

**ESSEX COUNTY BOARD OF TAXATION
BOARD MEETING
AGENDA
Monday, January 12, 2026
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 December 16, 2025 Minutes
3. File 2026 Tax List
4. Request for Extension of 2026 Tax List Filing: Glen Ridge & Verona
5. 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
6. Update of Deeds
7. Public Speakers
8. New Business
9. 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 Monday, January 12, 2026, 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, Matarazzo, Weller-Demming and Tax Administrator Grodman. Commissioner O'Brien was absent.

2. APPROVAL OF DECEMBER 16, 2025, MINUTES

A motion to approve December 16, 2025, Minutes was made by Commissioner Weller-Demming, seconded by Commissioner Matarazzo, all in favor motion approved.

3. FILE 2026 TAX LIST

Those Municipalities filing their 2026 Tax List today January 12, 2026, were: Belleville, Bloomfield, Caldwell, East Orange, Essex Fells, Fairfield, Irvington, Livingston, Maplewood, Millburn, Montclair, Newark, North Caldwell, Nutley, Orange, Roseland, South Orange and West Orange.

Cedar Grove, Glen Ridge, Verona and West Caldwell were granted an extension until February 10, 2026.

A request was made by Newark to extend the 2026 filing until February 5, 2026. A motion approving the request 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 FELLS, MILLBURN & NORTH CALDWELL

2026

Cedar Grove Tax Assessor Richard Hamilton was not present at today's meeting. Cedar Grove was granted an extension to file the Revalued 2026 Tax List until February 10, 2026.

Glen Ridge Tax Assessor George Librizzi reported that the Revalued 2026 Tax List will be filed on February 10, 2026.

Verona Tax Assessor George Librizzi reported that the Revalued 2026 Tax List will be filed on February 10, 2026.

2027

Caldwell Tax Assessor George Librizzi reported that the 2027 Revaluation is ahead of schedule. The Commercial properties have been measured, and the Residential properties are being inspected.

Fairfield Tax Assessor Kim Bush reported that the Revaluation Contract has been signed and sent to the Division of Taxation for approval. President Johnson asked if there would be an issue timewise to complete the Revaluation, Ms. Bush replied that there was no issue.

Newark Tax Assessor Frank Dallessio reported that the Revaluation is on schedule with 75% of Residential first knock inspections and 45% of Commercial first knock inspections are completed. He reported the Revaluation is ahead of schedule.

West Caldwell Tax Assessor Richard Hamilton was not present at the meeting. No monthly report was filed due to illness.

2028

Belleville Tax Assessor Kevin Esposito reported that the Tax Maps are being updated and should be completed by the end of this month. The RFP is complete and will be released in March and a contract should be awarded for the revaluation in April.

Bloomfield Assistant Assessor Frank Librizzi reported that bids are out to update the Tax Maps.

Montclair Tax Assessor George Librizzi reported that the RFP has been advertised, and bids are due back on January 30, 2026, and the Revaluation should be on schedule.

2029

Essex Fells Tax Assessor Kevin Esposito reported that the Tax Maps are being updated and should be sent to the Division of Taxation for approval in February or March. The RFP is scheduled for publication in April and there is no issue with the timeline.

Millburn Tax Assessor Jason Cohen reported that the process will begin this year with the updating of maps and preparation for an RFP. Millburn has 6,800 properties.

North Caldwell Tax Assessor George Librizzi reported that the process will start in late 2026. North Caldwell has 2,500 properties.

5. UPDATE OF DEEDS

In the year 2025, 5,685 Deeds have been processed.

6. PUBLIC SPEAKERS

None

7. NEW BUSINESS

Tax Administrator Grodman introduced the new Tax Board Commissioner Wilson Pichardo at the meeting. Commissioner Pichardo will be sworn in and will resume his responsibilities at the February 5, 2026, meeting.

Tax Administrator Grodman again stated the need for a full-time Tax Assessor in Bloomfield to fill the vacancy.

8. ADJOURNMENT

A motion was made to adjourn the meeting at 9:30 AM by Commissioner DeFuria, seconded by Commissioner Weller-Demming, all in favor motion approved.

Respectfully submitted,
Ian R. Grodman, CTA

