



## Legislation Details (With Text)

|                      |   |                      |   |                   |                                      |
|----------------------|---|----------------------|---|-------------------|--------------------------------------|
| <b>File #:</b>       | 13-0019   | <b>Version:</b>      | 1 | <b>Name:</b>      | Tax Appeal Stipulation of Settlement |
| <b>Type:</b>         | Resolution  | <b>Status:</b>       |   | <b>Filed:</b>     | Filed                                |
| <b>File created:</b> | 1/3/2013  | <b>In control:</b>   |   | <b>Finance:</b>   | Finance                              |
| <b>On agenda:</b>    | 4/17/2013   | <b>Final action:</b> |   | <b>4/17/2013:</b> | 4/17/2013                            |
| <b>Title:</b>        | Dept/ Agency: Finance<br>Action: ( ) Ratifying (X) Authorizing ( ) Amending<br>Purpose: Stipulation of Settlements for Tax Appeals<br>List of Property:<br>(Tax Payer/Address/Block/Lot/Ward/Assmnt./Year/Refund Amount)<br>279 Management, LLC/279-285 Mount Prospect Avenue/559/45/North/\$2,040,000/2010/- \$17,490.00<br>279 Management, LLC/279-285 Mount Prospect Avenue/559/45/North/\$2,040,000/2011/- \$18,304.00<br>279 Management, LLC/279-285 Mount Prospect Avenue/559/45/North/\$2,040,000/2012/- \$18,986.00<br>Ace Tool & Manufacturing Co., Inc./528-532 Mulberry Street/1181/1/East/\$474,000/2009/- \$1,763.92<br>Ace Tool & Manufacturing Co., Inc./528-532 Mulberry Street/1181/1/East/\$474,000/2010/- \$2,047.92<br>Ace Tool & Manufacturing Co., Inc./528-532 Mulberry Street/1181/1/East/\$474,000/2011/- \$2,143.23<br>Ace Tool & Manufacturing Co., Inc./166-170 Emmet Street/1181/51/East/\$217,500/2009/\$0.00<br>Ace Tool & Manufacturing Co., Inc./166-170 Emmet Street/1181/51/East/\$217,500/2010/\$0.00<br>Ace Tool & Manufacturing Co., Inc./166-170 Emmet Street/1181/51/East/\$217,500/2011/\$0.00<br>Albarracin Realty, LLC/78-84 Frelinghuysen Avenue/2790/21/South/\$411,900/2012/- \$2,606.26<br>Albo Realty Corporation/82-96 Waydell Street/2392/20/East/\$750,000/2008/- \$2,599.00<br>Albo Realty Corporation/82-96 Waydell Street/2392/20/East/\$750,000/2009/- \$2,739.00<br>Albo Realty Corporation/82-96 Waydell Street/2392/20/East/\$750,000/2010/- \$3,180.00<br>Albo Realty Corporation/82-96 Waydell Street/2392/20/East/\$750,000/2011/- \$4,992.00<br>Albo Realty Corporation/82-96 Waydell Street/2392/20/East/\$750,000/2012/- \$5,178.00<br>Barroso, Inc./248-254 