



Legislation Details

File #: 23-1452 **Version:** 1 **Name:** Stipulation of settlement for Tax Appeals October 2023 Credits
Type: Resolution **Status:** Adopted
File created: 9/5/2023 **In control:** Finance
On agenda: 11/21/2023 **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)
Wilson Realty Corp./5046/20/480-492 Wilson Avenue/East/2018/\$931,300/- \$0.00
Wilson Realty Corp./5050.02/1/494-508 Wilson Avenue/East/2018/\$303,500/- \$0.00
Wilson Realty Corp./5050.02/1/B01/494-508 Wilson Avenue/East/2018/\$125,000/- \$4,331.89
Wilson Realty Corp./5050.02/1/B01/494-508 Wilson Avenue/East/2019/\$125,000/- \$4,411.65
Derrick J. Rollins/4246/17/581 South Orange Avenue/West/2020/\$180,000/- \$570.00
Jose & Benito Lopez; 28 Cherry Street LLC/136/9/28-42 Cherry Street/Central/2016/\$1,770,600/- \$0.00
Jose & Benito Lopez; 28 Cherry Street LLC/137.01/120/29-39 River Street/Central/2016/\$476,700/- \$0.00
Jose & Benito Lopez; 28 Cherry Street LLC/137.01/13/842-862 Mccarter Highway/Central/2015/\$541,700/- \$1,280.58
Jose & Benito Lopez; 28 Cherry Street LLC/137.01/13/842-862 Mccarter Highway/Central/2016/\$541,700/- \$1,331.28
Jose & Benito Lopez; 28 Cherry Street LLC/137.01/13/842-862 Mccarter Highway/Central/2016/\$111,000/- \$0.00
Jose & Benito Lopez; 28 Cherry Street LLC/137.01/13/842-862 Mccarter Highway/Central/2015/\$111,000/- \$0.00
Gil Sabino J & Ligia/600/30/165 1st Avenue/North/2020/\$210,000/- \$1,763.20
Federated Building Corp./1993/22/31-43 Merchant Street/East/2020/\$2,420,000/- \$38,000.00
Brugi Ventures LLC/3625/34/130-132 Schuyler Avenue/South/2018/\$267,400/- \$923.25
J.S.J. Realty Inc.; H. Strauss/316/25/576-578 Springfield Avenue/South/2019/\$300,000/- \$2,707.92
Jose Vilacha Jr., Ana Vilacha/2075/29/77-83 Magazine Street/East/2020/\$325,000/- \$900.60
Edward Wiersielis/579.01/39/107-111 2nd Avenue/North/2015/\$1,583,000/- \$7,180.53
Edward Wiersielis/579.01/39/107-111 2nd Avenue/North/2016/\$1,583,000/- \$7,464.80
Edward Wiersielis/579.01/39/107-111 2nd Avenue/North/2017/\$1,583,000/- \$7,725.20
Edward Wiersielis/579.01/39/107-111 2nd Avenue/North/2018/\$1,583,000/- \$8,013.81
Edward Wiersielis/579.01/39/107-111 2nd Avenue/North/2019/\$1,583,000/- \$8,161.37
Edward Wiersielis/579.01/39/107-111 2nd Avenue/North/2020/\$1,583,000/- \$8,246.00
115-119 Montclair Ave LLC/816/48/115 Montclair Avenue/North/2018/\$365,000/- \$0.00
115-119 Montclair Ave LLC/816/48/115 Montclair Avenue/North/2019/\$365,000/- \$0.00
115-119 Montclair Ave LLC/816/48/115 Montclair Avenue/North/2020/\$300,000/- \$763.80
115-119 Montclair Ave LLC/816/49/117 Montclair Avenue/North/2018/\$363,000/- \$0.00
115-119 Montclair Ave LLC/816/49/117 Montclair Avenue/North/2019/\$363,000/- \$0.00
115-119 Montclair Ave LLC/816/49/117 Montclair Avenue/North/2020/\$300,000/- \$1,216.00
115-119 Montclair Ave LLC/816/50/119 Montclair Avenue/North/2018/\$365,500/- \$0.00
115-119 Montclair Ave LLC/816/50/119 Montclair Avenue/North/2019/\$365,500/- \$0.00
115-119 Montclair Ave LLC/816/50/119 Montclair Avenue/North/2020/\$300,000/- \$1,820.20
Mcworter Bruen LLC/183/20/20-26 Bruen Street/East/2020/\$589,500/- \$6,604.40
LT Associates, LLC/258/20/116 Littleton Avenue/West/2016/\$20,000/- \$216.72
LT Associates, LLC/258/20/116 Littleton Avenue/West/2017/\$20,000/- \$224.28
LT Associates, LLC/258/20/116 Littleton Avenue/West/2018/\$20,000/- \$0.00

