



City of Newark

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

Legislation Details

File #: 22-0629 **Version:** 1 **Name:** Stipulation of Settlement for Tax Appeals June 2022 Refunds(1)

Type: Resolution **Status:** Adopted

File created: 4/21/2022 **In control:** Finance

On agenda: 7/13/2022 **Final action:** 7/13/2022

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)
100 2nd Ave, Associates, LLC/558/68.02/100 2nd Avenue/North/2016/ \$290,000/- \$2,294.48
100 Chadwick Avenue, LLC/2708/16/747-773 Bergen Street/South/2013/ \$6,273,900/- \$7,382.50
100 Chadwick Avenue, LLC/2708/16/747-773 Bergen Street/South/2014/ \$6,273,900/- \$7,752.50
100 Chadwick Avenue, LLC/2708/16/747-773 Bergen Street/South/2015/\$6,273,900/- \$8,272.50
1112 South Orange Avenue, Corp./4173/1/1112-1118 South Orange Avenue/West/2013/\$355,400/
\$0.00
1112 South Orange Avenue, Corp./4173/1/1112-1118 South Orange Avenue/West/2014/\$325,000/-
\$942.70
1112 South Orange Avenue, Corp./4173/1/1112-1118 South Orange Avenue/West/2015/\$325,000/-
\$1,005.94
130 Chancellor Newark, LLC/3703/1(4)/128-134 Chancellor Avenue/South/2020/\$2,150,000/-
\$11,400.00
141 Fabyan Holdings, LLC/3090/17/141 Fabyan Place/South/2017/\$171,200/- \$0.00
141 Fabyan Holdings, LLC/3090/17/141 Fabyan Place/South/2018/\$150,000/- \$782.92
168 Leslie Street, LLC/3065/18.02/168 Leslie Street/South/2016/\$225,000/- \$2,494.00
169 Oraton Associates, LLC/722/66.02/169 Oraton Street/North/2016/\$280,000/- \$2,225.68
182 Ferry Management, LLC/1991/28/182 Ferry Street/East/2017/\$851,000/- \$0.00
182 Ferry Management, LLC/1991/28/182 Ferry Street/East/2018/\$722,500/- \$4,745.51
26 28 N. Fifth Street, LLC/1850/8.03/26-28 5th Street/West/2016/\$225,000/- \$1,458.56
277 Littleton Associates, LLC/278/22/277 Littleton Avenue/Central/2016/\$200,000/- \$1,097.36
277 W Kinney Avenue, LLC/2520/35/277 West Kinney Street/Central/2016/\$225,000/- \$921.92
296 16th Avenue, LLC/340/7/296-298 16th Avenue/West/2015/\$300,000/- \$4,420.82
296 16th Avenue, LLC/340/7/296-298 16th Avenue/West/2016/\$300,000/- \$4,595.84
296 16th Avenue, LLC/340/7/296-298 16th Avenue/West/2010/\$300,000/- \$2,079.72
296 16th Avenue, LLC/340/7/296-298 16th Avenue/West/2011/\$275,000/- \$3,008.51
296 16th Avenue, LLC/340/7/296-298 16th Avenue/West/2012/\$275,000/- \$3,120.61
296 298 Renner Associates/3624/7/296-298 Renner Avenue/South/2013/\$550,000/- \$1,881.06
334-336 Keer Trust/3736/45/334-336 Keer Avenue/South/2018/\$250,200/- \$963.87
347 Park Avenue, LLC/3625/17/223-229 Shephard Avenue/South/2016/\$740,000/- \$1,376.00
405 N. Fifth Street, Inc./1950/47/405-407 5th Street/West/2018/\$650,000/- \$1,292.55
405 N. Fifth Street, Inc./1950/47/405-407 5th Street/West/2019/\$650,000/- \$1,316.35
405 N. Fifth Street, Inc./1950/47/405-407 5th Street/West/2020/\$650,000/- \$1,330.00
405 N. Fifth Street, Inc./1950/49/409 5th Street/West/2018/\$650,000/- \$1,292.55
405 N. Fifth Street, Inc./1950/49/409 5th Street/West/2019/\$650,000/- \$1,316.35
405 N. Fifth Street, Inc./1950/49/409 5th Street/West/2020/\$650,000/- \$1,330.00
405 N. Fifth Street, Inc./1950/51/411-413 5th Street/West/2018/\$625,000/- \$2,215.80
405 N. Fifth Street, Inc./1950/51/411-413 5th Street/West/2019/\$625,000/- \$2,256.60
405 N. Fifth Street, Inc./1950/51/411-413 5th Street/West/2020/\$625,000/- \$2,280.00
406 S. 19th Street, LLC/1860/12.05/122 South 14th Street/West/2016/\$208,000/- \$2,101.84
408 Chadwick Capital, LLC/3593/3/408 Chadwick Avenue/South/2017/\$166,300/- \$0.00
408 Chadwick Capital, LLC/3593/3/408 Chadwick Avenue/South/2018/\$150,000/- \$601.96