Ferry Street/1995/20/East/\$782,800/2010/- \$4,541.04<br>Barroso, Inc./248-254 Ferry Street/1995/20/East/\$782,800/2011/- \$4,752.38<br>Barroso, Inc./248-254 Ferry Street/1995/20/East/\$782,800/2012/- \$4,929.46<br>Boaz, Shevach/96 Pacific Street/947/12/East/\$378,300/2010/- \$899.94<br>Boaz, Shevach/96 Pacific Street/947/12/East/\$378,300/2011/- \$941.82<br>Boaz, Shevach/96 Pacific Street/947/12/East/\$378,300/2012/- \$976.92<br>Danielle Realty Corporation/2-18 Richards Street/2469/11/East/\$2,218,800/2009/- \$7,948.58<br>Danielle Realty Corporation/2-18 Richards Street/2469/11/East/\$2,218,800/2010/- \$9,228.36<br>Danielle Realty Corporation/2-18 Richards Street/2469/11/East/\$1,798,600/2011/\$0.00<br>Evergreen Realty Corporation/214-222 Thomas Street/1164/26.02/East/\$907,300/2007/- \$3,817.17<br>Evergreen Realty Corporation/214-222 Thomas Street/1164/26.02/East/\$907,300/2008/- \$6,167.43<br>Evergreen Realty Corporation/214-222 Thomas Street/1164/26.02/East/\$907,300/2009/- \$8,006.10<br>Evergreen Realty Corporation/214-222 Thomas Street/1164/26.02/East/\$907,300/2010/- \$9,295.14<br>Evergreen Realty Corporation/214-222 Thomas Street/1164/26.02/East/\$907,300/2011/- \$9,727.74<br>Evergreen Realty Corporation/206-212 Thomas Street/1164/26.01/East/\$164,900/2007/\$0.00<br>Evergreen Realty Corporation/206-212 Thomas Street/1164/26.01/East/\$164,900/2008/\$0.00<br>Evergreen Realty Corporation/206-212 Thomas Street/1164/26.01/East/\$164,900/2009/\$0.00<br>Evergreen Realty Corporation/208 Parkhurst Street/1164/39/East/\$25,700/2007/\$0.00<br>Evergreen Realty Corporation/208 Parkhurst Street/1164/39/East/\$25,700/2008/\$0.00<br>Evergreen Realty Corporation/208 Parkhurst Street/1164/39/East/\$25,700/2009/\$0.00<br>Evergreen Realty Corporation/206 Parkhurst Street/1164/40/East/\$29,300/2007/\$0.00<br>Evergreen Realty Corporation/206 Parkhurst Street/1164/40/East/\$29,300/2008/\$0.00<br>Evergreen Realty Corporation/206 Parkhurst Street/1164/40/East/\$29,300/2009/\$0.00<br>Evergreen Realty Corporation/202-204 Thomas Street/1164/19/East/\$110,100/2007/\$0.00<br>Evergreen Realty Corporation/202-204 Thomas Street/1164/19/East/\$110,100/2008/\$0.00<br>Evergreen Realty Corporation/202-204 Thomas Street/1164/19/East/\$110,100/2009/\$0.00<br>Fulop, Arthur/940 Broad Street/874/11/East/\$514,300/2008/- \$2,970.66 |                      |   |                   |                                      |

