



Legislation Text

File #: 24-0360, Version: 1

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)

1340 East 9th Street Realty, Corp./5088/34(36)/84-90 Wheeler Point Road/East/2016/\$135,000/-\$.00
1340 East 9th Street Realty, Corp./5088/38/78-82 Wheeler Point Road/East/2016/\$1,132,900/-\$.00
1340 East 9th Street Realty, Corp./5088/38/78-82 Wheeler Point Road/East/2017/\$950,000/-\$.6,511.24
1340 East 9th Street Realty, Corp./5088/38/78-82 Wheeler Point Road/East/2018/\$900,000/-\$.8,601.00
1340 East 9th Street Realty, Corp./5088/38/78-82 Wheeler Point Road/East/2019/\$900,000/-\$.8,759.37
1340 East 9th Street Realty, Corp./5088/38/78-82 Wheeler Point Road/East/2020/\$900,000/-\$.8,850.20
1340 East 9th Street Realty, Corp./5088/38/78-82 Wheeler Point Road/East/2021/\$900,000/-\$.8,696.49
171 Ferry St., Corp/1984/2/171 Ferry Street/East/2018/\$579,500/-\$.2,603.57
171 Ferry St., Corp/1984/2/171 Ferry Street/East/2019/\$579,500/-\$.2,651.51
171 Ferry St., Corp/1984/2/171 Ferry Street/East/2020/\$579,500/-\$.2,679.00
186 Market, LLC/164/13(Merged into L14 2022)/186-188 Market Street/East/2017/\$750,000/-\$.12,937.04
186 Market, LLC/164/13(Merged into L14 2022)/186-188 Market Street/East/2018/\$750,000/-\$.13,420.36
186 Market, LLC/164/13(Merged into L14 2022)/186-188 Market Street/East/2019/\$750,000/-\$.13,667.47
191-193 Wilson Ave., LLC; Thomas E. Buccine/2080/59/191-193 Wilson Avenue/East/2017/\$346,500/-\$.2,848.00
191-193 Wilson Ave., LLC; Thomas E. Buccine/2080/59/191-193 Wilson Avenue/East/2018/\$346,500/-\$.2,954.40
191-193 Wilson Ave., LLC; Thomas E. Buccine/2080/59/191-193 Wilson Avenue/East/2019/\$346,500/-\$.3,008.80
20 Goodwin, LLC/3614/12/20 Goodwin Avenue/South/2018/\$50,000/-\$.3,992.13
225 Elizabeth Realty, LLC/2726/1/219-223 Milford Avenue/South/2018/\$157,500/-\$.1,794.80
225 Elizabeth Realty, LLC/2726/1/219-223 Milford Avenue/South/2019/\$157,500/-\$.1,827.85
225 Elizabeth Realty, LLC/2726/5/225-227 Milford Avenue/South/2018/\$775,000/-\$.3,693.00
225 Elizabeth Realty, LLC/2726/5/225-227 Milford Avenue/South/2019/\$775,000/-\$.3,761.00
225 Elizabeth Realty, LLC/2726/58/6-8 West Runyon Street/South/2018/\$136,900/-\$.00
225 Elizabeth Realty, LLC/2726/58/6-8 West Runyon Street/South/2019/\$136,900/-\$.00
225 Elizabeth Realty, LLC/2726/59/10-14 West Runyon Street/South/2018/\$99,200/-\$.00
225 Elizabeth Realty, LLC/2726/59/10-14 West Runyon Street/South/2019/\$99,200/-\$.00
262-270 Broad Street, LLC/443/23/262-270 Broad Street/Central/2017/\$26,100/-\$.00
262-270 Broad Street, LLC/443/25(Merged into L23 2018)/262-270 Broad Street/Central/2017/\$19,000/-\$.00
262-270 Broad Street, LLC/443/26(Merged into L23 2018)/262-270 Broad Street/Central/2017/\$754,900/-\$.11,409.80
280 Wilson Ave., Associates c/o Pantheon/5038/64.02/262-296 Wilson Avenue/East/2019/\$5,546,800/-\$.65,445.16
282 Schley Ct. Associates, LLC; Horizon 282 S., LLC/3733/66/282-284 Schley Street/South/2018/\$167,100/-\$.00
282 Schley Ct. Associates, LLC; Horizon 282 S., LLC/3733/66/282-284 Schley Street/South/2019/\$100,000/-\$.2,523.63
282 Schley Ct. Associates, LLC; Horizon 282 S., LLC/3733/66/282-284 Schley Street/South/2020/\$100,000/-\$.2,549.80
282 Schley Ct. Associates, LLC; Horizon 282 S., LLC/3733/66/282-284 Schley Street/South/2021/\$100,000/-\$.2,505.51
29 Academy, LLC/53/11(12)/29-31 Academy Street/Central/2020/\$850,000/-\$.12,106.80
29 Academy, LLC/53/11(12)/29-31 Academy Street/Central/2021/\$850,000/-\$.6,855.62
29 Academy, LLC/53/11(12)/29-31 Academy Street/Central/2022/\$850,000/-\$.6,859.30
300 Mulberry 7024, LLC/878/1/296-304 Mulberry Street/Central/2022/\$2,500,000/-\$.11,917.84
369 Morris Ave, LLC; Isaac Neuwirth; Horizon 369 M LLC/254/21/369 Morris Avenue/Central/2018/\$175,000/-\$.919.56
369 Morris Ave, LLC; Isaac Neuwirth; Horizon 369 M LLC/254/21/369 Morris Avenue/Central/2019/\$175,000/-\$.936.49
369 Morris Ave, LLC; Isaac Neuwirth; Horizon 369 M LLC/254/21/369 Morris Avenue/Central/2020/\$175,000/-\$.946.20
369 Morris Ave, LLC; Isaac Neuwirth; Horizon 369 M LLC/254/21/369 Morris Avenue/Central/2021/\$175,000/-\$.929.77
429 Delancy Associates, LLC/5042/15.02/507-543 Delancy Street/East/2021/\$3,700,000/-\$.11,202.00
429 Delancy Associates, LLC/5042/15.02/507-543 Delancy Street/East/2017/\$3,000,000/-\$.38,088.44

