



Legislation Text

File #: 18-0085, Version: 1

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)

Littleton Ave Community Village LP/293/51/307-347 Littleton Avenue/Central
/\$1,503,900/2012/- \$37,902.96

Littleton Ave Community Village LP/293/51/307-347 Littleton Avenue/Central
/\$1,659,000/2013/- \$28,673.63

Littleton Ave Community Village LP/293/51/307-347 Littleton Avenue/Central
/\$1,409,000/2014/- \$37,863.21

Littleton Ave Community Village LP/293/51/307-347 Littleton Avenue/Central
/\$1,159,000/2016/- \$50,602.40

Littleton Ave Community Village LP/300/34/88-96 16th Avenue/Central/\$442,000
/2012/- \$0.00

Littleton Ave Community Village LP/300/34/88-96 16th Avenue/Central/\$526,000
/2013/- \$0.00

Littleton Ave Community Village LP/300/34/88-96 16th Avenue/Central/\$526,000
/2014/- \$0.00

Littleton Ave Community Village LP/300/29/378-386 S 6th Street/Central/\$374,500
/2012/- \$0.00

Littleton Ave Community Village LP/300/29/378-386 S 6th Street/Central/\$526,000
/2013/- \$0.00

Littleton Ave Community Village LP/300/29/378-386 S 6th Street/Central/\$263,000
/2014/- \$0.00

Littleton Ave Community Village LP/300/29/378-386 S 6th Street/Central/\$526,000
/2016/- \$0.00

Littleton Ave Community Village LP/300/23/392-398 S 6th Street/Central/\$227,700
/2012/- \$0.00

Littleton Ave Community Village LP/300/23/392-398 S 6th Street/Central/\$263,000
/2013/- \$0.00

Littleton Ave Community Village LP/300/23/392-398 S 6th Street/Central/\$263,000
/2014/- \$0.00

Littleton Ave Community Village LP/300/14/410-416 S 6th Street/Central/\$402,700
/2012/- \$0.00

Littleton Ave Community Village LP/300/14/410-416 S 6th Street/Central/\$526,000
/2013/- \$0.00

Littleton Ave Community Village LP/300/14/410-416 S 6th Street/Central/\$526,000
/2014/- \$0.00

Littleton Ave Community Village LP/300/14/410-416 S 6th Street/Central/\$526,000
/2016/- \$0.00

Cruz Plaza LLC/2470/1.01/516-544 Raymond Blvd/East/\$3,697,100/2010/- \$0.00

Cruz Plaza LLC/2470/1.01/516-544 Raymond Blvd/East/\$3,500,000/2011/- \$6,559.49

Cruz Plaza LLC/2470/1.01/516-544 Raymond Blvd/East/\$3,450,000/2012/- \$8,529.89

Cruz Plaza LLC/2470/1.01/516-544 Raymond Blvd/East/\$5,476,600/2013/- \$0.00

Cruz Plaza LLC/2470/1.01/516-544 Raymond Blvd/East/\$5,200,000/2014/- \$8,577.37

Cruz Plaza LLC/2470/1.01/516-544 Raymond Blvd/East/\$5,000,000/2015/- \$7,279.80

191 Walnut Holdings/940/28/191-193 Walnut Street/East/\$243,500/2014/- \$1,240.40

191 Walnut Holdings/940/28/191-193 Walnut Street/East/\$243,500/2015/-1,323.60

Wainwright LLC/3733/9(11)/213-217 Wainwright Street/South/\$900,000/2015
/-6,406.22

Stuyvesant Coin Wash, Inc./4107/46 (47, 48, 49)/185-193 Stuyvesant Avenue/West
/\$400,000/2013/-2,731.53

Stuyvesant Coin Wash, Inc./4107/46 (47, 48, 49)/185-193 Stuyvesant Avenue/West
/\$400,000/2014/-2,868.43

