



Legislation Details

File #:	16-1797	Version:	1	Name:	Stipulation of Settlement for Tax Appeals
Type:	Resolution	Status:		Adopted:	Adopted
File created:	11/23/2016	In control:		Finance:	Finance
On agenda:	12/21/2016	Final action:		12/21/2016:	12/21/2016
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) B&J Parking Lot/29-39 River Street/137.01/120/Central/\$445,000/2014/-983.02 B&J Parking Lot/29-39 River Street/137.01/120/Central/\$445,000/2015/-1,048.95 1292 McCarter, LLC/1292-1298 McCarter Highway/436/1/Central/\$1,500,000/2013/-14,620.30 1292 McCarter, LLC/1292-1298 McCarter Highway/436/1/Central/\$1,500,000/2014/-15,353.05 1292 McCarter, LLC/1292-1298 McCarter Highway/436/1/Central/\$1,500,000/2015/-16,382.86 1292 McCarter, LLC/1292-1298 McCarter Highway/436/1/Central/\$1,250,000/2016/-24,655.36 433 Adams St., LLC/433-435 Adams Street/1147.01/25.07/East/\$241,300/2012/-3,634.96 433 Adams St., LLC/437-441 Adams Street/1147.01/25.08/East/\$193,700/2012/-3,452.00 433 Adams St., LLC/452-454 Adams Street/1147.01/10.03/East/\$495,200/2012/\$0.00 37 Branford Place Assoc. /37-57 Branford Place/60/51/Central/\$1,045,200/2011/-9,810.94 37 Branford Place Assoc. /37-57 Branford Place/60/51/Central/\$1,045,200/2012/-10,176.50 37 Branford Place Assoc. /37-57 Branford Place/60/51/Central/\$1,546,100/2013/-3,682.39 Properties Cousins, LLC/190-196 Frelinghuysen Avenue/2755/6/South/\$910,000/2014/-6,512.10 Properties Cousins, LLC/190-196 Frelinghuysen Avenue/2755/6/South/\$910,000/2015/-6,948.90 Garden State Cold Storage, Inc. /117-131 Avenue L/5030/15.01/East/\$1,500,000/2013/-12,966.62 Garden State Cold Storage, Inc. /117-131 Avenue L/5030/15.01/East/\$1,500,000/2014 (F)/-13,616.49 Garden State Cold Storage, Inc. /117-131 Avenue L/5030/15.01/East/\$1,500,000/2015 (F)/-14,529.82 Grace Casey Associates, LLC/609-613 3rd Street/601/14/North/\$330,400/2012/-2,506.15 Grace Casey Associates, LLC/609-613 3rd Street/601/14/North/\$353,700/2013/\$0.00 Grace Casey Associates, LLC/615-623 3rd Street/601/15/North/\$525,700/2012/-3,969.80 Grace Casey Associates, LLC/615-623 3rd Street/601/15/North/\$838,200/2013/\$0.00 Harbor Real Estate Management/20-24 Woodside Place/610/41/North/\$260,700/2013/\$0.00 Harbor Real Estate Management/20-24 Woodside Place/610/41/North/\$220,000/2014/-1,262.11 Hopewell Urban Renewal/725-731 Elizabeth Avenue/3681/1/South/\$375,000/2014/-2,121.08 Nompes Corp. of NJ/95 Broadway/442/39/Central/\$221,900/2010/-5,234.28 Nompes Corp. of NJ/95 Broadway/442/39/Central/\$221,900/2011/-5,477.89 Melissa Realty, LLC/95 Broadway/442/39/Central/\$328,000/2012/-6,904.00 Melissa Realty, LLC/95 Broadway/442/39/Central/\$335,000/2013/-1,201.87 Melissa Realty, LLC/95 Broadway/442/39/Central/\$335,000/2014/-1,262.11 Nompes Corp of NJ (Merged into Lot 39 in 2011)/251 Broad Street/442/17/Central/\$80,200/2010/-1,949.34 Nompes Corp of NJ (Merged into Lot 39 in 2011)/251 Broad Street/442/17/Central/\$80,200/2011/-2,040.06 Nompes Corp of NJ/101 Broadway/442/42/Central/\$88,000/2010/-540.60 Nompes Corp of NJ/101 Broadway/442/42/Central/\$88,000/2011/-565.76 Nompes Corp of NJ/101 Broadway/442/42/Central/\$88,000/2012/-586.84 Nompes Corp of NJ/101 Broadway/442/42/Central/\$161,000/2013/-1,027.64 Federal Storage Warehouse/567-589 Wilson Avenue/5020/78/East/\$2,475,200/2010/\$0.00 Federal Storage Warehouse/567-589 Wilson Avenue/5020/78/East/\$2,150,000/2011/-10,822.66 Federal Storage Warehouse/567-589 Wilson Avenue/5020/78/East/\$2,150,000/2012/-11,225.90				

