

**ESSEX COUNTY BOARD OF TAXATION**  
**BOARD MEETING**  
**AGENDA**

**Thursday, April 3, 2025**  
**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 6, 2025 Minutes*
3. *Approve Overrides (March Meeting Cancelled) Irvington & Newark*
4. *Adopt 100% Resolution*
5. *Motion to approve all appeals including Tax Court Pending, Affirmances, Stipulations and Withdrawals up to April 3, 2025*
6. *2025 Preliminary Equalization Table & 2025 Final Equalization Table*
7. *State Approved Glen Ridge 2026 Revaluation Contract*
8. *Millburn Request for Revaluation Extension from 2027 to 2029*
9. *Update of Revaluations: 2026 Cedar Grove, Fairfield, Glen Ridge & Verona, 2027 Caldwell, Millburn, Newark & West Caldwell, 2028 Belleville, Bloomfield & Montclair, 2029 Essex Fells & North Caldwell*
10. *Status of Deeds*
11. *Status of Appeals*
12. *Update of Hearings for 2025 Tax Appeals*
13. *Next Board Meeting – Thursday, May 1, 2025*
14. *New Business*
15. *Adjournment*

**COMMISSIONERS**

**PRESENT**

**ABSENT**

**JOHNSON, PRESIDENT**

**X**

**DEFURIA**

**X**

**GRODMAN**

**X**

**MATARAZZO**

**X**

**O'BRIEN**

**X**

**KATHRYN WELLER-DEMMING**

**X**

**ADMIN. DURKIN**

**X**

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

A meeting of the Essex County Board of Taxation was held on Thursday, April 3, 2025 at 9:10 AM at its office located at 495 Dr. Martin Luther King, Jr., Blvd., Newark, New Jersey.

1. **ROLL CALL**

Present at today's meeting were President Johnson, Commissioners DeFuria, Grodman, Matarazzo, Weller-Demming and Tax Administrator Durkin. Absent from today's meeting was Commissioner O'Brien

2. **APPROVAL OF FEBRUARY 6, 2025, MINUTES**

Approval tabled until the May 1, 2025, meeting.

3. **APPROVE OVERRIDES (MARCH MEETING CANCELLED) IRVINGTON & NEWARK**

A motion to approve Overrides for Irvington & Newark was made by Commissioner Grodman, Seconded by Commissioner DeFuria, all in favor motion approved.

4. **ADOPT 100% RESOLUTION**

A motion to adopt a 100% Resolution was made by Commissioner Grodman, Seconded by Commissioner DeFuria, all in favor motion approved.

5. **MOTION TO APPROVE ALL APPEALS INCLUDING TAX COURT PENDING, AFFIRMANCES, STIPULATIONS AND WITHDRAWALS UP TO APRIL 3, 2025**

A motion to approve all appeals including Tax Court Pending, Affirmances, Stipulations and Withdrawals up to April 3, 2025, was made by Commissioner Grodman, Seconded by Commissioner DeFuria, all in favor motion approved.

6. **2025 PRELIMINARY EQUALIZATION TABLE & 2025 FINAL EQUALIZATION TABLE**

A motion to accept the 2025 Preliminary Equalization Table was made by Commissioner Matarazzo, Seconded by Commissioner Grodman, all in favor motion approved.

7. **STATE APPROVED GLEN RIDGE 2026 REVALUATION CONTRACT**

There were no comments with regard to the 2026 Glen Ridge Revaluation Contract made by the Board.

8. **MILLBURN REQUEST FOR REVALUATION EXTENSION FROM 2027 TO 2029**

There were three reasons why Millburn requested the Revaluation extension from 2027 to 2029 as explained by Tax Assessor Jason Cohen:

1. Millburn is moving their Municipal Offices due to a complete renovation of the entire building.
2. Millburn is changing their form of Government.
3. Millburn wants to explore whether to do a full Revaluation or a Five-Year Reassessment program.

A motion to approve the request by Millburn to extend the Revaluation from 2027 to 2029 was made by Commissioner Grodman, Seconded by Commissioner DeFuria, all in favor motion approved.

**9. UPDATE OF REVALUATIONS: 2026 CEDAR GROVE, FAIRFIELD, GLEN RIDGE & VERONA, 2027 CALDWELL, MILLBURN, NEWARK & WEST CALDWELL, 2028 BELLEVILLE, BLOOMFIELD & MONTCLAIR, 2029 ESSEX FELLS & NORTH CALDWELL**

Cedar Grove Tax Assessor Richard Hamilton reported that the Revaluation Contract awarded to PPA was sent to the State for approval on March 17, 2025. The Bonding Ordinance to cover the cost of the Revaluation is scheduled before the Municipal Council on April 7, 2025. He said he met with the Revaluation Company and inspections are to begin in May.

Fairfield Tax Assessor Christopher Murray was not present at the meeting. His report stated that Fairfield will request a one-year extension for revaluation at the May 1, 2025, meeting.

Glen Ridge Tax Assessor George Librizzi reported that inspections are expected to start this week, and the revaluation will be on time.

Verona Tax Assessor George Librizzi reported that inspections have started in Verona and the revaluation will be on time.

Caldwell Tax Assessor George Librizzi reported that a Revaluation Contract will be awarded next week.

Montclair Tax Assessor George Librizzi reported that there is a new Town Manager and Attorney in Montclair, and he is requesting a meeting with them and the Mayor to discuss the Revaluation. He believes the Revaluation will be completed on time.

North Caldwell Tax Assessor George Librizzi reported that the officials in North Caldwell are aware of the date for the Revaluation, however, it is too early to start the process.

Millburn report is as stated above in item Number 8.

Newark Tax Assessor Frank Dallessio reported that there are 15 inspectors in the field in the South Ward and 5 inspectors in the East Ward. Inspections in the South Ward are only gaining 15% entry into properties and a follow-up letter will be sent to the taxpayers. Central Ward public meetings will be held next month, and inspections will follow. He expects the Revaluation will be on time.

West Caldwell Tax Assessor Richard Hamilton reported that the tax maps are being updated.

Belleville Tax Assessor Kevin Esposito reported that Tax Map Companies are being interviewed and that a draft RFP is complete.

Essex Fells Tax Assessor Kevin Esposito reported that he met with the Town Council last month to discuss the Revaluation, and the Tax Maps will be revised shortly.

Bloomfield Tax Assessor Justin Lamicella reported that a draft RFP is complete and bids for the Tax Map revisions are due shortly.

**10. STATUS OF DEEDS**

As of April 2, 2025, eight thousand three hundred and sixty deeds have been processed, which is four hundred more than this time last year.

**11. STATUS OF APPEALS**

As of April 2, 2025, one thousand one hundred seventy-eight appeals have been entered.

**12. UPDATE OF HEARINGS FOR 2025 TAX APPEALS**

Hearings will be scheduled for the end of April, date to be announced.

**13. NEXT BOARD MEETING – THURSDAY, MAY 1, 2025**

Reminder May 1, 2025, is the reorganization meeting.

**14. NEW BUSINESS**

Tax Administrator Durkin stated that she is considering retirement in the near future.

**15. ADJOURNMENT**

A motion to adjourn the meeting at 10:10 AM was made by Commissioner Weller-Demming, Seconded by Commissioner DeFuria, all in favor motion approved.

Respectfully submitted,  
Joan Codey Durkin, CTA  
Tax Administrator

JCD/el