

**ESSEX COUNTY BOARD OF TAXATION
BOARD MEETING
AGENDA
Thursday, June 4, 2026**

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 May 1, 2026 Board Minutes
3. Untimely Filed Appeal – 103 Paine Avenue, Irvington
4. Motion to approve Judgments Rendered in May including and up to June 1st (Including TCP, Stips & withdrawals)
5. Update of Revaluations: 2027 Caldwell, Fairfield, Newark & West Caldwell, 2028 Belleville, Bloomfield, Montclair, 2029 Essex Fells, Millburn & North Caldwell.
6. Update Municipal Budgets/School Budgets
7. Status of Deeds
8. Status of Appeals/Hearings
9. June 25th Conference Call to Approve June Judgments
10. Cape May Conference August 31, 2026 – September 4, 2026
11. New Business
12. Public Speakers
13. 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 Thursday, June 4, 2026, at 9:20 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 Commissioners DeFuria, Matarazzo, Pichardo, Weller-Demming and Tax Administrator Grodman. Absent were President Johnson and Commissioner O'Brien.

2. APPROVAL OF MAY 1, 2026, BOARD MINUTES

A motion to approve the May 1, 2026, Board Minutes was made by Commissioner Matarazzo, Seconded by Commissioner Pichardo, all in favor motion approved. Commissioner DeFuria abstained due to his absence at the May 1, 2026, meeting.

3. UNTIMELY FILED APPEAL – 103 PAINE AVENUE, IRVINGTON

Petition of Appeal and money order will be returned to the taxpayer, and a judgment will be entered stating that the Appeal was untimely filed.

4. MOTION TO APPROVE JUDGMENTS RENDERED IN MAY INCLUDING AND UP TO JUNE 1ST (INCLUDING TCP, STIPS & WITHDRAWALS)

A motion to approve Judgments rendered in May including and up to June 1st was made by Commissioner DeFuria, Seconded by Commissioner Pichardo, all in favor motion approved.

5. 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 absent from the meeting, his written report was read into the record. All residential and commercial properties have been inspected. Second attempt inspections are complete, and third attempt inspections will begin this summer.

Fairfield Tax Assessor Kim Bush was not present at the meeting, her written report was read into the record. Interior and exterior inspections are ongoing, Chapter 91's have been mailed and revaluation is on schedule.

Newark Tax Assessor Frank Dallessio reported that the residential inspections are 99% complete and postcards are being sent to those properties that have not yet been inspected. Commercial and Industrial properties are 72% complete and the revaluation is on schedule.

West Caldwell Tax Assessor Richard Hamilton reported that the Bond Ordinance was passed by the Municipal Council on May 5, 2026, and the Tax Maps were approved by Trenton on May 6, 2026. On June 2, 2026, the Revaluation Contract was awarded to PPA, and the contract has been forwarded to them for signatures at which time the contract will be forwarded to Trenton for approval.

2028 Belleville Tax Assessor Kevin Esposito was not present at the meeting, his written report was read into the record stating that the revaluation is on schedule.

Bloomfield Tax Assessor Charles Eader was not present at the meeting, his written report was read into the record stating that the revaluation process has been delayed due to no Tax Assessor employed by the Town. Tax Maps are being worked on, and it is anticipated that Bloomfield will be asking for an extension from the 2028 Revaluation date.

Montclair Tax Assessor George Librizzi was not present at the meeting, his written report was read into the record stating that field work will begin towards 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 written report was read into the record stating that the revaluation should be on schedule.

Millburn Tax Assessor Jason Cohen reported that the Tax Maps are being updated, and talks will begin with the Millburn Town Administrators to discuss the Revaluation process. A discussion was held on the Short Hills Mall and its pending Tax Court Cases.

North Caldwell Tax Assessor George Librizzi was not present at the meeting, his written report was read into the record stating that it is too early to start the revaluation process.

6. UPDATE MUNICIPAL BUDGETS/SCHOOL BUDGETS

The Municipal Budgets received: Cedar Grove, Millburn, Montclair, South Orange and Verona. The School Budgets received: Caldwell, Fairfield, Glen Ridge, Livingston, Maplewood/South Orange, Montclair, Newark, Nutley, Roseland, Verona, West Essex and West Caldwell.

7. STATUS OF DEEDS

As of May 2, 2026, 9,620 deeds have been processed, that is approximately 600 more than the same time period as last year.

8. STATUS OF APPEALS/HEARINGS

June 17, 2026, is the cleanup date for the remaining Tax Appeals.

9. JUNE 25TH CONFERENCE CALL TO APPROVE JUNE JUDGMENTS

The conference call will be to approve the June 17, 2026, hearing date judgments.

10. CAPE MAY CONFERENCE AUGUST 31, 2026 – SEPTEMBER 4, 2026

Information on the Cape May Conference is available.

11. NEW BUSINESS

None

12. PUBLIC SPEAKERS

None

13. ADJOURNMENT

A motion to adjourn the meeting at 9:38 AM was made by Commissioner DeFuria, seconded by Commissioner Pichardo, all in favor motion approved.

Respectfully submitted,
Ian R. Grodman, CTA
Tax Administrator

IRG/el