Hallmark Properties/937-953 Broad Street/106/1/Central/\$23,000,000/2013/- \$29,530.00
Hallmark Properties/937-953 Broad Street/106/1/Central/\$23,000,000/2014/- \$31,010.00
Hallmark Properties/937-953 Broad Street/106/1/Central/\$22,500,000/2015/- \$49,635.00
US Realty Financial Corp/558-560 Broad Street/14/7/Central/\$3,250,000/2013/- \$16,256.27
US Realty Financial Corp/558-560 Broad Street/14/7/Central/\$3,000,000/2014/- \$24,823.51
US Realty Financial Corp/558-560 Broad Street/14/7/Central/\$2,750,000/2015/- \$34,761.05
US Realty Financial Corp/558-560 Broad Street/14/7/Central/\$2,000,000/2016/- \$59,578.55
Peter Weiss/52 Ridgewood Avenue/2677/15.03/Central/\$240,700/2011/- \$3,241.47
Wildcat Partners, LLC/293 Chestnut Street/955/66/East/\$197,400/2012/- \$1,035.60
Deutsche Bank National Trust c/o Winans Ave, LLC/37 Winans Avenue/2612/24/Central/
\$95,000/2011/- \$1,517.57
37 Winans Ave, LLC/37 Winans Avenue/2612/24/Central/\$95,000/2012/- \$1,574.11
MDJTK Holding, LLC/802-814 Bergen Street/2712/1/South/\$5,430,600/2012/\$0.00
MDJTK Holding, LLC/802-814 Bergen Street/2712/1/South/\$6,724,800/2013/\$0.00
MDJTK Holding, LLC/802-814 Bergen Street/2712/1/South/\$6,500,000/2014/- \$6,971.05
MDJTK Holding, LLC/802-814 Bergen Street/2712/1/South/\$6,000,000/2015/- \$23,983.63
MDJTK Holding, LLC/802-814 Bergen Street/2712/1/South/\$6,000,000/2016/- \$23,983.63
MDJTK Holding, LLC/337-341 Badger Avenue/2715/20/South/\$91,400/2012/\$0.00
MDJTK Holding, LLC/337-341 Badger Avenue/2715/20/South/\$101,500/2013/\$0.00
MDJTK Holding, LLC/337-341 Badger Avenue/2715/20/South/\$101,500/2014/\$0.00
MDJTK Holding, LLC/337-341 Badger Avenue/2715/20/South/\$101,500/2015/\$0.00
MDJTK Holding, LLC/337-341 Badger Avenue/2715/20/South/\$101,500/2016/\$0.00
153 Halsey Urban Renewal (Hartz Mountain Ind. Inc.)/147-159 Halsey Street/62/1.02/C2/Central/
\$6,000,000/2010/
-\$17,273.76
153 Halsey Urban Renewal (Hartz Mountain Ind. Inc.)/147-159 Halsey Street/62/1.02/C2/Central/
\$6,210,400/2011/
-\$11,075.58
153 Halsey Urban Renewal (Hartz Mountain Ind. Inc.)/147-159 Halsey Street/62/1.02/C2/Central/
\$6,292,800/2012/
-\$8,643.81
Amohmensah, Felix/237-239 Badger Avenue/2691/57.21/South/\$295,000/2011/- \$3,214.85
Forest Hill Medical Realty Group/461-467 Mt. Prospect Avenue/627/27/North/\$1,289,900/2009/-
\$10,191.82
Forest Hill Medical Realty Group/461-467 Mt. Prospect Avenue/627/27/North/\$1,289,900/2010/-
\$6,318.98
Forest Hill Medical Realty Group/461-467 Mt. Prospect Avenue/627/27/North/\$1,289,900/2011/-
\$6,616.06
Forest Hill Medical Realty Group/461-467 Mt. Prospect Avenue/627/27/North/\$1,321,600/2014/\$0.00
Lyma 5, LLC/50 North 6th Street/1874/13/West/\$128,000/2012/- \$1,643.15
Global Protein Foods, Inc. /190-212 Magazine Street/2067/1/East/\$2,350,000/2012/- \$13,324.72
Sherman Ave Realty Assoc., LLC/258-272 Sherman Avenue/2762/17/South/\$1,004,800/2009/-
\$11,268.25
Sherman Ave Realty Assoc., LLC/258-272 Sherman Avenue/2762/17/South/\$1,004,800/2010/-
\$13,082.52
Sherman Ave Realty Assoc., LLC/258-272 Sherman Avenue/2762/17/South/\$950,000/2011/-
\$10,772.74
Sherman Ave Realty Assoc., LLC/258-272 Sherman Avenue/2762/17/South/\$950,000/2012/-
\$11,174.12
Sherman Ave Realty Assoc., LLC/258-272 Sherman Avenue/2762/17/South/\$716,500/2013/\$0.00
Sherman Ave Realty Assoc., LLC/55-59 Branford Street/2762/9/South/\$79,700/2009/\$0.00
Sherman Ave Realty Assoc., LLC/55-59 Branford Street/2762/9/South/\$79,700/2010/\$0.00
Sherman Ave Realty Assoc., LLC/55-59 Branford Street/2762/9/South/\$79,700/2011/\$0.00
Sherman Ave Realty Assoc., LLC/55-59 Branford Street/2762/9/South/\$79,700/2012/\$0.00
Sherman Ave Realty Assoc., LLC/55-59 Branford Street/2762/9/South/\$88,500/2013/\$0.00
McDonald's/920-934 Frelinghuysen Avenue/3775/53/South/\$1,148,000/2009/\$0.00
McDonald's/920-934 Frelinghuysen Avenue/3775/53/South/\$800,000/2010/- \$11,066.40
McDonald's/920-934 Frelinghuysen Avenue/3775/53/South/\$800,000/2011/- \$11,581.44
McDonald's/920-934 Frelinghuysen Avenue/3775/53/South/\$800,000/2012/- \$12,012.96

