

**ESSEX COUNTY BOARD OF TAXATION
REORGANIZATION BOARD MEETING AGENDA
FRIDAY, MAY 1, 2026
9:00 AM**

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. Reorganization**
- 3. Approve March 4, 2026 & April 2, 2026 Board Minutes**
- 4. Untimely Appeal – 16 Hickory Road, West Orange**
- 5. Approve Meeting Dates for the Coming Year**
- 6. Motion to approve all appeals including Tax Court Pending, Affirmances, Stipulations and Withdrawals up to May 1, 2026**
- 7. Appoint Kenya Kourkoulis OPRA Custodian of Records for the Tax Board**
- 8. Bloomfield Tax Assessor Vacancy Update**
- 9. Update of Revaluations: 2027 Caldwell, Fairfield, Newark & West Caldwell, 2028 Belleville, Bloomfield & Montclair, 2029 Essex Fells, Millburn & North Caldwell**
- 10. Update of Deeds**
- 11. Update of Appeals & Hearings**
- 12. Confirming Signature Stamps acceptable on documents**
- 13. Cedar Grove, Glen Ridge & Verona Filing Deadline Today**
- 14. New Business**
- 15. Public Speakers**
- 16. Adjournment**

COMMISSIONERS

PRESENT

ABSENT

JOHNSON, PRESIDENT

X

DEFURIA

X

MATARAZZO

X

O'BRIEN

X

PICHARDO

X

WELLER-DEMMING

X

ADMIN. GRODMAN

X

Agenda can be amended at any time prior to meeting

A meeting of the Essex County Board of Taxation was held on Friday, May 1, 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 Matarazzo, Pichardo, Weller-Demming and Tax Administrator Grodman. Commissioner O'Brien and DeFuria were absent.

2. Reorganization

A motion to appoint Everett Johnson to the position of Board President was made by Commissioner Weller-Demming, seconded by Commissioner Pichardo, all in favor motion approved.

3. Approve March 4, 2026 & April 2, 2026 Board Minutes

A motion to approve March 4, 2026, minutes with a correction to the Montclair Revaluation Report was made by Commissioner Pichardo, Seconded by Commissioner Matarazzo, all in favor, motion approved. A motion to approve April 2, 2026, minutes was made by Commissioner Weller-Demming, seconded by Commissioner Pichardo, all in favor motion approved.

4. Untimely Appeal – 16 Hickory Road, West Orange

A Judgment was signed citing untimely appeal. The Appeal and Fee will be returned to the taxpayer.

5. Approve Meeting Dates for the Coming Year

A motion to approve the meeting dates for the coming year was made by Commissioner Weller-Demming, seconded by Commissioner Pichardo, all in favor motion approved.

6. Motion to approve all appeals including Tax Court Pending, Affirmances, Stipulations and Withdrawals up to May 1, 2026

A motion to approve all appeals including Tax Court Pending, Affirmances, Stipulations and Withdrawals up to May 1, 2026, was made by Commissioner Weller-Demming, seconded by Commissioner Matarazzo, all in favor motion approved.

7. Appoint Kenya Kourkoulis OPRA Custodian of Records for the Tax Board

A motion to appoint Kenya Kourkoulis OPRA Custodian of Records for the Tax Board was made by Commissioner Matarazzo, Seconded by Commissioner Weller-Demming, all in favor motion approved.

8. ***Bloomfield Tax Assessor Vacancy Update***

Charles Eader has been appointed as the Part-time Tax Assessor in Bloomfield.

9. ***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 stated that all residential and commercial properties have been inspected. Third attempt inspections will begin in the summer. Lot sizing and neighborhood delineation has begun.

Fairfield Tax Assessor Kim Bush reported that inspections are ongoing and within 2-3 weeks Chapter 91's will be mailed. The Revaluation is on schedule

Newark Tax Assessor Frank Dallessio reported that residential inspections are complete. Request for second attempt inspections have been sent to the North and West Wards. 67% of the commercial properties are complete and the Revaluation is on schedule.

West Caldwell Tax Assessor Richard Hamilton reported that the RFP was advertised in March with a return date of April 9, 2026. One proposal was received by PPA. The Bond Ordinance was introduced at the April Municipal Council Meeting and will be adopted at the May 5, 2026, meeting and awarded on June 2, 2026. The contract will be sent to Trenton for approval on June 3, 2026. The Tax Maps have been corrected and sent to Trenton for approval. Reports will be submitted to the Tax Board over the summer months to advise of progress on the 3,800 line items to the Commissioners.

2028 Belleville Tax Assessor Kevin Esposito was not present at the meeting. His report stated that the Revaluation is on schedule.

Bloomfield no report filed.

Montclair Tax Assessor George Librizzi was not present at the meeting. His report stated that the Revaluation Contract has been signed and field work is scheduled to start at the end of this year and the Tax Maps are being digitized.

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

Millburn Tax Assessor Jason Cohen reported that he is working on the Tax Maps, and a meeting is scheduled with the Town Administrators to discuss the Revaluation plan.

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

10. *Update of Deeds*

As of April 22, 2026, 8,571 deeds have been updated, that is 370 less than last year at this time.

11. *Update of Appeals & Hearings*

As of today, the Tax Board has received 1,610 Tax Appeals without the total for Cedar Grove, Glen Ridge and Verona whose filing deadline is today. 477 of those appeals are Tax Court Pending.

12. *Confirming Signature Stamps acceptable on documents*

A motion to confirm the use of Signature Stamps on documents was made by Commissioner Matarazzo, Seconded by Commissioner Pichardo, all in favor Motion approved.

13. *Cedar Grove, Glen Ridge & Verona Filing Deadline Today*

The filing deadline is today, May 1, 2026.

14. *New Business*

Congratulations to Jessica Yard (a member of the Tax Board staff) on obtaining her Certified Tax Assessor certification.

15. *Public Speakers*

Kevin Englert, Esq. along with Aaron Wilson Esq. appeared before the Tax Board to request that current year Tax Appeals filed at the County but have prior year pending before the Tax Court be scheduled and heard at the County for the year 2026. The cases will be scheduled and the Tax Board will make its determination whether to grant that request at the time of the hearing.

16. *Adjournment*

A motion to adjourn the meeting at 10:08 AM was made by Commissioner Matarazzo, Seconded by Commissioner Weller-Demming, all in favor motion approved.

Respectfully Submitted,
Ian R. Grodman, CTA
Tax Administrator