



# City of Newark

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

## Legislation Details

**File #:** 17-1049      **Version:** 1      **Name:** Stipulation of Settlement for Tax Appeals April 2017  
**Type:** Resolution      **Status:** Adopted  
**File created:** 5/19/2017      **In control:** Finance  
**On agenda:** 7/12/2017      **Final action:** 7/12/2017

**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)

- Evelyn Arms Apts., LLC/355-361 Lake Street/554/46/North/\$1,700,000/2015/- \$1,340.15
- Evelyn Arms Apts., LLC/355-361 Lake Street/554/46/North/\$1,700,000/2016/- \$1,393.20
- Evelyn Arms Apts., LLC/355-361 Lake Street/554/46/North/\$1,700,000/2017/- \$1,393.20
- VS Capital Management LLC/57 Fabyan Place/3080/8/South/\$300,000/2014/- \$2,105.58
- CWC Realty Co/128-144 Roanoke Avenue/5005/21/East/\$927,100/2012/\$0.00
- CWC Realty Co/128-144 Roanoke Avenue/5005/21/East/\$1,500,000/2013/- \$13,923.40
- CWC Realty Co/128-144 Roanoke Avenue/5005/21/East/\$1,500,000/2014/- \$14,621.22
- CWC Realty Co/128-144 Roanoke Avenue/5005/21/East/\$1,000,000/2015/- \$32,146.94
- New Madison & Monroe Properties, LLC/110-112 Monroe Street/1987/19(20)/East/\$593,617/2010/- \$3,576.96
- New Madison & Monroe Properties, LLC/110-112 Monroe Street/1987/19(20)/East/\$658,690/2011/- \$1,577.80
- New Madison & Monroe Properties, LLC/110 Madison Street/1987/35/East/\$218,300/2010/- \$3,180.00
- New Madison & Monroe Properties, LLC/110 Madison Street/1987/35/East/\$218,300/2011/- \$3,328.00
- New Madison & Monroe Properties, LLC/110 Madison Street/1987/35/East/\$218,300/2012/- \$3,452.00
- New Madison & Monroe Properties, LLC/108 Madison Street/1987/36/East/\$150,000/2010/- \$3,453.48
- New Madison & Monroe Properties, LLC/108 Madison Street/1987/36/East/\$150,000/2011/- \$3,614.21
- New Madison & Monroe Properties, LLC/108 Madison Street/1987/36/East/\$150,000/2012/- \$3,748.87
- Alcides & Maria Moreira/87-89 Manchester Place/806/49/North/\$250,000/2013/- \$1,387.91
- Alcides & Maria Moreira/87-89 Manchester Place/806/49/North/\$250,000/2014/- \$1,457.47
- Alcides & Maria Moreira/87-89 Manchester Place/806/49/North/\$250,000/2015/- \$1,555.23
- Alcides & Maria Moreira/87-89 Manchester Place/806/49/North/\$250,000/2016/- \$1,616.80
- Sunrise Newark Development, Inc. /972-974 Broad Street/882/74/Central/\$3,336,000/2013/- \$132,146.75
- Sunrise Newark Development, Inc. /972-974 Broad Street/882/74/Central/\$3,336,000/2014/- \$28,451.68
- Clinton Bergen Holdings LLC/491-493 Clinton Ave/2686/27(28)/South/\$648,700/2011/\$0.00
- Clinton Bergen Holdings LLC/491-493 Clinton Ave/2686/27(28)/South/\$648,700/2012/\$0.00
- Clinton Bergen Holdings LLC/491-493 Clinton Ave/2686/27(28)/South/\$950,000/2013/- \$6,617.67
- Clinton Bergen Holdings LLC/491-493 Clinton Ave/2686/27(28)/South/\$950,000/2014/- \$6,949.34
- Interstate Plywood & Lumber, Inc. /923-929 Frelinghuysen Ave/3758/9(33)/South/\$459,200/2012/- \$5,081.34
- Nanes Metal Finishing Co., Inc. /461-491 4th Street/1951/22/North/\$1,200,000/2010/\$0.00
- Nanes Metal Finishing Co., Inc. /461-491 4th Street/1951/22/North/\$1,200,000/2011/\$0.00
- Nanes Metal Finishing Co., Inc. /461-491 4th Street/1951/22/North/\$1,200,000/2012/\$0.00
- Nanes Metal Finishing Co., Inc. /461-491 4th Street/1951/22/North/\$2,202,900/2013/- \$29,530.00
- Frank Russo/408-410 5th Street/1949/19/West/\$560,000/2013/- \$6,532.04
- Frank Russo/408-410 5th Street/1949/19/West/\$560,000/2014/- \$6,859.41
- JB South 15th Street, LLC/119-121 S. 15th Street/1862/6/West/\$178,600/2010/- \$1,590.00
- JB South 15th Street, LLC/119-121 S. 15th Street/1862/6/West/\$178,000/2011/- \$1,683.97
- JB South 15th Street, LLC/123-125 S. 15th Street/1862/8/West/\$102,100/2010/\$0.00
- JB South 15th Street, LLC/123-125 S. 15th Street/1862/8/West/\$102,100/2011/\$0.00

