



# City of Newark

City Hall  
920 Mayor Kenneth A.  
Gibson Boulevard  
Newark, New Jersey 07102

## Legislation Details

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<b>File #:</b>	16-0573	<b>Version:</b>	1	<b>Name:</b>	Stipulation of Settlement for Tax Appeals
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Filed:</b>	Filed
<b>File created:</b>	3/24/2016	<b>In control:</b>		<b>Finance:</b>	Finance
<b>On agenda:</b>	4/20/2016	<b>Final action:</b>		<b>4/20/2016:</b>	4/20/2016

**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)

Additional Information:

Randall Manufacturing Co./212-214 Sylvan Avenue/842/12/North/\$305,700/2009/- \$5,020.59  
Ten Park Place Associates/32 Fulton Street/14/43/Central/\$177,700/2012/- \$1,622.44  
Ten Park Place Associates/30 Fulton Street/14/44/Central/\$178,100/2012/- \$1,242.72  
Ten Park Place Associates/28 Fulton Street/14/45/Central/\$159,400/2012/- \$1,242.72  
Ten Park Place Associates/26 Fulton Street/14/46/Central/\$173,000/2012/- \$1,346.28  
Ten Park Place Associates/24 Fulton Street/14/47/Central/\$165,600/2012/- \$1,346.28  
Ten Park Place Associates/22 Fulton Street/14/48/Central/\$165,600/2012/- \$1,346.28  
Ten Park Place Associates/20 Fulton Street/14/49/Central/\$165,600/2012/- \$1,346.28  
Ten Park Place Associates/16-18 Fulton Street/14/50/Central/\$330,000/2012/- \$2,751.24  
BMHC LLC of NJ/146-148 Market Street/57.02/54/Central/\$1,325,600/2009/- \$0  
BMHC LLC of NJ/146-148 Market Street/57.02/54/Central/\$1,325,600/2010/- \$0  
BMHC LLC of NJ/146-148 Market Street/57.02/54/Central/\$1,325,600/2011/- \$0  
BMHC LLC of NJ/146-148 Market Street/57.02/54/Central/\$1,325,600/2012/- \$0  
BMHC LLC of NJ/146-148 Market Street/57.02/54/Central/\$3,070,500/2013/- \$31,605.96  
BMHC LLC of NJ/146-148 Market Street/57.02/54/Central/\$2,000,200/2014/- \$0  
BMHC LLC of NJ/150 Market Street/57.02/56/Central/\$742,600/2009/- \$0  
BMHC LLC of NJ/150 Market Street/57.02/56/Central/\$742,600/2010/- \$0  
BMHC LLC of NJ/150 Market Street/57.02/56/Central/\$742,600/2011/- \$0  
BMHC LLC of NJ/150 Market Street/57.02/56/Central/\$742,600/2012/- \$0  
BMHC LLC of NJ/150 Market Street/57.02/56/Central/\$531,600/2013/- \$0  
BMHC LLC of NJ/150 Market Street/57.02/56/Central/\$531,600/2014/- \$0  
BMHC Dev Assoc c/o Shaya Hazan/160 Market Street/57.02/153/Central/\$908,300/2009/- \$0  
BMHC Dev Assoc c/o Shaya Hazan/160 Market Street/57.02/153/Central/\$908,300/2010/- \$1,853.94  
BMHC Dev Assoc c/o Shaya Hazan/160 Market Street/57.02/153/Central/\$908,300/2011/- \$1,940.22  
BMHC Dev Assoc c/o Shaya Hazan/160 Market Street/57.02/153/Central/\$908,300/2012/- \$2,012.52  
BMHC Dev Assoc c/o Shaya Hazan/160 Market Street/57.02/153/Central/\$650,200/2013/- \$0  
BMHC Dev Assoc c/o Shaya Hazan/160 Market Street/57.02/153/Central/\$650,200/2014/- \$0  
BMHC Dev Assoc c/o Shaya Hazan/815-817 Broad Street/57.03/100/Central/\$1,028,700/2009/- \$0  
BMHC Dev Assoc c/o Shaya Hazan/815-817 Broad Street/57.03/100/Central/\$1,028,700/2010/- \$4,674.60  
BMHC Dev Assoc c/o Shaya Hazan/815-817 Broad Street/57.03/100/Central/\$1,028,700/2011/- \$4,892.16  
BMHC Dev Assoc c/o Shaya Hazan/815-817 Broad Street/57.03/100/Central/\$1,028,700/2012/- \$5,074.44  
BMHC Dev Assoc c/o Shaya Hazan/815-817 Broad Street/57.03/100/Central/\$785,300/2013/- \$0  
BMHC Dev Assoc c/o Shaya Hazan/815-817 Broad Street/57.03/100/Central/\$785,300/2014/- \$0  
BMHC Dev Assoc c/o Shaya Hazan/166-168 Market Street/57.03/77/Central/\$1,052,600/2009/- \$6,576.34  
BMHC Dev Assoc c/o Shaya Hazan/166-168 Market Street/57.03/77/Central/\$1,052,600/2010/- \$7,635.18  
BMHC Dev Assoc c/o Shaya Hazan/166-168 Market Street/57.03/77/Central/\$1,052,600/2011/-

