

A regular meeting of the Bergen County Board of Taxation was held on Wednesday, January 7, 2026, in person at Two Bergen County Plaza. The meeting was called to order by Commissioner Eilert at 9:40 A.M. and compliance with the Sunshine Law was indicated. The roll call was taken:

Present: Commissioner Eilert, Lonziserio, Toscano, Hummel and Belgiovine & Administrator Layton and Assistant Administrator McCarthy were in person. President Calabrese attended the meeting via teleconference.

The December 3, 2025, minutes were approved. The motion was made by Commissioner Belgiovine and seconded by Commissioner Toscano; all were in favor.

1. REVALUATIONS/REASSESSMENTS

2026

Allendale – Sales analysis continuing.

Carlstadt – Sales analysis being completed.

Closter – Sales analysis completed.

Cresskill – Residential inspections ongoing.

Dumont – Residential inspections completed.

Elmwood Park – Residential inspections completed.

East Rutherford – Sales analysis being completed.

Edgewater – Inspections to begin; sales analysis started. Tax Assessor Arthur Carlson Jr. stated the reassessment will presumably be done by deadline date. Commissioner O'Connor recused himself.

Englewood – Inspections underway. Tax Assessor Patrick Wilkins and Appraisal Systems project manager Sarah Holbig approached the Board. Tax Assessor requested an extension to Tax Year 2027 for the reassessment to be completed: due to delays with bidding and recent market trends to be considered in the municipality's reassessment. Commissioner Eilert made a motion to approve the extension, seconded by Commissioner Lonziserio and approved by all.

Fairview – Residential inspections completed.

Hasbrouck Heights – Sales analysis underway.

Ho-Ho-Kus – Value letters mailed.

Leonia – Residential inspections continuing.

Little Ferry – Sales analysis nearing completion.

Lyndhurst – Residential inspections underway.

Maywood – Sales analysis being completed.

Moonachie – Value letters being mailed.

North Arlington – Sales analysis is underway.

Northvale – Sales analysis is in final stages.

Norwood – Sales analysis is almost done.

Oakland – Residential inspections completed.

Old Tappan – Residential inspections completed.

Oradell – Residential inspections completed.

Palisades Park – Sales analysis being completed.

Paramus – Residential inspections started.

Ramsey – Value letters mailed 01/05/2026.

Ridgefield – Sales analysis mostly complete. Commissioner Lonzisero recused himself.

River Edge – Into letters mailed.

Rochelle Park – Sales are being analyzed.

Rockleigh – Sales are being analyzed.

Saddle Brook – Residential inspections continuing.

South Hackensack – Residential inspections completed. Commissioner Eilert recused himself.

Teterboro – Preliminary values completed.

Township of Washington – Inspections completed.

Westwood – Sales analysis being completed.

Woodcliff Lake – Sales analysis nearly complete. Commissioner Belgiovine recused himself.

Wood-Ridge – Residential inspections completed. Commissioner Eilert recused himself.

2. SR1-A's – Up to date
3. Resolution #26-01 – Ridgewood Extension. Tax Assessor William Palumbo approached the Board. Tax Assessor does not request an extension but rather an amendment from a Revaluation to a Reassessment Order. This is requested due to a delay with the Tax Maps as they have not been done since 2007. The Appraisal System's contract is being presented to the Village's Council tonight. Commissioner Belgiovine made a motion to approve the amendment, seconded by Commissioner Lonziserio. Commissioner Belgiovine recused himself.

Correspondence: NONE

Old Business: NONE

New Business: Appeal #19-250017LE. 100% Total Veteran Exemption. Commissioner Eilert made a motion to reject the 100% Total Veteran Exemption appeal and confirm the taxpayer remains entitled to a 50% Veteran Exemption, the motion was seconded by Commissioner Belgiovine. Commissioner Hummel recused herself.

Next general meeting will be held February 4, 2026.

A motion to open the meeting to the public was made by Commissioner Eilert at 9:54 A.M., second by Commissioner Belgiovine, all were in favor.

Fort Lee Tax Assessor Anthony Mazzola approached the Board. Tax Assessor requested an extension to February 1, 2026, to close the municipality's book as there are extensive

commercial property appeals to be settled prior. Additionally, Tax Assessor stated Chapter 441s cannot be completed until the C.F.O. collects all the pilot payments. Commissioner Eilert made the motion to grant the extension, seconded by Commissioner Belgiovine and approved by all.

Hackensack Tax Assessor Arthur Carlson Jr. asked the Board procedural questions in requesting an extension for the Revaluation Order from 2027 to 2028 so that he may advise the Mayor and Council. The Board advised the municipality to demonstrate intention with timely completion before submitting the request to the Board.

There being no further business before the Board, Commissioner Belgiovine made a motion to close the meeting at 9:57 A.M., seconded by Commissioner Lonziserio and approved by all.



Robert F. Layton, Tax Administrator

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