

**ESSEX COUNTY BOARD OF TAXATION  
BOARD MEETING  
AGENDA**

**Thursday, September 5, 2024  
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. Approve June 27, 2024 Conference Call Minutes
3. 2024 President’s Report
4. Mod-IV Vendor Renewed – BRT Technologies
5. Tax Rates to be Approved: Belleville, Bloomfield, Caldwell, Cedar Grove, East Orange, Essex Fells, Glen Ridge, Livingston, Maplewood, Millburn, Montclair, North Caldwell, Nutley, Orange, Roseland, South Orange, Verona, West Caldwell
6. Update of Revaluations: 2025 Irvington & West Orange, 2026 Cedar Grove, Fairfield & Verona, 2027 Caldwell, Newark & West Caldwell, 2028 Belleville, Bloomfield, Glen Ridge & Montclair
7. Memo From State: Procedures for Virtual Property Inspections
8. Status of Deeds
9. Verizon
10. Next Board Meeting Tuesday, October 1, 2024
11. Public Speakers
12. New Business
13. Adjournment

**COMMISSIONERS**

**PRESENT**

**ABSENT**

**JOHNSON, PRESIDENT**

**X**

**DEFURIA**

**X**

**GRODMAN**

**X**

**MATARAZZO**

**X**

**O’BRIEN**

**X**

**WELLER-DEMMING**

**X**

**ADMINISTRATOR DURKIN**

**X**

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

A meeting of the Essex County Board of Taxation was held on Thursday, September 5, 2024, 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 Grodman, Matarazzo, O'Brien, Weller-Demming and Tax Administrator Durkin.

**2. APPROVE JUNE 27, 2024, CONFERENCE CALL MINUTES**

A motion to approve the minutes from the June 27, 2024, Conference Call was made by Commissioner Grodman, Seconded by Commissioner O'Brien, all in favor motion approved.

**3. 2024 PRESIDENT'S REPORT**

President Johnson reported that there were 1,822 Tax Appeals filed for the year 2024 for a total adjusted net assessment of \$1,349,461,900.

**4. MOD IV VENDOR RENEWAL – BRT TECHNOLOGIES**

The contract for BRT Technologies is for 2 years with an option for a third and fourth year. The contract was approved by the Board of County Commissioners. A motion was made by Commissioner O'Brien and Seconded by Commissioner Weller-Demming to accept the contract for the Essex County Tax Board, all in favor motion approved.

**5. TAX RATES TO BE APPROVED: BELLEVILLE, BLOOMFIELD, CALDWELL, CEDAR GROVE, EAST ORANGE, ESSEX FELLS, GLEN RIDGE, LIVINGSTON, MAPLEWOOD, MILLBURN, MONTCLAIR, NORTH CALDWELL, NUTLEY, ORANGE, ROSELAND, SOUTH ORANGE, VERONA, WEST CALDWELL**

A motion to approve the tax rates on the above captioned towns was made by Commissioner Matarazzo, Seconded by Commissioner Weller-Demming, all in favor motion approved.

**6. UPDATE OF REVALUATIONS: 2025 IRVINGTON & WEST ORANGE, 2026 CEDAR GROVE, FAIRFIELD & VERONA, 2027 CALDWELL, NEWARK & WEST CALDWELL, 2028 BELLEVILLE, BLOOMFIELD, GLEN RIDGE & MONTCLAIR**

Irvington Tax Assessor Silvia Forbes reported that residential inspections are complete with ASI only gaining access to 30% of the properties. Letters are being sent to taxpayers that ASI did not gain access to in hopes of getting the total amount of residential inspections to at least 50%. Values on commercial properties are expected to be developed in the next two weeks.

West Orange Tax Assessor Jacob Nieman was not present at the meeting. A report from PPA states that all residential and commercial properties have been inspected. Digital photos are being taken of the front, back and any accessory buildings.

Cedar Grove Tax Assessor Richard Hamilton reported that he is working on MOD IV changes recommended by the State Division of Taxation in association with Cedar Groves Tax Maps.

Fairfield Tax Assessor Christopher Murray was not present at the meeting. His report states that he is currently reviewing the Tax Maps and cross referencing them with the Mod IV System and addressing any deficiencies.

Verona Tax Assessor George Librizzi reported that an RFP was advertised with one response from PPA. The contract is to be awarded at the next Council meeting. A copy has been forwarded to the State Division of Taxation and the Essex County Tax Board. The Tax Map Maintenance Contract has been awarded to Civil Solutions who will update and forward the Tax Maps to the State for review.

Caldwell Tax Assessor George Librizzi reported that the RFP specs have been prepared and he expects they will be advertised in November or December 2024. Civil Solutions are reviewing and updating the Tax Maps. When complete they will forward the Maps to the State Division of Taxation.

Newark Tax Assessor Frank Dallessio reported that the contract and tax maps are at the State Division of Taxation waiting for approval.

West Caldwell Tax Assessor Richard Hamilton reported that he is making changes to the MOD IV System. He is working with Colliers Engineering to discuss the Tax Map updates and they will be developing a plan to submit to the Township.

Belleville Tax Assessor Kevin Esposito reported that he will meet with the Municipal Council to explain the process of a Revaluation on September 24, 2024. The Tax Maps are being updated.

Bloomfield Tax Assessor Justin Lamicella was not present at the meeting. His report states that the Revaluation process has commenced, and he filed his timeline in accordance with the completion date of 2028.

Glen Ridge Tax Assessor George Librizzi reported that Petry Engineering has been awarded the contract for revisions to the Tax Maps. The State has responded with their first round of revisions that are being worked on and are expected to be returned to the State in the next

few weeks. He will meet with the governing body to discuss the Revaluation on September 9, 2024, and the possibility of moving the revaluation date from 2028 to 2026. The RFP has been repaired but might have to be altered to reflect the new date if approved.

Montclair Tax Assessor George Librizzi reported that he met with the Town Manager and is going to meet with the Finance Committee to possibly move the Revaluation year from 2028 to 2026. He will update the Essex County Tax Board at the October meeting.

**7. MEMO FROM STATE: PROCEDURES FOR VIRTUAL PROPERTY INSPECTIONS**

The Essex County Tax Board must approve the Virtual Property Inspections before the Municipal Tax Assessors may use this protocol and the Tax Board has not approved this method yet.

**8. STATUS OF DEEDS**

As of September 4, 2024, two thousand sixty-four deeds have been processed, that is ninety-six more than the same period last year.

**9. VERIZON**

The taxation of Verizon's Public Utility (PT-10) and the remedy going forward was discussed.

**10. NEXT BOARD MEETING TUESDAY, OCTOBER 1, 2024**

At the October 1, 2024, meeting the Added/Omitted Tax Lists from the 22 Municipalities will be filed.

**11. PUBLIC SPEAKERS**

Megily Valdez, Esq. spoke regarding the Agenda and Minutes of the Essex County Tax Board on their website.

**12. NEW BUSINESS**

None

**13. ADJOURNMENT**

A motion was made to adjourn the meeting at 9:45 AM by Commissioner Weller-Demming, Seconded by Commissioner O'Brien, all in favor motion approved.

Respectfully submitted,

Joan Codey Durkin, CTA  
Tax Administrator

JCD/el