



**Town of Woodbridge
Board of Assessment Appeals
October 1, 2024 Grand List
Special Meeting Minutes
Saturday, March 29, 2025 at 9 am
Town Hall – Main Meeting Room**

Board of Assessment Members Present: Chair Jeffrey Ginzberg Esq., Andrew Schaffer, Esq., Lin Yang

- The scheduled Board of Assessment Appeals appointments listed below took place. Each Board member reviewed appeal applications with appellants.
- Following the completion of all Hearings, the Board deliberated. Decisions are noted below.
- At 11:15am, Chair Ginzberg opened the meeting of the Woodbridge Board of Assessment Appeals.

Appeals Heard by Chair Jeffrey Ginzberg:

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **42 Peck Hill Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Leslie Cavanagh & James Cavanagh Property Location:
42 Peck Hill Rd

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

Motion: Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps, while similar, contain excessive adjustments.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No change.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **25 Manila Ave** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Leslie Cavanagh & James Cavanagh Property Location:
25 Manila Ave

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

Motion: Chair Jeffrey Ginzberg motioned to table the discussion for further review.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: Pending.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **14 Lois Dr** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Gregory Sachs & Lisa Sachs Property Location: 14 Lois
Dr

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

Motion: Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps, while similar, contain excessive adjustments.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No change.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **1218 Johnson Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Adam Blythe & Robert Blythe Property Location: 1218
Johnson Rd

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

Motion: Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No change.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **18 Center Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: William Root & Emily Cosenza Property Location: 18 Center Rd

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

Motion: Chair Jeffrey Ginzberg motioned to deny the appeal on the basis failure to appear, timely appear, or provide proof of ownership or representation Andrew Schaffer seconded. Motion unanimously passed. **Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board Decision:**

No change.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **11 Grandview Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Vicki Schultz Property Location: 11 Grandview Rd

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

Motion: Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No Change.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **14 Hunters Ridge Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Eui J Maeng & Kwang Maeng Property Location: 14 Hunters Ridge Rd

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

Motion: Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No Change.

Motion: Chair Jeffrey Ginzberg moved to open discussion on the **883 Baldwin Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Savannah Stable, LLC –Jena Bonazzoli Barretta

Property Location: 883 Baldwin Rd

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

Motion: Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No Change.

Appeals Heard by Board Member Andrew Schaffer:

Motion: Andrew Schaffer moved to open discussion on the **21 Wolf Tree Dr** property appeal.
Lin Yang seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Daniel A. Esposito Property Location: 21 Wolf Tree Dr

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

Motion: Andrew Schaffer motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property. Also, the information provided by the appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No change.

Motion: Andrew Schaffer moved to open discussion on the **15 Wolf Tree Dr** property appeal.
Lin Yang seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Daniel A. Esposito Property Location: 15 Wolf Tree Dr

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

Motion: Andrew Schaffer motioned to deny the appeal on the basis that the claimant's comps lacked sufficient similarity to the subject property. Also, the information provided by the appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No Change.

Motion: Andrew Schaffer moved to open discussion on the **1 Bradley Rd, Ste 201** property appeal.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Appellant:**

Daniel A. Esposito Attorney & Counsel at Law, LLC.

Property Location: 1 Bradley Rd, Ste 201

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

Motion: Andrew Schaffer motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion, without sufficient facts.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No change.

Motion: Andrew Schaffer moved to open discussion on the **63 Wepawaug Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Jonathan Leone Property Location: 63 Wepawaug Rd

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

Motion: Andrew Schaffer motioned to table discussions for further review.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: Pending.

Motion: Andrew Schaffer moved to open discussion on the **1049 Racebrook Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Paul Pollaro Property Location: 1049 Racebrook Rd

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

Motion: Andrew Schaffer motioned to deny the appeal on the basis of failure to appear, timely appear, or provide proof of ownership or representation Lin Yang seconded. Motion unanimously passed.