Fulop, Arthur/938 Broad Street/874/12/East/\$435,700/2007/\$0.00  
G & S Investors/760-774 Frelinghuysen Avenue/3779/66/South/\$1,895,000/2008/-\$2,599.00  
G & S Investors/760-774 Frelinghuysen Avenue/3779/66/South/\$1,895,000/2009/-\$5,478.00  
G & S Investors/760-774 Frelinghuysen Avenue/3779/66/South/\$1,895,000/2010/-\$6,360.00  
G & S Investors/760-774 Frelinghuysen Avenue/3779/66/South/\$1,895,000/2011/-\$6,656.00  
Gomes Development, Inc./472 Ferry Street/2476/37/East/\$159,800/2010/-\$1,106.64  
Gomes Development, Inc./472 Ferry Street/2476/37/East/\$159,800/2011/-\$1,158.14  
Gomes Development, Inc./472 Ferry Street/2476/37/East/\$159,800/2012/-\$1,201.30  
JCAP Realty, Inc./98-112 Stockton Street/5038.01/31/East/\$123,200/2010/\$0.00  
JCAP Realty, Inc./98-112 Stockton Street/5038.01/31/East/\$123,200/2011/\$0.00  
JCAP Realty, Inc./114-130 Stockton Street/5038.01/41/East/\$725,000/2010/-\$1,532.76  
JCAP Realty, Inc./114-130 Stockton Street/5038.01/41/East/\$725,000/2011/-\$1,604.10  
JCAP Realty, Inc./114-130 Stockton Street/5038.01/41/East/\$725,000/2012/-\$1,663.86  
Jersey Industrial Properties, LLC/127-139 Frelinghuysen Avenue/2778/2/South/\$725,000/2009/-\$3,423.75  
Jersey Industrial Properties, LLC/127-139 Frelinghuysen Avenue/2778/2/South/\$725,000/2010/-\$3,975.00  
Jersey Industrial Properties, LLC/127-139 Frelinghuysen Avenue/2778/2/South/\$725,000/2011/-\$4,160.00  
Judaki, LLC/666-678 Ferry Street/2403/1/East/\$665,000/2009/-\$3,697.65  
Judaki, LLC/666-678 Ferry Street/2403/1/East/\$665,000/2010/-\$4,293.00  
Judaki, LLC/666-678 Ferry Street/2403/1/East/\$665,000/2011/-\$4,492.80  
Katz, Joel/847-983 Doremus Avenue Rear/5082/74/East/\$417,500/2011/-\$7,238.40  
L & G Associates of N.J., Inc./123-153 North Thirteenth Street/1925/54/West/\$1,000,000/2009/-\$2,739.00  
L & G Associates of N.J., Inc./123-153 North Thirteenth Street/1925/54/West/\$1,000,000/2010/-\$3,180.00  
L & G Associates of N.J., Inc./123-153 North Thirteenth Street/1925/54/West/\$1,000,000/2011/-\$3,328.00  
L & G Associates of N.J., Inc./123-153 North Thirteenth Street/1925/54/West/\$1,000,000/2012/-\$3,452.00  
Lembo, Phyllis/14-82 Riverside Avenue/675/15/North/\$405,700/2009/-\$2,210.37  
Lembo, Phyllis/14-82 Riverside Avenue/675/15/North/\$405,700/2010/-\$2,566.26  
Lembo, Phyllis/14-82 Riverside Avenue/675/15/North/\$405,700/2011/-\$2,685.70  
LIT-481 Doremus, LLC/481-515 Doremus Avenue/5060/2/East/\$9,847,600/2010/\$0.00  
M.C. Realty/210-218 Wright Street/1180/61/East/\$405,000/2008/\$0.00  
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M.C. Realty/210-218 Wright Street/1180/61/East/\$405,000/2010/-\$3,180.00  
McDonald's Corporation (R. Madan)/344-348 Mulberry Street/888/1/East/\$228,400/2009/\$0.00  
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McDonald's Corporation (R. Madan)/350-358 Mulberry Street/888/62/East/\$744,600/2009/-\$7,830.80  
McDonald's Corporation (R. Madan)/350-358 Mulberry Street/888/62/East/\$598,300/2010/-\$4,439.28  
McDonald's Corporation (R. Madan)/350-358 Mulberry Street/888/62/East/\$598,300/2011/-\$4,645.89  
McDonald's Corporation (R. Madan)/350-358 Mulberry Street/888/62/East/\$598,300/2012/-\$4,818.99  
McDonald's Corporation (R. Madan)/561-567 McCarter Highway/888/63/East/\$243,600/2009/\$0.00  
McDonald's Corporation (R. Madan)/561-567 McCarter Highway/888/63/East/\$243,600/2010/\$0.00  
McDonald's Corporation (R. Madan)/561-567 McCarter Highway/888/63/East/\$243,600/2011/\$0.00  
McDonald's Corporation (R. Madan)/561-567 McCarter Highway/888/63/East/\$243,600/2012/\$0.00  
McDonald's Corporation (R. Madan)/569-575 McCarter Highway/888/64/East/\$282,200/2009/\$0.00  
McDonald's Corporation (R. Madan)/569-575 McCarter Highway/888/64/East/\$282,200/2010/\$0.00  
McDonald's Corporation (R. Madan)/569-575 McCarter Highway/888/64/East/\$282,200/2011/\$0.00  
McDonald's Corporation (R. Madan)/569-575 McCarter Highway/888/64/East/\$282,200/2012/\$0.00  
MLK Newark 2007, LLC/778-784 Dr. Martin Luther King, Jr. Boulevard/123/96/Central/\$852,500/2010/-\$1,669.50  
MLK Newark 2007, LLC/778-784 Dr. Martin Luther King, Jr. Boulevard/123/96/Central/\$852,500/2011/-\$1,747.20  
Newark Housing Authority/137-145 Mulberry Street/164/69/East/\$477,600/2009/\$0.00