429 Delancy Associates, LLC/5042/15.02/507-543 Delancy Street/East/2018/\$3,500,000/- \$21,046.41
429 Delancy Associates, LLC/5042/15.02/507-543 Delancy Street/East/2019/\$3,500,000/- \$21,433.94
429 Delancy Associates, LLC/5042/15.02/507-543 Delancy Street/East/2020/\$3,700,000/- \$0.00
475 Wash Realty, LLC/173/15/17-21 Madison Street/East/2018/\$700,000/- \$1,846.50
475 Wash Realty, LLC/173/15/17-21 Madison Street/East/2019/\$700,000/- \$1,880.50
475 Wash Realty, LLC/173/15/17-21 Madison Street/East/2020/\$700,000/- \$1,900.00
475 Wash Realty, LLC/173/15/17-21 Madison Street/East/2021/\$683,200/- \$0.00
475 Wash Realty, LLC/173/15/17-21 Madison Street/East/2022/\$683,200/- \$0.00
49-59 Hunter Street, LLC/2778/25(26)/46-52 East Alpine Street/South/2021/\$400,000/- \$746.80
49-59 Hunter Street, LLC/2778/29/54-60 East Alpine Street/South/2021/\$400,000/- \$746.80
49-59 Hunter Street, LLC/2778/9/49-59 Hunter Street/South/2021/\$465,000/- \$746.80
588 Hunterdon, LLC; Isaac Neuwirth; Horizon 588 H, LLC/2661/40/588 Hunterdon Street/South/2018/\$170,200/- \$0.00
588 Hunterdon, LLC; Isaac Neuwirth; Horizon 588 H, LLC/2661/40/588 Hunterdon Street/South/2019/\$115,000/- \$2,076.07
588 Hunterdon, LLC; Isaac Neuwirth; Horizon 588 H, LLC/2661/40/588 Hunterdon Street/South/2020/\$115,000/- \$2,097.60
588 Hunterdon, LLC; Isaac Neuwirth; Horizon 588 H, LLC/2661/40/588 Hunterdon Street/South/2021/\$115,000/- \$2,061.17
639 Mt. Prospect Ave., LLC % Sharifan/736/28/175-177 Elwood Avenue East/North/2019/\$850,000/- \$15,604.39
822 Clinton Realty, LLC/3079/1(64)/822-828 Clinton Avenue/South/2017/\$575,000/- \$1,117.84
822 Clinton Realty, LLC/3079/1(64)/822-828 Clinton Avenue/South/2018/\$575,000/- \$1,159.60
822 Clinton Realty, LLC/3079/1(64)/822-828 Clinton Avenue/South/2019/\$575,000/- \$1,180.95
822 Clinton Realty, LLC/3079/1(64)/822-828 Clinton Avenue/South/2017/\$575,000/- \$1,117.84
822 Clinton Realty, LLC/3079/1(64)/822-828 Clinton Avenue/South/2018/\$575,000/- \$1,159.60
822 Clinton Realty, LLC/3079/1(64)/822-828 Clinton Avenue/South/2019/\$575,000/- \$1,180.95
822 Clinton Realty, LLC/3079/1(64)/822-828 Clinton Avenue/South/2022/\$606,400/- \$0.00
861 Broad Street, LLC/57.04/131/861 Broad Street/Central/2020/\$850,000/- \$15,200.00
861 Broad Street, LLC/57.04/131/861 Broad Street/Central/2021/\$850,000/- \$9,297.66
