

A special meeting of the Bergen County Board of Taxation was held on Wednesday, July 29, 2026, in person at Two Bergen County Plaza. The meeting was called to order by Commissioner Calabrese at 9:34 A.M. and compliance with the Sunshine Law was indicated. The roll call was taken:

Present: President Calabrese, Commissioners O'Connor, Toscano, Hummel, Belgiovine, & Administrator Layton and Assistant Administrator McCarthy were in person.

The June 3, 2026, minutes were approved. The motion was made by Commissioner O'Connor and was seconded by Commissioner Belgiovine; all were in favor.

An Upper Saddle River representative was requested to be present to provide a status update regarding the district wide Revaluation. Anthony Rinaldi Jr., Upper Saddle River Tax Assessor; Robert Reagan, Upper Saddle River Attorney; and Ted Preusch, Upper Saddle River Borough Administrator approached the Board. Robert Reagan stated that the Borough's Administration needed to be educated on what a Revaluation is and how the process works; explaining further that no one on the current governing body had any experience with a Revaluation program. The last district wide Revaluation was completed in 2001 for the 2002 Tax year. Robert Reagan exclaimed Rick DelGuercio, ASI President, and Anthony Rinaldi Jr., did a very good job of educating the governing body at the May Council meeting. April of 2026 was when the Tax Maps were approved by the State and the contract was entered with Appraisal Systems Inc. Once the governing body was educated on what a Revaluation is and how the process works, they authorized the letters to go out to the taxpayers. Robert Reagan stated he received his letter last week; therefore, the Borough is prepared to proceed with all deliberate speed and get it done. President Calabrese asked what the current ratio is, to which Anthony Rinaldi Jr. answered 59%. Administrator Layton asked if it is believed the Revaluation program will be complete by 2027; Robert Reagan responded they are hopeful the Revaluation will be completed in time. Robert Reagan thanked the Board for their consideration and Administrator Layton requested monthly status reports be submitted to keep the Board up to date.

A Bergenfield representative was requested to be present to provide a status update regarding the district wide Revaluation. No one was present to provide representation. The Board concluded another letter will be sent out to the Borough's Mayor and Council and the State regarding Bergenfield's failure to attend the Board's Special meeting to provide a status report. Administrator Layton stated he will contact the State to be advised on how to proceed.

Resolution #26-16: Whereas, Commissioners of the Bergen County Board of Taxation having taken testimony for the 2026 Tax Appeals from May 6, 2026, up to and including July 28, 2026. And whereas, the Board Members reviewed the testimony and recommendations of the hearing Commissioner. Therefore, be it resolved that on July 29, 2026, the Bergen County Board of Taxation hereby approves said recommendations as set forth on each 2026 Tax Appeal. Commissioner Belgiovine motioned to approve, seconded by Commissioner O'Connor and approved by all.

Administrator Layton stated the next public meeting will be held on September 9, 2026.

Anthony Rinaldi Jr., Park Ridge Tax Assessor, approached the Board. Tax Assessor stated 75% of the Tax Maps are complete and digitized, with an expected completion date around September or October. Tax Assessor shared an RFP is expected to be advertised in August, but the Revaluation is not likely to be complete for this year; therefore, requested an extension. Tax Assessor reported the Sony Project has been ongoing, which is about 400 rental units and has not been cooperative. Tax Assessor is working on an added assessment for the Sony site for the end of the year. Commissioner Belgiovine made a motion to approve the extension, seconded by Commissioner Hummel; all were in favor.

Jeffery Statham, Tenaflly Tax Assessor, approached the Board. Tax Assessor stated Civil Solutions engineering services is working on updating and digitizing the Tax Maps. There has been a delayed start on the Tax Maps because they had not been updated in 20 years. Tax Assessor requested an extension due to the Tax Maps not being completed by the end of this year. President Calabrese asked what the Borough's current ratio is, to which Tax Assessor responded 64.25%. Commissioner Toscano made a motion to approve the extension, seconded by Commissioner Belgiovine and approved by all.

There being no further business before the Board, Commissioner Belgiovine made a motion to close the meeting at 9:50 A.M., seconded by Commissioner Hummel and approved by all.


Robert F. Layton, Tax Administrator

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