



## Legislation Details

**File #:** 23-1519      **Version:** 1      **Name:** Stipulation of Settlement for Tax Appeals Schedule A October 2023 Refunds

**Type:** Resolution      **Status:** Adopted

**File created:** 9/19/2023      **In control:** Finance

**On agenda:** 11/13/2023      **Final action:** 11/21/2023

**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)

Judaki, LLC/2403/1/666-678 Ferry Street/East/2013/\$849,200/- \$4,910.84

Judaki, LLC/2403/1/666-678 Ferry Street/East/2014/\$849,200/- \$0.00

Lin, Jonathan/195/40/C1207/New Jersey Railroad Avenue, #7/East/2014/\$284,000/- \$5,578.70

Newark Market, LLC/2451/1(BLOCK & LOT MERGED INTO 2423/1 IN 2013)/54-88 Cornelia Street/East/2013/\$2,600,000/- \$3,800.51

Robinson, Ashton & Maria/607/53/393-395 Parker Street/North/2013/\$236,500/- \$0.00

Robinson, Ashton & Maria/607/53/393-395 Parker Street/North/2014/\$236,500/- \$0.00

Robinson, Ashton & Maria/607/53/393-395 Parker Street/North/2015/\$210,000/- \$876.89

Robinson, Ashton & Maria/607/53/393-395 Parker Street/North/2016/\$210,000/- \$911.60

Robinson, Ashton & Maria/607/53/393-395 Parker Street/North/2017/\$210,000/- \$943.40

Robinson, Ashton & Maria/607/53/393-395 Parker Street/North/2018/\$200,000/- \$1,347.95

878 S 14th Associate/3009/12/786-878 South 14th Street/South/2013/\$969,100/- \$0.00

878 S 14th Associate/3009/12/786-878 South 14th Street/South/2014/\$900,000/- \$2,142.79

878 S 14th Associate/3009/12/786-878 South 14th Street/South/2015/\$900,000/- \$2,286.52

878 S 14th Associate/3009/12/786-878 South 14th Street/South/2016/\$900,000/- \$2,377.04

878 S 14th Associate/3009/12/786-878 South 14th Street/South/2017/\$750,000/- \$7,799.96

878 S 14th Associate/3009/12/786-878 South 14th Street/South/2018/\$735,000/- \$8,645.31

21 Fulton Street, LLC/15/23/21 Fulton Street/Central/2013/\$328,400/- \$0.00

21 Fulton Street, LLC/15/23/21 Fulton Street/Central/2014/\$250,000/- \$2,431.18

21 Fulton Street, LLC/15/23/21 Fulton Street/Central/2015/\$250,000/- \$2,594.26

21 Fulton Street, LLC/15/23/21 Fulton Street/Central/2016/\$250,000/- \$2,696.96

21 Fulton Street, LLC/15/23/21 Fulton Street/Central/2017/\$250,000/- \$2,791.04

21 Fulton Street, LLC/15/23/21 Fulton Street/Central/2018/\$225,000/- \$3,818.56

Moye, William/2642/2(3)/492-494 Avon Avenue/South/2013/\$383,700/- \$0.00

Moye, William/2642/2(3)/492-494 Avon Avenue/South/2014/\$383,700/- \$0.00

Moye, William/2642/2(3)/492-494 Avon Avenue/South/2015/\$325,000/- \$1,942.38

Moye, William/2642/2(3)/492-494 Avon Avenue/South/2016/\$325,000/- \$2,019.28

Moye, William/2642/2(3)/492-494 Avon Avenue/South/2017/\$300,000/- \$2,979.72

Moye, William/2642/2(3)/492-494 Avon Avenue/South/2018/\$300,000/- \$3,091.04

Razac Products Company/2614/18(19,20,21,22,23,24,25)/9-17 Kent Street/South/2014/\$695,100/- \$0.00

Razac Products Company/2614/18(19,20,21,22,23,24,25)/9-17 Kent Street/South/2015/\$695,100/- \$0.00

Razac Products Company/2614/18(19,20,21,22,23,24,25)/9-17 Kent Street/South/2016/\$695,100/- \$0.00

