

**ESSEX COUNTY BOARD OF TAXATION
REORGANIZATION BOARD MEETING AGENDA
THURSDAY, MAY 1, 2025
9:00 AM**

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. *Reorganization***
- 3. *Approve February 6, 2025 & April 3, 2025 Board Minutes***
- 4. *Approve Meeting Dates for the Coming Year***
- 5. *Motion to approve all appeals including Tax Court Pending, Affirmances, Stipulations and Withdrawals up to May 1, 2025***
- 6. *Appoint Kenya Kourkoulis OPRA Custodian of Records for the Tax Board***
- 7. *Fairfield Request for Revaluation Extension***
- 8. *Millburn Revaluation Extension from 2027 to 2029 Resolution***
- 9. *Update of Revaluations: 2026 Cedar Grove, Fairfield, Glen Ridge & Verona, 2027 Caldwell, Newark & West Caldwell, 2028 Belleville, Bloomfield & Montclair, 2029 Essex Fells, Millburn & North Caldwell***
- 10. *State Approved Cedar Grove Revaluation***
- 11. *Update of Deeds***
- 12. *Update of Appeals & Hearings***
- 13. *Confirming Signature stamps acceptable on documents***
- 14. *Irvington & West Orange Filing Deadline Today***
- 15. *New Business***
- 16. *Public Speakers***
- 17. *Adjournment***

COMMISSIONERS

PRESENT

ABSENT

JOHNSON, PRESIDENT	X	
DEFURIA	X	
GRODMAN	X	
MATARAZZO	X	
O'BRIEN	X	
WELLER-DEMMING	X	
ADMIN. DURKIN	X	

A meeting of the Essex County Board of Taxation was held on Thursday, May 1, 2025, at 9:18 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, O'Brien, Weller-Demming and Tax Administrator Durkin.

2. **REORGANIZATION**

Commissioner Grodman nominated President Johnson to serve for a second term. Motion was made by Commissioner Grodman, Seconded by Commissioner O'Brien, all in favor motion approved.

3. **APPROVE FEBRUARY 6, 2025, & APRIL 3, 2025, MINUTES**

A motion to approve the February 6, 2025, minutes was made by Commissioner Weller-Demming, Seconded by Commissioner Grodman, all in favor motion approved. A motion to approve the April 3, 2025, minutes was made by Commissioner Grodman, Seconded by Commissioner Weller-Demming, all in favor motion approved, it is noted that Commissioner O'Brien abstained.

4. **APPROVE MEETING DATES FOR THE COMING YEAR**

A motion to approve the meeting dates for the coming year was made by Commissioner O'Brien, Seconded by Commissioner Grodman, all in favor motion approved.

5. **MOTION TO APPROVE ALL APPEALS INCLUDING TAX COURT PENDING, AFFIRMANCES, STIPULATIONS AND WITHDRAWALS UP TO MAY 1, 2025**

A motion to approve all appeals including Tax Court Pending, Affirmances, Stipulations and Withdrawals up to May 1, 2025, was made by Commissioner O'Brien, Seconded by Commissioner Grodman, all in favor motion approved.

6. **APPOINT KENYA KOURKOULIS OPRA CUSTODIAN OF RECORDS FOR THE TAX BOARD**

A motion to appoint Kenya Kourkoulis OPRA Custodian of Records for the Tax Board was made by Commissioner Weller-Demming, Seconded by Commissioner O'Brien, all in favor motion approved.

7. **FAIRFIELD REQUEST FOR REVALUATION EXTENSION**

The Fairfield Municipal Council formally requested an extension for Revaluation of Fairfield from 2026 to 2027. The Essex County Tax Board will vote on a Resolution approving the request at their June meeting.

8. **MILLBURN REVALUATION EXTENSION FROM 2027 TO 2029 RESOLUTION**

The Millburn Resolution was read into the record by President Johnson. A motion to approve the Resolution was made by Commissioner Grodman, Seconded by Commissioner O'Brien, all in favor motion approved.