414 Raymond Blvd. Associates, Inc./2466/11/414-446 Raymond Boulevard/East/2016/\$1,800,000/-
\$5,868.64
414 Raymond Blvd. Associates, Inc./2466/11/414-446 Raymond Boulevard/East/2017/\$1,700,000/-
\$9,633.36
45 Academy Street Associates, LLC/63.01/44/137-145 Halsey Street/Central/2017/\$3,618,800/-
\$65,763.88
45 Academy Street Associates, LLC/63.01/44/137-145 Halsey Street/Central/2018/\$3,618,800/-
\$68,220.79
45 Academy Street Associates, LLC/63.01/44/137-145 Halsey Street/Central/2019/\$3,618,800/-
\$69,476.95
454 Irvine Turner Realty/2693/26/454-456 Irvine Turner Boulevard/South/2017/\$250,000/- \$1,391.96
454 Irvine Turner Realty/2693/26/454-456 Irvine Turner Boulevard/South/2018/\$250,000/- \$1,443.96
454 Irvine Turner Realty/2693/26/454-456 Irvine Turner Boulevard/South/2019/\$250,000/- \$1,470.55
47 Komorn, LLC/2078/28/45-47 Komorn Street/East/2021/\$600,000/- \$3,734.00
497 S. 11th Street, LLC/267/2/390-392 South 10th Street/West/2018/\$232,000/- \$1,953.60
497 S. 11th Street, LLC/267/2/390-392 South 10th Street/West/2019/\$232,000/- \$1,989.57
519 Washington Realty/122/42/519 Washington Street/Central/2017/\$225,000/- \$1,566.40
519 Washington Realty/122/42/519 Washington Street/Central/2018/\$225,000/- \$1,624.92
526 S. 15th Street, LLC/332/33(34)/243-245 16th Avenue/West/2013/\$431,700/- \$590.60
539 Central Avenue, LLC/1856/37/539 Central Avenue/West/2017/\$213,000/- \$0.00
539 Central Avenue, LLC/1856/37/539 Central Avenue/West/2018/\$200,000/- \$480.09
729 S. 15th Street LLC/2635/6/729 South 15th Street/South/2012/\$117,600/- \$1,070.12
793 Broadway, Inc. (David Rodriguez)/772/28/793-799 Broadway/North/2016/\$1,345,600/- \$0.00
793 Broadway, Inc. (David Rodriguez)/772/28/793-799 Broadway/North/2017/\$1,250,000/- \$3,403.36
9 Chelsea MB, LLC/4207/10/9 Chelsea Avenue/West/2018/\$150,000/- \$919.56
9 Chelsea MB, LLC/4207/10/9 Chelsea Avenue/West/2019/\$150,000/- \$936.49
96 4th Avenue, LLC, Egor Burak/516/29/96 4th Avenue/Central/2017/\$184,900/- \$0.00
96 4th Avenue, LLC, Egor Burak/516/29/96 4th Avenue/Central/2018/\$170,000/- \$550.26
A & L Industries, Inc./2047/41/27-35 St. Francis Street/East/2012/\$350,000/- \$1,487.81