Razac Products Company/2614/18(19,20,21,22,23,24,25)/9-17 Kent Street/South/2017/\$695,100/- \$0.00

Razac Products Company/2614/18(19,20,21,22,23,24,25)/9-17 Kent Street/South/2018/\$650,000/- \$1,665.54

Penn S & L Assn of Newark NJ/2030/35(36,37)/35-39 Wilson Avenue/East/2013/\$1,200,000/- \$13,899.77

Penn S & L Assn of Newark NJ/2030/35(36,37)/35-39 Wilson Avenue/East/2014/\$1,120,000/-  
\$2,806.41  
Penn S & L Assn of Newark NJ/2030/35(36,37)/35-39 Wilson Avenue/East/2015/\$1,104,500/-  
\$3,507.54  
Penn S & L Assn of Newark NJ/2030/35(36,37)/35-39 Wilson Avenue/East/2016/\$1,117,000/-  
\$3,216.40  
Penn S & L Assn of Newark NJ/2030/35(36,37)/35-39 Wilson Avenue/East/2017/\$1,006,300/-  
\$7,269.52  
Penn S & L Assn of Newark NJ/2030/35(36,37)/35-39 Wilson Avenue/East/2018/\$1,006,300/-  
\$7,541.11  
C & J Realty Corp./2400/1/2 Waydell Street/East/2013/\$28,500/- \$0.00  
C & J Realty Corp./2400/1/2 Waydell Street/East/2014/\$28,500/- \$0.00  
C & J Realty Corp./2400/1/2 Waydell Street/East/2015/\$28,500/- \$0.00  
C & J Realty Corp./2400/1/2 Waydell Street/East/2017/\$28,500/- \$0.00  
C & J Realty Corp./2400/1/2 Waydell Street/East/2018/\$28,500/- \$0.00  
C & J Realty Corp./2400/2/4 Waydell Street/East/2013/\$28,500/- \$0.00  
C & J Realty Corp./2400/2/4 Waydell Street/East/2014/\$28,500/- \$0.00  
C & J Realty Corp./2400/2/4 Waydell Street/East/2015/\$28,500/- \$0.00  
C & J Realty Corp./2400/2/4 Waydell Street/East/2017/\$28,500/- \$0.00  
C & J Realty Corp./2400/2/4 Waydell Street/East/2018/\$28,500/- \$0.00  
C & J Realty Corp./2400/5(7,47)/330-336 Raymond Boulevard/East/2013/\$457,100/- \$0.00  
C & J Realty Corp./2400/5(7,47)/330-336 Raymond Boulevard/East/2014/\$457,100/- \$0.00  
C & J Realty Corp./2400/5(7,47)/330-336 Raymond Boulevard/East/2015/\$400,000/- \$1,889.44  
C & J Realty Corp./2400/5(7,47)/330-336 Raymond Boulevard/East/2016/\$400,000/- \$1,964.24  
C & J Realty Corp./2400/5(7,47)/330-336 Raymond Boulevard/East/2017/\$400,000/- \$2,032.76  
C & J Realty Corp./2400/5(7,47)/330-336 Raymond Boulevard/East/2018/\$375,000/- \$3,031.95  
Golden Brick City, LLC/1796/31/391 13th Avenue/West/2016/\$503,300/- \$0.00  
Golden Brick City, LLC/1796/31/391 13th Avenue/West/2017/\$425,000/- \$1,545.04  
Golden Brick City, LLC/1796/31/391 13th Avenue/West/2018/\$425,000/- \$1,602.76  