Kipas Trust/2637/49/774 S. 18 Street/South/\$210,000/2016/-1,279.68

Brown James & Oner /1783/43/377 S. Orange Avenue/West/\$250,000/2014
/-1,094.65

Brown James & Oner /1783/43/377 S. Orange Avenue/West/\$250,000/2015
/-1,168.08

884 S. 17th Associates LLC/Moh Capital 9 LLC/3012/75/884 S 17th Street/South
/\$209,000/2016/-512.56

884 S. 17th Associates LLC/Moh Capital 9 LLC/3012/75/884 S 17th Street/South
/\$209,000/ 2017/-530.44

100-108 Grace Street/3654/17/126 Custer Avenue/South/\$419,400/2014/-0.00

100-108 Grace Street/3654/17/126 Custer Avenue/South/\$370,000/2015/-1,634.65

100-108 Grace Street/3654/17/126 Custer Avenue/South/\$370,000/2016/-1,699.36

Arthur Weber/2076/54/121 Wilson Avenue/East/\$593,800/2015/-0.00

Arthur Weber/2076/54/121 Wilson Avenue/East/\$550,000/2016/-1,506.72

The Kent Family Partnership No II/3540.01/40(43)/88-104 Empire Street/South
/\$443,100/2010/-6,636.66

The Kent Family Partnership No II/3540.01/40(43)/88-104 Empire Street/South
/\$443,100/2011/-6,945.54

The Kent Family Partnership No II/3540.01/40(43)/88-104 Empire Street/South
/\$443,100/2012/-3,034.31

The Kent Family Partnership No II/3540.01/50/106-116 Empire Street/South
/\$235,900/2010/-3,571.14

The Kent Family Partnership No II/3540.01/50/106-116 Empire Street/South
/\$235,900/2011/-3,737.34

The Kent Family Partnership No II/3540.01/50/106-116 Empire Street/South
/\$235,900/2012/-3,876.60

Lorusso, Nicholas & Guerrero, Jose/192/2/194 Lafayette Street/East/\$174,200
/2013/-0.00

Lorusso, Nicholas & Guerrero, Jose/192/2/194 Lafayette Street/East/\$150,400
/2014/-738.04

Lorusso, Nicholas & Guerrero, Jose/192/2/194 Lafayette Street/East/\$549,600
/2015/-3,309.00

Lorusso, Nicholas & Guerrero, Jose/192/2/194 Lafayette Street/East/\$549,600
/2016/-3,440.00

Lorusso, Nicholas & Guerrero, Jose/192/1(57,58,59,60)/184-192 Lafayette Street
/East/\$649,600/2013/-0.00

Lorusso, Nicholas & Guerrero, Jose/192/1(57,58,59,60)/184-192 Lafayette Street
/East/\$549,600/2014/-3,101.00

Lorusso, Nicholas & Guerrero, Jose/192/1(57,58,59,60)/184-192 Lafayette Street
/East/\$150,400/2015/-787.54

Lorusso, Nicholas & Guerrero, Jose/192/1(57,58,59,60)/184-192 Lafayette Street
/East/\$150,400/2016/-818.72

