

RESOLUTION

WHEREAS, N.J.S.A. 54:3-21 authorizes a municipality to file a counterclaim in the Tax Court of New Jersey in response to a taxpayer's appeal to reduce the assessment; and

WHEREAS, in 2014, Rockledge Realty Co., the owner of a 178-unit garden apartment complex, located at 200 Mt. Pleasant Avenue, Block 80.03, Lot 36, filed an appeal to reduce the \$1,593,500 assessment of the subject property, in a case entitled Rockledge Realty Co. v. Township of West Orange, Docket No. 006262-2014; and

WHEREAS, Mark Hendricks, the Township's real estate expert, advised the Township that, in his opinion, the subject property was significantly under assessed; and

WHEREAS, Mr. Hendricks recommended that the Township file a counterclaim to increase the assessment of the subject property; and

WHEREAS, in 2014, the Township filed a counterclaim with the Tax Court of New Jersey in the case entitled Rockledge Realty Co. v. West Orange Township; and

WHEREAS, in 2017, Rockledge Realty Co. sold the subject property to Crest Ridge Realty LLC; and

WHEREAS, since 2018, the Township has filed appeals to increase the assessment of the subject property currently owned by Crest Ridge Realty LLC; and

WHEREAS, the attorneys for Crest Ridge Realty LLC have asked the Township to produce a resolution authorizing the 2014 counterclaim to increase the assessment of the subject property; and

WHEREAS, it appears that the West Orange Council never adopted a resolution authorizing the 2014 counterclaim;

NOW HEREBY BE IT RESOLVED, BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE that the Township Council hereby authorizes and ratifies the action taken by the Township in 2014 in filing a counterclaim in the matter of Rockledge Realty Co. v. Township of West Orange, Docket No. 006262-2014; and

BE IT FURTHER RESOLVED that this Resolution shall be available for inspection during normal business hours and in accordance with all applicable statutes.

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

Cindy Matute-Brown
Council President

Adopted: April 6, 2021