

**ESSEX COUNTY BOARD OF TAXATION
BOARD MEETING**

AGENDA

Thursday, April 2, 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 March 4, 2026, Minutes*
3. *Adopt 100% Resolution*
4. *2026 Preliminary Equalization Table & 2026 Final Equalization Table*
5. *Bloomfield Tax Assessor Vacancy*
6. *Update of Revaluations: 2027 Caldwell, Fairfield, Newark & West Caldwell, 2028 Belleville, Bloomfield & Montclair, 2029 Essex Fells, Millburn & North Caldwell*
7. *Status of Deeds*
8. *Status of Appeals*
9. *Update of Hearing Schedule for 2026 Tax Appeals*
10. *Next Board Meeting – Friday, May 1, 2026*
11. *New Business*
12. *Adjournment*

COMMISSIONERS

PRESENT

ABSENT

JOHNSON, PRESIDENT

X

DEFURIA

X

MATARAZZO

X

O'BRIEN

X

PICHARDO

X

KATHRYN WELLER-DEMMING

X

ADMIN. GRODMAN

X

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

A meeting of the Essex County Tax Board was held on Thursday, April 2, 2026, at 9:16 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, Pichardo, Weller-Demming and Tax Administrator Grodman. Commissioner O'Brien was absent.

2. **APPROVAL OF MARCH 4, 2026, MINUTES**

March 4, 2026, Minutes are tabled until the May 1, 2026, meeting.

3. **ADOPT 100% RESOLUTION**

A motion to adopt a 100% Resolution was made by Commissioner Pichardo, Seconded by Commissioner Weller-Demming, all in favor motion approved.

4. **2026 PRELIMINARY EQUALIZATION TABLE & 2026 FINAL EQUALIZATION TABLE**

A motion to approve the 2026 Preliminary and 2026 Final Equalization Tables pending approval of the State findings was made by Commissioner Weller-Demming, Seconded by Commissioner Pichardo, all in favor motion approved.

5. **BLOOMFIELD TAX ASSESSOR**

A letter from the Township of Bloomfield stated that interviews are being conducted either for a full-time or part-time Tax Assessor and one should be appointed by May.

6. **UPDATE OF REVALUATIONS: 2027 CALDWELL, FAIRFIELD, NEWARK & WEST CALDWELL, 2028 BELLEVILLE, BLOOMFIELD & MONTCLAIR, 2029 ESSEX FELLS, MILLBURN & NORTH CALDWELL**

2027 Caldwell Tax Assessor George Librizzi was not present at the meeting. His report was read into the record stating that a third notice is being sent to those properties whose entry was not attained. The revaluation is on schedule.

Fairfield Tax Assessor Kim Bush was present at the meeting and stated that the Revaluation of 3,600 properties is on target with inspections of properties to begin on Monday, April 6, 2026.

Newark Tax Assessor Frank Dallessio reported that the inspectors are currently working in the North and West Wards of the City. Post cards are being sent to property owners whose entry access was not accomplished to date. Sixty percent of the commercial properties have been inspected, and the Revaluation should be on time.

West Caldwell Tax Assessor Richard Hamilton reported that the Tax Maps were forwarded to the State for Review and should be returned in the next two weeks. The Bond Ordinance will be introduced to the Municipal Council at their April meeting and passed at their May meeting. The 3,800 properties should be completed on time by the Revaluation Company if started by June.

2028 Belleville Tax Assessor Kevin Esposito was not present at the meeting. His report stated that the RFP will be awarded at the next Municipal Council meeting.

Bloomfield no report submitted.

Montclair Tax Assessor George Librizzi was not present at the meeting. His report stated the contract has been signed. We plan to start field work towards the end of the year.

2029 Essex Fells Tax Assessor Kevin Esposito was not present at the meeting. His report stated the Revaluation is on schedule.

Millburn Tax Assessor Jason Cohen reported that the process is in the early stages.

North Caldwell Tax Assessor George Librizzi was not present at the meeting. His report stated the Revaluation is too early to start the process.

7. STATUS OF DEEDS

As of March 25, 2026, 7,784 deeds have been processed, that is 500 less than this time last year.

8. STATUS OF APPEALS

As of April 1, 2026, 750 Appeals have been recorded. This number will increase as the recording process is ongoing.

9. UPDATE OF HEARING SCHEDULE FOR 2026 TAX APPEALS

Hearings will be held on Mondays and Wednesdays starting in the month of May.

10. NEXT BOARD MEETING – FRIDAY, MAY 1, 2026

Reminder the next meeting is scheduled for Friday, May 1, 2026, and not on the first Thursday of the month as usual.

11. NEW BUSINESS

Tax Administrator Grodman is preparing a list of all properties in the County that have a PILOT program for submission to the Administration for compliance to pay the County 5% of the in-lieu payments received by each Municipality where the PILOTS are located.

12. ADJOURNMENT

A motion to adjourn the meeting at 9:37 AM was made by Commissioner Weller-Demming, Seconded by Commissioner Pichardo, all in favor motion approved.

Respectfully submitted,
Ian R. Grodman, CTA
Tax Administrator

IRG/el