

**ESSEX COUNTY BOARD OF TAXATION
BOARD MEETING
AGENDA
Wednesday, March 4, 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 February 5, 2026 Minutes
3. Bloomfield Tax Assessor Vacancy
4. Update of Revaluations: 2027 Caldwell, Fairfield, Newark & West Caldwell, 2028 Belleville, Bloomfield & Montclair, 2029 Essex Fells, Millburn & North Caldwell
5. Update of 2026 Preliminary Equalization Table
6. Update of Deeds
7. Update of Appeals/Hearing Schedule
8. Reminder: Appeal Deadline – Wednesday, April 1st, Revaluation Towns – Cedar Grove, Glen Ridge & Verona: Friday, May 1st
9. Next Board Meeting – Thursday, April 2, 2026
10. Public Speakers
11. New Business
12. Adjournment

<u>COMMISSIONERS</u>	<u>PRESENT</u>	<u>ABSENT</u>
<i>JOHNSON, ESQ., PRESIDENT</i>	X	
<i>DEFURIA</i>		X
<i>MATARAZZO</i>	X	
<i>O'BRIEN</i>		X
<i>PICHARDO</i>	X	
<i>WELLER-DEMMING</i>	X	
<i>ADMIN. GRODMAN</i>	X	

**** AGENDA MAY BE AMENDED PRIOR TO BOARDMEETING ****

A meeting of the Essex County Board of Taxation was held on Wednesday, March 4, 2026, at 9:25 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, Pichardo, Weller-Demming and Tax Administrator Grodman. Commissioners DeFuria & O'Brien were absent.

2. **APPROVAL OF FEBRUARY 5, 2026, MINUTES**

A motion to approve February 5, 2026, Minutes was made by Commissioner Pichardo, seconded by Commissioner Matarazzo, all in favor, motion, approved.

3. **BLOOMFIELD TAX ASSESSOR VACANCY**

The Township of Bloomfield will appoint a Tax Assessor by the next meeting of the Essex County Tax Board.

4. **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 reported that the 2027 Revaluation is on schedule.

Fairfield Tax Assessor Kim Bush reported that the Revaluation is on schedule.

Newark Tax Assessor Frank Dallessio reported that 84% of the residential properties have been inspected and the concentration is now on the West Ward residential properties. 60% of the commercial properties have been inspected and the concentration is now on the Central Ward commercial properties. The revaluation is on schedule.

West Caldwell Tax Assessor Richard Hamilton reported that he is meeting with the Town Engineer tomorrow to discuss the tax maps. The revaluation is currently behind schedule due to the tax map corrections that must be made. He has updated the corrections to the MOD IV System. He will advise the administration in West Caldwell that the maps and the RFP must be addressed in the next two weeks. The revaluation company should be out in the field to inspect by May or June in order to complete the revaluation on time.

2028

Belleville Tax Assessor Kevin Esposito was not present at the meeting but did submit a written report.

Bloomfield Principal Assessor Frank Librizzi reported that the Bond Ordinance for the revaluation passed the Municipal Council, and a resolution is needed to update the tax maps. The revaluation should be on schedule.

Montclair Tax Assessor George Librizzi reported that the tax maps are being digitized, one bid was received back in response to the RFP, and the Bond Ordinance has passed the Municipal Council. The resolution to approve a contract for the revaluation is not yet on the Municipal Council agenda.

2029

Essex Fells Tax Assessor Kevin Esposito was not present at the meeting but submitted a written report.

Millburn Tax Assessor Jason Cohen was not present at the meeting but submitted a written report

North Caldwell Tax Assessor George Librizzi reported that its too early to start the process for revaluation, however the tax maps are updated annually.

5. UPDATE OF 2026 PRELIMINARY EQUALIZATION TABLE

The 2026 Preliminary Equalization Table should be ready for the April 2, 2026 meeting.

6. UPDATE OF DEEDS

As of February 27, 2026, 7,069 deeds have been processed.

7. UPDATE OF APPEALS/HEARING SCHEDULE

Commissioners will submit their availability for hearings at the April 2, 2026 meeting.

8. REMINDER: APPEAL DEADLINE – WEDNESDAY, APRIL 1ST, REVALUATION TOWNS – CEDAR GROVE, GLEN RIDGE & VERONA: FRIDAY, MAY 1ST.

President Johnson reminded those present of the above deadlines for filing a tax appeal.

9. NEXT BOARD MEETING – THURSDAY, APRIL 2, 2026.

10. PUBLIC SPEAKERS

None.

11. NEW BUSINESS

Congratulations to Commissioner Pichardo who is running for Essex County Commissioner.

A good meeting was held with the State Representative of the Division of Taxation regarding the usable & non-usable codes.

Get well wishes to Commissioner O'Brien.

12. ADJOURNMENT

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

Respectfully submitted,
Ian R. Grodman, CTA
Tax Administrator

IRG/el