

**ESSEX COUNTY BOARD OF TAXATION**  
**BOARD MEETING**  
**AGENDA**  
**Thursday, November 2, 2017**  
**9:00 a.m.**

**THIS MEETING IS CALLED PURSUANT TO THE OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF WHICH HAS BEEN PROVIDED TO THENEWARK STAR LEDGER, A LOCAL NEWSPAPER AND SUCH NOTICE HAVING BEEN POSTED IN THE ESSEX COUNTY BOARD OF TAXATION.**

1. ROLL CALL
2. Approval of September 7, 2017 Minutes & October 2, 2017 Minutes
3. Status of Deeds
4. Update of Added/Omitted Appeals
5. Appealing 2018 Ratio: Newark and Orange
6. Status of Revaluations: 2018 Montclair, 2019 Belleville
7. Update of Revaluations: 2019 Glen Ridge, Livingston & Verona, 2020 Bloomfield and Roseland
8. Review of 2019 Revaluations with Representatives from Fairfield and Nutley
9. Application for Chapter 251 Compliance Plan: Cedar Grove
10. Board Meeting Monday, December 18, 2017 at 9:00 am & Added/Omitted Hearings at 10:00 am
11. Assessors Christmas Luncheon Friday, December 15, 2017
12. Public Speakers
13. New Business
14. Closed Session: Approve Minutes
15. Adjournment

**COMMISSIONERS**

**PRESENT**

**ABSENT**

<b>MATARAZZO, PRESIDENT</b>	<b>X</b>	
<b>DEFURIA</b>	<b>X</b>	
<b>GRODMAN</b>	<b>X</b>	
<b>JOHNSON</b>	<b>X</b>	
<b>LINARES</b>	<b>X</b>	
<b>O'BRIEN</b>	<b>X</b>	
<b>ADMN. DURKIN</b>	<b>X</b>	

**\*AGENDA MAY BE AMENDED PRIOR TO BOARD MEETING\***

*A meeting of the Essex County Board of Taxation was held on Thursday, November 02, 2017 at 9:20 a.m. at its office located at 50 South Clinton Street, Suite 5200, East Orange, New Jersey.*

### **1. ROLL CALL**

Upon roll call, the following members were present: President Matarazzo, Commissioners DeFuria, Grodman, Johnson, Linares, O'Brien and Administrator Durkin.

### **2. Approval of September 7, 2017 Minutes & October 2, 2017 Minutes** **September 7, 2017**

*Commissioner O'Brien made the motion to approve the September 7, 2017 Board minutes. Commissioner DeFuria seconded the motion. Commissioners Matarazzo and Johnson abstained.*

### **October 2, 2017**

*Commissioner Johnson made the motion to approve the October 2, 2017 Board minutes. Commissioner O'Brien seconded the motion. Commissioners DeFuria and Linares abstained.*

### **3. Status of Deeds**

*Kenya Kourkoulis, Administrative Assistant stated that we are currently up to date with the Register's office of October 16, 2017 with a total of 5,836 deeds. That is 100 more deeds than this time last year.*

### **4. Update of Added/Omitted Appeals**

*Ms. Kourkoulis stated that 14 appeals have been entered and 8 are Assessor appeals.*

### **5. Appealing 2018 Ratio: Newark and Orange**

*Romal Bullock, Esq., CTA Newark Tax Assessor and Aaron Wilson, CTA Orange Tax Assessor both informed the Board that they will be appealing the 2018 equalization ratio for their Municipality. Much discussion was had regarding redeveloping, buildings sold, etc.*

*9:27 a.m. Commissioner DeFuria had to excuse himself from the Board meeting.*

### **6. Status of Revaluations: 2018 Montclair, 2019 Belleville**

#### **2018 - Montclair**

*George Librizzi, CTA stated that 9,000 residential properties have been inspected. All commercial properties have been inspected and are currently being priced. Discussion was had regarding Hotel on Bloomfield Ave, Pilot programs, new building for police department, etc.*

#### **2019 – Belleville**

*Administrator Durkin stated that Kevin Esposito, CTA Tax Assessor of Belleville could not attend today's meeting. The following is a status report that Kevin submitted dated October 31, 2017.*

*I have confirmed with the municipal Treasurer that the funding mechanism is in place for the Belleville revaluation. The vendor section has been completed and the award will take place on the next available council meeting on November 28, 2017.*

*I forwarded over the last few deeds for issues that the Division of Taxation has reported to us to the engineer yesterday and expect map approval by November 15<sup>th</sup>. Once the maps are approved we can enter into award and enter into contract and begin the long awaited revaluation.*

