

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

Thursday, February 5, 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 ON THE ESSEX COUNTY BOARD OF TAXATION WEBSITE.

1. ROLL CALL
2. Approval of January 12, 2026 Minutes
3. Revised Ratios for Towns that appealed 2026 Ratio: Belleville, East Orange, Irvington, Maplewood, Newark, Orange, South Orange & West Caldwell
4. Bloomfield Tax Assessor Vacancy
5. Update of Tax List Filing for Extension Towns: Cedar Grove, Glen Ridge & Verona
6. Fairfield Revaluation Contract approved
7. 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
8. Approval of Overrides: Belleville, Fairfield, Irvington, Maplewood, & Newark
9. Update of Appeals
10. Update of Deeds
11. March Meeting Date Change
12. Public Speakers
13. New Business
14. Adjournment

COMMISSIONERS

PRESENT

ABSENT

JOHNSON, PRESIDENT

X

DEFURIA

X

MATARAZZO

X

O'BRIEN

X

PICHARDO

X

WELLER-DEMMING

X

ADMIN. GRODMAN

X

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

A meeting of the Essex County Board of Taxation was held on Thursday, February 5, 2026, at 9:36 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, Commissioner Matarazzo, Commissioner Pichardo, Commissioner Weller-Demming and Tax Administrator Grodman. Commissioner DeFuria and Commissioner O'Brien were absent.

2. APPROVAL OF JANUARY 12, 2026, MINUTES

A motion to approve the minutes of January 12, 2026, was made by Commissioner Weller-Demming, Seconded by Commissioner Matarazzo, all in favor, motion approved.

**3. REVISED RATIOS FOR TOWNS THAT APPEALED 2026 RATIO:
BELLEVILLE, EAST ORANGE, IRVINGTON, MAPLEWOOD, NEWARK,
ORANGE, SOUTH ORANGE & WEST CALDWELL**

The revised Ratios for towns that appealed 2026 Ratio are: Belleville 59.13%, East Orange 83.98%, Irvington 97.75%, Maplewood 96.50%, Newark 40.69%, Orange 80.04%, South Orange 89.35% and West Caldwell 65.84%

4. BLOOMFIELD TAX ASSESSOR VACANCY

Tax Administrator Grodman has contacted the Business Administrator of Bloomfield about his concerns regarding the vacancy. If the vacancy continues to exist in the near future, he may invite the Mayor of Bloomfield to a Tax Board meeting to discuss the matter.

**5. UPDATE OF TAX LIST FILING FOR EXTENSION TOWNS: CEDAR GROVE,
GLEN RIDGE & VERONA**

Cedar Grove, Glen Ridge & Verona will all file their 2026 Tax Lists on February 10, 2026.

6. FAIRFIELD REVALUATION CONTRACT APPROVED

The Fairfield Revaluation Contract was approved by the Director of the Division of Taxation on January 27, 2026.

**7. 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 stated that the 2026 Tax List will be filed on February 10, 2026.

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

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

2027 Caldwell Tax Assessor George Librizzi stated that the revaluation inspectors are in the field and the work is ahead of schedule.

Fairfield Tax Assessor Kim Bush stated that the Revaluation Contract has been approved by the Director of the Division of Taxation and ASI and Town Officials are meeting to discuss the procedures.

Newark Tax Assessor Frank Dallessio stated that 78% of the residential properties have been reviewed with only 20% entry and 60% of the commercial properties have been reviewed with only 16% entry. They will send follow-up letters to try to gain entry.

West Caldwell Tax Assessor Richard Hamilton stated that the Tax Maps were sent to the State in November with a response from the State in January with 416 items that needed to be corrected, and he is working on the changes. The RFP is being finalized.

2028 Belleville Tax Assessor Kevin Esposito stated that he is meeting with the Engineer to review the Tax Maps, and the RFP is scheduled to be released in March.

Bloomfield Principal Assistant Assessor Frank Librizzi stated that a resolution to update the Tax Maps is being processed.

Montclair Tax Assessor George Librizzi stated that a contract has been awarded to Civil Solutions to update the Tax Maps, the RFP is back and the contract will be awarded in March.

2029 Essex Fells Tax Assessor Kevin Esposito stated that the Tax Maps will begin to be updated by year end, and the RFP will be advertised next year.

Millburn Tax Assessor Jason Cohen stated that the Tax Maps will be submitted to the State at the end of this year, and a question as to Revaluation or Reassessment will be discussed with the Town Officials. The RFP will be advertised next year.

North Caldwell Tax Assessor George Librizzi stated that the Tax Maps are updated every year, and the Revaluation will be on schedule.

8. APPROVAL OF OVERRIDES: BELLEVILLE, FAIRFIELD, IRVINGTON, MAPLEWOOD & NEWARK

A motion to approve the overrides for Belleville (1), Fairfield (2), Irvington (1), Maplewood (3), and Newark (2) was made by Commissioner Matarazzo, Seconded by Commissioner Weller-Demming, all in favor, motion approved.

9. UPDATE OF APPEALS

As of today, 27 Tax Appeals have been filed.

10. UPDATE OF DEEDS

As of February 3, 2026, 6,445 Deeds have been processed, which is 300 less than this time last year.

11. MARCH MEETING CHANGE DATE

A motion was made to change the March meeting date to March 4, 2026, by Commissioner Weller-Demming, Seconded by Commissioner Matarazzo, all in favor, motion approved.

12. PUBLIC SPEAKERS

Tax Administrator Grodman announced that there is a mandatory meeting scheduled for February 26, 2026, at 11:00 AM at the Tax Board Office with representatives from the State Division of Taxation pertaining to non-usable sales.

Kevin Esposito expressed his concern with the non-usable sales #7, 10, 32 and 36 in which discussion followed.

13. NEW BUSINESS

None

14. ADJOURNMENT

A motion to adjourn the meeting at 10:07 AM was made by Commissioner Weller-Demming, Seconded by Commissioner Pichardo, all in favor, motion approved.