JB South 15th Street, LLC/127-131 S. 15th Street/1862/10/West/\$245,200/2010/\$0.00  
JB South 15th Street, LLC/127-131 S. 15th Street/1862/10/West/\$245,200/2011/\$0.00  
JB South 15th Street, LLC/133 S. 15th Street/1862/12/West/\$74,100/2010/\$0.00  
JB South 15th Street, LLC/133 S. 15th Street/1862/12/West/\$74,100/2011/\$0.00  
G.R.A. Realty LLC/197-203 Frelinghuysen Avenue/2762/5/South/\$280,000/2012/- \$4,011.22  
The Kent Family Partnership No II/88-104 Empire Street/3540.01/40(43)/South/\$443,100/2010/-  
\$6,636.66  
The Kent Family Partnership No II/88-104 Empire Street/3540.01/40(43)/South/\$442,100/2011/-  
\$2,958.59  
The Kent Family Partnership No II/88-104 Empire Street/3540.01/40(43)/South/\$443,100/2012/-  
\$3,034.31  
Choi, Sung Kook & Hi Sun/82-88 Mt. Vernon Place/4140.01/31.01/West/\$272,000/2011/- \$1,557.50  
Choi, Sung Kook & Hi Sun/82-88 Mt. Vernon Place/4140.01/31.01/West/\$272,000/2012/- \$2,651.14  
Choi, Sung Kook & Hi Sun/82-88 Mt. Vernon Place/4140.01/31.01/West/\$400,000/2013/- \$1,544.42  
Choi, Sung Kook & Hi Sun/82-88 Mt. Vernon Place/4140.01/31.01/West/\$400,000/2014/- \$1,621.82  
Manuel Abadin/76 Jackson Street/1991/50/East/\$305,600/2012/\$0.00  
Manuel Abadin/74 Jackson Street/1991/51/East/\$85,000/2012/- \$514.35  
Frelinghuysen 307, LLC/307-315 Frelinghuysen Avenue/3538/28/South/\$200,000/2010/- \$1,074.84  
Frelinghuysen Newark Corp, LLC/317-321 Frelinghuysen Avenue/3538/30/South/\$76,300/2010/\$0.00  
Frelinghuysen Newark Corp, LLC/323-327 Frelinghuysen Avenue/3538/34/South/\$300,000/2010/-  
\$795.00  
Honig Chemical & Processing Co. /28-42 Ball Street/5045/15/East/\$415,400/2012/\$0.00  
Honig Chemical & Processing Co. /28-42 Ball Street/5045/15/East/\$937,900/2013/\$0.00  
Honig Chemical & Processing Co. /28-42 Ball Street/5045/15/East/\$937,900/2014/\$0.00  
Honig Chemical & Processing Co. /28-42 Ball Street/5045/15/East/\$937,900/2015/\$0.00  
Honig Chemical & Processing Co. /414-430 Wilson Avenue/5045/5/East/\$1,834,600/2012/\$0.00  
Honig Chemical & Processing Co. /414-430 Wilson Avenue/5045/5/East/\$2,562,000/2013/-  
\$53,502.45  
Honig Chemical & Processing Co. /414-430 Wilson Avenue/5045/5/East/\$2,312,100/2014/-  
\$48,862.46  
Honig Chemical & Processing Co. /414-430 Wilson Avenue/5045/5/East/\$2,062,100/2015/-  
\$60,412.41  
9th Street Realty Management, LLC/74-76 N. 9th Street/1927/26/Central/\$1,116,000/2014/-  
\$16,438.40  
9th Street Realty Management, LLC/74-76 N. 9th Street/1927/26/Central/\$1,116,000/2015/-  
\$17,541.01  
Pueblo Realty, LLC/880-896 Mt. Prospect Avenue/845/1(B846 L7)/North/\$2,700,000/2011/-  
\$20,174.34  
Pueblo Realty, LLC/880-896 Mt. Prospect Avenue/845/1(B846 L7)/North/\$3,250,000/2012/- \$7,414.90  
Pueblo Realty, LLC/880-896 Mt. Prospect Avenue/845/1(B846 L7)/North/\$3,250,000/2013/- \$6,343.04  
Pueblo Realty, LLC/880-896 Mt. Prospect Avenue/845/1(B846 L7)/North/\$3,250,000/2014/- \$6,660.95  
Pueblo Realty, LLC/880-896 Mt. Prospect Avenue/845/1(B846 L7)/North/\$3,250,500/2015/-  
\$13,113.57  
Prueview Properties, LLC/27 Academy Street/53/9(60)/Central/\$786,900/2013/\$0.00  
Prueview Properties, LLC/27 Academy Street/53/9(60)/Central/\$700,000/2014/- \$2,694.77  
B. Roth Realty Corp. /186-198 Halsey Street/57.01/43(45,46)/Central/\$2,102,200/2013/- \$29,530.00  
B. Roth Realty Corp. /186-198 Halsey Street/57.01/43(45,46)/Central/\$2,102,200/2014/- \$31,010.00  
B. Roth Realty Corp. /186-198 Halsey Street/57.01/43(45,46)/Central/\$2,102,200/2015/- \$33,090.00  
B. Roth Realty Corp. /138-140 Halsey Street/57.01/50/Central/\$1,131,200/2013/\$0.00  
B. Roth Realty Corp. /138-140 Halsey Street/57.01/50/Central/\$1,131,200/2014/\$0.00  
Fergo LLC/43-45 Evergreen Avenue/3754/18/South/\$157,400/2008/- \$3,451.47  
Blossom Hill Urban Renewal Corp/489-559 Irvington Avenue/4274/15/West/\$1,700,000/2011/-  
\$11,824.38  
Blossom Hill Urban Renewal Corp/489-559 Irvington Avenue/4274/15/West/\$1,700,000/2012/-  
\$12,264.96  
Blossom Hill Urban Renewal Corp/489-559 Irvington Avenue/4274/15/West/\$2,000,000/2013/-  
\$10,867.04  
Mountain CC Newark Realty/884-918 Frelinghuysen Avenue/3775/1/South/\$5,000,000/2013/-  
\$25,032.58