United States Realty & Investment/825/21.01/24-28 Verona Avenue/North/2013/\$702,100/- \$0.00  
United States Realty & Investment/825/21.01/24-48 Verona Avenue/North/2014/\$600,000/- \$3,166.12  
United States Realty & Investment/825/21.01/24-48 Verona Avenue/North/2015/\$600,000/- \$3,378.49  
United States Realty & Investment/825/21.01/24-48 Verona Avenue/North/2016/\$600,000/- \$3,512.24  
United States Realty & Investment/825/21.01/24-48 Verona Avenue/North/2017/\$600,000/- \$3,634.76  
United States Realty & Investment/825/21.01/24-48 Verona Avenue/North/2018/\$600,000/- \$3,770.55  
NJ Galvanizing & Tinning Works Inc./5090/6/139-155 Haynes Avenue/South/2013/\$3,070,100/- \$0.00  
NJ Galvanizing & Tinning Works Inc./5090/6/139-155 Haynes Avenue/South/2014/\$2,970,100/-  
\$3,101.00  
NJ Galvanizing & Tinning Works Inc./5090/6/139-155 Haynes Avenue/South/2015/\$2,970,100/-  
\$3,309.00  
NJ Galvanizing & Tinning Works Inc./5090/6/139-155 Haynes Avenue/South/2016/\$2,970,100/-  
\$3,440.00  
NJ Galvanizing & Tinning Works Inc./5090/6/139-155 Haynes Avenue/South/2017/\$2,800,000/-  
\$9,615.56  
NJ Galvanizing & Tinning Works Inc./5090/6/139-155 Haynes Avenue/South/2018/\$2,650,000/-  
\$15,514.29  
Community Asset Pres/116/22/36-38 West Kinney Street/Central/2018/\$86,900/- \$1,573.22  
Community Asset Pres/116/27/389 Halsey Street/Central/2018/\$26,600/- \$827.23  
Lafayette Street Development/1987/25/255-267 Lafayette Street/East/2013/\$5,506,600/- \$0.00  
Lafayette Street Development/1987/25/255-267 Lafayette Street/East/2014/\$5,250,000/- \$7,957.17  
Lafayette Street Development/1987/25/255-267 Lafayette Street/East/2015/\$5,250,000/- \$8,490.89  
Lafayette Street Development/1987/25/255-267 Lafayette Street/East/2016/\$5,250,000/- \$8,827.04  
Lafayette Street Development/1987/25/255-267 Lafayette Street/East/2017/\$5,100,000/- \$14,474.96  
Lafayette Street Development/1987/25/255-267 Lafayette Street/East/2018/\$4,900,000/- \$22,401.74  
Cuco, Dulce/2038/33/59-67 Wall Street/East/2014/\$1,200,000/- \$4,753.83  
Cuco, Dulce/2038/33/59-67 Wall Street/East/2015/\$1,200,000/- \$5,072.70  
Cuco, Dulce/2038/33/59-67 Wall Street/East/2016/\$1,200,000/- \$5,273.52  
Cuco, Dulce/2038/33/59-67 Wall Street/East/2017/\$1,200,000/- \$5,457.48  
Cuco, Dulce/2038/33/59-67 Wall Street/East/2018/\$1,050,000/- \$8,309.25

