

**ESSEX COUNTY BOARD OF TAXATION  
BOARD MEETING**

**AGENDA**

**Thursday, September 4, 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. Welcome New Tax Administrator Ian Grodman**
- 3. Rollback Complaint – Cedar Grove**
- 4. Approve June 5, 2025 Minutes & June 26, 2025 Conference Call Minutes**
- 5. 2025 President’s Report**
- 6. Mod-IV Vendor Renewed – BRT Technologies year 2 of Contract**
- 7. Tax Rates to be Approved: Caldwell, Cedar Grove, Essex Fells, Glen Ridge, Livingston, Maplewood, Millburn, Montclair, North Caldwell, Nutley, Roseland, South Orange, Verona, West Caldwell**
- 8. Update of Revaluations: 2026 Cedar Grove, Glen Ridge & Verona, 2027 Caldwell, Fairfield, Newark & West Caldwell, 2028 Belleville, Bloomfield & Montclair, 2029 Essex Fells, Millburn & North Caldwell**
- 9. Status of Deeds**
- 10. Executive Session – Personnel Matter**
- 11. Next Board Meeting Wednesday, October 1, 2025**
- 12. Public Speakers**
- 13. New Business**
- 14. Adjournment**

**COMMISSIONERS**

**PRESENT**

**ABSENT**

**JOHNSON, PRESIDENT**

**X**

**DEFURIA**

**X**

**MATARAZZO**

**X**

**O’BRIEN**

**X**

**WELLER-DEMMING**

**X**

**ADMINISTRATOR GRODMAN**

**X**

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

A meeting of the Essex County Board of Taxation was held on Thursday, September 4, 2025, at 9:26 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 Matarazzo, O'Brien, Weller-Demming and Tax Administrator Grodman. Commissioner DeFuria was absent.

2. **WELCOME NEW TAX ADMINISTRATOR IAN GRODMAN**

President Johnson congratulated Tax Administrator Grodman on his new position.

3. **ROLLBACK COMPLAINT – CEDAR GROVE**

A motion to approve the Judgment for the Rollback Complaint in Cedar Grove was made by Commissioner Weller-Demming, Seconded by Commissioner O'Brien, all in favor motion approved.

4. **APPROVAL OF JUNE 5, 2025, AND JUNE 26, 2025, CONFERENCE CALL MINUTES**

A motion to approve June 5, 2025, Minutes was made by Commissioner Matarazzo, Seconded by Commissioner O'Brien, all in favor motion approved. A motion was made by Commissioner Weller-Demming to approve the Conference Call Minutes, Seconded by Commissioner O'Brien, all in favor motion approved.

5. **2025 PRESIDENT'S REPORT**

A motion to approve the President's Report was made by Commissioner O'Brien, Seconded by Commissioner Weller-Demming, all in favor motion approved.

6. **MOD IV VENDOR RENEWED – BRT TECHNOLOGIES YEAR 2 OF CONTRACT**

Update on the BRT contract which is in its second year with options for years 3 and 4. The contract escalates in cost each year.

7. **TAX RATES TO BE APPROVED: CALDWELL, CEDAR GROVE, ESSEX FELLS, GLEN RIDGE, LIVINGSTON, MAPLEWOOD, MILLBURN, MONTCLAIR, NORTH CALDWELL, NUTLEY, ROSELAND, SOUTH ORANGE, VERONA, WEST CALDWELL**

A motion to approve the Tax Rates on the above stated municipalities was made by Commissioner Matarazzo, Seconded by Commissioner Weller-Demming, all in favor motion approved.

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

2026 Cedar Grove Tax Assessor Richard Hamilton reported that PPA has inspected 2,500 out of 4,000 line items. Chapter 91's were mailed in June and a second request was mailed in August to those not responding to the initial request. The Revaluation is reported to be on schedule.

Glen Ridge Tax Assessor George Librizzi reported that a third and final notice for reinspection has been mailed. Chapter 91's, Further Statements and Disabled Veterans yearly response have been mailed. He put the Board on notice that he may request a one-month extension on filing the 2026 Tax List at the appropriate time.

Verona Tax Assessor George Librizzi reported that the same report as submitted above pertains to Verona with the exception that class 4 properties will be reviewed soon.

2027 Caldwell Tax Assessor George Librizzi reported that a contract for revaluation has been awarded, and introduction letters will be mailed in December. Inspections are to begin in January weather permitting. There are 2,500 line items in Caldwell.

Fairfield Tax Assessor Kim Bush reported that the RFP was advertised in July and the bids should be back next week. She is also waiting for Tax Map approval from the State.

Newark Tax Assessor Frank Dallessio reported that 62% of inspection in 4 of the 5 wards are complete with only 20% gained entry. The West Ward is the next to be scheduled for inspection.

West Caldwell Tax Assessor Richard Hamilton reported that there are 3,800 line items in this municipality. He is working on the RFP and there is a problem with the Tax Maps with regard to Master Deeds on existing Condo's.

2028 Belleville Tax Assessor Kevin Esposito was not present at the meeting. His report was read stating that the revaluation is on schedule.

Bloomfield currently has a vacancy in the position of Tax Assessor, therefore no report was filed for the month of August.

Montclair Tax Assessor George Librizzi reported that he forwarded a report to the Administrator in Montclair outlining the procedure and anticipated cost for a Revaluation of the Municipality. He is awaiting a response from the Administrator.

2029 Essex Fells Tax Assessor Kevin Esposito was not present at the meeting. His report was read stating that the revaluation is on schedule.

Millburn Tax Assessor Jason Cohen reported that he is working on the Tax Maps.

North Caldwell Tax Assessor George Librizzi reported that the revaluation is in the preliminary stage and he is working on the Tax Maps.

## **9. STATUS OF DEEDS**

As of September 2, 2025, 2,162 deeds have been processed, that is approximately 100 more than this time last year.

## **10. EXECUTIVE SESSION – PERSONNEL MATTER**

A motion to move to Executive Session at 9:35 AM was made by Commissioner Weller-Demming, Seconded by Commissioner O'Brien, all in favor motion approved. A motion to go back to the regular meeting was made by Commissioner Weller-Demming at 9:39 AM, Seconded by Commissioner O'Brien, all in favor motion approved.

A motion to approve the Resolution to compensate Kenya Kourkoulis for the period that she was Acting Tax Administrator from July 1 to August 1, 2025, was made by Commissioner Weller-Demming, Seconded by Commissioner O'Brien, all in favor motion approved.

**11.NEXT BOARD MEETING, WEDNESDAY, OCTOBER 1, 2025**

A reminder that the cutoff date for Added/Omitted Assessment processing is Friday, September 26, 2025. The Added/Omitted Assessment List is to be filed at the October 1, 2025 meeting. Hearings on the Added/Omitted Assessments will be on Tuesday, December 16, 2025.

**12.PUBLIC SPEAKERS**

None

**13. NEW BUSINESS**

None

**14. ADJOURNMENT**

A motion to adjourn the meeting at 10:00 AM was made by Commissioner Weller-Demming, Seconded by Commissioner Matarazzo, all in favor motion approved.

Respectfully Submitted,  
Ian R. Grodman, CTA  
Tax Administrator

IRG/el