

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

Thursday, June 5, 2025

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 May 1, 2025 Board Minutes**
- 3. Motion to approve Judgments Rendered in May including and up to June 2nd (Including TCP, Stips & withdrawals)**
- 4. Fairfield Resolution: Revaluation Extension from 2026 to 2027**
- 5. State Approved Millburn Revaluation Extension from 2027 to 2029**
- 6. Caldwell Revaluation Contract**
- 7. 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.**
- 8. Update Municipal Budgets/School Budgets**
- 9. Status of Deeds**
- 10. Guidelines for 36 Non-Usable Sales**
- 11. Status of Appeals/Hearings**
- 12. June 26th Conference Call to Approve June Judgments**
- 13. Cape May Conference August 25, 2025 – August 29, 2025**
- 14. New Business**
- 15. Executive Session**
- 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

****Agenda can be amended at any time prior to meeting***

A meeting of the Essex County Board of Taxation was held on Thursday, June 5, 2025, at 9:15 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. APPROVAL OF MAY 1, 2025, BOARD MINUTES

A motion to approve May 1, 2025, Board Minutes was made by Commissioner Matarazzo, Seconded by Commissioner Weller-Demming, all in favor motion approved.

3. MOTION TO APPROVE JUDGMENTS RENDERED IN MAY INCLUDING AND UP TO JUNE 2nd (INCLUDING TCP, STIPS & WITHDRAWALS)

A motion to approve Judgments rendered in May including and up to June 2nd (including TCP, Stipulations and Withdrawals) was made by Commissioner Grodman, Seconded by Commissioner O'Brien, all in favor motion approved.

4. FAIRFIELD RESOLUTION: REVALUATION EXTENSION FROM 2026 TO 2027

A motion to approve the Revaluation extension for Fairfield from 2026 to 2027 was made by Commissioner DeFuria, Seconded by Commissioner O'Brien, all in favor motion approved.

5. STATE APPROVAL OF MILLBURN REVALUATION EXTENSION FROM 2027 TO 2029

The State Division of Taxation approved the request to extend the Revaluation of Millburn from 2027 to 2029.

6. CALDWELL REVALUATION CONTRACT

On May 28, 2025, the State of New Jersey Division of Taxation approved the Caldwell Revaluation Contract.

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

Cedar Grove Tax Assessor Richard Hamilton reported that the Bond Ordinance for Revaluation was approved on May 5, 2025. Letters of introduction of the Revaluation Company will be sent to property owners announcing inspections to begin between June and September 2025.

Fairfield Tax Assessor Christopher Murray reported that the tax maps are being sent to the State for approval.

Glen Ridge Tax Assessor George Librizzi reported that inspections of properties are ongoing and Chapter 91 requests are on schedule.

Verona Tax Assessor George Librizzi reported that the revaluation is on schedule, first inspections are complete and Chapter 91's are being sent out.

Caldwell Tax Assessor George Librizzi reported that the State Division of Taxation Signed the Revaluation Contract. Timeline will proceed in the 4th quarter of this year.

Newark Tax Assessor Frank Dallessio reported that the South and East Wards are in progress. ASI will be starting the Central Ward shortly. There are 17 inspectors and entry into properties has been at 21%. There are Town Hall meetings yet to be scheduled for the North and West Wards.

West Caldwell Tax Assessor Richard Hamilton reported that the tax maps are being worked on currently.

Belleville Tax Assessor Kevin Esposito reported that the tax maps are being worked on by a new engineering firm for submission to the State. A contract will be awarded by the end of this year, and inspections will begin in the spring of next year.

Bloomfield Tax Assessor Justin Lamicella was not present at the meeting, his report was read into the record stating that the tax maps are being updated.

Montclair Tax Assessor George Librizzi reported that the process should start in the 4th quarter of this year. Civil Solutions is currently updating the tax maps.

Essex Fells Tax Assessor Kevin Esposito reported that the process is too early to begin, and the tax map process is to begin in 2026.

Millburn Tax Assessor Jason Cohen reported that the process is too early to begin but the tax map revisions have started.

North Caldwell Tax Assessor George Librizzi reported that the process is too early to begin and should start in late 2026 or early 2027.

8. UPDATE: MUNICIPAL BUDGETS/SCHOOL BUDGETS

Cedar Grove, Millburn, North Caldwell and South Orange have submitted their Municipal Budgets. All Municipal School Budgets for Essex County with the exception of the three Regional School Budgets have been submitted.

9. STATUS OF DEEDS

As of June 2, 20025, 10,189 deeds have been processed. That is 450 more than this period last year.

10. GUIDELINES FOR 36 NON-USABLE SALES

The 36 new guidelines for non-usable sales are on the State Portal, Administrator Durkin advised all Tax Assessors present at the meeting to review them. A discussion on usable and non-usable sales followed. She also advised the Tax Assessors to be cognizant of their ratios and file an appeal if necessary in the fall.

11. STATUS OF APPEALS/HEARINGS

All appeals have been scheduled with the remaining hearing dates on June 9th, 16th, 18th & 25th.

12. JUNE 26TH CONFERENCE CALL TO APPROVE JUNE JUDGMENTS

Conference call scheduled for 10:00 AM on June 26, 2025.

13. CAPE MAY CONFERENCE, AUGUST 25, 2025 – AUGUST 29, 2025

Reminder for Commissioners to schedule hotel accommodations.

14. NEW BUSINESS

None

15. EXECUTIVE SESSION

A motion to move to Executive Session at 9:44 AM was made by Commissioner DeFuria, Seconded by Commissioner O'Brien, all in favor motion approved.

A motion to go back to regular meeting at 9:53 AM was made by Commissioner DeFuria, Seconded by Commissioner Weller-Demming, all in favor motion approved.

President Johnson announced that he had nominated Commissioner Ian Grodman, Seconded by Commissioner DeFuria to be appointed as Tax Administrator to succeed Tax Administrator Joan Durkin who will be retiring on June 30, 2025. A vote of the Commissioners resulted in the full board casting their vote for Ian Grodman to be elected to the position of Tax Administrator of Essex County commencing on July 1, 2025.

Incoming Tax Administrator Ian Grodman gave a short acceptance speech and thanked Tax Administrator Durkin for her many years of dedicated service to Essex County.

16. PUBLIC SPEAKERS

Kevin Esposito delivered kind remarks to Tax Administrator on her retirement and congratulations to the incoming Tax Administrator. Tax Administrator Durkin thanked all present for their remarks and expressed her special thanks to the staff. Commissioner O'Brien thanked Tax Administrator Durkin for her service and wished her a happy retirement.

17. ADJOURNMENT

A motion to adjourn the meeting at 10:01 AM was made by Commissioner DeFuria, Seconded by Commissioner O'Brien, all in favor motion approved.

Respectfully Submitted,
Joan Codey Durkin, CTA
Tax Administrator