Community Asset Preservation Corp./116/22/36-38 West Kinney Street/Central/2012/\$68,040/-  
\$1,379.42  
Community Asset Preservation Corp./116/24/32-34 West Kinney Street/Central/2012/\$75,600/-  
\$1,222.01  
Community Asset Preservation Corp./116/27/389 Halsey Street/Central/2012/\$30,240/-302.40  
Silpas Enterprises, LLC/680/1.01/147-149 Lincoln Avenue/North/2015/\$241,100/-0.00  
Silpas Enterprises, LLC/680/1.01/147-149 Lincoln Avenue/North/2016/\$200,000/-1,413.84  
Silpas Enterprises, LLC/680/1.01/147-149 Lincoln Avenue/North/2017/\$200,000/-1,463.16  
Silpas Enterprises, LLC/680/1.01/147-149 Lincoln Avenue/North/2018/\$200,000/-1,517.82  
Elgado, Hector/449/64/71 Broadway/Central/2013/\$264,200/-0.00  
Elgado, Hector/449/64/71 Broadway/Central/2014/\$264,200/-0.00  
Elgado, Hector/449/64/71 Broadway/Central/2015/\$264,200/-0.00  
Elgado, Hector/449/64/71 Broadway/Central/2016/\$200,000/-2,208.48  
Elgado, Hector/449/64/71 Broadway/Central/2017/\$200,000/-2,285.52  
Elgado, Hector/449/64/71 Broadway/Central/2018/\$200,000/-2,370.91  
Elgado, Hector/449/64/71 Broadway/Central/2019/\$200,000/-2,414.56  
Elsamna, Tareq & Wafa Ali/3554/72(75)/315-323 Elizabeth Avenue/South/2018/\$120,000/-904.79  
Elsamna, Tareq & Wafa Ali/3554/72(75)/315-323 Elizabeth Avenue/South/2019/\$120,000/-921.45  
Seven Hills Properties/1996/1/588-602 Market Street/East/2019/\$2,830,900/-16,984.68  
80 West Realty Corp Kea; Hatzlucha on Riversi/614/1/29-47 Riverside Avenue/North/2016/  
\$1,419,900/-1,720.00  
80 West Realty Corp Kea; Hatzlucha on Riversi/614/1/29-47 Riverside Avenue/North/2017/  
\$1,419,900/-1,780.00  
80 West Realty Corp Kea; Hatzlucha on Riversi/614/1/29-47 Riverside Avenue/North/2018/  
\$1,419,900/-1,846.50  
80 West Realty Corp Kea; Hatzlucha on Riversi/614/1/29-47 Riverside Avenue/North/2019/  
\$1,419,900/-1,880.50  
Lukoil North America, LLC/5/1/1086-1096 Mccarter Highway/Central/2016/\$600,000/-2,098.40  
Lukoil North America, LLC/5/1/1086-1096 Mccarter Highway/Central/2019/\$600,000/-2,294.21  
Gomes, Carlos Maria, et als/177/7/408-416 Market Street/East/2013/\$934,200/-0.00  
Gomes, Carlos Maria, et als/177/7/408-416 Market Street/East/2014/\$934,200/-0.00  
Gomes, Carlos Maria, et als/177/7/408-416 Market Street/East/2015/\$800,000/-4,440.68  
Gomes, Carlos Maria, et als/177/7/408-416 Market Street/East/2016/\$800,000/-4,616.48  
Gomes, Carlos Maria, et als/177/7/408-416 Market Street/East/2017/\$800,000/-4,777.52  
Gomes, Carlos & Antonio/179/30/417-421 Market Street/East/2013/\$650,000/-4,789.77  
Gomes, Carlos & Antonio/179/30/417-421 Market Street/East/2014/\$650,000/-5,029.82  
Gomes, Carlos & Antonio/179/30/417-421 Market Street/East/2015/\$650,000/-5,367.20  
Gomes, Carlos & Antonio/179/30/417-421 Market Street/East/2016/\$650,000/-5,579.68  
Gomes, Carlos & Antonio/179/30/417-421 Market Street/East/2017/\$650,000/-5,774.32  
D'Ascoll, Jerry/953/18/86 Clifford Street/East/2017/\$180,000/-1,602.00  
D'Ascoll, Jerry/953/18/86 Clifford Street/East/2018/\$180,000/-1,661.85  
D'Ascoll, Jerry/953/18/86 Clifford Street/East/2019/\$180,000/-1,692.45  
Cedar MBH, LLC/4215/42/89-91 Cedar Avenue/West/2017/\$75,000/-3,026.00  
Cedar MBH, LLC/4215/42/89-91 Cedar Avenue/West/2018/\$75,000/-2,710.66  
Cedar MBH, LLC/4215/42/89-91 Cedar Avenue/West/2019/\$148,400/-0.00  
Shamrock Real Estate Investment/3544/10/489-495 Frelinghuysen Avenue/South/2013/\$647,700/-  
0.00  
Shamrock Real Estate Investment/3544/10/489-495 Frelinghuysen Avenue/South/2014/\$647,700/-  
0.00  
Shamrock Real Estate Investment/3544/10/489-495 Frelinghuysen Avenue/South/2015/\$600,300/-  
1,568.47  
Shamrock Real Estate Investment/3544/10/489-495 Frelinghuysen Avenue/South/2016/\$600,300/-  
1,630.56  
Shamrock Real Estate Investment/3544/10/489-495 Frelinghuysen Avenue/South/2017/\$587,800/-  
2,132.44  
Shamrock Real Estate Investment/3544/7/483 Frelinghuysen Avenue/South/2013/\$44,700/-0.00  
Shamrock Real Estate Investment/3544/7/483 Frelinghuysen Avenue/South/2014/\$44,700/-0.00  
Shamrock Real Estate Investment/3544/7/483 Frelinghuysen Avenue/South/2015/\$41,400/-109.20  
Shamrock Real Estate Investment/3544/7/483 Frelinghuysen Avenue/South/2016/\$41,400/-113.52

