



City of Newark

City Hall
920 Mayor Kenneth A.
Gibson Boulevard
Newark, New Jersey 07102

Legislation Details (With Text)

File #:	17-0002	Version:	1	Name:	Stipulation of Settlement for Tax Appeals
Type:	Resolution	Status:		Adopted:	Adopted
File created:	1/3/2017	In control:		Finance:	Finance
On agenda:	1/10/2017	Final action:		1/10/2017:	1/10/2017

Title: Dept/ Agency: Finance
Action: () Ratifying (X) Authorizing () Amending
Purpose: Stipulation of Settlements for Tax Appeals
List of Property:
(Tax Payer/Address/Block/Lot/Ward/Assmnt./Year/Refund Amount)
1084-1092 Broad St. Urban Renewal, Rite Aid Corporation 3647-02(Lessee)/1084-1092 Broad Street/897/1.01/East/2014/- \$4,715,000.00/- \$7,913.75
1084-1092 Broad St. Urban Renewal, Rite Aid Corporation 3647-02(Lessee)/1084-1092 Broad Street/897/1.01/East/2015/- \$4,715,000.00/- \$8,444.57
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General Chemical/302-310 Doremus Avenue/5070/3/East/2015/- \$2,622,000.00/- \$18,345.10
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BT Property LLC/1-23 Olympia Drive/5084/112/East/2016/- \$3,856,500.00/- \$41,280.00
Manuel Abadin/120-132 Pacific Street/948/2/East/2012/- \$952,400.00/- \$9,455.03
Mataji & Ganesh, LLC v Newark/135 Brunswick Street/2802/18/South/2013/- \$48,000.00/\$0.00
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Mataji & Ganesh, LLC v Newark/188-194 Clinton Avenue/2802/39/South/2013/- \$891,500.00/- \$17,396.12
Mataji & Ganesh, LLC v Newark/188-194 Clinton Avenue/2802/39/South/2014/- \$841,500.00/- \$19,818.49
Mataji & Ganesh, LLC v Newark/188-194 Clinton Avenue/2802/39/South/2015/- \$766,500.00/- \$23,629.57
Normandie Group, LLC/103-123 Chancellor Avenue/3691.01/45/South/2014/- \$4,000,000.00/- \$3,101.00
CDL Urban Renewal Corp/1199-Broad Street/2806/21/East/2013/- \$626,100.00/\$0.00
CDL Urban Renewal Corp/1199-Broad Street/2806/21/East/2014/- \$470,000.00/- \$4,840.66
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Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2013/- \$566,300.00/\$0.00
Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2014/- \$475,000.00/- \$2,831.21
Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2015/- \$475,000.00/- \$3,021.12
Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2016/- \$475,000.00/- \$3,140.72
AMB Liberty LLC/158-178 Mt. Olivet Avenue/5090/75/South/2011/- \$7,800,000.00/- \$16,640.00
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AMB Liberty LLC/158-178 Mt. Olivet Avenue/5090/75/South/2013/- \$10,393,500.00/\$0.00
AMB Liberty LLC/158-178 Mt. Olivet Avenue/5090/75/South/2014/- \$10,704,400.00/\$0.00

Pagon, Ramon/379 6th Avenue West/1924/39/West/2012/-20,000.00/-165.70
Saleem, Hakeem & Gwendolyn/324-326 West Runyon Street/3036/45/South/2013/-325,000.00/-
\$2,775.82
Saleem, Hakeem & Gwendolyn/324-326 West Runyon Street/3036/45/South/2014/-318,500.00/-
\$3,116.51
Saleem, Hakeem & Gwendolyn/324-326 West Runyon Street/3036/45/South/2015/-285,000.00/-
\$4,434.06
Saleem, Hakeem & Gwendolyn/324-326 West Runyon Street/3036/45/South/2016/-285,000.00/-
\$4,609.60
Elizabeth Custer Partners, LLC/463-473 Elizabeth Avenue/3565/18/South/2013/-3,200,000.00/\$0.00
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\$13,783.95
Elizabeth Custer Partners, LLC/463-473 Elizabeth Avenue/3565/18/South/2015/-2,450,000.00/-
\$24,817.50
Circle PW, LLC/34-60 Rutherford Street/5050/12/East/2013/-2,450,000.00/-32,952.53
Circle PW, LLC/34-60 Rutherford Street/5050/12/East/2014/-2,100,000.00/-45,457.56
Circle PW, LLC/34-60 Rutherford Street/5050/12/East/2015/-1,750,000.00/-60,088.13
Dinardo, Antonio & Germano, & Cutri/48 Commerce Street/145/38/Central/2013/-600,000.00/-
\$702.81
Dinardo, Antonio & Germano, & Cutri/48 Commerce Street/145/38/Central/2014/-550,000.00/-
\$2,288.54
Adams, Cornell/1191-1199 Broad Street/2806/16/East/2013/-506,700.00/\$0.00
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Melvin, Walter/360-362 Peshine Avenue/3578/36/South/2013/-110,000.00/-750.06
Melvin, Walter/358 Peshine Avenue/3578/38/South/2012/-137,200.00/\$0.00
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396 Associates, LLC/151-155 Market Street/55/10/Central/2011/-\\$3,000,000.00/-\\$41,723.14
 396 Associates, LLC/151-155 Market Street/55/10/Central/2012/-\\$3,000,000.00/-\\$43,277.72
 396 Associates, LLC/151-155 Market Street/55/10/Central/2013/-\\$2,500,000.00/-\\$9,573.63
 396 Associates, LLC/151-155 Market Street/55/10/Central/2014/-\\$2,500,000.00/-\\$10,053.44
 396 Associates, LLC/151-155 Market Street/55/10/Central/2015/-\\$2,000,000.00/-\\$10,727.78

Additional Information:

Total Tax Difference: -\\$1,612,987.24
 Invitation: Corporation Counsel, January 4, 2017

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
1/10/2017	1	Municipal Council	Adopt	Pass

Dept/ Agency: Finance

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Additional Information:

Total Tax Difference: -\$1,612,987.24

Invitation: Corporation Counsel, January 4, 2017

WHEREAS, there are now pending before the Tax Court of New Jersey direct appeals challenging real property assessments and actions to review judgments of the Essex County Board of Taxation with regard to properties listed on the attached Schedule A, dated December 12, 2016; and

WHEREAS, after a review of the appraisals of both the City and the taxpayer and an analysis of prior County Board and Tax Court actions as they affect these properties, and after careful consideration of these facts, it is the opinion of the Tax Assessor and the Corporation Counsel that these settlements are in the best interests of the City of Newark.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. The Corporation Counsel of the City of Newark be and is hereby authorized to execute a Stipulation of Settlement with regard to certain properties as set forth in Schedule A, dated December 12, 2016, after receipt of all documents deemed appropriate.
2. The City Clerk shall serve a copy of this resolution upon the Tax Assessor, Corporation Counsel and the Director of Finance.

STATEMENT

This resolution authorizes the execution of a Stipulation of Settlement with regard to Tax Appeals on properties set forth in Schedule A, dated December 12, 2016.