

***ESSEX COUNTY BOARD OF TAXATION  
BOARD MEETING  
AGENDA  
Tuesday, December 16, 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 November 6, 2025 Minutes
3. 2025 Abstract of Ratables
4. 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
5. Bloomfield Tax Assessor Vacancy
6. Orange Appealing 2026 Ratio
7. Update of Deeds
8. Next Board Meeting Date Monday, January 12, 2026
9. Public Speakers
10. New Business
11. Motion to go to Added/Omitted Hearings
12. Motion to go back on Record
13. Motion to approve Judgments heard today, December 16, 2025
14. Adjournment

**COMMISSIONERS**

**PRESENT**

**ABSENT**

***Johnson, President***

***X***

***DeFuria***

***X***

***Matarazzo***

***X***

***O'Brien***

***X***

***Weller-Demming***

***X***

***Admin. Grodman***

***X***

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

A meeting of the Essex County Board of Taxation was held on Tuesday, December 16, 2025, at 9:22 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, Matarazzo, Weller-Demming and Tax Administrator Grodman. Commissioner O'Brien was absent.

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

A motion to approve November 6, 2025, minutes was made by Commissioner Weller-Demming, seconded by Commissioner Matarazzo, all in favor, motion approved.

3. **2025 ABSTRACT OF RATABLES**

A motion to approve the 2025 Abstract of Ratables upon approval of the Auditor was made by Commissioner Weller-Demming, seconded by Commissioner Matarazzo, all in favor, motion approved.

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

2026 Cedar Grove Tax Assessor Richard Hamilton reported that the valuation phase is complete, and letters will be mailed to taxpayers in January 2026 followed by hearings and the Tax List will be filed on February 10, 2026

Glen Ridge Tax Assessor George Librizzi reported that he may also need an extension to file until February 10, 2026.

Verona Tax Assessor George Librizzi reported that Verona may also need an extension to file until February 10, 2026.

2027 Caldwell Tax Assessor George Librizzi reported that the inspectors are in the field, and the Revaluation is ahead of schedule

Fairfield Tax Assessor Kim Bush reported that the Town has received a proposal, and the contract for revaluation is being completed.

Newark Tax Assessor Frank Dallessio reported that 80% of residential and 25% of commercial properties have been visited with only 20% of entry on the residential properties. He will get back to the Board at the next meeting with the percentage of entry on the commercial properties. Second notices will be mailed for another attempt to enter these properties.

West Caldwell Tax Assessor Richard Hamilton reported that the Tax Maps were sent to Trenton for review last month, and the RFP will be sent out next month.

2028 Belleville Tax Assessor Kevin Esposito was not present at the meeting his written report states that the revaluation for Belleville is on schedule.

Bloomfield currently has no Tax Assessor and the last update on the 2028 revaluation was received in May 2025.

Montclair Tax Assessor George Librizzi reported that the Bond Ordinance was passed by the Municipal Council. The RFP is ready to be sent out with a return date for late January or early February. The Tax Map proposal is complete, and the revaluation is expected to be on time.

2029 Essex Fells Tax Assessor Kevin Esposito was not at the meeting his written report stated that the revaluation process will start next year.

Millburn Tax Assessor Jason Cohen reported that the Tax Maps are being updated and talks with the Town Official regarding the revaluation will be taking place.

North Caldwell Tax Assessor George Librizzi reported that the updating of the Tax Maps will begin in 2026, and the revaluation is in its preliminary stages.

5. **BLOOMFIELD TAX ASSESSOR VACANCY**

An email was sent to the Town of Bloomfield regarding the Tax Assessor Vacancy and the urgency to fill the position. As of this date no response from the Town of Bloomfield.

6. **ORANGE APPEALING 2026 RATIO**

Orange filed their appeal to the 2026 Ratio on November 14, 2025. They are currently waiting for a hearing date.

7. **UPDATE OF DEEDS**

As of December 12, 2025, 5,048 deeds have been processed, this is 110 more than this time last year.

8. **NEXT BOARD MEETING DATE MONDAY, JANUARY 12, 2026**

Reminder made by President Johson of the next meeting date.

9. **PUBLIC SPEAKERS**

There were no public speakers.

10. **NEW BUSINESS**

Reminder by Tax Administrator Grodman to urge Municipalities to pass their 2026 Budgets in a timely manner.

11. **MOTION TO GO TO ADDED/OMITTED APPEALS**

A motion to go to Added/Omitted Appeals was made at 9:40 AM by Commissioner DeFuria, seconded by Commissioner Weller-Demming, all in favor, motion approved.

12. **MOTION TO GO BACK ON RECORD**

A motion to go back on record at 1:55 PM was made by Commissioner DeFuria, seconded by Commissioner Weller-Demming, all in favor, motion approved.

13. **MOTION TO APPROVE JUDGMENTS HEARD TODAY, DECEMBER 16, 2025**

A motion to approve Judgments heard today, December 16, 2025, was made by Commissioner Weller-Demming, seconded by Commissioner DeFuria, all in favor, motion approved.

14. **ADJOURNMENT**

A motion to adjourn the meeting at 2:00 PM was made by Commissioner Matarazzo, seconded by Commissioner DeFuria, all in favor, motion approved.

Respectfully submitted,  
Ian R. Grodman, CTA  
Tax Administrator