



Legislation Details

File #: 26-0293 Version: 1 Name: Stipulation of Settlements for Tax Appeals
December 2025 Credits 2
Type: Resolution Status: Adopted
File created: 3/5/2026 In control: Finance
On agenda: 4/1/2026 Final action: 4/1/2026
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)
MRTRB Corp./1925/54/123-153 N 13th/West/2017/\$1,421,800/-0.00
MRTRB Corp./1925/54/123-153 N 13th/West/2018/\$1,421,800/-0.00
MRTRB Corp./1925/54/123-153 N 13th/West/2019/\$1,260,000/-0.00
MRTRB Corp./1925/54/123-153 N 13th/West/2020/\$1,260,000/-0.00
MRTRB Corp./1925/54/123-153 N 13th/West/2021/\$1,260,000/-0.00
MRTRB Corp./1925/54/123-153 N 13th/West/2022/\$1,200,000/-2,241.60
MRTRB Corp./1925/54/123-153 N 13th/West/2023/\$1,200,000/-2,236.80
39 McClellan St., LLC/3773/25/9-39 McClellan Street/South/2022/\$2,402,000/-0.00
39 McClellan St., LLC/3773/25/9-39 McClellan Street/South/2023/\$2,402,000/-0.00
39 McClellan St., LLC/3773/25/9-39 McClellan Street/South/2024/\$2,100,000/-11,485.06
39 McClellan St., LLC/3773/25/9-39 McClellan Street/South/2025/\$1,800,000/-0.00
109 Newark, LLC/3542/28(MERGED LOTS 28,30,36 INTO L30)/109-135 Meeker Avenue/South/2022/
\$1,500,800/-3,736.00
109 Newark, LLC/3542/28(MERGED LOTS 28,30,36 INTO L30)/109-135 Meeker Avenue/South/2023/
\$1,400,800/-7,456.00
109 Newark, LLC/3542/28(MERGED LOTS 28,30,36 INTO L30)/109-135 Meeker Avenue/South/2024/
\$1,400,800/-7,606.00
109 Newark, LLC/3542/28(MERGED LOTS 28,30,36 INTO L30)/109-135 Meeker Avenue/South/2025/
\$1,400,800/-0.00
555 Elizabeth Ave., LLC/3640/5/2-12 Renner Avenue/South/2020/\$13,750,000/-0.00
555 Elizabeth Ave., LLC/3640/5/2-12 Renner Avenue/South/2021/\$13,750,000/-0.00
555 Elizabeth Ave., LLC/3640/5/2-12 Renner Avenue/South/2022/\$12,000,000/-65,380.00
555 Elizabeth Ave., LLC/3640/5/2-12 Renner Avenue/South/2023/\$10,000,000/-139,800.00
555 Elizabeth Ave., LLC/3640/5/2-12 Renner Avenue/South/2024/\$9,000,000/-180,642.50
Regina Kornegay/3677/45/35 Pomona Avenue/South/2024/\$210,000/-1,528.81
New Generation Development, LLC/1976/19/213 Elm Street/East/2017/\$173,200/-0.00
New Generation Development, LLC/1976/19/213 Elm Street/East/2018/\$150,000/-856.78
New Generation Development, LLC/998/62/59 Garrison Street/East/2017/\$0/-3,965.84
New Generation Development, LLC/998/62/59 Garrison Street/East/2017/\$0/-4,114.00
HUSPRF NEWARK LP/Tenant: Storageblue Ferry Street LLC/2487/1.03/419-425 Ferry
Street/East/2024/\$8,250,000/-0.00
HUSPRF NEWARK LP/Tenant: Storageblue Ferry Street LLC/2487/1.03/419-425 Ferry
Street/East/2025/\$6,000,000/-46,350.00
Wilson Realty Corp./5050.02/1/B01/494-508 Wilson Avenue/East/2018/\$125,000/-4,331.89
Wilson Realty Corp./5050.02/1/B01/494-508 Wilson Avenue/East/2019/\$125,000/-4,411.65
115-119 Montclair Ave LLC/816/48/115 Montclair Avenue/North/2018/\$365,000/-0.00
115-119 Montclair Ave LLC/816/48/115 Montclair Avenue/North/2019/\$365,000/-0.00
115-119 Montclair Ave LLC/816/48/115 Montclair Avenue/North/2020/\$300,000/-763.80
115-119 Montclair Ave LLC/816/49/117 Montclair Avenue/North/2018/\$363,000/-0.00
115-119 Montclair Ave LLC/816/49/117 Montclair Avenue/North/2019/\$363,000/-0.00
115-119 Montclair Ave LLC/816/49/117 Montclair Avenue/North/2020/\$300,000/-1,216.00