\$7,990.53  
BMHC Dev Assoc c/o Shaya Hazan/166-168 Market Street/57.03/77/Central/\$1,052,600/2012/-  
\$8,288.25  
BMHC Dev Assoc c/o Shaya Hazan/166-168 Market Street/57.03/77/Central/\$717,600/2013/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/166-168 Market Street/57.03/77/Central/\$717,600/2014/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/789 Broad Street/57.03/79/Central/\$890,100/2009/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/789 Broad Street/57.03/79/Central/\$890,100/2010/-  
\$7,317.18  
BMHC Dev Assoc c/o Shaya Hazan/789 Broad Street/57.03/79/Central/\$890,100/2011/-  
\$7,657.73  
BMHC Dev Assoc c/o Shaya Hazan/789 Broad Street/57.03/79/Central/\$890,100/2012/-  
\$7,943.05  
BMHC Dev Assoc c/o Shaya Hazan/789 Broad Street/57.03/79/Central/\$997,100/2013/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/789 Broad Street/57.03/79/Central/\$997,100/2014/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/791 Broad Street/57.03/80/Central/\$582,800/2009/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/791 Broad Street/57.03/80/Central/\$582,800/2010/-  
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BMHC Dev Assoc c/o Shaya Hazan/791 Broad Street/57.03/80/Central/\$582,800/2011/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/791 Broad Street/57.03/80/Central/\$582,800/2012/-  
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BMHC Dev Assoc c/o Shaya Hazan/793 Broad Street/57.03/81/Central/\$872,800/2009/-  
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BMHC Dev Assoc c/o Shaya Hazan/793 Broad Street/57.03/81/Central/\$872,800/2010/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/793 Broad Street/57.03/81/Central/\$872,800/2011/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/793 Broad Street/57.03/81/Central/\$872,800/2012/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/793 Broad Street/57.03/81/Central/\$651,700/2013/-  
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BMHC Dev Assoc c/o Shaya Hazan/793 Broad Street/57.03/81/Central/\$651,700/2014/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/795 Broad Street/57.03/82/Central/\$881,400/2009/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/795 Broad Street/57.03/82/Central/\$881,400/2010/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/795 Broad Street/57.03/82/Central/\$881,400/2011/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/795 Broad Street/57.03/82/Central/\$881,400/2012/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/795 Broad Street/57.03/82/Central/\$285,600/2013/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/795 Broad Street/57.03/82/Central/\$285,600/2014/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/797 Broad Street/57.03/84/Central/\$619,800/2009/-  
\$3,623.70  
BMHC Dev Assoc c/o Shaya Hazan/797 Broad Street/57.03/84/Central/\$619,800/2010/-  
\$4,207.14  
BMHC Dev Assoc c/o Shaya Hazan/797 Broad Street/57.03/84/Central/\$619,800/2011/-  
\$4,402.94  
BMHC Dev Assoc c/o Shaya Hazan/797 Broad Street/57.03/84/Central/\$619,800/2012/-  
\$4,567.00  
BMHC Dev Assoc c/o Shaya Hazan/797 Broad Street/57.03/84/Central/\$322,200/2013/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/797 Broad Street/57.03/84/Central/\$322,200/2014/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/799-805 Broad Street/57.03/86/Central/\$2,085,700/2009/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/799-805 Broad Street/57.03/86/Central/\$2,085,700/2010/-  
\$18,148.26  
BMHC Dev Assoc c/o Shaya Hazan/799-805 Broad Street/57.03/86/Central/\$2,085,700/2011/-  
\$18,992.90  
BMHC Dev Assoc c/o Shaya Hazan/799-805 Broad Street/57.03/86/Central/\$2,085,700/2012/-  
\$19,700.56  
BMHC Dev Assoc c/o Shaya Hazan/799-805 Broad Street/57.03/86/Central/\$1,628,600/2013/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/799-805 Broad Street/57.03/86/Central/\$1,628,600/2014/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/807-813 Broad Street/57.03/94/Central/\$2,291,700/2009/-  
\$0  
BMHC Dev Assoc c/o Shaya Hazan/807-813 Broad Street/57.03/94/Central/\$2,291,700/2010/-  
\$9,276.06  
BMHC Dev Assoc c/o Shaya Hazan/807-813 Broad Street/57.03/94/Central/\$2,291,700/2011/-  
\$9,707.78  
BMHC Dev Assoc c/o Shaya Hazan/807-813 Broad Street/57.03/94/Central/\$2,291,700/2012/-  
\$10,069.48  
BMHC Dev Assoc c/o Shaya Hazan/807-813 Broad Street/57.03/94/Central/\$3,754,400/2013/-  
\$19,451.41  
BMHC Dev Assoc c/o Shaya Hazan/807-813 Broad Street/57.03/94/Central/\$3,095,700/2014/-  
\$0  
Edison Corporation/66-72 Gould Avenue/1865/5/West/\$1,800,000/2010/-  
\$6,360.00  
Edison Corporation/66-72 Gould Avenue/1865/5/West/\$1,800,000/2011/-  
\$6,656.00  
Edison Corporation/66-72 Gould Avenue/1865/5/West/\$1,800,000/2012/-  
\$6,904.00  
Newark Group/54-66 Lockwood Street/2412/58/East/\$971,200/2011/-  
\$0  
Newark Group/17-61 Blanchard Street/2412/75/East/\$4,403,800/2011/-  
\$13,438.46

