

**ESSEX COUNTY BOARD OF TAXATION
BOARD MEETING
AGENDA
Thursday, March 7, 2024
9:00 a.m.**

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

1. ROLL CALL
2. Approval of February 1, 2024 Minutes & February 15, 2024 Special Board Meeting Minutes
3. Update of Revaluations: 2025 Irvington & West Orange, 2027 Newark
4. Update of 2024 Preliminary Equalization Table
5. Revaluation Orders: Cedar Grove, Fairfield & Verona
6. Update of Deeds
7. Update of Appeals/Hearing Schedule
8. Reminder: Appeal Deadline – Monday, April 1st, Revaluation Towns – Maplewood, Roseland & South Orange: Wednesday, May 1st
9. Next Board Meeting – Thursday, April 4, 2024
10. Public Speakers
11. New Business
12. Adjournment

| <u>COMMISSIONERS</u> | <u>PRESENT</u> | <u>ABSENT</u> |
|----------------------------------|----------------|---------------|
| <i>MATARAZZO, JR., PRESIDENT</i> | X | |
| <i>DEFURIA</i> | X | |
| <i>GRODMAN</i> | | X |
| <i>JOHNSON</i> | X | |
| <i>O'BRIEN</i> | X | |
| <i>WELLER-DEMMING</i> | | X |
| <i>ADMIN. DURKIN</i> | X | |

*** AGENDA MAY BE AMENDED PRIOR TO BOARDMEETING ***

A meeting of the Essex County Board of Taxation was held on Thursday March 7, 2024. at 9:12 A.M. at its office located at 495 Dr. Martin Luther King, Jr., Blvd., Newark, New Jersey.

1. ROLL CALL

President Matarazzo, Commissioners DeFuria, Johnson, O'Brien and Tax Administrator Durkin were present at the meeting. Commissioners Grodman and Weller-Demming were absent.

2. APPROVAL OF FEBRUARY 1, 2024 MINUTES & FEBRUARY 15, 2024 SPECIAL BOARD MEETING MINUTES

A motion to approve the minutes of February 1, 2024, was made by Commissioner O'Brien, Seconded by Commissioner Defuria, all in favor motion carried.

A motion to approve the minutes of February 15, 2024, Special Meeting was tabled until the April 4, 2024 meeting.

3. UPDATE OF REVALUATIONS: 2025 IRVINGTON & WEST ORANGE, 2027 NEWARK

2025 Irvington- Assistant Assessor Bruce McClamb reported that ASI was continuing to inspect properties, and that they were able to gain entry.

2025 West Orange- Tax Assessor Jacob Nieman was not present at the meeting. PPA submitted a report stating they had inspected and photographed 9,800 residential properties and 341 commercial properties.

2027 Newark- Tax Assessor Frank Dallessio was not present at the meeting. His report stated that the RFP for Newark Revaluation was readvertised and is due for return on March 21, 2024. Newark's Tax Maps are continuing to be updated.

4. UPDATE OF 2024 PRELIMINARY EQUALIZATION TABLE

The 2024 Preliminary Equalization Table will be ready to be introduced at the April 4, 2024 meeting.

5. REVALUATION ORDERS: CEDAR GROVE, FAIRFIELD & VERONA

A motion to approve the Revaluation orders for Cedar Grove, Fairfield & Verona was made by Commissioner DeFuria, Seconded by Commissioner Johnson, all in favor motion carried. The Tax Administrator added that the State has to sign the approval order.

6. UPDATE OF DEEDS

As of March 4, 2024, 7,450 deeds have been processed which is approximately 1,100 less than this period last year.

7. UPDATE OF APPEALS/HEARING SCHEDULE

As of March 6, 2024, 188 Tax Appeals have been filed. The start date for hearings will be scheduled at the end of April and the beginning of May this year.

8. **REMINDER: APPEAL DEADLINE- MONDAY, APRIL 1ST, REVALUATION TOWNS (MAPLEWOOD, ROSELAND & SOUTH ORANGE) DEADLINE- MONDAY, MAY 1ST**

President Matarazzo reminded those present at the meeting of the impending Tax Appeal filing dates.

9. **NEXT BOARD MEETING – THURSDAY, APRIL 4, 2024**

President Matarazzo reminded those present at the meeting of the next Tax Board Meeting.

10. **PUBLIC SPEAKERS**

Tax Assessor Christopher Murray asked if the Tax Board would like to receive multiple copies of the Municipalities comparable sales. The Tax Board agreed.

11. **NEW BUSINESS**

There was a discussion on ADU (Accessory Dwelling Units) and their effect on the classification and assessment of properties.

12. **ADJOURNMENT**

A motion to adjourn the meeting at 9:39 A.M. was made by Commissioner O'Brien, seconded by Commissioner DeFuria, all in favor motion carried.

Respectfully submitted,
Joan Codey Durkin, CTA
Tax Administrator

JCD/el