



Welcome to our Weekly Community Update!

February 26, 2026

These updates will be sent out each week to keep residents informed about what's happening around town. If you are already subscribed to **Nixle**, your contact information will automatically carry over to **Everbridge**; no action needed. If you haven't signed up yet, you can do so using this link: [Everbridge Signup](#)

Office of the Mayor

Now that the snow is (mostly) moved and under control, the plows are getting a well-deserved break, and we've all regained feeling in our fingers... let's talk about something *almost* as popular as driveway snow piles: property tax assessments.

Recently, many residents received updated property assessments. I want to take a minute to explain how this works. Cresskill, like the majority of towns in New Jersey, uses a third-party appraisal system to help ensure properties are assessed fairly and consistently. These companies are **independent and not affiliated with the Borough**. They evaluate market data and property characteristics to determine assessments.

Importantly:

The Borough does not benefit from assessments being artificially high. In fact, inflated assessments lead to tax appeals, which cost the Borough money in legal and administrative fees. There is zero incentive for unfair assessments.

If you believe your assessment is inaccurate:

- Review the property details listed (square footage, number of bedrooms/bathrooms, improvements)
- Contact the appraisal company to correct any factual errors: Appraisal Systems: (201) 493-8530
- Speak directly with our Tax Assessor

Our Tax Assessor, **Jim Anzevino**, will be present at the **March 4th Council Meeting** and will remain afterward to answer questions and walk residents through the process. The goal is transparency and accuracy.

Also, and this is important: **An increase in assessment does NOT automatically mean your taxes will increase.**

Your tax bill is determined by the **tax rate**, not just the assessment alone. Assessments adjust values to reflect the market; If your assessment increased, that means your property is more valuable. The tax rate determines what you ultimately pay.

For context, **Cresskill's tax rate is just below the New Jersey state average**, lower than neighboring **Tenafly** and **Demarest**, and statistically equal to **Closter**. As I speak for myself and the Council, our goal is fairness, clarity, and fiscal responsibility.

First snow... now taxes... what a winter. But we'll get through this one together too.

Also, to repeat from last week: The Borough of Cresskill has introduced three zoning ordinances as part of its court-approved Fair Share Housing compliance plan with the State of New Jersey. These changes were made to satisfy state-mandated affordable housing obligations and to proactively avoid costly litigation. **Importantly, no development application has been submitted for these zones.** The ordinances simply update our zoning framework, including a 25% affordable housing set-aside requirement, so the Borough remains compliant with state law while maintaining local oversight of how and where any future housing could occur. We are legally responsible to send notices to surrounding property owners, which was done last week, so only some of our residents have received these notices.

FIRE / EMS

Spring Safety Reminders

- **Snowbank Safety:** Children should never play on or in snowbanks near the street. Drivers may not be able to see them.
 - **Recognize Heart Attack and Stroke Symptoms:** Winter exertion and cold temperatures increase cardiac risk. Call 911 immediately if you experience chest pain, trouble breathing, facial drooping, arm weakness, or slurred speech.
 - **Protect Pets in Extreme Cold:** Keep pets indoors during severe winter weather. If it is too cold for you, it is too cold for them.
 - **Prepare for Winter Storms:** Charge cell phones in advance of storms and keep portable chargers readily available.
 - **Prevent Fire and Carbon Monoxide Hazards:** Clear snow from dryer vents to prevent carbon monoxide buildup and reduce fire risk.
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LIBRARY

Programs for Adults

- Yoga: Mondays at 6:45 PM (bring a mat)
- Romance Book Club: Thursday, March 5 at 7:00 PM — *Swept Away* by Beth O'Leary
- Monthly Book Club: Thursday, March 19 at 7:00 PM — *First Lie Wins* by Ashley Elston
- Korean Author Talk: Wednesday, March 4 at 11:00 AM

Programs for Kids

- Yoga: Saturday, March 7 at 11:00 AM (bring a mat)
- Family Trivia: Saturday, March 7 at 1:00 PM
- Baby & Me Storytime: Tuesdays at 10:00 AM
- Tot Time Storytime: Fridays at 10:00 AM

