



Legislation Text

File #: 16-0573, 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)

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/-0  
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/-0  
BMHC Dev Assoc c/o Shaya Hazan/791 Broad Street/57.03/80/Central/\$439,300/2013/-0  
BMHC Dev Assoc c/o Shaya Hazan/791 Broad Street/57.03/80/Central/\$439,300/2014/-0  
BMHC Dev Assoc c/o Shaya Hazan/793 Broad Street/57.03/81/Central/\$872,800/2009/-0  
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/-  
\$0  
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/-  
Chantal Heron/1-9 Pomona Avenue/3678.01/3.03/C3C/South/\$138,000/2011/-  
Chantal Heron/1-9 Pomona Avenue/3678.01/3.03/C3C/South/\$138,000/2012/-  
Chantal Heron/1-9 Pomona Avenue/3678.01/3.03/C3C/South/\$132,400/2013/-  
Chantal Heron/1-9 Pomona Avenue/3678.01/3.03/C3C/South/\$132,400/2015/-  
Chantal Heron/1-9 Pomona Avenue/3678.01/3.03/C3C/South/\$132,400/2016/-  
MLK NEWARK 2007, LLC/92-94 Quitman Street/2560/70/Central/\$931,800/2013/-  
Eduardo Raposa/776 S Eighteenth Street/2637/48/South/\$169,400/2012/-  
Hutchinson Ent. Inc/35 North Ninth Street/1919/65/West/\$335,100/2012/-  
Hutchinson Ent. Inc/35 North Ninth Street/1919/65/West/\$298,200/2013/-  
Beira Corporation/62-66 Pacific Street/944/1/East/\$907,900/2009/-  
Beira Corporation/62-66 Pacific Street/944/1/East/\$907,900/2010/-  
Beira Corporation/62-66 Pacific Street/944/1/East/\$907,900/2011/-  
Beira Corporation/62-66 Pacific Street/944/1/East/\$907,900/2012/-  
Jose M. Cerqueira/53 Wilson Avenue/2031/19/East/\$750,000/2010/-  
Jose M. Cerqueira/53 Wilson Avenue/2031/19/East/\$600,000/2011/-  
Jose M. Cerqueira/53 Wilson Avenue/2031/19/East/\$600,000/2012/-  
6-8 Elizabeth Realty LLC/228-230 Clinton Avenue/2801/18/South/\$400,000/2012/-  
Roberto & Enriqueta Rosa/811 Mt. Prospect Avenue/814/9/North/\$229,500/2013/-  
Roberto & Enriqueta Rosa/849 Mt. Prospect Avenue/814.01/25/North/\$297,900/2013/-  
Lalu Inc/1489-1495 McCarter Highway/566/1/North/\$744,200/2013/-  
EWEN, LLC/861 Broad Street/57.04/131/Central/\$601,700/2013/-  
Eduardo Raposa/655-657 South Eighteenth Street/351/26/West/\$267,900/2012/-  
Eduardo Raposa/655-657 South Eighteenth Street/351/26/West/\$425,700/2013/-  
Eduardo Raposa/655-657 South Eighteenth Street/351/26/West/\$425,700/2014/-  
M&S Group, LLC/286-298 Mt. Pleasant Avenue/447/57/Central/\$935,700/2013/-  
M&S Group, LLC/286-298 Mt. Pleasant Avenue/447/57/B01/Central/\$146,600/2013/-  
M&S Group, LLC/286-298 Mt. Pleasant Avenue/447/57/B01/Central/\$146,600/2014/-  
M&S Group, LLC/284 Mt. Pleasant Avenue/447/63/Central/\$77,900/2013/-  
M&S Group, LLC/282 Mt. Pleasant Avenue/447/64/Central/\$77,900/2013/-  
232 Ferry Street, LLC/232 Ferry Street/1994/21/East/\$319,600/2011/-  
232 Ferry Street, LLC/232 Ferry Street/1994/21/East/\$319,600/2012/-  
232 Shepard Holdings, LLC/232-244 Shepard Avenue/3626/28/South/\$796,400/2012/-  
George Frangias/6 Wilson Avenue/1982/7/East/\$303,400/2013/-  
George Irene Frangias/6 Wilson Avenue/1982/7/East/\$303,400/2014/-  
George Irene Frangias/6 Wilson Avenue/1982/7/East/\$303,400/2015/-  
George Irene Frangias/6 Wilson Avenue/1982/7/East/\$303,400/2016/-  
Magruder Color Company/988-990 Frelinghuysen Avenue/3773/3/South/\$72,800/2012/-  
Magruder Color Company/980-986 Frelinghuysen Avenue/3773/5/South/\$1,500,000/2012/-

Total Tax Difference: -\$500,573.85

Invitation: Corporation Counsel, April 19, 2016

**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, dated March 30, 2016; 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 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, or his designee, Outside Counsel, be and is hereby authorized to execute a Stipulation of Settlement with regard to certain properties as set forth in Schedule A, dated March 30, 2016, 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 properties set forth in Schedule A, dated March 30, 2016.