

RESOLUTION

WHEREAS, pursuant to the New Jersey Statutes Annotated, Title 54, the Township of West Orange (the “Township”) seeks to equitably and legally allocate real estate tax assessments among its properties; and

WHEREAS, pursuant to Resolution of the Township Council, the Township has retained Charles Blau, Esq. of Blau & Blau (“Special Tax Appeal Counsel”) to defend commercial property tax appeals; and

WHEREAS, Richland Towers LLC is the property owner (“Property Owner”) of properties known on the Tax Map as Block 84.01, Lot 22.01, with a street address of 12 Marcella Avenue (“Marcella Property”), and Block 111, Lot 1.03, with a street address of 416 Eagle Rock Avenue (“Eagle Rock Property”); and

WHEREAS, Paul Tannenbaum, Esq. appeared on behalf of the Property Owner; and

WHEREAS, the Township has challenged the assessment for tax years 2014, 2015, 2016, 2017, 2018, 2019, 2020, and 2021; and

WHEREAS, the Property Owner and Township have evaluated the assessments and agreed to a proposed settlement which is recommended by the Township’s Special Tax Appeal Counsel; and

WHEREAS, as a result of the proposed settlement, the Township will receive increased assessments for the Marcella Property and Eagle Rock Property for 2014, 2015, 2016, 2017, 2018, 2019, 2020 and 2021; and

WHEREAS, the Law Department recommends approval of this settlement.

NOW, BE IT HEREBY RESOLVED, BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE that the Stipulations of Settlement annexed hereto as Exhibit “A” be and are hereby approved; and

IT IS FURTHER RESOLVED that the Tax Assessor and Special Tax Appeal Counsel be and are hereby authorized to take all steps necessary and appropriate to effectuate the settlements.

Karen J. Carnevale, R.M.C.
Township Clerk

Cindy Matute-Brown
Council President

Adopted: March 23, 2021