



Legislation Details

File #: 18-0085 **Version:** 1 **Name:** Stipulation of Settlement for Tax Appeals December 2017

Type: Resolution **Status:** Adopted

File created: 1/22/2018 **In control:** Finance

On agenda: 4/18/2018 **Final action:** 4/24/2018

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)
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

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
4/24/2018	1	Municipal Council	Adopt	Pass
4/18/2018	1	Municipal Council	No Action Taken	