

ESSEX COUNTY BOARD OF TAXATION
BOARD MEETING
AGENDA
Thursday, November 7, 2019
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 October 1, 2019 Minutes
3. Status of Deeds
4. Approve Irvington Tax Rate
5. County 2019 Added Omitted Spreadsheet
6. Update of Added/Omitted Appeals
7. 2019 Abstract of Ratables and Added Omitted Abstract
8. Appealing 2019 Ratio: Newark & Orange
9. Status of Revaluations: 2020 Bloomfield, Fairfield & Livingston, 2021 North Caldwell, Nutley and Roseland
10. Update of Revaluations: 2022 East Orange & West Orange, 2023 Newark, 2024 Irvington and Orange
11. Application for Chapter 251 Compliance Plan:
12. Board Meeting Monday, December 16, 2019 at 9:00 am & Added/Omitted Hearings at 10:00 am
13. Assessors Christmas Luncheon Friday, December 13, 2019
14. Public Speakers
15. New Business
16. Executive Session: Vial Computer Systems & West Orange Revaluation
17. Adjournment

COMMISSIONERS

PRESENT

ABSENT

O'BRIEN, PRESIDENT

X

DEFURIA

X

GRODMAN

X

JOHNSON

X

MATARAZZO

X

ADMN. DURKIN

X

AGENDA MAY BE AMENDED PRIOR TO BOARD MEETING

A meeting of the Essex County Board of Taxation was held on Thursday, November 7, 2019 at 9:12 AM at its office located at 50 South Clinton Street, East Orange, New Jersey.

1. ROLL CALL

Upon roll call, the following members were present: President O'Brien, Commissioners Grodman, Johnson, Matarazzo, and Administrator Durkin and absent was Commissioner DeFuria.

2. APPROVAL OF OCTOBER 1, 2019 MINUTES

A motion to approve the minutes of October 1, 2019 was made by Commissioner Grodman, seconded by Commissioner Matarazzo, all in favor motion passed.

3. STATUS OF DEEDS

Keyed in up to October 24, 2019 were 5803 deeds, approximately 180 less than last year during same period.

4. APPROVE IRVINGTON TAX RATE

A motion to approve Irvington's Tax Rate of \$5.814 was made by Commissioner Matarazzo, seconded by Commissioner Grodman, all in favor motion passed.

5. COUNTY 2019 ADDED OMITTED SPREADSHEET

Spreadsheet given to Commissioners for overview of Added/Omitted Appeals filed as of today's date.

6. UPDATE OF ADDED/OMITTED

As of November 6, 2019, 18 Added/Omitted Tax Appeals have been filed.

7. 2019 ABSTRACT OF RATABLES AND ADDED/OMITTED ABSTRACT

A motion to approve the 2019 Abstract of Ratables and Added/Omitted Abstract after the Auditors review was made by Commissioner Matarazzo, seconded by Commissioner Grodman, all in favor motion passed.

8. APPEALING 2019 RATIO: NEWARK & ORANGE

Newark Tax Assessor Aaron Wilson reported that the appeal should be settled by next week and a conference call with the State was scheduled for Friday, November 8th.

Orange Tax Assessor Christopher Murray reported a complaint had been drawn up and hopefully will be filed by Friday, November 8th.

9. STATUS OF REVALUATIONS: 2020 BLOOMFIELD, FAIRFIELD & LIVINGSTON, 2021 NORTH CALDWELL, NUTLEY AND ROSELAND

Bloomfield Tax Assessor Joseph Pisauro reported that inspections are going on as well as reviewing residential values and commercial values. The revaluation is moving along, however, he believes the books will be filed after the January 10, 2020 deadline.

Administrator Durkin stated that there will be a meeting on December 16, 2019 with Bloomfield, Fairfield and Livingston to discuss the progress of their respective revaluations due for the year 2020.

Fairfield Tax Assessor Michael Leposky was not present for this meeting therefore Administrator Durkin read from his 11/1/19 Revaluation Report as follows: Residential and Commercial inspections are completed. Preliminary neighborhood map is completed. Preliminary values are completed and value letters will be mailed in late November.

Livingston Tax Assessor Lidia Dumytsch reported that the revaluation is progressing. Values are being reviewed with the Town expert doing commercial properties. Value letters will be mailed in late November.

North Caldwell Tax Assessor George Librizzi reported the revaluation is ahead of schedule and letters with commencement dates will be mailed.