Mountain CC Newark Realty/884-918 Frelinghuysen Avenue/3775/1/South/\$5,000,000/2014/-  
\$15,334.45  
Danso Realty Corp/609-631 Irvington Avenue/4277/44(B4278 L40)/West/\$1,236,100/2011/-  
\$13,661.44  
VLOP Development/224 Ferry Street/1994/25/East/\$136,100/2011/- \$1,377.79  
VLOP Development/226 Ferry Street/1994/24/East/\$200,000/2011/- \$3,304.70  
Gilbert Buchalter/897-901 Frelinghuysen Avenue/3757/9(10,11,13,14,15)/South/\$151,200/2009/-  
\$717.62  
Gilbert Buchalter/897-901 Frelinghuysen Avenue/3757/9(10,11,13,14,15)/South/\$151,200/2010/-  
\$833.16  
Gilbert Buchalter/897-901 Frelinghuysen Avenue/3757/9(10,11,13,14,15)/South/\$151,200/2011/-  
\$871.94  
Gilbert Buchalter/897-901 Frelinghuysen Avenue/3757/9(10,11,13,14,15)/South/\$151,200/2012/-  
\$904.42  
Gilbert Buchalter/897-901 Frelinghuysen Avenue/3757/9(10,11,13,14,15)/South/\$338,000/2013/-  
\$3,301.45  
Gilbert Buchalter/897-901 Frelinghuysen Avenue/3757/9(10,11,13,14,15)/South/\$196,400/2014/-  
\$1,655.93  
Gilbert Buchalter/897-901 Frelinghuysen Avenue/3757/9(10,11,13,14,15)/South/\$170,700/2015/-  
\$2,617.42  
Gilbert Buchalter/15-19 Mitchell Place/3757/16(17,18)/South/\$91,500/2009/\$0.00  
Gilbert Buchalter/15-19 Mitchell Place/3757/16(17,18)/South/\$91,500/2010/\$0.00  
Gilbert Buchalter/15-19 Mitchell Place/3757/16(17,18)/South/\$91,500/2011/\$0.00  
Gilbert Buchalter/15-19 Mitchell Place/3757/16(17,18)/South/\$91,500/2012/\$0.00  
Gilbert Buchalter/15-19 Mitchell Place/3757/16(17,18)/South/\$221,900/2013/\$0.00  
Gilbert Buchalter/15-19 Mitchell Place/3757/16(17,18)/South/\$85,100/2014/\$0.00  
Gilbert Buchalter/15-19 Mitchell Place/3757/16(17,18)/South/\$85,100/2015/\$0.00  
Pharmaceutical Innovations/14-20 Wharton Street/3757/31/South/\$299,400/2009/- \$1,405.11  
Pharmaceutical Innovations/14-20 Wharton Street/3757/31/South/\$299,400/2010/- \$1,631.34  
Pharmaceutical Innovations/14-20 Wharton Street/3757/31/South/\$299,400/2011/- \$1,707.26  
Pharmaceutical Innovations/14-20 Wharton Street/3757/31/South/\$299,400/2012/- \$1,770.88  
Pharmaceutical Innovations/14-20 Wharton Street/3757/31/South/\$907,100/2013/- \$8,915.11  
Pharmaceutical Innovations/14-20 Wharton Street/3757/31/South/\$766,800/2014/- \$6,456.28  
Pharmaceutical Innovations/14-20 Wharton Street/3757/31/South/\$666,500/2015/- \$10,208.27  