861 Broad Street, LLC/57.04/131/861 Broad Street/Central/2022/\$850,000/- \$9,302.64
994 Broad, LLC/882/55/998 Broad Street/Central/2020/\$563,100/- \$0.00
994 Broad, LLC/882/55/998 Broad Street/Central/2021/\$563,100/- \$0.00
994 Broad, LLC/882/55/998 Broad Street/Central/2022/\$400,000/- \$6,093.42
994 Broad, LLC/882/57/994-996 Broad Street/Central/2020/\$1,021,300/- \$0.00
994 Broad, LLC/882/57/994-996 Broad Street/Central/2021/\$1,018,100/- \$0.00
994 Broad, LLC/882/57/994-996 Broad Street/Central/2022/\$700,000/- \$11,884.22
Al Nour, LLC/956/30/249-251 Oliver Street/East/2020/\$825,000/- \$950.00
Al Nour, LLC/956/30/249-251 Oliver Street/East/2021/\$825,000/- \$933.50
Al Nour, LLC/956/30/249-251 Oliver Street/East/2022/\$825,000/- \$934.00
Aldine Capital, LLC/2615/1.01/36 Brenner Street/South/2016/\$274,200/- \$0.00
Aldine Capital, LLC/2615/1.01/36 Brenner Street/South/2017/\$225,000/- \$1,751.52
Aldine Capital, LLC/2615/1.01/36 Brenner Street/South/2018/\$225,000/- \$1,816.96
Aldine Capital, LLC/3065/1/128-132 Leslie Street/South/2016/\$279,100/- \$0.00
Aldine Capital, LLC/3065/1/128-132 Leslie Street/South/2017/\$245,000/- \$1,213.96
Aldine Capital, LLC/3065/1/128-132 Leslie Street/South/2018/\$245,000/- \$1,259.31
Aldine Capital, LLC/3048/35/30 Aldine Street/South/2016/\$160,000/- \$591.68
Aldine Capital, LLC/3048/35/30 Aldine Street/South/2017/\$160,000/- \$612.32
Aldine Capital, LLC/3048/35/30 Aldine Street/South/2018/\$160,000/- \$635.20
Allied Realty NJ, LLC/2466/35/556-558 Ferry Street/East/2018/\$389,800/- \$0.00
Allied Realty NJ, LLC/2466/35/556-558 Ferry Street/East/2019/\$389,800/- \$0.00
Allied Realty NJ, LLC/2466/35/556-558 Ferry Street/East/2020/\$389,800/- \$0.00
Allied Realty NJ, LLC/2466/50/32-34 Chapel Street Rear/East/2020/\$124,000/- \$0.00
Allied Realty NJ, LLC/2467/21(20: B2466L52)/448-468 Raymond Boulevard/East/2018/\$820,900/- \$3,693.00
Allied Realty NJ, LLC/2467/21(20: B2466L52)/448-468 Raymond Boulevard/East/2019/\$820,900/- \$3,761.00
Allied Realty NJ, LLC/2467/21(20: B2466L52)/448-468 Raymond Boulevard/East/2020/\$820,900/- \$3,800.00
Allied Realty NJ, LLC/2467/21(20: B2466L52)/448-468 Raymond Boulevard/East/2021/\$820,900/- \$3,734.00
Alvarez Burgueiro Newark Partnership/532/6/238-244 Mount Prospect Avenue/North/2019/\$375,000/- \$1,872.98
Ambret Corp./482/17/82-84 Broadway/Central/2020/\$403,200/- \$1,778.40

