

November 7, 2018

A regular meeting of the Bergen County Board of Taxation was held on Wednesday, November 7, 2018, at TWO Bergen County Plaza, Tax Board Hearing Room A, Hackensack, NJ. The meeting was called to order by President Calabrese at 9:38 A.M. and compliance with the Sunshine Law was indicated. The roll call was taken:

Present: President Calabrese, Commissioners Schuster, Eilert, Nall, O'Connor, O'Shea and Administrator Layton.

Commissioner O'Shea made a motion to approve the minutes of the October 3, 2018 Board meeting. The motion was seconded by Commissioner Eilert and approved.

#### **ADMINISTRATOR'S REPORT:**

##### **1. Revaluations/Reassessments**

2019 – Carlstadt – Sales analysis is complete. Values are being established.

Closter – Sales analysis is ongoing. Chapter 91 is being analyzed.

Cresskill – residential inspections are complete. Sales analysis is ongoing.

East Rutherford – They began the inspection process.

Fairview – Mr. Reggo advised that they are looking for an extension.

Hackensack – Sales analysis is ongoing. I & E analysis is ongoing.

Hasbrouck Heights – Sales analysis is continuing. Chapter 91 being analyzed.

Little Ferry – Sales analysis is ongoing. I & E being analyzed.

Moonachie – Sales analysis is ongoing. Chapter 91 is being analyzed.

North Arlington – Sales analysis is completed. I & E is being analyzed.

Oradell – Sales analysis is ongoing. I & E is being analyzed.

Saddle Brook – Sales analysis is completed. Chapter 91 is being analyzed.

South Hackensack – Sales analysis is ongoing. Chapter 91 is being analyzed.

Teterboro – Preliminary values are being prepared.

Westwood – Sales analysis is ongoing. Chapter 91 is being analyzed.

Woodcliff Lake – Sales analysis is ongoing. Chapter 91's being analyzed.

2020 Edgewater – A reassessment contract has not been signed as of yet. Waiting for a change from revaluation to reassessment. We need a letter from the tax assessor requesting such change.

Lyndhurst – Tax assessor has had no response from town. Nothing has been done.

Palisades Park – Tax map is being reviewed.

- 2.** SR-1A Report – Up to date.
- 3.** 2018 Added/Omitted Abstract of Ratables – A motion was made by Commissioner Schuster and seconded by Commissioner Eilert to approve the 2018 Added/Omitted Abstract of Ratables.
- 4.** 2018 Added/Omitted appeal hearings are scheduled for Wednesday, December 19, 2018.
- 5.** Verizon Net Valuations and Ratios – remind the assessors to use the correct ratios when doing their 2019 tax list.
- 6.** Regulated Criteria Revaluation/Reassessment Orders – The coefficient, ratio, and the number of years since the last revaluation was the determining factor.

Demarest – The ratio is 82.20, the coefficient is 13.42 and the last revaluation was in 2003. Recommend a revaluation for 2020.

Garfield – Ratio is 84.46 and the coefficient is 13.86. Last revaluation was 2011. Recommend a revaluation for 2020.

Lodi – Ratio is 79.12 and a coefficient of 15.35. Last revaluation was in 2004. Recommend revaluation for 2020.

Ridgefield – Ratio is 80.66 and a coefficient of 14.00. Last revaluation was in 2005. Recommend a revaluation for 2020.

Ridgefield Park – Ratio is 75.28 and the coefficient is 13.03. Last revaluation was in 2008. Recommend a revaluation for 2020.

Wallington – Ratio is 87.42 and the coefficient is 14.62. The last revaluation was in 2008. Recommend a revaluation for 2020.

A brief discussion was held with tax assessors regarding market trends.

7. On line Appeal System – Phase 1 cost is \$77,400 with a \$15,000 maintenance price and \$15,000 each year after that. This will put more work on the tax assessors and our office staff and would also probably slow down the hearing schedule. We will not move forward with this at this time.

**CORRESPONDENCE:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

The next meeting is Wednesday, December 5, 2018.

The meeting was opened to the public at 10:09 AM.

There being no further business before the Board, President Calabrese closed the meeting at 10:10 AM as motioned by Commissioner O'Connor, seconded by Commissioner O'Shea and approved.

  
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Robert F. Layton, Tax Administrator

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