A & L Industries, Inc./2047/41/27-35 St. Francis Street/East/2013/\$404,000/- \$12,157.50
962/63/251 Walnut Street/East/2017 \$289,200- \$712.00
962/63/251 Walnut Street/East/2018 \$289,200- \$738.60
962/63/251 Walnut Street/East/2019 \$289,200- \$752.20
AK Properties 18, LLC/3035/12.02/325 West Runyon Street/South/2018/\$250,000/- \$1,587.99
AK Properties 18, LLC/3035/12.02/325 West Runyon Street/South/2019/\$250,000/- \$1,617.23
Antos Antes Financial, LLC/320/24/437-439 South 16th Street/West/2016/\$175,000/- \$1,155.84
Antos Lending Associates, Corp./194/1/51-57 McWhorther Street/East/2017/\$250,000/- \$2,207.20
Antos Lending Associates, Corp./194/1/51-57 McWhorther Street/East/2018/\$250,000/- \$2,289.66
Antos Lending Associates, Corp./194/42/97-101 Hamilton Street/East/2018/\$250,000/- \$4,948.62
3715/22/284-286 Lyons Avenue/South/2014/\$691,600/- \$0.00
3715/22/284-286 Lyons Avenue/South/2015/\$525,000/- \$5,512.79
3715/22/284-286 Lyons Avenue/South/2016/\$525,000/- \$5,731.04
3715/22/284-286 Lyons Avenue/South/2017/\$500,000/- \$6,820.96
3715/22/284-286 Lyons Avenue/South/2018/\$450,000/- \$8,922.29
3715/22/284-286 Lyons Avenue/South/2019/\$450,000/- \$9,086.58
Astor Capital Limited/2808/12/44 Astor Street/East/2016/\$165,000/- \$1,176.48
Astor Capital Limited/2808/12/44 Astor Street/East/2017/\$165,000/- \$1,217.52
BBR Group, LLC/4191/8/347-349 Sandford Avenue/West/2013/\$125,000/- \$5,339.02
BBR Group, LLC/4191/8/347-349 Sandford Avenue/West/2014/\$125,000/- \$5,606.61
BBR Group, LLC/4191/8/347-349 Sandford Avenue/West/2015/\$125,000/- \$5,982.67
Bergen Street, LLC by IHOP Property, LLC, Tenant-Taxpayer/260/1.02/101-117 Bergen
Street/West/2017/\$1,500,000/- \$3,748.68
Berger Crescent, LLC/14/7(8)/558-560 Broad Street/Central/2017/\$1,700,000/- \$10,680.00
590/23/164-166 North 10th Street/North/2018/\$210,000/- \$760.76
336/18/535 South 18th Street/West/2017/\$222,300/- \$0.00
336/18/535 South 18th Street/West/2018/\$200,000/- \$823.54
Caribe, Inc./579.01/24/328-334 Mt. Prospect Avenue/North/2019/\$2,100,000/- \$11,283.00
4208/11/751 South Orange Avenue/West/2017/\$287,400/- \$2,492.00
4208/11/751 South Orange Avenue/West/2018/\$287,400/- \$2,585.10