Shamrock Real Estate Investment/3544/7/483 Frelinghuysen Avenue/South/2017/\$40,600/- \$145.96  
Shamrock Real Estate Investment/3544/8/485-487 Frelinghuysen Avenue/South/2013/\$283,700/- \$0.00  
Shamrock Real Estate Investment/3544/8/485-487 Frelinghuysen Avenue/South/2014/\$283,700/- \$0.00  
Shamrock Real Estate Investment/3544/8/485-487 Frelinghuysen Avenue/South/2015/\$263,000/- \$684.96  
Shamrock Real Estate Investment/3544/8/485-487 Frelinghuysen Avenue/South/2016/\$263,000/- \$712.08  
Shamrock Real Estate Investment/3544/8/485-487 Frelinghuysen Avenue/South/2017/\$257,500/- \$907.80  
Fernandes, Octavio & Thierry/2477/9/141 Fleming Avenue/East/2017/\$550,000/- \$6,084.04  
C D L Urban Renewal Corp./2806/5/125-131 Pennsylvania Avenue/East/2013/\$755,500/- \$0.00  
C D L Urban Renewal Corp./2806/5/125-131 Pennsylvania Avenue/East/2014/\$755,500/- \$0.00  
C D L Urban Renewal Corp./2806/5/125-131 Pennsylvania Avenue/East/2015/\$605,900/- \$4,950.26  
C D L Urban Renewal Corp./2806/5/125-131 Pennsylvania Avenue/East/2016/\$605,900/- \$5,146.24  
C D L Urban Renewal Corp./2806/5/125-131 Pennsylvania Avenue/East/2017/\$605,900/- \$5,325.76  
C D L Urban Renewal Corp./2806/5/125-131 Pennsylvania Avenue/East/2018/\$605,900/- \$5,524.73  
C D L Urban Renewal Corp./2806/5/125-131 Pennsylvania Avenue/East/2019/\$555,900/- \$7,506.96  
C D L Urban Renewal Corp./2806/9/65-71 Emmet Street/East/2013/\$294,100/- \$0.00  
C D L Urban Renewal Corp./2806/9/65-71 Emmet Street/East/2014/\$294,100/- \$0.00  
C D L Urban Renewal Corp./2806/9/65-71 Emmet Street/East/2015/\$294,100/- \$0.00  
C D L Urban Renewal Corp./2806/9/65-71 Emmet Street/East/2016/\$294,100/- \$0.00  
C D L Urban Renewal Corp./2806/9/65-71 Emmet Street/East/2017/\$294,100/- \$0.00  
C D L Urban Renewal Corp./2806/9/65-71 Emmet Street/East/2018/\$294,100/- \$0.00  
C D L Urban Renewal Corp./2806/9/65-71 Emmet Street/East/2019/\$294,100/- \$0.00  
C D L Urban Renewal Corp./2806/21/1199 Broad Street/East/2018/\$470,000/- \$1,107.90  
Melo, Janel R./1936/31/281-283 Park Avenue/West/2013/\$351,000/- \$0.00  
Melo, Janel R./1936/31/281-283 Park Avenue/West/2014/\$351,000/- \$0.00  
Melo, Janel R./1936/31/281-283 Park Avenue/West/2015/\$351,000/- \$0.00  
Melo, Janel R./1936/31/281-283 Park Avenue/West/2016/\$351,000/- \$0.00  
Melo, Janel R./1936/31/281-283 Park Avenue/West/2017/\$321,000/- \$1,068.00  
Phyllis C. Lembo/675/15/76-82 Riverside Avenue/North/2015/\$510,000/- \$21,846.02  
Phyllis C. Lembo/675/15/76-82 Riverside Avenue/North/2016/\$510,000/- \$0.00  
Alfredo O. Lembo/675/25.02/40-50 Riverside Avenue/North/2013/\$115,000/- \$2,953.00  
Alfredo O. Lembo/675/25.02/40-50 Riverside Avenue/North/2014/\$215,000/- \$0.00  
