



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 13-2090, 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)

22-24 Ferry Street, LLC/22-24 Ferry Street/178/40/East/\$617,700/2009/- \$1,854.30
22-24 Ferry Street, LLC/22-24 Ferry Street/178/40/East/\$617,700/2010/- \$2,152.86
22-24 Ferry Street, LLC/22-24 Ferry Street/178/40/East/\$617,700/2011/- \$2,253.06
22-24 Ferry Street, LLC/22-24 Ferry Street/178/40/East/\$617,700/2009/- \$2,337.00
23 Fulton Street, LLC/23 Fulton Street/15/24/Central/\$277,800/2010/- \$884.04
23 Fulton Street, LLC/23 Fulton Street/15/24/Central/\$277,800/2011/- \$925.18
71 Garden Street, LLC/71 Garden Street/938/44/East/\$323,100/2009/- \$906.61
71 Garden Street, LLC/71 Garden Street/938/44/East/\$323,100/2010/- \$1,052.58
71 Garden Street, LLC/71 Garden Street/938/44/East/\$323,100/2011/- \$1,101.57
71 Garden Street, LLC/71 Garden Street/938/44/East/\$323,100/2012/- \$1,142.61
140 Chancellor Park, LLC/140-146 Chancellor Avenue/3703/8/South/\$1,051,600/2011/- \$6,842.37
140 Chancellor Park, LLC/140-146 Chancellor Avenue/3703/8/South/\$1,051,600/2012/- \$7,097.31
175 Miller Street, LLC/169-175 Miller Street/1194/34/East/\$660,100/2009/- \$0.00
175 Miller Street, LLC/169-175 Miller Street/1194/34/East/\$660,100/2010/- \$5,091.18
175 Miller Street, LLC/169-175 Miller Street/1194/34/East/\$660,100/2011/- \$5,328.13
175 Miller Street, LLC/169-175 Miller Street/1194/34/East/\$660,100/2012/- \$5,526.65
2158 McCarter Highway, LLC/2158-2172 McCarter Highway/827/18/North/\$481,800/2010/- \$1,472.34
2158 McCarter Highway, LLC/2158-2172 McCarter Highway/827/18/North/\$481,800/2011/- \$1,540.86
2158 McCarter Highway, LLC/2158-2172 McCarter Highway/827/18/North/\$481,800/2012/- \$1,598.28
Aimoe, LLC/18 Green Street/865/118/East/\$501,600/2009/- \$1,413.32
Aimoe, LLC/18 Green Street/865/118/East/\$501,600/2010/- \$1,640.88
Aimoe, LLC/18 Green Street/865/118/East/\$501,600/2011/- \$1,717.25
Aimoe, LLC/18 Green Street/865/118/East/\$501,600/2012/- \$1,781.23
Ambret Corp./82-84 Broadway/482/17/Central/\$476,700/2010/- \$4,029.06
Ambret Corp./82-84 Broadway/482/17/Central/\$476,700/2011/- \$4,216.58
Ambret Corp./82-84 Broadway/482/17/Central/\$476,700/2012/- \$4,373.68
Clay, Judith/343 Washington Street/97/24/Central/\$297,000/2010/- \$0.00
Clay, Judith/343 Washington Street/97/24/Central/\$297,000/2011/- \$0.00
Clay, Judith/345 Washington Street/97/26/Central/\$307,900/2010/- \$1,841.22
Clay, Judith/345 Washington Street/97/26/Central/\$307,900/2011/- \$1,926.91
Clay, Judith/345 Washington Street/97/26/Central/\$307,900/2012/- \$1,998.71
Clay, Judith/347-349 Washington Street/97/28/Central/\$338,300/2009/- \$1,859.78
Clay, Judith/347-349 Washington Street/97/28/Central/\$338,300/2010/- \$2,159.22
Clay, Judith/347-349 Washington Street/97/28/Central/\$338,300/2011/- \$2,259.71