LT Associates, LLC/258/20/116 Littleton Avenue/West/2019/\$20,000/-\$.00
LT Associates, LLC/258/20/116 Littleton Avenue/West/2020/\$20,000/-\$.00
LT Associates, LLC/266/26/404 South 11th Street/West/2016/\$20,000/-\$.347.44
LT Associates, LLC/266/26/404 South 11th Street/West/2017/\$20,000/-\$.359.56
LT Associates, LLC/266/26/404 South 11th Street/West/2018/\$20,000/-\$.00
LT Associates, LLC/266/26/404 South 11th Street/West/2019/\$20,000/-\$.00
LT Associates, LLC/266/26/404 South 11th Street/West/2020/\$20,000/-\$.00
LT Associates, LLC/333/54/510 South 16th Street/West/2016/\$20,000/-\$.378.40
LT Associates, LLC/333/54/510 South 16th Street/West/2017/\$20,000/-\$.391.60
LT Associates, LLC/333/54/510 South 16th Street/West/2018/\$20,000/-\$.00
LT Associates, LLC/333/54/510 South 16th Street/West/2019/\$20,000/-\$.00
LT Associates, LLC/333/54/510 South 16th Street/West/2020/\$20,000/-\$.00
LT Associates, LLC/333/65/532-536 South 16th Street/West/2016/\$30,000/-\$.223.60
LT Associates, LLC/333/65/532-536 South 16th Street/West/2017/\$30,000/-\$.231.40
LT Associates, LLC/333/65/532-536 South 16th Street/West/2018/\$30,000/-\$.00
LT Associates, LLC/333/65/532-536 South 16th Street/West/2019/\$30,000/-\$.00
LT Associates, LLC/333/65/532-536 South 16th Street/West/2020/\$30,000/-\$.00
39-41 Fabyan PI Realty Corp.; 3941 Fabyan Place, LLC/3079/18/39-41 Fabyan Place/South/2014/
\$757,000/-\$.00
39-41 Fabyan PI Realty Corp.; 3941 Fabyan Place, LLC/3079/18/39-41 Fabyan Place/South/2015/
\$757,400/-\$.00
39-41 Fabyan PI Realty Corp.; 3941 Fabyan Place, LLC/3079/18/39-41 Fabyan Place/South/2016/
\$552,500/-\$.7,048.56
39-41 Fabyan PI Realty Corp.; 3941 Fabyan Place, LLC/3079/18/39-41 Fabyan Place/South/2017/
\$552,500/-\$.7,294.44
39-41 Fabyan PI Realty Corp.; 3941 Fabyan Place, LLC/3079/18/39-41 Fabyan Place/South/2018/
\$552,500/-\$.7,566.96
39-41 Fabyan PI Realty Corp.; 3941 Fabyan Place, LLC/3079/18/39-41 Fabyan Place/South/2019/
\$500,000/-\$.9,680.81
39-41 Fabyan PI Realty Corp.; 3941 Fabyan Place, LLC/3079/18/39-41 Fabyan Place/South/2020/
\$500,000/-\$.9,781.20
CPT Operating Partnership L.P./5060/154/451-479 Doremus Avenue/East/2013/\$18,832,400/-\$.00
CPT Operating Partnership L.P./5060/154/451-479 Doremus Avenue/East/2014/\$18,832,400/-\$.00
CPT Operating Partnership L.P./5060/154/451-479 Doremus Avenue/East/2015/\$18,832,400/-\$.00
CPT Operating Partnership L.P./5060/154/451-479 Doremus Avenue/East/2016/\$18,832,400/-\$.00
CPT Operating Partnership L.P./5060/154/451-479 Doremus Avenue/East/2017/\$18,832,400/-\$.00
CPT Operating Partnership L.P./5060/154/451-479 Doremus Avenue/East/2018/\$18,832,400/-\$.00
CPT Operating Partnership L.P./5060/154/451-479 Doremus Avenue/East/2019/\$18,832,400/-\$.00
CPT Operating Partnership L.P./5060/154/451-479 Doremus Avenue/East/2020/\$18,832,400/-\$.00
CPT Operating Partnership L.P./5060/154/451-479 Doremus Avenue/East/2021/\$12,000,000/-
\$.255,121.82
Rutgers, The State University; 155 Washington Street Urban Renewal, LLC/66/38/141-149
Washington Street (Lot merged with Lot 45 in 2019)/Central/2019/\$635,200/-\$.00
Rutgers, The State University; 155 Washington Street Urban Renewal, LLC/66/43/151-153
Washington Street (Lot merged with Lot 45 in 2019)/Central/2019/\$1,372,100/-\$.7,522.00
Rutgers, The State University; 155 Washington Street Urban Renewal, LLC/66/45/155 Washington
Street/Central/2019/\$5,932,500/-\$.19,463.18
Rutgers, The State University; 155 Washington Street Urban Renewal, LLC/66/47/157-159
Washington Street (Lot merged with Lot 45 in 2019)/Central/2019/\$1,216,400/-\$.00
Owen Loffredo, Contract Purchaser; Ferry Street Associates, LLC/2403/1/666-678 Ferry
Street/East/2015/\$849,200/-\$.00
Owen Loffredo, Contract Purchaser; Ferry Street Associates, LLC/2403/1/666-678 Ferry
Street/East/2016/\$849,200/-\$.00
Owen Loffredo, Contract Purchaser; Ferry Street Associates, LLC/2403/1/666-678 Ferry
Street/East/2017/\$849,200/-\$.00
Owen Loffredo, Contract Purchaser; Ferry Street Associates, LLC/2403/1/666-678 Ferry
Street/East/2018/\$661,100/-\$.6,946.53
Owen Loffredo, Contract Purchaser; Ferry Street Associates, LLC/2403/1/666-678 Ferry
Street/East/2019/\$611,100/-\$.8,954.94

Owen Loffredo, Contract Purchaser; Ferry Street Associates, LLC/2403/1/666-678 Ferry Street/East/2020/\$561,100/- \$10,947.80

Owen Loffredo, Contract Purchaser; Ferry Street Associates, LLC/2403/1/666-678 Ferry Street/East/2021/\$561,100/- \$9,783.08

Additional Information:

Total tax appeal credits: \$475,900.79

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
11/21/2023	1	Municipal Council	Adopt	Pass