McDonald's/920-934 Frelinghuysen Avenue/3775/53/South/\$1,475,400/2013/\$0.00
McDonald's/920-934 Frelinghuysen Avenue/3775/53/South/\$1,230,700/2014/\$0.00
B&M Real Estate aka Neves & Rodrigues/189-213 South Street/1162/1.01/East/\$354,900/2009/-
\$36,461.57
B&M Real Estate aka Neves & Rodrigues/189-213 South Street/1162/1.01/East/\$354,900/2010 (F)/-
\$42,332.16
B&M Real Estate aka Neves & Rodrigues/189-213 South Street/1162/1.01/East/\$354,900/2011 (F)/-
\$44,302.34
B&M Real Estate aka Neves & Rodrigues/50-52 Dawson Street/1162/1.03/East/\$143,100/2009/-
\$2,656.83
B&M Real Estate aka Neves & Rodrigues/50-52 Dawson Street/1162/1.03/East/\$143,100/2010 (F)/-
\$3,084.60
B&M Real Estate aka Neves & Rodrigues/50-52 Dawson Street/1162/1.03/East/\$143,100/2011 (F)/-
\$3,228.16
B&M Real Estate aka Neves & Rodrigues/223-225 Thomas Street/1162/1.04/East/\$60,500/2009/-
\$2,656.83
B&M Real Estate aka Neves & Rodrigues/223-225 Thomas Street/1162/1.04/East/\$60,500/2010 (F)/-
\$3,084.60
B&M Real Estate aka Neves & Rodrigues/223-225 Thomas Street/1162/1.04/East/\$60,500/2011 (F)/-
\$3,228.16
B&M Real Estate aka Neves & Rodrigues/227 Thomas Street/1162/1.05/East/\$60,300/2009/-
\$2,656.83
B&M Real Estate aka Neves & Rodrigues/227 Thomas Street/1162/1.05/East/\$60,300/2010 (F)/-
\$3,084.60
B&M Real Estate aka Neves & Rodrigues/227 Thomas Street/1162/1.05/East/\$60,300/2011 (F)/-
\$3,228.16
B&M Real Estate aka Neves & Rodrigues/229 Thomas Street/1162/1.06/East/\$60,300/2009/-
\$2,656.83
B&M Real Estate aka Neves & Rodrigues/229 Thomas Street/1162/1.06/East/\$60,300/2010 (F)/-
\$3,084.60
B&M Real Estate aka Neves & Rodrigues/229 Thomas Street/1162/1.06/East/\$60,300/2011 (F)/-
\$3,228.16
B&M Real Estate aka Neves & Rodrigues/231 Thomas Street/1162/1.07/East/\$60,500/2009/-
\$2,656.83
B&M Real Estate aka Neves & Rodrigues/231 Thomas Street/1162/1.07/East/\$60,500/2010 (F)/-
\$3,084.60
B&M Real Estate aka Neves & Rodrigues/231 Thomas Street/1162/1.07/East/\$60,500/2011 (F)/-
\$3,228.16
B&M Real Estate aka Neves & Rodrigues/233-235 Thomas Street/1162/1.08/East/\$170,500/2009/-
\$2,656.83
B&M Real Estate aka Neves & Rodrigues/233-235 Thomas Street/1162/1.08/East/\$170,500/2010 (F)/-
-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/233-235 Thomas Street/1162/1.08/East/\$170,500/2011 (F)/-
\$3,228.16
B&M Real Estate aka Neves & Rodrigues/237 Thomas Street/1162/1.09/East/\$60,500/2009/-
\$2,656.83
B&M Real Estate aka Neves & Rodrigues/237 Thomas Street/1162/1.09/East/\$60,500/2010 (F)/-
\$3,084.60
B&M Real Estate aka Neves & Rodrigues/237 Thomas Street/1162/1.09/East/\$60,500/2011 (F)/-
\$3,228.16
B&M Real Estate aka Neves & Rodrigues/239-241 Thomas Street/1162/1.10/East/\$67,500/2009/-
\$2,656.83
B&M Real Estate aka Neves & Rodrigues/239-241 Thomas Street/1162/1.10/East/\$67,500/2010 (F)/-
\$3,084.60
B&M Real Estate aka Neves & Rodrigues/239-241 Thomas Street/1162/1.10/East/\$67,500/2011 (F)/-
\$3,228.16
B&M Real Estate aka Neves & Rodrigues/243-249 Thomas Street/1162/1.11/East/\$475,200/2009/-
\$2,651.35
B&M Real Estate aka Neves & Rodrigues/243-249 Thomas Street/1162/1.11/East/\$475,200/2010 (F)/-

