



Legislation Details (With Text)

**File #:** 10-0697      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Adopted  
**File created:** 5/7/2010      **In control:** Municipal Council and City Clerk  
**On agenda:** 5/19/2010      **Final action:** 6/17/2010

**Title:** Ordinance denying the five (5) year tax abatement applications for the owner of the residential structures identified in the attached Exhibit (A), based upon developers' failure to identify a purchaser within a certain time period.  
Applicant/Property Address/Block/Lot/Year  
Mauricio Mendes/23-25 Governor Street, Newark, NJ/114.01/58/2007  
Blue Ribbon Management, Inc./362-364 S. 7th Street, Newark, NJ/292/47/2007  
New West Development LLC/405 South 19th Street, Newark, NJ/323/8.02/2007  
New West Development LLC/413-415 S. 19th Street, Newark, NJ/323/8.05/2008  
RPM Development Group/592-594 S. 18th Street, Newark, NJ/341/40/2006  
RPM Development Group/288 7th Avenue, Newark, NJ/351/1.02/2006  
RPM Development Group/286 Seventh Avenue, Newark, NJ/351/1.03/2006  
New Visions Community Development Corp./745 S. 19th Street, Newark, NJ/367/21  
S.B.F. Development LLC/722 S. 20th Street, Newark, NJ/367/66/2006  
Euro Associates, LLC/94 Fourth Avenue, Newark, NJ/516/30/2008  
Mt. Pleasant Homes, LLC/150 Mt. Pleasant Avenue, Newark, NJ/521/30.01/2006  
Mt. Pleasant Homes, LLC/146-148 Mt. Pleasant Avenue, Newark, NJ/521/30.02/2006  
Mt. Pleasant Homes, LLC/144 Mt. Pleasant Avenue, Newark, NJ/521/30.03/2006  
Abiner F. Andrade/102 Highland Avenue, Newark, NJ/540/23/2007  
31-57 Seabury Developers, LLC/47 Seabury Street, Newark, NJ/723.01/5/2007  
155 Manchester Place Realty LLC/167-169 Manchester Place, Newark, NJ/851/42.04/2008  
JJ Chestnut Inc./411-419 Chestnut Street, Newark, NJ/1128.03/4.02/2008  
Sylvan/Summer Homes II, LLC/66 First Street, Newark, NJ/1846/1.12/2006  
Global Construction Enterprise/21 Fifth Street, Newark, NJ/1849/34/2008  
JBC Developers/108 South 11th Street, Newark, NJ/1857/54/2008  
Sylvan/Summer Homes II, LLC/60-62 3rd Street, Newark, NJ/1877/10/2006  
Sylvan/Summer Homes II, LLC/43-45 3rd Street, Newark, NJ/1878/29.02/2006  
Sylvan/Summer Homes II, LLC/49 Third Street, Newark, NJ/1878/33/2006  
Jave Construction Corp./77-79 Springdale Avenue, Newark, NJ/1943/60.01/2008  
The Estates at Shabazz Heights, LLC/92 Ridgewood Avenue, Newark, NJ/2678/25/2006  
Sherman Ave. Development LLC/36 Hunter Street, Newark, NJ/2776/21.09/2007  
Aja Stephen/33-35 Fabyan Place, Newark, NJ/3079/15/2007  
Summit Real Estate Developers LLC/9 Goodwin Place, Newark, NJ/3617/29/2007  
JBC Developers LLC/82 Columbia Avenue, Newark, NJ/4031/45/2008

**Sponsors:**

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
6/17/2010	1	Municipal Council	Close on Public Hearing and Adopt	Pass
6/2/2010	1	Municipal Council	Adopt on First Reading	Pass
5/19/2010	1	Municipal Council	Advance to First Reading	Pass

Ordinance **denying** the five (5) year tax abatement applications for the owner of the residential structures identified in the attached Exhibit (A), based upon developers' failure to identify a purchaser

within a certain time period.

Applicant/Property Address/Block/Lot/Year

Mauricio Mendes/23-25 Governor Street, Newark, NJ/114.01/58/2007  
Blue Ribbon Management, Inc./362-364 S. 7<sup>th</sup> Street, Newark, NJ/292/47/2007  
New West Development LLC/405 South 19<sup>th</sup> Street, Newark, NJ/323/8.02/2007  
New West Development LLC/413-415 S. 19<sup>th</sup> Street, Newark, NJ/323/8.05/2008  
RPM Development Group/592-594 S. 18<sup>th</sup> Street, Newark, NJ/341/40/2006  
RPM Development Group/288 7<sup>th</sup> Avenue, Newark, NJ/351/1.02/2006  
RPM Development Group/286 Seventh Avenue, Newark, NJ/351/1.03/2006  
New Visions Community Development Corp./745 S. 19<sup>th</sup> Street, Newark, NJ/367/21  
S.B.F. Development LLC/722 S. 20<sup>th</sup> Street, Newark, NJ/367/66/2006  
Euro Associates, LLC/94 Fourth Avenue, Newark, NJ/516/30/2008  
Mt. Pleasant Homes, LLC/150 Mt. Pleasant Avenue, Newark, NJ/521/30.01/2006  
Mt. Pleasant Homes, LLC/146-148 Mt. Pleasant Avenue, Newark, NJ/521/30.02/2006  
Mt. Pleasant Homes, LLC/144 Mt. Pleasant Avenue, Newark, NJ/521/30.03/2006  
Abiner F. Andrade/102 Highland Avenue, Newark, NJ/540/23/2007  
31-57 Seabury Developers, LLC/47 Seabury Street, Newark, NJ/723.01/5/2007  
155 Manchester Place Realty LLC/167-169 Manchester Place, Newark, NJ/851/42.04/2008  
JJ Chestnut Inc./411-419 Chestnut Street, Newark, NJ/1128.03/4.02/2008  
Sylvan/Summer Homes II, LLC/66 First Street, Newark, NJ/1846/1.12/2006  
Global Construction Enterprise/21 Fifth Street, Newark, NJ/1849/34/2008  
JBC Developers/108 South 11<sup>th</sup> Street, Newark, NJ/1857/54/2008  
Sylvan/Summer Homes II, LLC/60-62 3<sup>rd</sup> Street, Newark, NJ/1877/10/2006  
Sylvan/Summer Homes II, LLC/43-45 3<sup>rd</sup> Street, Newark, NJ/1878/29.02/2006  
Sylvan/Summer Homes II, LLC/49 Third Street, Newark, NJ/1878/33/2006  
Jave Construction Corp./77-79 Springdale Avenue, Newark, NJ/1943/60.01/2008  
The Estates at Shabazz Heights, LLC/92 Ridgewood Avenue, Newark, NJ/2678/25/2006  
Sherman Ave. Development LLC/36 Hunter Street, Newark, NJ/2776/21.09/2007  
Aja Stephen/33-35 Fabyan Place, Newark, NJ/3079/15/2007  
Summit Real Estate Developers LLC/9 Goodwin Place, Newark, NJ/3617/29/2007  
JBC Developers LLC/82 Columbia Avenue, Newark, NJ/4031/45/2008