845 Sanford, LLC./4135/29/839-845 Sandford Avenue/West/\$755,200/2014
/-0.00

845 Sanford, LLC./4135/29/839-845 Sandford Avenue/West/\$625,000/2015
/-4,308.32

845 Sanford, LLC./4135/29/839-845 Sandford Avenue/West/\$625,000/2016
/-4,478.88

Zell1/PLCO S 100, LLC./116/60/470 Washington Street/Central/\$214,800/2015

/-\$2,316.30
Zell1/PLCO S 100, LLC./116/60/470 Washington Street/Central/\$214,800/2016
/-\$2,408.00
Aldine Capital, LLC./4065/68/49-51 Brookdale Avenue/West/\$348,425/2015
/-\$4,289.03
Pine Tree Garden Corp/53/13(14)/138 Halsey Street/Central/\$357,600/2016
/-\$1,720.00
347 Park Ave., LLC./3625/17/223-229 Shephard Avenue/South/\$740,000/2016
/-\$1,376.00
Lago, D., Cambiero, J. & Romero, R./488/74/105 Cutler Street/Central/\$290,800
/2013/-\$0.00
Lago, D., Cambiero, J. & Romero, R./488/74/105 Cutler Street/Central/\$290,800
/2014/-\$0.00
Lago, D., Cambiero, J. & Romero, R./488/74/105 Cutler Street/Central/\$265,800
/2015/-\$827.25
Lago, D., Cambiero, J. & Romero, R./488/74/105 Cutler Street/Central/\$265,000
/2016/-\$887.52
Chadwick Capital, LLC/490 Clinton Ave, LLC/2687/1/490 Clinton Avenue/Central
/\$353,100/2014/-\$0.00
Chadwick Capital, LLC/490 Clinton Ave, LLC/2687/1/490 Clinton Avenue/Central
/\$285,000/2015/-\$2,253.43
Empire Plaza, LLC/2617/40/657 S 10th Street/South/\$21,000/2011/-\$259.58
Empire Plaza, LLC/2617/40/657 S 10th Street/South/\$21,000/2012/-\$269.26
Empire Plaza, LLC/2618/56/676 S 12th Street/South/\$22,700/2011/-\$76.54
Empire Plaza, LLC/2618/56/676 S 12th Street/South/\$22,700/2012/-\$79.40
Salvatore Maiorino/4099/94/678-684 Sandford Avenue/West/\$225,000/2012
/-\$5,385.12
Triumph Group, LLC/2801/32/11-21 Wright Street/South/\$890,800/2012/-\$6,904.00
South 12th Street Development, Group/3066/9/9-13 Hobson Street/South/\$19,100
/2011/\$-425.98
South 12th Street Development, Group/3066/9/9-13 Hobson Street/South/\$19,100
/2012/-\$441.86
South 12th Street Development, Group/3009/32/838 S 14th Street/South/\$19,000
/2011/-\$419.33
South 12th Street Development, Group/3009/32/838 S 14th Street/South/\$19,000
/2012/-\$434.95
South 12th Street Development, Group/2617/41/659 S 10th Street/South/\$17,300
/2011/-\$382.72
South 12th Street Development, Group/2617/41/659 S 10th Street/South/\$17,300
/2012/-\$396.98
South 12th Street Development, Group/2618/60/668-670 S 12th Street/South/\$27,600
/2011/-\$612.35
South 12th Street Development, Group/2618/60/668-670 S 12th Street/South/\$27,600
/2012/-\$635.17
South 12th Street Development, Group/2618/58/672-674 S 12th Street/South/\$22,500
/2011/-\$475.90
South 12th Street Development, Group/2618/58/672-674 S 12th Street/South/\$22,500
/2012/-\$493.64
A&D Properties LLC/1860/3/90-92 9th Avenue/West/\$50,000/2011/-\$911.87
A&D Properties LLC/1860/3/90-92 9th Avenue/West/\$50,000/2012/-\$945.85
293 Hawthorne Ave Partners/3028/22/293-303 Hawthorne Avenue/South/\$2,250,000
/2013/-\$5,409.90

293 Hawthorne Ave Partners/3028/22/293-303 Hawthorne Avenue/South/\$2,250,000
/2014/-\$5,681.03
Fleet 191 Market St., LLC/146/40/189-191 Market Street/Central/\$675,000/2011
/-\$12,879.36