## **7. Update of Revaluations: 2019 Glen Ridge, Livingston & Verona, 2020 Bloomfield and Roseland**

### **2019**

#### **Glen Ridge**

*George Librizzi, CTA stated that the tax maps are complete. The MLS data to be encoded into the CAMA system. Vital will create the CAMA Two File. Discussion was had regarding Mountainside Hospital, Nursing school, Pilot programs, etc.*

#### **Livingston**

*Lidia Dumytsch, MPA, CTA stated revisions to the RFP for the revaluation firm have been completed. It will be reviewed by the council and then put out to bid. Also, I have met with Don Smith from Civil Solutions to begin work on the tax maps. Within the next few months we will be working on making the necessary changes to the MODIV to match the tax maps. Civil Solutions is aiming for February to submit the revised tax maps to the State for final approval.*

#### **Verona**

*George Librizzi, CTA stated that the MLS data is going to be coded into the CAMA system. Vital will create the CAMA Two file. Verona is moving ahead of schedule.*

### **2020**

#### **Bloomfield**

*Joe Pisauro, CTA stated since the last Board meeting I met with the Township engineer and employees of Remington, Vernick. We went over key issues that need to be addressed with the map update. They took the tax Mylar's with them to scan and start the updating. I last reported that the amount not to exceed had to be extended but, it does not. They will not go over their limit this year as we will be billed incrementally. The completion time is estimated to be 6 months, namely April 30. I will start writing the RFP.*

#### **Roseland**

*Administrator Durkin read into the minutes the Revaluation update received from Kevin Esposito, Tax Assessor dated November 1, 2017.*

*Good morning Mrs. Durkin and Tax Board Commissioners. The tax maps are currently in the process of being updated and we are moving along as scheduled. We do not anticipate any reason for any delays for our 2020 revaluation. I am sorry but I am unable to attend this meeting.*

## **8. Review of 2019 Revaluations with Representatives from Fairfield and Nutley Fairfield**

*Representing the Township of Fairfield - Michael Leposky, Tax Assessor and Joseph Catenaro, Business Administrator. Rick Del Guercio, CTA, SCGREA of Appraisal Systems.*

*Representatives for the Township of Fairfield requested a 2019 Reassessment with full property inspections instead of a 2019 Revaluation.*

*Much discussion was had regarding tax maps, cost effective, time frame, tax court pending appeals, development in the township, etc.*

*Administrator Durkin stated that she would contact Patty Wright, Deputy Director Division of Taxation for her advice regarding this request.*

### **Nutley**

*Representing the Township of Nutley - Ed Brown, Tax Assessor and Thomas Evans, Commissioner*

*Administrator Durkin stated that the order for the Township of Nutley to do a revaluation was in 2015 for the year 2019.*

*Much discussion was had regarding Hoffman La Roche; loss of State funding, funding for revaluation, approval of tax maps, RFP, etc.*

*After the discussion Commissioner Mary Devon O'Brien made the motion to approve a Resolution to change the Township of Nutley's Revaluation from 2019 to 2021. Commissioner Johnson seconded the motion and all were in favor.*

### **9. Application for Chapter 251 Compliance Plan: Cedar Grove**

*Administrator Durkin stated that Richard Hamilton, Tax Assessor is planning on doing a Chapter 251 Compliance Plan for the Township of Cedar Grove. He will meet with me for review and discussion for his plan.*

### **10. Board Meeting Monday, December 18, 2017 at 9:00 am & Added/Omitted Hearings at 10:00 am**

*Kenya Kourkoulis, Administrative Assistant stated that a full Board will hear the Added/Omitted tax appeal hearings.*

### **11. Assessors Christmas Luncheon Friday, December 15, 2017**

*Joe Pisauo, Bloomfield Tax Assessor stated luncheon will be on Friday, December 15, 2017 at noon. Invitations will be sent out soon.*

### **12. Public Speakers**

*No public speakers*

### **13. New Business**

*Discussion was had regarding the Housing Report Card by OTTEAU.com.*

### **14. Closed Session: Approve Minutes**

*A motion was made by Commissioner O'Brien to enter Executive Session at 10:34 a.m. for the purpose to approve Executive Session September minutes. Commissioner Johnson seconded the motion, all were in favor.*

*Commissioner Grodman made the motion to approve the September 7, 2017 Executive Session minutes. Commissioner O'Brien seconded the motion. All were in favor.*

*A motion to go back on record was made by Commissioner Johnson at 10:36 a.m. Motion was seconded by Commissioner O'Brien, all were in favor.*

### ***15. Adjournment***

*With no further business, Commissioner Johnson made the motion to adjourn the meeting at 10:37 a.m. Commissioner O'Brien seconded the motion. All were in favor.*

*Respectfully Submitted,  
Joan Codey Durkin, CTA  
Essex County Board of Taxation Administrator*

*JCD/pms*