Newark Group/17-61 Blanchard Street/2412/75/East/\$4,403,800/2012/- \$13,939.18  
Ralph Gamba/1-9 Pomona Avenue/3678.01/3.07/C3G/South/\$112,200/2011/- \$1,054.98  
Ralph Gamba/1-9 Pomona Avenue/3678.01/3.07/C3G/South/\$112,200/2012/- \$1,094.28  
Ralph Gamba/1-9 Pomona Avenue/3678.01/3.07/C3G/South/\$109,700/2013/- \$0  
Glennard Robinson & Carlos Rivera/284 Parker Street/555/10/North/\$137,800/2010/- \$407.04  
Glennard Robinson & Carlos Rivera/284 Parker Street/555/10/North/\$137,800/2011/- \$425.98  
Glennard Robinson & Carlos Rivera/284 Parker Street/555/10/North/\$137,800/2012/- \$441.86  
Archland Property LLC/905-919 Eighteenth Avenue/4047/15/West/\$1,550,000/2009/- \$6,162.75  
Archland Property LLC/905-919 Eighteenth Avenue/4047/15/West/\$1,550,000/2010/- \$7,155.00  
Archland Property LLC/905-919 Eighteenth Avenue/4047/15/West/\$1,550,000/2011/- \$7,488.00  
Archland Property LLC/905-919 Eighteenth Avenue/4047/15/West/\$1,550,000/2012/- \$7,767.00  
Erwin Michaelson et al/4-18 Joseph Street/2410/29/East/\$525,000/2008/- \$1,299.50  
Erwin Michaelson et al/4-18 Joseph Street/2410/29/East/\$525,000/2009/- \$1,369.50  
Erwin Michaelson et al/4-18 Joseph Street/2410/29/East/\$525,000/2010/- \$1,590.00  
Erwin Michaelson et al/4-18 Joseph Street/2410/29/East/\$525,000/2011/- \$1,664.00  
M Eagles Tool Warehouse/45-53 E Alpine Street/2783/13/South/\$369,200/2008/- \$2,578.21  
M Eagles Tool Warehouse/45-53 E Alpine Street/2783/13/South/\$369,200/2009/- \$2,717.09  
M Eagles Tool Warehouse/45-53 E Alpine Street/2783/13/South/\$297,100/2010/- \$861.78  
M Eagles Tool Warehouse/45-53 E Alpine Street/2783/13/South/\$297,100/2011/- \$901.89  
M Eagles Tool Warehouse/45-53 E Alpine Street/2783/13/South/\$297,100/2012/- \$935.49  
M Eagles Tool Warehouse/178-192 Sherman Avenue/2783/18/South/\$609,100/2008/- \$4,251.96  
M Eagles Tool Warehouse/178-192 Sherman Avenue/2783/18/South/\$609,100/2009/- \$4,481.00  
M Eagles Tool Warehouse/178-192 Sherman Avenue/2783/18/South/\$490,000/2010/- \$1,415.10  
M Eagles Tool Warehouse/178-192 Sherman Avenue/2783/18/South/\$490,000/2011/- \$1,480.96  
M Eagles Tool Warehouse/178-192 Sherman Avenue/2783/18/South/\$490,000/2012/- \$1,536.14  
M Eagles Tool Warehouse/46-54 Earl Street/2783/26/South/\$388,900/2008/- \$2,713.36  
M Eagles Tool Warehouse/46-54 Earl Street/2783/26/South/\$388,900/2009/- \$2,859.52  
M Eagles Tool Warehouse/46-54 Earl Street/2783/26/South/\$312,900/2010/- \$903.12  
M Eagles Tool Warehouse/46-54 Earl Street/2783/26/South/\$312,900/2011/- \$945.15  