Alfredo O. Lembo/675/25.02/40-50 Riverside Avenue/North/2015/\$215,000/- \$0.00  
Alfredo O. Lembo/675/25.02/40-50 Riverside Avenue/North/2016/\$115,000/- \$3,440.00  
Phyllis C. Lembo/675/4/52-74 Riverside Avenue/North/2013/\$246,000/- \$0.00  
Phyllis C. Lembo/675/4/52-74 Riverside Avenue/North/2014/\$246,000/- \$0.00  
Phyllis C. Lembo/675/4/52-74 Riverside Avenue/North/2015/\$246,000/- \$0.00  
Phyllis C. Lembo/675/4/52-74 Riverside Avenue/North/2016/\$246,000/- \$0.00  
Halperin Realty Limi, LLC/2626/27/297 Avon Avenue/South/2018/\$142,800/- \$3,349.55  
Halperin Realty Limi, LLC/2626/27/297 Avon Avenue/South/2019/\$142,800/- \$3,411.23  
Eid, Ghassan/4089/36(37,38)/774-780 Sandford Avenue/West/2014/\$313,400/- \$0.00  
Eid, Ghassan/4089/36(37,38)/774-780 Sandford Avenue/West/2015/\$275,000/- \$1,270.66  
Eid, Ghassan/4089/36(37,38)/774-780 Sandford Avenue/West/2016/\$275,000/- \$1,320.96  
MOH Capital 20, LLC/278/12/277 Littleton Avenue/Central/2016/\$200,000/- \$1,097.36  
MOH Capital 20, LLC/278/12/277 Littleton Avenue/Central/2017/\$200,000/- \$1,135.64  
MOH Capital 20, LLC/278/12/277 Littleton Avenue/Central/2018/\$200,000/- \$1,178.07  
405 No Fifth Street Inc./1949/21/406 5th Street/West/2016/\$725,300/- \$0.00  
405 No Fifth Street Inc./1949/21/405 5th Street/West/2017/\$725,300/- \$0.00  
405 No Fifth Street Inc./1950/47/405-407 5th Street/West/2016/\$650,000/- \$1,204.00  
405 No Fifth Street Inc./1950/49/409 5th Street/West/2016/\$650,000/- \$1,204.00  
405 No Fifth Street Inc./1950/51/411-413 5th Street/West/2016/\$625,000/- \$2,064.00  
653 Mt. Prospect Ave., LLC/736/33(35)/651-655 Mount Prospect Avenue/North/2016/\$1,277,400/- \$0.00  
653 Mt. Prospect Ave., LLC/736/33(35)/651-655 Mount Prospect Avenue/North/2017/\$1,100,000/- \$6,315.44

Davanne Realty Co./3511/42/9-15 Legal Street/South/2016/\$144,500/- \$0.00  
Davanne Realty Co./3511/42/9-15 Legal Street/South/2017/\$125,000/- \$694.20  
Heller Libby/164/88(86)/25-33 Edison Place/East/2018/\$400,000/- \$3,412.33  
Heller Libby/164/88(86)/25-33 Edison Place/East/2019/\$492,400/- \$0.00  
Monroe, Gisele & Shaun/1007/20/104-106 Gotthart Street/East/2022/306,300/-6,467.02  
Monroe, Gisele & Shaun/1007/20/104-106 Gotthart Street/East/2023/306,300/-6,453.17  
James and Washington et al/32/48(Lot 48 merged into Lot 40 in 2017)/15-17 James Street/East/2016/  
\$1,300,200/- \$34,400.00  
James and Washington/32/40/1-17 James Street/East/2016/\$2,381,400/- \$62,064.48  
Additional Information:  
Total tax appeal refunds: \$571,896.54  
No Action Taken 7R4-a 111323

**Sponsors:** Council of the Whole

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
11/21/2023	1	Municipal Council	Adopt	Pass
11/13/2023	1	Municipal Council	No Action Taken	