4208/11/751 South Orange Avenue/West/2019/\$287,400/- \$2,632.70
Cedar Holdings MO, LLC/4209/6(7)/45-47 Cedar Avenue/West/2018/\$460,000/- \$4,981.86
3759/9(8)/943-953 Frelinghuysen Avenue/South/2015/\$1,550,000/- \$10,694.69
3759/9(8)/943-953 Frelinghuysen Avenue/South/2016/\$1,550,000/- \$11,118.08
/3759/9(8)/943-953 Frelinghuysen Avenue/South/2017/\$1,450,000/- \$15,065.92
4140.01/31.02/190-192 Eastern Parkway/West/2017/\$157,000/- \$1,780.00
4140.01/31.02/190-192 Eastern Parkway/West/2018/\$157,000/- \$1,846.50
Clinton Avenue Facility, LLC/3024/5/534-544 Clinton Avenue/South/2018/\$1,422,500/- \$105,065.85
Community Asset Pres. Corp./Lincoln Pk. CAPC Urb. Ren, LLC/116/12(Lots 10,11,12,13 Merged into Lot 10 in 2016)/10-14 West Kinney Place/Central/2015/\$35,500/- \$794.16
Community Asset Pres. Corp./Lincoln Pk. CAPC Urb. Ren, LLC/116/12(Lots 10,11,12,13 Merged into Lot 10 in 2016)//10-14 West Kinney Place/Central/2016/\$34,700/- \$853.12
Community Asset Pres. Corp./Lincoln Pk. CAPC Urb. Ren, LLC/116/13(Lots 10,11,12,13 Merged into Lot 10 in 2016)//10-14 West Kinney Place/Central/2015/\$31,900/- \$913.28
Community Asset Pres. Corp./Lincoln Pk. CAPC Urb. Ren, LLC/116/13(Lots 10,11,12,13 Merged into Lot 10 in 2016)//10-14 West Kinney Place/Central/2015/\$32,200/- \$939.12
Community Asset Pres./116/14/8 West Kinney Place/Central/2018/\$29,500/- \$978.65
Community Asset Pres./116/22/36-38 West Kinney Street/Central/2017/\$96,300/- \$1,181.92
Community Asset Pres./116/22/36-38 West Kinney Street/Central/2018/\$86,900/- \$1,573.22
Community Asset Pres. Corp./Lincoln Pk. CAPC Urb. Ren, LLC/116/22/36-38 West Kinney Street/Central/2016/\$100,900/- \$983.84
Community Asset Pres. Corp./Lincoln Pk. CAPC Urb. Ren, LLC/116/24/32-34 West Kinney Street/Central/2016/\$85,000/- \$1,771.60
Community Asset Pres. Corp./Lincoln Pk. CAPC Urb. Ren, LLC/116/55/478-480 Washington Street/Central/2012/\$98,280/- \$1,992.49
Community Asset Pres. Corp./Lincoln Pk. CAPC Urb. Ren, LLC/116/62.01/462-466 Washington Street/Central/2012/\$128,480/- \$2,710.51
Community Asset Pres./118/34/21 Lincoln Park/Central/2017/\$109,700/- \$580.28
Community Asset Pres./118/34/21 Lincoln Park/Central/2018/\$99,000/- \$997.11
Community Asset Pres. Corp./Lincoln Pk. CAPC Urb. Ren, LLC/118/34/21 Lincoln Park/Central/2015/\$113,600/- \$410.32
Community Asset Pres. Corp./Lincoln Pk. CAPC Urb. Ren, LLC/118/34/21 Lincoln Park/Central/2016/\$114,900/- \$381.84
Community Options, Enterprises, Inc./673/45/504-506 Mt. Prospect Avenue/North/2019/\$174,800/- \$6,574.23
Community Options, Enterprises, Inc./673/45/504-506 Mt. Prospect Avenue/North/2020/\$174,800/- \$6,642.40
Concord Realty Management, LLC/2753/12/16-18 East Runyon Street/South/2014/\$284,000/- \$0.00
Concord Realty Management, LLC/2753/12/16-18 East Runyon Street/South/2015/\$284,000/- \$0.00
Concord Realty Management, LLC/2753/12/16-18 East Runyon Street/South/2016/\$284,000/- \$0.00
Concord Realty Management, LLC/2753/12/16-18 East Runyon Street/South/2017/\$284,000/- \$0.00
Concord Realty Management, LLC/2753/12/16-18 East Runyon Street/South/2018/\$250,000/- \$1,255.62
Concord Realty Management, LLC/2753/15/20-22 East Runyon Street/South/2014/\$187,700/- \$0.00
Cottage Street Orbit/18/20(21)/591-593 Broad Street/Central/2018/\$1,000,000/- \$6,296.57
Crown Real Estate HO/173/15/17-21 Madison Street/East/2013/\$825,000/- \$2,743.34
Crown Real Estate HO/173/15/17-21 Madison Street/East/2014/\$825,000/- \$2,880.83
Cruz Plaza, LLC/2470/1.01/516-544 Raymond Boulevard/East/2018/\$4,900,000/- \$0.00
Cruz Plaza, LLC/2470/1.01/516-544 Raymond Boulevard/East/2019/\$4,400,000/- \$18,805.00
2632/19.01/747-749 South 12th Street/South/2017/\$241,200/- \$0.00
2632/19.01/747-749 South 12th Street/South/2018/\$221,200/- \$738.60
EK Investment, LLC/4140.01/31.02/190-192 Eastern Parkway/West/2019/\$157,000/- \$1,880.50

Additional Information:

Total refunds: -\$669,133.90

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
7/13/2022	1	Municipal Council	Adopt	Pass