



## Legislation Details (With Text)

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|                      |            |                      |   |                   |  |
|----------------------|------------|----------------------|---|-------------------|--|
| <b>File #:</b>       | 17-1049    | <b>Version:</b>      | 1 | <b>Name:</b>      | Stipulation of Settlement for Tax Appeals April 2017 |
| <b>Type:</b>         | Resolution | <b>Status:</b>       |   | <b>Adopted:</b>   | Adopted  |
| <b>File created:</b> | 5/19/2017  | <b>In control:</b>   |   | <b>Finance:</b>   | Finance  |
| <b>On agenda:</b>    | 7/12/2017  | <b>Final action:</b> |   | <b>7/12/2017:</b> | 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 Fabian 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  
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New Madison & Monroe Properties, LLC/110 Madison Street/1987/35/East/\$218,300/2012/- \$3,452.00  
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Alcides & Maria Moreira/87-89 Manchester Place/806/49/North/\$250,000/2014/- \$1,457.47  
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Clinton Bergen Holdings LLC/491-493 Clinton Ave/2686/27(28)/South/\$950,000/2014/- \$6,949.34  
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 JB South 15th Street, LLC/133 S. 15th Street/1862/12/West/\$74,100/2010/\$0.00  
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 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  
 Pruvier Properties, LLC/27 Academy Street/53/9(60)/Central/\$786,900/2013/\$0.00  
 Pruvier 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  
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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   |

Dept/ Agency: Finance

Action: ( ) Ratifying (X) Authorizing ( ) Amending

Purpose: Stipulation of Settlements for Tax Appeals

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(Tax Payer/Address/Block/Lot/Ward/Assmnt./Year/Refund Amount)

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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  
Pruview Properties, LLC/27 Academy Street/53/9(60)/Central/\$786,900/2013/\$0.00  
Pruview 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  
Danson 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

**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, April 2017; 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 Acting 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 Acting 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, April 2017, after receipt of all documents deemed appropriate.
2. The City Clerk shall serve a copy of this resolution upon the Tax Assessor, Acting Corporation Counsel and the Director of Finance.

**STATEMENT**

This resolution authorizes the Acting Corporation Counsel, or his designee, to execute a Stipulation of Settlement with regard to Tax Appeals on certain properties as set forth in Schedule A, April 2017.