



**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 to 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 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: Jeffey 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*