M Eagles Tool Warehouse/46-54 Earl Street/2783/26/South/\$312,900/2012/- \$980.37  
Kearny Steel Container Corp./385-389 South Street R/5088/144/East/\$362,600/2011/- \$0  
Kearny Steel Container Corp./385-389 South Street R/5088/144/East/\$362,600/2012/- \$0  
Kearny Steel Container Corp./385-389 South Street R/5088/144/East/\$872,700/2013/- \$6,576.33  
Kearny Steel Container Corp./385-389 South Street R/5088/144/East/\$872,700/2014/- \$6,905.93  
224-228 Miller Street Properties/228 Miller Street/1179/75/East/\$246,100/2011/- \$4,030.21  
224-228 Miller Street Properties/228 Miller Street/1179/75/East/\$246,100/2012/- \$4,180.37  
224-228 Miller Street Properties/226 Miller Street/1179/76/East/\$174,300/2011/- \$1,287.94  
224-228 Miller Street Properties/226 Miller Street/1179/76/East/\$174,300/2012/- \$1,335.92  
224-228 Miller Street Properties/224 Miller Street/1179/33/East/\$119,600/2011/- \$0  
224-228 Miller Street Properties/224 Miller Street/1179/33/East/\$119,600/2012/- \$0  
Chantal Heron/1-9 Pomona Avenue/3678.01/3.03/C3C/South/\$138,000/2011/- \$0  
Chantal Heron/1-9 Pomona Avenue/3678.01/3.03/C3C/South/\$138,000/2012/- \$0  
Chantal Heron/1-9 Pomona Avenue/3678.01/3.03/C3C/South/\$132,400/2013/- \$0  
Chantal Heron/1-9 Pomona Avenue/3678.01/3.03/C3C/South/\$132,400/2015/- \$410.32  
Chantal Heron/1-9 Pomona Avenue/3678.01/3.03/C3C/South/\$132,400/2016/- \$410.32  
MLK NEWARK 2007, LLC/92-94 Quitman Street/2560/70/Central/\$931,800/2013/- \$0  
Eduardo Raposa/776 S Eighteenth Street/2637/48/South/\$169,400/2012/- \$1,291.05  
Hutchinson Ent. Inc/35 North Ninth Street/1919/65/West/\$335,100/2012/- \$5,695.80  
Hutchinson Ent. Inc/35 North Ninth Street/1919/65/West/\$298,200/2013/- \$1,423.35  
Beira Corporation/62-66 Pacific Street/944/1/East/\$907,900/2009/- \$1,558.49  
Beira Corporation/62-66 Pacific Street/944/1/East/\$907,900/2010/- \$1,809.42  
Beira Corporation/62-66 Pacific Street/944/1/East/\$907,900/2011/- \$1,893.63  
Beira Corporation/62-66 Pacific Street/944/1/East/\$907,900/2012/- \$1,964.19  
Jose M. Cerqueira/53 Wilson Avenue/2031/19/East/\$750,000/2010/- \$4,770.00  
Jose M. Cerqueira/53 Wilson Avenue/2031/19/East/\$600,000/2011/- \$3,328.00  
Jose M. Cerqueira/53 Wilson Avenue/2031/19/East/\$600,000/2012/- \$3,452.00  
6-8 Elizabeth Realty LLC/228-230 Clinton Avenue/2801/18/South/\$400,000/2012/- \$3,710.90  
Roberto & Enriqueta Rosa/811 Mt. Prospect Avenue/814/9/North/\$229,500/2013/- \$871.14  
Roberto & Enriqueta Rosa/849 Mt. Prospect Avenue/814.01/25/North/\$297,900/2013/- \$1,919.45