Newark Housing Authority/234-236 Market Street/164/43/East/\$999,400/2009/\$0.00  
 Newark Housing Authority/59 Edison Place/164/73/East/\$285,500/2009/\$0.00  
 Newark Housing Authority/129-145 Mulberry Street/164/40/East/\$552,100/2009/\$0.00  
 Newark Housing Authority/230 Market Street/164/41/East/\$492,300/2009/\$0.00  
 NWK Industrial Spraying, Inc./12-30 Amsterdam Street/2083/33/East/\$534,200/2009/-1,594.10  
 NWK Industrial Spraying, Inc./12-30 Amsterdam Street/2083/33/East/\$534,200/2010/-1,850.76  
 NWK Industrial Spraying, Inc./12-30 Amsterdam Street/2083/33/East/\$534,200/2011/-1,936.90  
 Pruvview Properties, LLC/27 Academy Street/53/9/Central/\$600,000/2011/-4,160.00  
 Pruvview Properties, LLC/27 Academy Street/53/9/Central/\$600,000/2012/-4,315.00  
 Rousseau WH, LLC by Delev Corp. (Receiver)/296-298 Renner Avenue/3624/7/South/  
 \$297,200/2009/\$0.00  
 Rousseau WH, LLC by Delev Corp. (Receiver)/296-298 Renner Avenue/3624/7/South/  
 \$297,200/2010/\$0.00  
 Rousseau WH, LLC by Delev Corp. (Receiver)/296-298 Renner Avenue/3624/7/South/\$297,200/2011/  
 \$0.00  
 Rousseau WH, LLC by Delev Corp. (Receiver)/296-298 Renner Avenue/3624/7/South/  
 \$297,200/2012/-1,629.34  
 Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$46,800/1999/\$0.00  
 Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$46,800/2000/\$0.00  
 Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$46,800/2001/\$0.00  
 Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$1,667,000/2005/-21,091.00  
 Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$1,667,000/2006/-24,078.30  
 Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$1,667,000/2007/-24,078.30  
 Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$1,667,000/2008/-25,132.33  
 Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$1,667,000/2009/-26,486.13  
 Wilson Fidelco, LLC ?Wilcox/238-254 Wilson Avenue/5038/50/East/\$1,895,000/2009/-4,670.00  
 Wilson Fidelco, LLC ?Wilcox/238-254 Wilson Avenue/5038/50/East/\$1,895,000/2010/-5,421.90  
 Wilson Fidelco, LLC ?Wilcox/238-254 Wilson Avenue/5038/50/East/\$1,895,000/2011/-5,674.24