Antes Antos Financial, LLC/1815/76/260 South 12th Street/West/2018/\$200,000/- \$1,466.12
Antos Antos Financial, LLC/320/24/437-439 South 16th South/West/2018/\$175,000/- \$1,240.85
Antos Lending Associates, Corp./291/23/377 South 7th Street/Central/2015/\$195,000/- \$1,042.34
Antos Lending Associates, Corp./291/23/377 South 7th Street/Central/2017/\$195,000/- \$1,121.40
Antos Lending Associates, Corp./291/23/377 South 7th Street/Central/2018/\$195,000/- \$1,163.30
Antos Lending Associates, Corp./194/1/51-57 McWhorter Street/East/2022/\$250,000/- \$2,316.32
Arrow Machine, Co./414/34(32,33)/117-121 Norfolk Street/Central/2016/\$425,000/- \$4,224.32
Arrow Machine, Co./414/34(32,33)/117-121 Norfolk Street/Central/2017/\$425,000/- \$4,371.68
Arrow Machine, Co./414/34(32,33)/117-121 Norfolk Street/Central/2018/\$425,000/- \$4,535.00
Atlantis Realty Management/2759/17/282-288 Sherman Avenue/South/2018/\$351,800/- \$1,041.43
Atlantis Realty Management/2759/17/282-288 Sherman Avenue/South/2020/\$351,800/- \$1,071.60
BEW Investments, LLC/2674/50/60 Hillside Avenue/South/2016/\$232,400/- \$0.00
BEW Investments, LLC/2674/50/60 Hillside Avenue/South/2017/\$200,000/- \$1,153.44
BEW Investments, LLC/2674/50/60 Hillside Avenue/South/2018/\$180,000/- \$1,935.13
Biji Holdings, LLC/1878/1/300-302 Sussex Avenue/Central/2018/\$368,700/- \$3,693.00
Biji Holdings, LLC/1878/1/300-302 Sussex Avenue/Central/2019/\$82,000/- \$14,543.79

Additional Information:

Total refunds: \$493,592.40

WHEREAS, there are now pending before the Tax Court of New Jersey direct appeals challenging real property assessments and actions to review judgments of the Essex County Board of Taxation with regard to properties listed on the attached Schedule A, June 2024 Refunds; and

WHEREAS, after a review of the appraisals of both the City and the taxpayer and an analysis of prior County Board and Tax Court actions as they affect these properties, and after careful consideration of these facts, it is the opinion of the Tax Assessor and the Corporation Counsel, or his designee (“Outside Counsel”) that these settlements are in the best interests of the City of Newark.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. The Corporation Counsel of the City of Newark be and is hereby authorized to execute a Stipulation of Settlement with regard to certain properties as set forth in Schedule A, June 2024 Refunds, after receipt of all documents deemed appropriate.

2. The City Clerk shall serve a copy of this resolution upon the Tax Assessor, Corporation Counsel and the Director of Finance.

STATEMENT

This resolution authorizes the Corporation Counsel, or his designee, to the execution of a Stipulation of Settlement with regard to Tax Appeals on certain properties set forth in Schedule A, June 2024 Refunds.