Fleet 191 Market St., LLC/146/40/189-191 Market Street/Central/\$675,000/2012
/--\$13,359.24
231 Washington Street Urban Ren., LLC/71/1/227-231 Washington Street/Central
/\$4,125,000/2014/--\$86,901.65
Nancy Yousseff-Astacio/554/28(29)/229-231 Bloomfield Avenue/North/\$190,600
/2014/--\$2,539.72
Nancy Yousseff-Astacio/554/28(29)/229-231 Bloomfield Avenue/North/\$190,600
/2015/--\$2,710.07
237 Fabyan Place, LLC/3087/9/237 Fabyan Place/South/\$200,000/2015/--\$741.22
47 Holdings, LLC/2702/61/73-75 West Runyon Street/South/\$225,000/2015
/--\$2,011.87
72 9th Avenue, LLC/1859/5/72 9th Avenue/West/\$200,000/2015/--\$737.91
Central Realty Pro., LLC/2701/43/489-491 Irvine Turner Blvd/South/\$200,000/2015
/--\$2,253.43
Chargo Corporation/649/2/508-510 N 11th Street/North/\$568,700/2015/--\$3,309.00
Moshe Landau/1814/16/207 S 10th Street/West/\$200,000/2015/--\$585.69
Perlman, Yaakov & Mindy/1738/51/376 S 11th Street/West/\$200,000/2015/--\$744.53
Sanford Avenue Realty, Inc./4125.02/4/667-669 Sandford Avenue/West/\$225,000
/2015/--\$6,932.36
Shalom Schwartz/2826/30/17 Brunswick Street/East/\$210,000/2015/--\$1,164.77
Macon Cotton, Jr./3666/6/965 Bergen Street/South/\$125,000/2015/--\$2,647.20
EZ Rent & Management/4202/22/33-35 Halstead Street/West/\$225,000/2015
/--\$1,025.79
Ironbound Medical, LLC/973/10(16,18,39)/119-137 Clifford Street/East/\$3,000,000
/2016/--\$9,146.96
Trevor Fagan/1812/13/131 S 8th Street/West/\$92,500/2016/--\$2,218.80
Trevor Fagan/1812/13/131 S 8th Street/West/\$92,500/2017/--\$2,296.20
51-53 Lincoln Park, H; Women in Support of the Million Man March; Wells Fargo
& Company; Ace Alliance, Inc./119/36(37)/51-53 Lincoln Park/Central/\$850,000/2014
/--\$10,822.49
51-53 Lincoln Park, H; Women in Support of the Million Man March; Wells Fargo
& Company; Ace Alliance, Inc./119/36(37)/51-53 Lincoln Park/Central/\$850,000/2015
/--\$11,548.41
ONC Parking Urban Renewal, LLC/138/1.03/50-58 RH Brown Street aka
1085-1109 Raymond Blvd/Central/\$18,454,100/2016/--\$87,616.80
Packard Equities Corp % Pale Mng. Co./3696/28/1083-1097 Bergen Street/South
/\$350,000/2013/--\$1,568.04
Packard Equities Corp % Pale Mng. Co./3696/28/1083-1097 Bergen Street/South
/\$350,000/2014/--\$1,646.63
Packard Equities Corp % Pale Mng. Co./3696/28/1083-1097 Bergen Street/South
/\$350,000/2015/--\$1,757.08
Packard Equities Corp % Pale Mng. Co./3696/28/1083-1097 Bergen Street/South
/\$350,000/2016/--\$1,826.64
Packard Equities Corp % Pale Mng. Co./3696/28/1083-1097 Bergen Street/South
/\$350,000/2017/--\$1,890.36
Darcy Associates, LLC/2038/23/44-46 Darcy Street/East/\$350,000/2016/--\$588.24
Darcy Associates, LLC/2038/23/44-46 Darcy Street/East/\$350,000/2017/--\$608.76
Almeida, Antonio & et al/2802/7(49)/170-174 Clinton Avenue/South/\$600,000/2016
/--\$670.80

