

A regular meeting of the Bergen County Board of Taxation was held on Wednesday, September 9, 2026, in person at Two Bergen County Plaza. The meeting was called to order by Commissioner Calabrese at 9:35 A.M. and compliance with the Sunshine Law was indicated. The roll call was taken:

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

The July 29, 2026, minutes were approved. The motion was made by Commissioner O'Connor and seconded by Commissioner Belgiovine; all were in favor.

1. Revaluations/ Reassessments

2027

Allendale – Inspections to begin shortly.

Bergenfield – Bergenfield Attorney, John Schettino, approached the Board regarding the Bergenfield Revaluation. They started the process in 2024 with the tax maps. The municipality also has gone out to bid twice but only received one response. The cost has increased since 2 yrs. ago. The appraisal company has offered an alternative by doing a full reassessment instead of a revaluation if the Board agrees. This will reduce the cost and the time component. The Mayor and Council will decide on a reassessment or revaluation at their 9/15/26 Meeting. The Board has tentatively agreed to a reassessment pending the outcome of the Mayor and Council meeting.

Carlstadt – Inspections to begin shortly.

Cliffside Park – Cliffside Park Tax Assessor, Matt Rinaldi, approached the Board. Mr. Rinaldi stated the Borough is still dealing with the tax maps not being approved. Possibly asking to change to a reassessment next month with an extension to 2028.

Closter – Inspections to begin shortly.

Cresskill – Inspections to begin shortly.

Dumont – Intro letters mailed.

East Rutherford – Inspections to begin shortly.

Edgewater – State approval has been granted.

Emerson – Tax map has been resubmitted for approval.

Englewood – Inspections continuing.

Fair Lawn – RFP or Professional Service agreement is going to be signed.

Fairview – Inspections to begin shortly.

Fort Lee – Extension to 2028.

Franklin Lakes – Tax map not approved.

Garfield – State approved AFR.

Glen Rock – Extension to 2028.

Hackensack – Extension to 2028.

Harrington Park – Tax map and Contract was approved.

Hasbrouck Heights – Intro letters and Ch. 91's were mailed.

Haworth – Extension request to 2028 due to tax maps not being done. Motion made by Comm. Belgiovine and seconded by Comm. O'Connor, all were in favor. Administrator Layton will prepare the resolution for next month.

Hillsdale – Extension to 2028.

Little Ferry – Intro letters were mailed.

Lodi – Ch. 91's mailed.

Lyndhurst – Ch. 91's mailed.

Mahwah – Inspections continuing.

Maywood – State approved AFR.

Midland Park – Extension request to 2028 due to tax maps not being done. Motion made by Comm. Belgiovine and seconded by Comm. O'Connor, all were in favor. Administrator Layton will prepare the resolution for next month.

Montvale – See Resolution #26-17. Motion made by Comm. Belgiovine, seconded by Comm. O'Connor and all were in favor.

Moonachie – Inspections completed.

North Arlington – Intro letters to be mailed.

Oakland – Inspections to begin shortly.

Oradell – System updated for 2027 values.

Palisades Park – Inspections to begin shortly.

Paramus – Inspections to begin shortly.

Park Ridge – See Resolution #26-18. Motion made by Comm. Belgiovine, seconded by Comm. O'Connor and all were in favor.

Ramsey – Inspections have begun.

Ridgewood – Inspections continuing.

River Edge – State approved AFR.

River Vale – Inspections are continuing; Ch. 91's were mailed.

Rutherford – Rutherford Tax Assessor, Matt Rinaldi, approached the Board. Mr. Rinaldi stated the Borough is still dealing with the tax maps not being approved. Possibly asking to change to a reassessment next month with an extension to 2028.

South Hackensack – Inspections to begin shortly.

Tenafly – See Resolution #26-19. Motion made by Comm. Belgiovine and seconded by Comm. O'Connor, all were in favor.

Teterboro – No report.

Upper Saddle River – Inspections continuing.

Washington Township – Inspections to begin shortly, Ch. 91's mailed.

Westwood – Inspections to begin.

Woodcliff Lake – Inspections continuing.

Wyckoff – Extension to 2028.

2. SR1A's – Started the new sampling period. Administrator Layton advised the Assessors to get on the SR1A's and to not fall behind.
3. Resolution #26-17 Montvale – At the request of Ray Tighe, Tax Assessor for the Borough of Montvale, to amend the Order for Revaluation to a district wide Reassessment to Tax Year 2028 is hereby approved and to be completed by October 1, 2027, for the 2028 Tax Year. Commissioner Belgiovine made a motion to approve the request, seconded by Commissioner O'Connor and approved by all.
4. Resolution #26-18 Park Ridge – At the request of Anthony Rinaldi, Jr., Tax Assessor of the Borough of Park Ridge, to amend the completion date of the Order for Revaluation to be completed by October 1, 2027, for the 2028 Tax Year. Commissioner Belgiovine made a motion to approve the request, seconded by Commissioner O'Connor and approved by all.

5. Resolution #26-19 Tenaflly – At the request of Jeffrey Statham, Tax Assessor of the Borough of Tenaflly, to amend the completion date of the Order of Revaluation to be completed by October 1, 2027, for the 2028 Tax Year. Commissioner Belgiovine made a motion to approve the request, seconded by Commissioner Hummel and approved by all.
6. 2026 Annual Appeals Report – Administrator Layton advised the Board there were 1,706 appeals filed with The Bergen County Board of Taxation.
7. NRAAO Educational Conference, May 23~26, 2027 in Falmouth, Ma. If any of the Board members would like to attend, please let Administrator Layton know.

Correspondence: None

Old Business: None

New Business:

- 100% Total Exempt Veterans Appeal #29-2600127DE. Upon further review, the Veteran is entitled to the 100% Exemptions based on a Tax Court case. The assessor will grant the exemption.

Next general meeting October 7, 2026.

Commissioner Calabrese opened the meeting to anyone wishing to be heard at 9:53 A.M.

Tax Assessor, Matthew Rinaldi approached the Board regarding Senate Bill S4581(not yet introduced). This bill would mandate that all Counties adopt the Monmouth County program. Mr. Rinaldi reports that this Bill hasn't gone anywhere yet but wanted to put it on the Board's radar. Tax Assessor, Anthony Mazzola contributed that the Monmouth County program was not conducive in a county the size of Bergen County for multiple reasons.

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 O'Connor and approved by all.


Robert F. Layton, Tax Administrator

/dmc