Clay, Judith/347-349 Washington Street/97/28/Central/\$338,300/2012/- \$2,343.91
Clay, Judith/351 Washington Street/97/30/Central/\$168,400/2009/- \$0.00
Clay, Judith/351 Washington Street/97/30/Central/\$168,400/2012/- \$0.00
Dentree Associates/207-215 Avenue L/5030/90/East/\$2,165,000/2011/- \$8,819.20
ERE Real Estate Associates/288-308 Frelinghuysen Avenue/3520/8/South/\$2,510,000/2009/- \$4,382.40
ERE Real Estate Associates/288-308 Frelinghuysen Avenue/3520/8/South/\$2,510,000/2010/- \$5,088.00
ERE Real Estate Associates/288-308 Frelinghuysen Avenue/3520/8/South/\$2,510,000/2011/- \$5,324.80
ERE Real Estate Associates/288-308 Frelinghuysen Avenue/3520/8/South/\$2,510,000/2012/- \$5,523.20
Jersey Plastic & Die Casting Co./141-147 Shaw Avenue/3087/1/South/\$668,700/2009/- \$10,731.40
Jersey Plastic & Die Casting Co./141-147 Shaw Avenue/3087/1/South/\$668,700/2010/- \$12,459.24
Jersey Plastic & Die Casting Co./141-147 Shaw Avenue/3087/1/South/\$476,900/2011/- \$6,656.00
Jersey Plastic & Die Casting Co./141-147 Shaw Avenue/3087/1/South/\$476,900/2012/- \$6,904.00
Jersey Plastic & Die Casting Co./139 Shaw Avenue/3087/14/South/\$102,500/2010/- \$1,809.42
Jersey Plastic & Die Casting Co./139 Shaw Avenue/3087/14/South/\$102,500/2011/- \$1,893.63
Jersey Plastic & Die Casting Co./139 Shaw Avenue/3087/14/South/\$102,500/2012/- \$1,964.19
Kazi Foods of New York, Inc./119-129 Bergen Street/260/1.03/West/\$825,000/2011/- \$832.00
Kazi Foods of New York, Inc./119-129 Bergen Street/260/1.03/West/\$825,000/2012/- \$863.00
Linarc, LLC/33 Libella Court/2462/1.17/East/\$382,200/2011/- \$5,304.83
Linarc, LLC/33 Libella Court/2462/1.17/East/\$382,200/2012/- \$5,502.49
Lyons Plaza, LLC/261-289 Fabyan Place/3086/24/South/\$3,999,200/2007/- \$12,803.58
Malvern & Delancy, LLC/25-27 Calumet Street/950/16/East/\$280,500/2009/- \$2,739.00
Malvern & Delancy, LLC/25-27 Calumet Street/950/16/East/\$280,500/2010/- \$3,180.00
Malvern & Delancy, LLC/25-27 Calumet Street/950/16/East/\$280,500/2011/- \$3,328.00
Malvern & Delancy, LLC/25-27 Calumet Street/950/16/East/\$280,500/2012/- \$3,452.00
Malvern & Delancy, LLC/19-33 Malvern Street/949/19/East/\$1,050,000/2009/- \$9,052.40
Malvern & Delancy, LLC/19-33 Malvern Street/949/19/East/\$1,050,000/2010/- \$10,509.90
Malvern & Delancy, LLC/19-33 Malvern Street/949/19/East/\$1,050,000/2011/- \$10,999.04
Malvern & Delancy, LLC/19-33 Malvern Street/949/19/East/\$1,050,000/2012/- \$11,408.86
New Wilson, LLC/41-51 Wilson Avenue/2030.01/1.01/C1A/East/\$717,400/2011/- \$2,163.20
Newark Redevelopment Holdings, LLC/330-338 Mulberry Street/887/34/East/\$321,600/2009/- \$1,961.12
Newark Redevelopment Holdings, LLC/330-338 Mulberry Street/887/34/East/\$321,600/2010/- \$2,276.88
Newark Redevelopment Holdings, LLC/330-338 Mulberry Street/887/34/East/\$321,600/2011/- \$2,382.85
Newark Redevelopment Holdings, LLC/330-338 Mulberry Street/887/34/East/\$321,600/2012/- \$2,471.63
Pita's Fabrics, Inc./69 Pacific Street/937/41/East/\$406,100/2011/- \$3,531.01
Pita's Fabrics, Inc./69 Pacific Street/937/41/East/\$406,100/2012/- \$3,662.57
Poly Plastic Products et al./536-540 Ferry Street/2466/25/East/\$684,000/2009/- \$0.00
Poly Plastic Products et al./536-540 Ferry Street/2466/25/East/\$684,000/2010/- \$0.00
Poly Plastic Products et al./536-540 Ferry Street/2466/25/East/\$684,000/2011/- \$0.00
Poly Plastic Products et al./536-540 Ferry Street/2466/25/East/\$517,000/2012/- \$0.00
Poly Plastic Products et al./542-544 Ferry Street/2466/28/East/\$228,100/2009/- \$0.00
Poly Plastic Products et al./542-544 Ferry Street/2466/28/East/\$228,100/2010/- \$0.00
Poly Plastic Products et al./542-544 Ferry Street/2466/28/East/\$228,100/2011/- \$0.00
Poly Plastic Products et al./542-544 Ferry Street/2466/28/East/\$228,100/2012/- \$0.00
Poly Plastic Products et al./560 Ferry Street/2466/37/East/\$1,545,800/2009/- \$5,121.93
Poly Plastic Products et al./560 Ferry Street/2466/37/East/\$1,545,800/2010/- \$5,946.60
Poly Plastic Products et al./560 Ferry Street/2466/37/East/\$1,545,800/2011/- \$6,223.36

Poly Plastic Products et al./560 Ferry Street/2466/37/East/\$1,545,800/2012/- \$690.40

RBH Group Partners IX, L.P./907-913 Broad Street/93/24/Central/\$3,593,500/2008/- \$15,425.07

Wilson Fidelco LLC % Wilcox/238-254 Wilson Avenue/5038/50/East/\$1,895,500/2009/- \$4,670.00

Wilson Fidelco LLC % Wilcox/238-254 Wilson Avenue/5038/50/East/\$1,895,500/2010/- \$5,421.90

Wilson Fidelco LLC % Wilcox/238-254 Wilson Avenue/5038/50/East/\$1,895,500/2011/- \$5,674.24

Additional Information:

Total Tax Difference: -\$301,821.73

Invitation: Corporation Counsel, March 18, 2014

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; 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 be and is hereby authorized to execute a Stipulation of Settlement with regard to certain properties as set forth in Schedule A, 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 Department of Finance.

STATEMENT:

This resolution hereby authorizes the execution of a Stipulation of Settlement with regard to Tax Appeals on properties set forth in Schedule A.