115-119 Montclair Ave LLC/816/50/119 Montclair Avenue/North/2018/\$365,500/- \$0.00
115-119 Montclair Ave LLC/816/50/119 Montclair Avenue/North/2019/\$365,500/- \$0.00
115-119 Montclair Ave LLC/816/50/119 Montclair Avenue/North/2020/\$300,000/- \$1,820.20
Conrail c/o Tax Dept (United Rail Trans./Perry Cty. RR)/5042/70/X/Avenue I/East/2022/\$3,599,900/- \$0.00
Conrail c/o Tax Dept (United Rail Trans./Perry Cty. RR)/5042/70/X/Avenue I/East/2024/\$3,901,700/- \$93,108.85
Conrail c/o Tax Dept (United Rail Trans./Perry Cty. RR)/5042/70/X/Avenue I/East/2025/\$3,750,000/- \$53,560.00
Conrail c/o Tax Dept (United Rail Trans./Perry Cty. RR)/5088/60(66,122,123)/X/Avenue I/East/2022/ \$2,299,900/- \$0.00
Conrail c/o Tax Dept (United Rail Trans./Perry Cty. RR)/5088/60(66,122,123)/X/Avenue I/East/2024/ \$2,151,700/- \$43,669.85
Conrail c/o Tax Dept (United Rail Trans./Perry Cty. RR)/5088/60(66,122,123)/X/Avenue I/East/2025/ \$2,000,000/- \$26,780.00
A&R Capital LLC/887/23/16-18 Oliver St/Central/2021/\$1,590,000/- \$0.00
A&R Capital LLC/887/23/16-18 Oliver St/Central/2022/\$1,590,000/- \$0.00
A&R Capital LLC/887/23/16-18 Oliver St/Central/2023/\$2,840,000/- \$0.00
A&R Capital LLC/887/23/16-18 Oliver St/Central/2024/\$1,950,000/- \$24,886.83
A&R Capital LLC/887/23/16-18 Oliver St/Central/2025/\$1,800,000/- \$16,570.64
Jose & Benito Lopez; 28 Cherry Street LLC/136/9/28-42 Cherry Street/Central/2016/\$1,770,600/- \$0.00
Jose & Benito Lopez; 28 Cherry Street LLC/137.01/120/29-39 River Street/Central/2016/\$476,700/- \$0.00
Jose & Benito Lopez; 28 Cherry Street LLC/137.01/13/842-862 McCarter Highway/Central/2015/ \$541,700/- \$1,280.58
Jose & Benito Lopez; 28 Cherry Street LLC/137.01/13/842-862 McCarter Highway/Central/2016/ \$541,700/- \$1,331.28
Jose & Benito Lopez; 28 Cherry Street LLC/137.01/13/B01/842-862 McCarter Highway/Central/2016/ \$111,000/- \$0.00
Jose & Benito Lopez; 28 Cherry Street LLC/137.01/13/B01/842-862 McCarter Highway/Central/2015/ \$111,000/- \$0.00
B8 McCarter Owner Urban Renewal LLC/829/10/2107-2143 McCarter Highway/North/2023/ \$5,000,000/- \$130,480.00
ISUS (H&C Realty Assoc. LLC)/3791/112/590-638 Frelinghuysen Avenue/South/2023/\$6,500,000/- \$19,400.51
Jay & Sussex Company, LLC/2842/1/176-190 Sussex Avenue/Central/2017/\$13,022,300/- \$0.00
Jay & Sussex Company, LLC/2842/1/176-190 Sussex Avenue/Central/2018/\$13,022,300/- \$0.00
Jay & Sussex Company, LLC/2842/1/176-190 Sussex Avenue/Central/2019/\$12,022,300/- \$37,610.00
Jay & Sussex Company, LLC/2842/1/176-190 Sussex Avenue/Central/2021/\$11,772,300/- \$46,675.00
Jay & Sussex Company, LLC/2842/1/176-190 Sussex Avenue/Central/2022/\$11,772,300/- \$46,700.00
Jay & Sussex Company, LLC/2842/1/176-190 Sussex Avenue/Central/2023/\$10,840,000/- \$81,356.14
Bragaw Apartments LLC/3047/6/45-59 Bragaw Avenue/South/2020/\$614,400/- \$6,057.20
Joanne Johnson/2668/37(31,32,42,43,44,45)/241-265 Clinton Avenue/Central/2018/\$913,900/- \$0.00
Joanne Johnson/2668/37/T01(cell tower taken off the bldg.)/241-265 Clinton Avenue/Central/2018/ \$85,600/- \$5,539.50
Adams Cornell; CDL Urban Renewal Corp./2806/16(17,18,19,20)/1191-1199 Mayor Gibson Boulevard/East/2021/\$470,000/- \$0.00
Adams Cornell; CDL Urban Renewal Corp./2806/16(17,18,19,20)/1191-1199 Mayor Gibson Boulevard/East/2022/\$400,000/- \$2,615.20
Adams Cornell; CDL Urban Renewal Corp./2806/21/1199- Mayor Gibson Boulevard/East/2021/ \$470,000/- \$0.00
Adams Cornell; CDL Urban Renewal Corp./2806/9/65-71 Emmet Street/East/2021/\$294,100/- \$0.00
Adams Cornell; CDL Urban Renewal Corp./2806/9/65-71 Emmet Street/East/2022/\$200,000/- \$3,515.58
Additional Information:
Total credits: \$1,131,080.09

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
4/1/2026	1	Municipal Council	Adopt	Pass