

**ESSEX COUNTY BOARD OF TAXATION
BOARD MEETING
AGENDA
Thursday, June 4, 2015**

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 2015 Board Minutes
3. Motion to approve June 4th Tax Court Pending/Assessors Appeals/Stipulations/Withdrawals
4. Status of Deeds
5. Status of Appeals
6. Update of Revaluations for Caldwell and Essex Fells
7. Update of appeal hearings extension
8. Motion to approve judgments rendered in May including and up to June 3rd
9. Discussion Regarding Revaluations for Belleville, Maplewood, Millburn, Montclair, Nutley and South Orange
10. Discussion with Assessors Regarding Assessing Affordable Housing Units
11. New Business
12. Public Speakers
13. Adjournment

COMMISSIONERS

PRESENT

ABSENT

O'BRIEN, PRESIDENT

X

DEFURIA

X

GRODMAN

X

JOHNSON

X

LINARES

X

MATARAZZO

X

STEWART

X

ADMIN. DURKIN

X

A meeting of the Essex County Board of Taxation was held on Thursday, June 5, 2015 at 9:08 at its office located at 50 South Clinton Street, Suite 5200, East Orange, New Jersey.

1. Roll Call

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

2. Approval of May 2015 Board Minutes

Commissioner Grodman made a motion to approve the May 2015 Board Minutes. Commissioner Matarazzo seconded the motion and all were in favor.

3. Motion to approve June 4th Tax Court Pending/Assessors Appeals/Stipulations/Withdrawals

Commissioner Matarazzo made a motion to approve Tax Court Pending, Assessors Appeals, Affirmances, Stipulations and Withdrawals. Commissioner Linares seconded the motion and all were in favor.

4. Status of Deeds

Kenya Kourkoulis, Administrative Assistant stated that 10,805 deeds have been processed. That is approximately 800 more than this time last year.

5. Status of Appeals

Ms. Kourkoulis stated that the State granted a one-month extension to July 31, 2015 for the tax appeal hearings and judgments. All appeals have been scheduled up to June 30. Irvington and Orange will need extra days and Newark as well because of adjournments.

6. Update of Revaluations for Caldwell and Essex Fells

Caldwell

Administrator Durkin stated that Joan Kozeniesky, Tax Assessor in Caldwell provided a copy of the resolution dated June 4, 2015 from Professional Property Appraisers to complete the revaluation.

Essex Fells

Kevin Esposito, Essex Fells Tax Assessor stated that the Township received one response to the RFP from Professional Property Appraisers, Inc. The Council will be voting on the proposal at the June 16 council meeting.

7. *Update of Appeal Hearings Extension*

Administrator Durkin stated a letter was received from the State granting extension for tax appeals with the deadline of July 31, 2015.

President O'Brien thanked the Assessors, Commissioners and staff for all their hard work.

8. *Motion to Approve Judgments Rendered in May including and up to June 3rd*

Commissioner Matarazzo made the motion to approve the judgments rendered in May and up to June 3rd, Commissioner Stewart seconded the motion; all were in favor.

9. *Discussion Regarding Revaluations for Belleville, Maplewood, Millburn, Montclair, Nutley and South Orange*

Administrator Durkin stated that no decisions would be made today regarding orders for the Revaluations, just discussion regarding time frames that would be a good fit for each municipality.

Discussions were held separately regarding each municipality's coefficient of deviation, ratio, tax maps, date of election periods, etc.

Belleville

In attendance for the Township of Belleville were Kevin Esposito, Tax Assessor and James Cundari, Esq. after much discussion Kevin Esposito stated that 2018/2019 would be the best fit for Belleville.

Maplewood & South Orange

In attendance for the Township of Maplewood was Edward Galante, Tax Assessor and Roger Desiderio, Esq., for South Orange was Ellen Malgieri, Tax Assessor.

Townships share school services and would like to do revaluation at the same time. Discussion followed regarding the cost effective savings to do the revaluation within the same period.

Roger Desiderio, Esq. stated that Maplewood's 2011 revaluation has not been completely paid for and would like that to happen before another revaluation. After more discussion, both agreed to 2018.

Millburn

In attendance for the Township of Millburn were Lisa Baratto, Tax Assessor and John Lloyd, Esq.

Discussion followed the tax maps, Short Hills mall, increasing property values, etc. Best period for Township would be 2018.

Nutley

In attendance for the Township of Nutley were George F. Librizzi, Tax Assessor and Frank Zinna, Esq.,

Discussion regarding the sale of Hoffman La Roche, billboards, pilot programs, etc. Mr. Librizzi feels 2019 would be the correct time for a revaluation.

Montclair

In attendance for the Township of Montclair were Joan Kozeniesky, Tax Assessor and Ira Karasik, Esq.

Discussion followed regarding the value increase in the Township, ratio, tax maps, tax court appeals, Mrs. Kozeniesky retiring, etc. Mr. Karasik feels that 2019 would be the best time frame for the revaluation.

10. Discussion with Assessors Regarding Assessing Affordable Housing Units

Representatives from Essex County; Phil Alagia, Chief of Staff, James Paganelli, County Counsel, George Serio, Jr., Director of Division of Housing & Community Development Britnee Timberlake, Freeholder President and Executive Director of Essex County Land Trust.

Much discussion followed regarding how to fairly assess affordable housing, calculate value, deed restricting, etc.

John Lloyd, Esq., from Chiesa, Shahinian & Giantomasi suggested that a seminar be held for the Assessors for credits so that everyone will be on the same page.

11. *New Business*

Administrator Durkin stated that the Cape May conference would be held at the Grand Hotel from August 31 to September 4.

12. *Public Speakers*

No public speakers

13. *Adjournment*

Commissioner Linares made a motion to adjourn the meeting at 10:24 a.m. Commissioner Grodman seconded the motion and all were in favor.

Respectfully submitted,

Joan Codey Durkin, CTA
Essex County Tax Administrator

pms