OZ Capital LLC/590/30/138-152 N 10th Street/North/\$2,160,000/2015/--\$5,168.66
OZ Capital LLC/590/30/138-152 N 10th Street/North/\$2,000,000/2017/--\$11,256.72
City National Bank of NJ/865/1/894-900 Broad Street/East/\$4,838,300/2013/--\$64,431.51
City National Bank of NJ/865/1/894-900 Broad Street/East/\$3,500,000/2014/--\$41,500.68
City National Bank of NJ/865/1/894-900 Broad Street/East/\$3,500,000/2015/--\$44,284.35
City National Bank of NJ/865/1/894-900 Broad Street/East/\$3,500,000/2016/--\$46,037.52
TLC Realty, LLC/116/61/468 Washington Street/Central/\$275,000/2014/--\$7,026.87

TLC Realty, LLC/116/61/468 Washington Street/Central/\$275,000/2015/- \$7,498.19
TLC Realty, LLC/116/61/468 Washington Street/Central/\$275,000/2016/- \$7,795.04
TLC Realty, LLC/116/61/468 Washington Street/Central/\$275,000/2017/- \$8,066.96
144 Clinton, LLC/3621/9(10,11)/144-148 Clinton Place/South/\$900,000/2013/- \$3,655.81
144 Clinton, LLC/3621/9(10,11)/144-148 Clinton Place/South/\$900,000/2014/- \$3,839.04
144 Clinton, LLC/3621/9(10,11)/144-148 Clinton Place/South/\$900,000/2015/- \$4,096.54
144 Clinton, LLC/3621/9(10,11)/144-148 Clinton Place/South/\$900,000/2016/- \$4,258.72
Cotton Funeral Services, Inc. /3696/1/128-130 Lyons Avenue/South/\$300,000/2013/- \$4,845.87
Cotton Funeral Services, Inc. /3696/1/128-130 Lyons Avenue/South/\$300,000/2014/- \$5,088.74
Cotton Funeral Services, Inc. /3696/1/128-130 Lyons Avenue/South/\$300,000/2015/- \$5,430.07
Cotton Funeral Services, Inc. /3696/1/128-130 Lyons Avenue/South/\$300,000/2016/- \$5,645.04
Cotton Funeral Services, Inc. /3696/1/128-130 Lyons Avenue/South/\$300,000/2017/- \$5,841.96
Cotton Funeral Services, Inc. /3696/3/124-126 Lyons Avenue/South/\$350,000/2013/- \$1,263.88
Cotton Funeral Services, Inc. /3696/3/124-126 Lyons Avenue/South/\$350,000/2014/- \$1,327.23
Cotton Funeral Services, Inc. /3696/3/124-126 Lyons Avenue/South/\$350,000/2015/- \$1,416.25
Cotton Funeral Services, Inc. /3696/3/124-126 Lyons Avenue/South/\$350,000/2016/- \$1,472.32
Cotton Funeral Services, Inc. /3696/3/124-126 Lyons Avenue/South/\$350,000/2017/- \$1,167.68
Ambret Corp./482/17/82-84 Broadway/Central/\$500,000/2014/- \$1,085.35
Ambret Corp./482/17/82-84 Broadway/Central/\$475,000/2015/- \$1,985.40
Ambret Corp./482/17/82-84 Broadway/Central/\$475,000/2016/- \$2,064.00
Ambret Corp./482/17/82-84 Broadway/Central/\$450,000/2017/- \$3,026.00
Nicko Realty Holding, LLC/832/1/873 Broadway/North/\$275,000/2015/- \$1,962.24
Nicko Realty Holding, LLC/832/1/873 Broadway/North/\$275,000/2016/- \$2,039.92
Mountain View Lakes Investments/813/63/796 Mt Prospect Avenue/North/\$550,000/2015
/- \$4,960.19
Mountain View Lakes Investments/813/63/796 Mt Prospect Avenue/North/\$550,000/2016
/- \$5,156.56
Dentree Associates et al/5030/90/207-215 Avenue L/East/\$1,800,000/2012/- \$3,452.00
Dentree Associates et al/5030/90/207-215 Avenue L/East/\$1,596,100/2014/- \$11,337.26
Dentree Associates et al/5030/90/207-215 Avenue L/East/\$1,500,000/2015/- \$15,277.65
Joanne Johnson/3643/1/573-577 Elizabeth Avenue/South/\$2,500,000/2013/- \$19,094.10
Joanne Johnson/3643/1/573-577 Elizabeth Avenue/South/\$2,250,000/2014/- \$27,803.57
Joanne Johnson/3643/1/573-577 Elizabeth Avenue/South/\$2,250,000/2015/- \$29,668.49
Joanne Johnson/3643/1/573-577 Elizabeth Avenue/South/\$2,000,000/2016/- \$39,443.04
Monto Realty Co./Crown Real Estate Holdings, Inc./1186/4(6,7)/440-448 Mulberry Street
/East/\$360,000/2012/- \$1,836.46

