



Legislation Text

File #: 22-0629, 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)

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

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 2022 Refunds(1); 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 2022 Refunds(1), 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 (“Outside Counsel”), to execute a Stipulation of Settlement with regard to Tax Appeals on certain properties set forth in Schedule A, June 2022 Refunds(1).