ESSEX COUNTY BOARD OF TAXATION
BOARD MEETING
AGENDA
Thursday, October 1, 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 September 10, 2026 Minutes
3. Accept AA/OA Books Filed/Roll Call
4. Approve Tax Rates: Fairfield
5. Municipal Budgets
6. Update 2026 Abstract of Ratables & Added Omitted Abstract
7. Update Revaluations: 2027 Caldwell, Fairfield, Newark & West Caldwell, 2028 Belleville, Bloomfield, Montclair, 2029 Essex Fells, Millburn & North Caldwell
8. Status of Deeds
9. New Ratios 2026
10. Discussion Regarding Resolution to Oppose S4581
11. Next Board Meeting Thursday, November 5, 2026
12. Reminder December Board Meeting/Hearings: Thursday, December 17, 2026
13. Public Speakers
14. New Business:
15. 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, October 1, 2026, at 9:15 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. Absent was Commissioner O'Brien.

2. **APPROVAL OF SEPTEMBER 10, 2026, MINUTES**
   A motion to approve September 16, 2026, Minutes was made by Commissioner Matarazzo, Seconded by Commissioner Weller-Demming, all in favor, motion approved. Commissioner DeFuria abstained.

3. **ACCEPT AA/OA BOOKS FILED ROLL CALL**
   All Municipalities in Essex have filed their Added/Omitted Lists for the exception of Irvington which will file by the end of today.

4. **APPROVE TAX RATE: FAIRFIELD**
   A motion to approve the Tax Rate for Fairfield was made by Commissioner DeFuria, Seconded by Commissioner Weller-Demming, all in favor, motion approved.

5. **MUNICIPAL BUDGETS**
   Five Municipalities in Essex have not adopted their budgets, they are Belleville, East Orange, Irvington, Newark & West Orange.

6. **UPDATE 2026 ABSTRACT OF RATABLES & ADDED/OMITTED ABSTRACT**
   2026 Abstract of Ratables & Added/Omitted Abstract are delayed due to the five above Municipalities not adopting their budgets and 234 errors that are expected to be corrected today by Irvington on the Added/Omitted List.

7. **UPDATE 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 revaluation is on schedule but expects that the 2027 Tax List will be filed on February 10, 2027.

   Fairfield Tax Assessor Kim Bush-Gilles reported that the revaluation is on schedule but expects that the 2027 Tax List will be filed on February 10, 2027.

   Newark Tax Assessor Frank Dallessio reported that Class 2 & 4 properties have had at least one inspection. Industrial and Commercial properties are undergoing their 2nd and 3rd attempt for inspection. The Exempt properties have not yet been inspected and cap rates on class 4 properties are being developed.

   West Caldwell Tax Assessor Richard Hamilton reported that 534 residential properties have been inspected, and the inspectors are averaging 20 properties per day, and all

inspections are to be completed in two months. Chapter 91 responses are being analyzed. He expects to file the 2027 Tax List by February 26, 2027.

A motion to approve the 2027 Tax List Filing for February 10, 2027, for Caldwell and Fairfield and February 26, 2027, Tax List Filing for West Caldwell was made by Commissioner Weller-Demming, Seconded by Commissioner Pichardo, all in favor, motion approved.

2028 Belleville Tax Assessor Kevin Esposito reported that the Tax Maps are being updated, and he has a meeting with the Engineer to discuss the corrections that need to be accomplished. He expects the Tax Maps to be approved by the State in October and inspections to be made by PPA to start in February or March 2027.

Bloomfield Assistant Tax Assessor Frank Librizzi respectfully requested a one-year extension on the completion of the Revaluation. A resolution will be authorized by the Bloomfield Town Council requesting the extension from 2028 to 2029. The extension is being requested to enable Tax Map issues to be addressed and the creation of an RFP.

Montclair Tax Assessor George Librizzi reported that the Revaluation is on schedule and that Montclair is digitizing their Tax Maps. Final approval of the Tax Maps will be forwarded to the State in November or December and property inspections are on schedule.

2029 Essex Fells Tax Assessor Kevin Esposito reported that he is waiting to award a proposal to update the Tax Maps.

North Caldwell Tax Assessor George Librizzi reported that it is too early to start the revaluation process for the year 2029.

Millburn Tax Assessor Jason Cohen reported that the process is moving along and the first submission of the Tax Maps for approval by the State will be by the end of this year. There are approximately 7,000 properties in Millburn.

8. **STATUS OF DEEDS**
   As of September 25, 2026, 3,024 deeds have been processed that is approximately 80 less than this time last year.

9. **NEW RATIOS 2026**
   As of the time of meeting today the 2026 Ratios have not yet been received, however they are expected today.

10. **DISCUSSION REGARDING RESOLUTION TO CHAPTER S4581**
    A discussion on Chapter S4581 resulted in the drafting of a Resolution in opposition against the bill. The Assessors along with the Commissioners expressed their concerns and as a result a special meeting will be held to vote on the Resolution in the near future.

11. NEXT BOARD MEETING THURSDAY, NOVEMBER 5, 2026

A reminder of the next Board Meeting was made by President Johnson.

12. REMINDER DECEMBER BOARD MEETING/HEARINGS: THURSDAY DECEMBER 17, 2026

The Added/Omitted Tax Appeal Hearings will be held on Thursday, December 17, 2026, directly after the Board Meeting.

13. PUBLIC SPEAKERS

George Librizzi stated that BRT was sold to Edmonds.

14. NEW BUSINESS

Kevin Esposito announced that the Annual Assessor's Christmas Party will be on December 18, 2026 at the Glen Ridge Country Club at 12 PM.

15. ADJOURNMENT

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

Respectfully submitted,
Ian R. Grodman, CTA
Tax Administrator

IRG/el