bergen Light Rail Transit project.

## PARTIAL CLIENT LIST

### Governmental Agencies

The Port Authority of NY & NJ  
New Jersey Turnpike Authority  
NJDEP – Green Acres  
NJ Transit  
NJ Dept of Transportation  
County of Hudson  
County of Essex  
County of Union  
City of Bayonne  
City of Jersey City  
City of Union City  
Town of Kearny  
Town of Harrison  
Borough of Fort Lee  
Borough of Fair Lawn  
Borough of Hasbrouck Heights  
Borough of River Vale  
Borough of Ridgefield  
Borough of Franklin Lakes  
Borough of Montvale  
Borough of Chester  
Township of Bloomfield  
Borough of Glen Ridge  
Township of Belleville  
City of Elizabeth  
Borough of Carteret  
City of Rahway  
Borough of Fanwood  
Township of Edison  
Township of East Brunswick  
Township of Old Bridge  
Borough of Sea Bright  
Township of Neptune  
Superior Court of NJ  
Borough of Allendale  
City of Newark

### Law Firms

DeCotiis, FitzPatrick & Cole  
McKirdy & Riskin  
Carlin & Ward  
Gordon & Rees  
Chasan, Leyner & Lamparello  
McManimon & Scotland  
Drinker, Biddle & Reath  
Venino & Venino  
Lowenstein Sandler  
Waters, McPherson, McNeill  
Paul V. Fericola, Esq.  
Stryker, Tams & Dill  
Greenbaum Rowe  
Lum Danzig  
Zipp & Tannenbaum  
McElroy, Deutch & Mulvaney  
Archer & Greiner  
Nowell Amoroso  
Schumann Hanlon  
Nashel Kates  
Strook, Strook & Lavan  
Giordano Halleran  
Shanley & Fisher  
Brach Eichler  
Stavitsky & Associates  
Spector & Dimin  
Donahue, Braun, Hagan  
Sills Cummis  
Mandelbaum Salsburg  
Norris, McLaughlin & Marcus  
Hubschman & Roman  
Riker Danzig  
Schneck Law Group  
Sitar Law Firm  
Kaufman, Semeraro & Leibman  
Hartman & Winnicki  
Hartman Doherty Rosa Berman  
Skoloff & Wolfe  
Nathan P. Wolf, Esq.  
Genova Burns  
Connell Foley, LLC

### Corporations/Developers/Investors

United Parcel Service  
Exxon Corporation  
McDonalds Corporation  
Roseland Residential Trust  
Haworth Country Club  
Target Corporation  
Lowes Home Centers  
Vision Equities  
Lennar Multi-Family Communities  
Loews Cineplex Corporation  
Walgreens Corporation  
Extended Stay America  
Prime Hospitality Corporation  
Montammy Golf Club  
Mack-Cali Realty Corporation  
Inland Real Estate  
M. Alfieri, Inc.  
Alfred Sanzari Enterprises  
National Realty & Development  
Forest City Enterprises  
K. Hovnanian  
Lennar Corporation  
Emerson Golf Club  
Kushner Real Estate Group  
Cronheim Management  
Kean University  
Hudson Community College  
St. Peters College  
St. Mary's Hospital  
Hackensack University Med Center  
Manhattan Building Co  
Prologis  
Frank Greek & Son  
Heller Industrial Parks  
First Industrial Realty Trust  
RXR Realty  
Normandy Real Estate Partners  
Bamm Hollow Country Club  
Sea Oaks Golf Club  
Toll Brothers City Living  
Transcontinental Gas Pipeline Corp.  
Texas Eastern Transmission, LP  
National Business Parks, Inc.  
Vornado Realty Trust  
Christ Hospital  
Bergman Real Estate Group  
Public Service Electric & Gas Co.  
PRC Group  
Ironstate Development  
Matrix Development  
Urban Edge