Pharmaceutical Innovations/903-905 Frelinghuysen Avenue/3757/35/South/\$77,400/2009/\$0.00  
Pharmaceutical Innovations/903-905 Frelinghuysen Avenue/3757/35/South/\$77,400/2010/\$0.00  
Pharmaceutical Innovations/903-905 Frelinghuysen Avenue/3757/35/South/\$77,400/2011/\$0.00  
Pharmaceutical Innovations/903-905 Frelinghuysen Avenue/3757/35/South/\$77,400/2012/\$0.00  
Pharmaceutical Innovations/903-905 Frelinghuysen Avenue/3757/35/South/\$101,200/2013/\$0.00  
Pharmaceutical Innovations/903-905 Frelinghuysen Avenue/3757/35/South/\$101,200/2014/\$0.00  
Pharmaceutical Innovations/907-917 Frelinghuysen Avenue/3757/1/South/\$280,500/2009/- \$1,301.03  
Pharmaceutical Innovations/907-917 Frelinghuysen Avenue/3757/1/South/\$280,500/2010/- \$1,510.50  
Pharmaceutical Innovations/907-917 Frelinghuysen Avenue/3757/1/South/\$280,500/2011/- \$1,580.80  
Pharmaceutical Innovations/907-917 Frelinghuysen Avenue/3757/1/South/\$280,500/2012/- \$1,639.70  
Pharmaceutical Innovations/907-917 Frelinghuysen Avenue/3757/1/South/\$431,800/2013/- \$4,293.66  
Pharmaceutical Innovations/907-917 Frelinghuysen Avenue/3757/1/South/\$375,500/2014/- \$3,153.72  
Pharmaceutical Innovations/907-917 Frelinghuysen Avenue/3757/1/South/\$326,500/2015/- \$4,986.66  
Empire Plaza, LLC/666 S. 12th Street/2618/61/South/\$21,800/2011/- \$206.34  
Empire Plaza, LLC/666 S. 12th Street/2618/61/South/\$21,800/2012/- \$214.02  
Badger Development Company/165 Ridgewood Avenue/2703/6/South/\$27,500/2011/- \$116.48  
Badger Development Company/165 Ridgewood Avenue/2703/6/South/\$27,500/2012/- \$120.82  
Badger Development Company/167 Ridgewood Avenue/2703/7/South/\$27,500/2011/- \$129.79  
Badger Development Company/167 Ridgewood Avenue/2703/7/South/\$27,500/2012/- \$134.63  
Badger Development Company/169 Ridgewood Avenue/2703/8/South/\$27,500/2011/- \$129.79  
Badger Development Company/169 Ridgewood Avenue/2703/8/South/\$27,500/2012/- \$134.63  
Badger Development Company/171 Ridgewood Avenue/2703/9/South/\$27,500/2011/- \$129.79  
Additional Information:  
Total Tax Difference: - \$857,400.11  
Invitation: Corporation Counsel, July 11, 2017

**Sponsors:** Council of the Whole

**Indexes:**

**Code sections:**

| Date      | Ver. | Action By         | Action | Result |
|-----------|------|-------------------|--------|--------|
| 7/12/2017 | 1    | Municipal Council | Adopt  | Pass   |