

February 7, 2018

A regular meeting of the Bergen County Board of Taxation was held on Wednesday, February 7, 2018, at TWO Bergen County Plaza, Tax Board Hearing Room A, Hackensack, NJ. The meeting was called to order by President Calabrese at 10:35 A.M. and compliance with the Sunshine Law was indicated. The roll call was taken:

Present: President Calabrese, Commissioners Schuster, Eilert, O'Shea and Administrator Layton. Commissioner Schuster was communicating telephonically until he arrived at 11:00 A.M.

Commissioner O'Shea made a motion to approve the minutes of the January 10, 2018 meeting. The motion was seconded by Commissioner Eilert and approved.

ADMINISTRATOR'S REPORT:

1. Revaluations/Reassessments

2018: Carlstadt – Final values have been established.

Closter – Value letters were mailed out.

Cresskill – Value letters were mailed out.

East Rutherford – Taxpayer hearings are being conducted.

Hackensack – Taxpayer letters were mailed out on 2/1/18.

Hasbrouck Heights – Final letters have been mailed.

Little Ferry – Taxpayer hearings are being conducted.

Moonachie – Final values have been established.

North Arlington – Taxpayer hearings are being conducted.

Oradell – Final values have been established.

Saddle Brook – Taxpayer hearings are being conducted.

Saddle River – Taxpayer hearings are being conducted.

South Hackensack – Final values have been established.

Teterboro – Reassessment is completed.

Westwood – Final values have been established.

Woodcliff Lake – Final values have been established.

2019 Fairview – the Director approved the revaluation order. Everything was sent out to the Mayor and Council.

2. SR-1A Report – Up to date. A reminder to assessors to complete their section.

REVALUATION ORDERS

Bergenfield – John Shettino for Bergenfield. Also present are the Borough Administrator and Rick Del Guercio, appraiser. There was an issue with added and omitted assessments. The borough has been addressing that deficiency. The present ratio is 96.84%. The market dropped after the last revaluation resulting in many tax appeals. To undertake a revaluation at this time would put Bergenfield in that same situation. This would have a negative impact on property values. He therefore requests that the revaluation be postponed for 2 years. The tax assessor, Mr. Reggo stated that building permits were never sent to his office. Over 2 million added assessments were knocked off for many reasons by the revaluation company. He also stated that he believes that a revaluation is needed. Commissioner Eilert expressed his concern regarding the revaluation order and the errors that were made and also the cost of a revaluation. It was noted that the Borough Administrator was getting the building permits before the tax assessor could review them. The Administrator said the permits were forwarded to the tax assessor on paper and electronically. Commissioner Eilert

made a motion to table the revaluation order for 2 months and evaluate the order at the April meeting. Commissioner O'Shea seconded the motion and it was approved.

Edgewater – The tax assessor, Arthur Carlson, requested an extension on the revaluation order to 2020. He is breaking up the assessments on the Colony and the tax maps aren't finished. The maps are being worked on at this time. Commissioner Eilert made a motion to issue the order with the 2020 date. The motion was seconded by Commissioner O'Shea and approved.

Lyndhurst – Ken Porro speaking for the Township of Lyndhurst along with Carmine Alampi the town attorney and the Mayor. Mr. Porro also is requesting an extension to 2020. The ratio is 80.22 and the coefficient is 14.04. A motion was made by Commissioner Eilert and seconded by Commissioner O'Shea and approved to issue the revaluation order for 2020.

Palisades Park – John Schettino and Donald Lenner and James Anzevino for Palisades Park. They are requesting an extension for the revaluation order. The coefficient of deviation is under 13 and the ratio is down and the number of appeals is down substantially. The cost of a revaluation is also a consideration. Tax maps need to be updated. Mr. Schettino requested that no action be taken by the Board regarding the issuance of a revaluation order. Commissioner Eilert made a motion to issue the revaluation order for the year 2020, which was seconded by Commissioner O'Shea and approved.