Vote: Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No Change.

Motion: Andrew Schaffer moved to open discussion on the **21 Appletree Ln** property appeal.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Chaim Azoff-Slifstein Property Location: 21 Appletree Ln

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

Motion: Andrew Schaffer motioned to table discussion for further review.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Board Decision: Pending

Motion: Andrew Schaffer moved to open discussion on the **16 Old Still Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Kent Golden & Christine Golden Property Location: 16 Old Still Rd

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

Motion: Andrew Schaffer motioned to grant the appeal and reduce the assessment of the building value by \$21,210 to \$261,520, based upon the condition of the house being fair and the pipeline easement on the property.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: Change net assessment to: \$372,400.

Motion: Andrew Schaffer moved to open discussion on the **1172 Old Racebrook Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Reynaldo Felizardo & Rowena Felizardo Property Location: 1172 Racebrook Rd

Motion: Andrew Schaffer motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion, without sufficient facts.

Lin Yang seconded. Motion unanimously passed.

Vote: Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**
Decision: No change.

Motion: Andrew Schaffer moved to open discussion on the **86 Forest Glen Dr** property appeal.
Lin Yang seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: David Cantor Property Location: 86 Forest Glen Dr

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

Motion: Andrew Schaffer motioned to grant the appeal and reduce the assessment of the building value by \$20,000 to \$281,980, based upon the condition of the house being not being of average condition.
Lin Yang seconded. Motion unanimously passed.

Vote: Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: Change net assessment to: \$410,430.

Appeals Heard by Board Member Lin Yang:

Motion: Lin Yang moved to open discussion on the **45 Old Barnabas Rd** property appeal.
Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Brian Fillmore & Pam Sayre Property Location: 45 Old Barnabas Rd

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

Motion: Lin Yang motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No change.

Motion: Lin Yang moved to open discussion on the **215 Seymour Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Todd Ingram Property Location: 215 Seymour Rd

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

Motion: Lin Yang motioned deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and an unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No change.

Motion: Lin Yang moved to open discussion on the **66 Deer Run Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Slawomir Mejnartowicz Property Location: 60 Deer Run Rd

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

Motion: Lin Yang motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: No change.

Motion: Lin Yang moved to open discussion on the **39 Burnt Swamp Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Jeffrey Falco Property Location: 39 Burnt Swamp Rd

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

Motion: Lin Yang motioned to grant the appeal and reduce the assessment of the building value by \$25,000 to \$168,270, based upon the condition of the house being in fair condition.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: Change net assessment to \$268,510.

Motion: Lin Yang moved to open discussion on the **3 Redwood Ln** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Anna Lehrer Family Trust – Alex Lehrer Property

Location: 3 Redwood Ln

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

Motion: Lin Yang motioned to to grant the appeal and reduce the assessment of the building value by \$20,000 to \$289,890. This is based upon the condition of the house being in fair condition.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: Change net assessment to \$397,200.

Motion: Lin Yang moved to open discussion on the **39 Acorn Hill Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: Jeffery M. Smith & Penny A. Smith Property Location:

39 Acorn Hill Rd

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

Motion: Lin Yang motioned to grant the appeal and reduce the assessment of the building value by \$15,000 to \$202,980 based upon the condition of the house being in fair condition.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: Change net assessment to \$310,010.

Motion: Lin Yang moved to open discussion on the **5 Homewood Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

Vote: Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

Appellant: James Gagliardi & Maria-Teresa Gagliardi Property

Location: 5 Homewood Rd

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

Motion: Lin Yang motioned to grant the appeal and reduce the assessment of the building value by \$50,000 to \$501,040 based upon the condition of the house not in good condition from all the water damage.

Andrew Schaffer seconded. Motion unanimously passed. **Vote:**

Yes - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang **Board**

Decision: Change net assessment to \$636,350.

Meeting adjourned at 1230pm

Respectfully submitted: *Cathy Trzaski*