Save the Date

- Makers Day: Saturday, March 21, from 12:00 PM to 4:00 PM
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SENIOR CENTER

The Adams Family – School Edition

Open Dress Rehearsal presented by Cresskill High School Principal Players

- Free for Cresskill Seniors
 - Tuesday, March 3, 2026 at 1:30 PM
 - Call Donnajo at 201-503-9831 to reserve your FREE seat
 - Limited parking is available. Please arrive early and allow extra time.
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DPW / PUBLIC WORKS

- **Union Ave, Willow St, and Washington St will be closed at midnight Thursday to allow DPW to remove the mounds of snow and to address the parking situation on Union Ave.**
- Please refer to the DPW calendar for garbage and recycling information.
- DPW calendars are available at Borough Hall or online at:
[DPW Calendar](#)

Scheduled Services

- **Monthly Metal Recycling Pickup:** Scheduled for March 6, 2026.

Ongoing Operations

- Snow removal.
 - Routine sanitary sewer maintenance.
 - Snow equipment repairs.
 - Maintenance and repairs of Police, Fire, EMS, and DPW vehicles and equipment.
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BOROUGH ADMINISTRATION

Dog & Cat Licensing

- Due Date: February 27, 2026
- All dogs and cats must be licensed by this date. A late fee will apply after February 27, 2026.
- Proof of a current rabies vaccination is required.
- For 2026 licensing, rabies vaccinations must be valid through November 1, 2026, unless a written medical exemption is provided by a licensed veterinarian.
- License form:
[Dog and Cat licenses](#)

Alarm System Registration

- Due Date: March 1, 2026
- **Does your home or business have a monitored security/fire alarm?** All residents and businesses with alarm systems must complete an application and register annually with the Borough.
- Alarm systems may not be connected to Police Headquarters through the general police number. A dedicated number must be used.
- For additional details, refer to Chapter 69, Alarm Systems, in the Borough of Cresskill Code.
- Alarm form: [Alarm registration](#)

Become a Poll Worker

- Earn \$300
- **Eligibility Requirements:**
 - Must be a United States citizen and a resident of New Jersey
 - Must be registered to vote in Bergen County
 - Must be 18 years of age or older and not running as a candidate in this election
 - Individuals who are at least 16 years of age may serve limited hours (11:00 AM – 7:00 PM) and will be compensated accordingly
- Learn more and apply at: [Poll Worker Information](#)

POLICE DEPARTMENT

As the snow piles up, please keep the following reminders in mind:

- **No Snow in Roadways:** Placing snow into roadways by plow, snow blower, or shovel is a violation of Borough Ordinance 230-92(D). Keeping snow out of the streets helps ensure everyone's safety.
- **Vehicle Snow Removal Enforcement:** New Jersey motor vehicle violations for failure to remove snow from vehicles (39:4-77.1) will be enforced. Removing snow and ice from your vehicle is critical for the safety of all motorists.

- **Extra Caution with Children:** Due to significant snowfall and accumulating snow piles and drifts, visibility may be obstructed. Please exercise extra care when dropping off or picking up children.

Together, we can ensure a safer environment for our community this winter. Stay safe.

INFRASTRUCTURE / ENGINEERING

- Coordinating with Ben Shaffer Recreation, Inc. for the furnishing and installation of custom playground equipment for ages 5–12 through a Cooperative Purchasing Program.
 - Coordinating with Veolia Water and its contractor, Joseph M. Sanzari, Inc., to complete test pit investigations behind the curb at specified locations throughout the Borough, as required to identify mandated Lead Service Line Replacement locations.
 - Pickleball court: Estimated to begin construction in the Spring
 - Merrifield Park and Cranford Park: Estimated to begin construction in the Spring.
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Thank you!

A handwritten signature in blue ink, appearing to read "John Morgan".

Mayor John Morgan, MD