Monto Realty Co./Crown Real Estate Holdings, Inc./1186/4(6,7)/440-448 Mulberry Street
/East/\$525,000/2013/- \$4,922.65
Monto Realty Co./Crown Real Estate Holdings, Inc./1186/4(6,7)/440-448 Mulberry Street
/East/\$525,000/2014/- \$5,169.37
Monto Realty Co./Crown Real Estate Holdings, Inc./1186/4(6,7)/440-448 Mulberry Street
/East/\$525,000/2015/- \$5,516.10
Monto Realty Co./Crown Real Estate Holdings, Inc./1186/4(6,7)/440-448 Mulberry Street
/East/\$525,000/2016/- \$5,734.48
Jose & Maria Gomes/1007/54/107 Garrison Street/East/\$220,100/2011/- \$2,822.14
Jose & Maria Gomes/1007/54/107 Garrison Street/East/\$220,100/2012/- \$2,927.30
J.A.S. Chambers Street, LLC/2009/45/103-105 Chambers Street/East/\$400,000/2012
/- \$1,525.78
J.A.S. Chambers Street, LLC/2009/45/103-105 Chambers Street/East/\$500,000/2014
/- \$3,057.59
J.A.S. Chambers Street, LLC/2009/45/103-105 Chambers Street/East/\$500,000/2016
/- \$3,391.84
J.A.S. Chambers Street, LLC/2009/45/103-105 Chambers Street/East/\$500,000/2017
/- \$3,510.16
Elvi Vasquez/1782/1/298-304 S 10th Street/West/\$700,000/2014/- \$2,862.22
Elvi Vasquez/1782/1/298-304 S 10th Street/West/\$650,000/2015/- \$4,708.71

Elvi Vasquez/1782/1/298-304 S 10th Street/West/\$600,000/2016/--\$6,615.12
711 Commerce Rd., LLC/2400/23/648 Ferry Street/East/\$185,000/2011/--\$2,665.73
711 Commerce Rd., LLC/2400/23/648 Ferry Street/East/\$185,000/2012/--\$2,765.05
711 Commerce Rd., LLC/2400/23/648 Ferry Street/East/\$175,000/2015/--\$426.86
711 Commerce Rd., LLC/2400/23/648 Ferry Street/East/\$175,000/2016/--\$443.76
Anton & Ernst Ginzberg/600/1/162-176 Abington Avenue/North/\$667,300/2015/--\$8,272.50
Anton & Ernst Ginzberg/600/1/162-176 Abington Avenue/North/\$575,000/2016/--\$11,775.12

Additional Information:

Total Tax Difference: - \$1,121,686.54

Invitation: Acting Corporation Counsel

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, December 2017; 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 Acting Corporation Counsel, or his designee ("Outside 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 Acting 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, December 2017, after receipt of all documents deemed appropriate.
2. The City Clerk shall serve a copy of this resolution upon the Tax Assessor, Acting Corporation Counsel and the Director of Finance.

STATEMENT

This resolution authorizes the Acting Corporation Counsel, or his designee, to execute a Stipulation of Settlement with regard to Tax Appeals on certain properties set forth in Schedule A, December 2017.