Lalu Inc/1489-1495 McCarter Highway/566/1/North/\$744,200/2013/- \$2,524.82  
EWEN, LLC/861 Broad Street/57.04/131/Central/\$601,700/2013/- \$5,215.00  
Eduardo Raposa/655-657 South Eighteenth Street/351/26/West/\$267,900/2012/- \$2,274.87  
Eduardo Raposa/655-657 South Eighteenth Street/351/26/West/\$425,700/2013/- \$3,711.92  
Eduardo Raposa/655-657 South Eighteenth Street/351/26/West/\$425,700/2014/- \$3,897.96  
M&S Group, LLC/286-298 Mt. Pleasant Avenue/447/57/Central/\$935,700/2013/- \$0  
M&S Group, LLC/286-298 Mt. Pleasant Avenue/447/57/B01/Central/\$146,600/2013/- \$4,329.10  
M&S Group, LLC/286-298 Mt. Pleasant Avenue/447/57/B01/Central/\$146,600/2014/- \$4,546.07  
M&S Group, LLC/284 Mt. Pleasant Avenue/447/63/Central/\$77,900/2013/- \$0  
M&S Group, LLC/282 Mt. Pleasant Avenue/447/64/Central/\$77,900/2013/- \$0  
232 Ferry Street, LLC/232 Ferry Street/1994/21/East/\$319,600/2011/- \$0  
232 Ferry Street, LLC/232 Ferry Street/1994/21/East/\$319,600/2012/- \$6,334.42  
232 Shepard Holdings, LLC/232-244 Shepard Avenue/3626/28/South/\$796,400/2012/- \$18,098.84  
George Frangias/6 Wilson Avenue/1982/7/East/\$303,400/2013/- \$0  
George Irene Frangias/6 Wilson Avenue/1982/7/East/\$303,400/2014/- \$880.68  
George Irene Frangias/6 Wilson Avenue/1982/7/East/\$303,400/2015/- \$939.76  
George Irene Frangias/6 Wilson Avenue/1982/7/East/\$303,400/2016/- \$939.76  
Magruder Color Company/988-990 Frelinghuysen Avenue/3773/3/South/\$72,800/2012/- \$0  
Magruder Color Company/980-986 Frelinghuysen Avenue/3773/5/South/\$1,500,000/2012/- \$28,403.06  
Total Tax Difference: -\$500,573.85  
Invitation: Corporation Counsel, April 19, 2016

**Sponsors:** Council of the Whole

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
4/20/2016	1	Municipal Council	Adopt	Pass