

A regular meeting of the Bergen County Board of Taxation was held on Wednesday February 4th, 2026, in person at Two Bergen County Plaza. The meeting was called to order by Commissioner Calabrese at 9:27 A.M. and compliance with the Sunshine Law was indicated. The roll call was taken:

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

The January 7, 2026, minutes were approved. The motion was made by Commissioner Lonziser and seconded by Commissioner Belgiovine. Commissioner O'Connor recused himself, remaining Commissioners were in favor.

1. REVALUATIONS/REASSESSMENTS

2026

Allendale – Value letters to be mailed.

Carlstadt – Sales analysis completed.

Closter – Hearings began.

Cresskill – Preliminary values prepared.

Dumont – Preliminary values prepared.

Elmwood Park – Informal hearings to begin.

East Rutherford – Preliminary values being prepared.

Edgewater – Sales analysis continuing. Commissioner O'Connor recused himself.

Fairview – Preliminary values being prepared.

Hasbrouck Heights – Sales analysis continuing.

Ho-Ho-Kus – Hearings began.

Leonia – Residential inspections completed.

Little Ferry – Preliminary values reviewed.

Lyndhurst – Sales being analyzed.

Maywood – Hearings have begun.

Moonachie – Hearings have begun.

North Arlington – Sales analysis continuing.

Northvale – Hearings have begun.

Norwood – Hearings have begun.

Oakland – Value letters mailed.

Old Tappan – Value letters mailed.

Oradell – Sales analysis continuing.

Palisades Park – Preliminary values being prepared.

Paramus – Preliminary values being prepared.

Ramsey – Informal hearings ongoing.

Ridgefield – Sales analysis continuing. Commissioner Lonziseru recused himself.

River Edge – Preliminary values being prepared.

Rochelle Park – Hearings have begun.

Rockleigh – Value letters mailed.

Saddle Brook – Residential inspections completed.

South Hackensack – Hearings have begun. Commissioner Eilert recused himself.

Teterboro – Final values to be approved.

Township of Washington – Hearings started.

Westwood – Value letters being prepared.

Woodcliff Lake – Sales analysis nearing completion. Commissioner Belgiovine recused himself.

Wood-Ridge – Sales analysis progressing. Commissioner Eilert recused himself.

2. SR1-A's – Up to date.
3. Resolution #26-02 Englewood Reassessment Extension – Pertaining to Resolution #26-02 motioned at the February 4th, 2026, Board meeting; signed by Commissioners.
4. Palisades Interstate Park Commission Certifications – In compliance with NJRS 54:4A-5 the Bergen County Board of Taxation of the State of New Jersey does hereby certify the sum of monies due to the boroughs of Alpine, Englewood Cliffs, and Fort Lee, Bergen County, New Jersey would have derived from the 2025 tax revenue for all local purposes from lands owned by the Palisade Interstate Park Commission and exempt from taxation pursuant to statute. Alpine: four million eight hundred seventy-one thousand three hundred nine dollars and thirty-four cents; Englewood Cliffs: six million two hundred sixteen thousand nine hundred forty-one dollars and eighty-eight cents; and Fort Lee: one million six hundred eighty-six thousand eight hundred eighty-nine dollars and seven cents. Commissioner O'Connor made a motion to approve, seconded by Commissioner Belgiovine and approved by all.

Administrator Layton stated there was a request submitted by Edmund Brown, Tax Assessor of Hasbrouck Heights, to extend the deadline to close the borough's book to March 1st, 2026. Commissioner Eilert made a motion to approve the extension, seconded by Commissioner Belgiovine and approved by all.

Tim Henderson, Tax Assessor of Wood-Ridge and Leonia, approached the Board. Tax Assessor requested extensions of the deadline to close the boroughs' books by March 1st, 2026. A motion to approve was made by Commissioner O'Connor, the motion was seconded by Commissioner Belgiovine. Commissioner Eilert recused himself, remaining Commissioners were in favor.

Anthony Rinaldi Jr., Tax Assessor of Mahwah, Upper Saddle River, and Park Ridge, approached the Board. Tax Assessor reported that Mahwah sent letters out for reassessment and inspections will begin within a couple of weeks. Tax Assessor stated Upper Saddle River has completed the tax maps and sent them to the State for approval; tomorrow the Borough is to sign the contract with ASI to continue forward. Tax Assessor explained that Park Ridge is inquiring about obtaining an extension to 2028 due to digitizing the tax maps and recently posting an RFP out now. President Calabrese questioned what Park Ridge's ratio is, to which Tax Assessor

responded sixty-eight percent. Administrator Layton stated the request is somewhat premature and to keep the Board updated on progress.

Patrick Wilkins, Tax Assessor of Old Tappan and Rockleigh, stated both municipalities are wrapping up. Old Tappan letters were sent out on the twenty-fourth of January and Rockleigh letters were sent out on the twenty-eighth of January. Tax Assessor reports that inspectors were able to get into roughly sixty percent of homes. Tax Assessor is requesting an extension to March 1st to ensure as many homes are inspected as possible. A motion to approve was made by Commissioner O'Connor and seconded by Commissioner Toscano, all were in favor.

Raymond Tighe, Tax Assessor of Lodi, Montvale and Garfield, approached the Board. Tax Assessor stated everything in Montvale is going to plan, the tax maps look to be completed for 2027. Tax Assessor reported that both Lodi and Garfield were originally ordered for 2025 Revaluations but have been experiencing delays due to finalizing the tax maps. Administrator Layton stated to keep the Board updated with both municipalities' progress of the tax maps.

Joanne Allgor, Tax Assessor of River Vale, reported to the Board that the tax maps have been resubmitted to the State and the municipality is on track for 2027 Revaluation Order.

Correspondence: NONE

Old Business: NONE

New Business: NONE

Next general meeting will be held March 4, 2026.

A motion to open the meeting to the public was made by Commissioner O'Connor at 9:41 A.M., seconded by Commissioner Belgiovine, all were in favor.

There being no further business before the Board, Commissioner Belgiovine made a motion to close the meeting at 9:41 A.M., seconded by Commissioner Toscano and approved by all.



Robert F. Layton, Tax Administrator

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