\$3,078.24
B&M Real Estate aka Neves & Rodrigues/243-249 Thomas Street/1162/1.11/East/\$475,200/2011 (F)/-\$3,221.50
B&M Real Estate aka Neves & Rodrigues/251-253 Thomas Street/1162/1.12/East/\$60,500/2009/- \$2,656.83
B&M Real Estate aka Neves & Rodrigues/251-253 Thomas Street/1162/1.12/East/\$60,500/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/251-253 Thomas Street/1162/1.12/East/\$60,500/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/255 Thomas Street/1162/1.13/East/\$60,500/2009/- \$2,656.83
B&M Real Estate aka Neves & Rodrigues/255 Thomas Street/1162/1.13/East/\$60,500/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/255 Thomas Street/1162/1.13/East/\$60,500/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/257-259 Thomas Street/1162/1.14/East/\$65,700/2009/- \$2,656.83
B&M Real Estate aka Neves & Rodrigues/257-259 Thomas Street/1162/1.14/East/\$65,700/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/257-259 Thomas Street/1162/1.14/East/\$65,700/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/1162/1.01-1.14/East/\$1,600,000/2012/- \$46,992.08
Bella Realty Co., LLC/439-451 Frelinghuysen Avenue/3542/12/South/\$1,262,200/2013/\$0.00
Bella Realty Co., LLC/439-451 Frelinghuysen Avenue/3542/12/South/\$1,155,000/2014/- \$3,324.27
Bella Realty Co., LLC/439-451 Frelinghuysen Avenue/3542/12/South/\$1,100,000/2015/- \$5,367.20
Bella Realty Co., LLC/429-433 Frelinghuysen Avenue/3542/8/South/\$600,000/2014/- \$22,525.66
Bella Realty Co., LLC/429-433 Frelinghuysen Avenue/3542/8/South/\$600,000/2015/- \$24,036.58

Additional Information:

Total Tax Difference: -\$1,017,193.38

Invitation: Corporation Counsel, December 20, 2016

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
12/21/2016	1	Municipal Council	Adopt	Pass