Additional Information:  
 Total Tax Difference: -\$420,222.76  
 Invitation: Corporation Counsel, April 16, 2013

**Sponsors:**

**Indexes:**

**Code sections:**

| Date      | Ver. | Action By         | Action | Result |
|-----------|------|-------------------|--------|--------|
| 4/17/2013 | 1    | Municipal Council | Adopt  | Pass   |

**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)**

279 Management, LLC/279-285 Mount Prospect Avenue/559/45/North/\$2,040,000/2010/-17,490.00  
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 Ace Tool & Manufacturing Co., Inc./166-170 Emmet Street/1181/51/East/\$217,500/2011/\$0.00  
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McDonald's Corporation (R. Madan)/350-358 Mulberry Street/888/62/East/\$598,300/2011/- \$4,645.89  
McDonald's Corporation (R. Madan)/350-358 Mulberry Street/888/62/East/\$598,300/2012/- \$4,818.99  
McDonald's Corporation (R. Madan)/561-567 McCarter Highway/888/63/East/\$243,600/2009/\$0.00  
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McDonald's Corporation (R. Madan)/569-575 McCarter Highway/888/64/East/\$282,200/2012/\$0.00  
MLK Newark 2007, LLC/778-784 Dr. Martin Luther King, Jr. Boulevard/123/96/Central/\$852,500/2010/- \$1,669.50  
MLK Newark 2007, LLC/778-784 Dr. Martin Luther King, Jr. Boulevard/123/96/Central/\$852,500/2011/- \$1,747.20  
Newark Housing Authority/137-145 Mulberry Street/164/69/East/\$477,600/2009/\$0.00  
Newark Housing Authority/234-236 Market Street/164/43/East/\$999,400/2009/\$0.00  
Newark Housing Authority/59 Edison Place/164/73/East/\$285,500/2009/\$0.00  
Newark Housing Authority/129-145 Mulberry Street/164/40/East/\$552,100/2009/\$0.00  
Newark Housing Authority/230 Market Street/164/41/East/\$492,300/2009/\$0.00  
NWK Industrial Spraying, Inc./12-30 Amsterdam Street/2083/33/East/\$534,200/2009/- \$1,594.10  
NWK Industrial Spraying, Inc./12-30 Amsterdam Street/2083/33/East/\$534,200/2010/- \$1,850.76  
NWK Industrial Spraying, Inc./12-30 Amsterdam Street/2083/33/East/\$534,200/2011/- \$1,936.90  
Pruview Properties, LLC/27 Academy Street/53/9/Central/\$600,000/2011/- \$4,160.00  
Pruview Properties, LLC/27 Academy Street/53/9/Central/\$600,000/2012/- \$4,315.00  
Rousseau WH, LLC by Delev Corp. (Receiver)/296-298 Renner Avenue/3624/7/South/\$297,200/2009/\$0.00  
Rousseau WH, LLC by Delev Corp. (Receiver)/296-298 Renner Avenue/3624/7/South/\$297,200/2010/\$0.00  
Rousseau WH, LLC by Delev Corp. (Receiver)/296-298 Renner Avenue/3624/7/South/\$297,200/2011/\$0.00

Rousseau WH, LLC by Delev Corp. (Receiver)/296-298 Renner Avenue/3624/7/South/\$297,200/2011/-\$0.00  
Rousseau WH, LLC by Delev Corp. (Receiver)/296-298 Renner Avenue/3624/7/South/\$297,200/2012/-\$1,629.34  
Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$46,800/1999/\$0.00  
Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$46,800/2000/\$0.00  
Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$46,800/2001/\$0.00  
Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$1,667,000/2005/-\$21,091.00  
Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$1,667,000/2006/-\$24,078.30  
Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$1,667,000/2007/-\$24,078.30  
Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$1,667,000/2008/-\$25,132.33  
Sumo Property Management, LLC/10-16 Fenwick Street/3511/16/South/\$1,667,000/2009/-\$26,486.13  
Wilson Fidelco, LLC %Wilcox/238-254 Wilson Avenue/5038/50/East/\$1,895,000/2009/-\$4,670.00  
Wilson Fidelco, LLC %Wilcox/238-254 Wilson Avenue/5038/50/East/\$1,895,000/2010/-\$5,421.90  
Wilson Fidelco, LLC %Wilcox/238-254 Wilson Avenue/5038/50/East/\$1,895,000/2011/-\$5,674.24

**Additional Information:**

Total Tax Difference: -\$420,222.76

**Invitation:** Corporation Counsel, April 16, 2013

**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; 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, 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 Department 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.