Nutley Tax Assessor Edmund Brown reported that he met with the project manager of ASI to go over the schedule and inspections should be starting in the spring of 2020.

Roseland Tax Assessor Kevin Esposito was not present for this meeting therefore Administrator Durkin read from a report submitted by Richard Buscemi, Project Supervisor for

ASI assigned to Roseland. ASI is pulling sales information from the MLS and putting the information into the CAMA system. After the State approves the contract a schedule will be prepared.

10. UPDATE OF REVALUATIONS: 2022 EAST ORANGE & WEST ORANGE, 2023 NEWARK, 2024 IRVINGTON AND ORANGE

Tax Assessor Romal Bullock was not present for this meeting therefore Administrator Durkin read from his report that East Orange has received the correction from the State on the Tax Maps; corrections are in progress by the Department of Public Works. Anticipated completion should be by the end of November. Work is underway to prepare bid specifications and drafting of the specs should commence by the end of November as well.

Administrator Durkin stated that the revaluation of West Orange will be discussed later in the meeting.

Newark Tax Assessor Aaron Wilson reported that after discussion with the Engineering Department the Tax Maps will be submitted to the State before June 2020, the surveyor is currently updating the Tax Maps. He also stated that the RFP will be discussed after the June 2020 date.

Irvington Tax Assessor Sylvia Forbes stated that the Town is aware of the 2024 Revaluation date and the Tax Maps need to be updated. Administrator Durkin stated that the Tax Maps are valid for two years before the revaluation so while revisions should be made it is too early to send to the State for approval.

Orange Tax Assessor Christopher Murray had no comment on the revaluation only that he was looking to updating the Tax Maps. Discussion followed on the ratio and the effect of County taxes on other towns after Newark's revaluation.

11. APPLICATION FOR CHAPTER 251 COMPLIANCE PLAN

No compliance Plans have been submitted by all Municipalities except for Cedar Grove and West Caldwell had not yet responded.

12. BOARD MEETING MONDAY, DECEMBER 16, 2019 AT 9:00 AM & ADDED/OMITTED HEARINGS AT 10:00 AM

Administrator Durkin reminded the Commissioners that the hearings will be heard by the full Board of Commissioners.

13. ASSESSOR'S CHRISTMAS LUNCHEON FRIDAY, DECEMBER 13, 2019

President O'Brien reminded the Assessors and Commissioners of the date of the Christmas Party. She also expressed her appreciation to those present for their dedication and professionalism.

14. PUBLIC SPEAKERS

Joe Pisauro announced that he is retiring and he was hired as Secretary to his Church Parish. He tried to make an arrangement with Bloomfield that he would stay on at Bloomfield part time but there was a miscommunication and the part time position did not work out.

Administrator Durkin also said that Ed Galante and Lisa Baratto will also be retiring from their positions in Essex County but will retain their positions in other Counties.

President O'Brien stated that the Assessors in Essex are very much appreciated for their hard work and dedication.

Administrator Durkin offered comments on a seminar she and George Libirzzi attended on real estate conditions and sales in the State where it was stated that Essex is one of the premier Counties in the State.

Administrator Durkin stated that George Libirzzi gave a great speech at the Cape May conference with regard to Flip Flop Sales. She is thinking of having a seminar in January or February for credits regarding Added/Omitted Assessment value.

Administrator Durkin asked if anyone was having a problem with their Vital system. The Tax Board Office has been having difficulty with the system going down while processing deeds, sometimes for the whole day. Discussion followed with Towns as to their problems.

West Orange Tax Assessor Kevin Dillon met with Town attorneys to file interrogatories with regard to the revaluation order. A meeting was set for Wednesday, November 13th with the Mayor, Business Administrator, Town Attorney, CFO and Tax Administrator to discuss the West Orange revaluation and the Town's objections. Kevin is having a staff meeting tomorrow November 8th. Discussion followed.

15. NEW BUSINESS

No new business to discuss

**16. EXECUTIVE SESSION: VITAL COMPUTER SYSTEMS & WEST
ORGANE REVALUATION**

Executive session was cancelled matters were discussed in open session.

17. ADJOURNMENT

A motion to adjourn was made by Commissioner Johnson, seconded by Commissioner Matarazzo, all in favor motion passed meeting adjourned at 10:06AM

Respectfully submitted
Joan Codey Durkin, CTA

JCD/el