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

Cedar Grove Tax Assessor Richard Hamilton reported that the Revaluation Contract was approved by the Division of Taxation on April 11, 2025. He has met with PPA to discuss the schedule for inspections to begin and be completed by early fall.

Fairfield Tax Assessor Christopher Murray reported that the Town has requested an extension of one year for Revaluation from 2026 to 2027. He is working on updating the Tax Maps and the RFP.

Glen Ridge Tax Assessor George Librizzi reported that the Revaluation is on schedule and income and expense forms will be mailed to the commercial property owners in late May.

Verona Tax Assessor George Librizzi reported that inspectors are in the field and income and expense statements will be mailed to commercial property owners in late May.

Caldwell Tax Assessor George Librizzi reported that the contract for Revaluation was awarded on April 15, 2025, and awaiting signatures. The tax maps are complete, and the Revaluation is on schedule.

Newark Tax Assessor Frank Dallessio reported that inspections in the South and East Wards are underway. Second notices are being sent to those property owners who did not respond to the first inspection. Entry is approximately at the rate of 15%. A meeting is scheduled for Central Ward Taxpayers tonight to discuss the Revaluation.

West Caldwell Tax Assessor Richard Hamilton reported that Colliers Engineering is working on the Tax Maps, and he is working on the RFP.

Belleville Tax Assessor Kevin Esposito reported that the Town is working on a contract for the updating of the tax maps and the RFP is complete.

Bloomfield Tax Assessor Justin Lamicella reported that he met with the CFO and Town Manager to discuss the Revaluation and has prepared the RFP for the updating of the Tax Maps.

Montclair Tax Assessor George Librizzi reported that the Revaluation is scheduled for 2028, and it is too early to start the process.

Essex Fells Tax Assessor Kevin Esposito reported that the updating of the tax maps will begin in 2026, it is still too early to start the process since the Revaluation was ordered for 2029.

Millburn Tax Assessor Jason Cohen reported that he is discussing rolling tax map approval once the tax maps have been formally approved by the State.

North Caldwell Tax Assessor George Librizzi reported that the Mayor and Council are aware of the Revaluation Orders, but it is too early to start the process since the Revaluation is scheduled for 2029.

10. STATE APPROVAL CEDAR GROVE REVALUATION

The State approved the Cedar Grove Revaluation Contract by letter dated April 11, 2025.

11. UPDATE OF DEEDS

As of April 22, 2025, 8,948 deeds have been processed, this number is 480 more than was processed during the same period last year.

12. UPDATE OF APPEALS & HEARINGS

As of April 30, 2025, 1,699 appeals have been entered and scheduled for hearings in May.

13. CONFIRMING SIGNATURE STAMPS ACCEPTABLE ON DOCUMENTS

A motion confirming signature stamps acceptable on documents was made by Commissioner Grodman, Seconded by Commissioner O'Brien, all in favor motion approved.

14. IRVINGTON & WEST ORANGE FILING DEADLINE TODAY

A reminder was made that today, May 1, 2025, is the deadline for appeals for Irvington and West Orange.

15. NEW BUSINESS

Tax Administrator Durkin congratulated Kim Bush of Fairfield on obtaining her Certified Tax Assessor designation. Also, Tax Administrator Durkin advised the Tax Assessors in attendance to be sure to be aware of the changes in the Real Estate Market.

Richard Hamilton mentioned that 300 municipalities are under Revaluation Orders and there are only two Revaluation Companies in the State of New Jersey.

Kevin Esposito reported that the AMA conference will be held at the Sea View Country Club in Galloway from June 11-13, 2025, and the schedule is very interesting.

16. PUBLIC SPEAKERS

NONE

17. ADJOURNMENT

A motion to adjourn the meeting at 9:55 AM was made by Commissioner Weller-Demming, Seconded by Commissioner O'Brien, all in favor motion approved.

**Respectfully Submitted,
Joan Codey Durkin, CTA
Tax Administrator**

JCB/el