



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/-\$.00
C & J Realty Corp./2400/1/2 Waydell Street/East/2014/\$28,500/-\$.00
C & J Realty Corp./2400/1/2 Waydell Street/East/2015/\$28,500/-\$.00
C & J Realty Corp./2400/1/2 Waydell Street/East/2017/\$28,500/-\$.00
C & J Realty Corp./2400/1/2 Waydell Street/East/2018/\$28,500/-\$.00
C & J Realty Corp./2400/2/4 Waydell Street/East/2013/\$28,500/-\$.00
C & J Realty Corp./2400/2/4 Waydell Street/East/2014/\$28,500/-\$.00
C & J Realty Corp./2400/2/4 Waydell Street/East/2015/\$28,500/-\$.00
C & J Realty Corp./2400/2/4 Waydell Street/East/2017/\$28,500/-\$.00
C & J Realty Corp./2400/2/4 Waydell Street/East/2018/\$28,500/-\$.00
C & J Realty Corp./2400/5(7,47)/330-336 Raymond Boulevard/East/2013/\$457,100/-\$.00
C & J Realty Corp./2400/5(7,47)/330-336 Raymond Boulevard/East/2014/\$457,100/-\$.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/-\$.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/-\$.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/-\$.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/-\$.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		
11/13/2023	1	Municipal Council		