



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldwpnj.com>

Meeting: 12/11/23 06:30 PM

2023 RESOLUTION TAX APPEALS

RESOLUTION: AUTHORIZING TAX APPEAL SETTLEMENT FOR

AR NORTH DEVELOPERS LLC V. BLOOMFIELD TOWNSHIP

BLOCK 64, LOT 1, Qual. C1X

WHEREAS, AR North Developers LLC owns property known as 192-208 Bloomfield Avenue, which is designated as Block 64; Lot 1; Qual. C1X, on the official tax maps of the Township of Bloomfield (“Subject Property”); and

WHEREAS, AR North Developers LLC previously filed an appeal to the Tax Court of New Jersey challenging the Subject Property's property tax assessment; and

WHEREAS, pursuant to the global resolution of the tax appeal, Bloomfield Township and AR North Developers LLC agreed that the 2018 assessment of the Subject Property would be set at \$22,561,000; and

WHEREAS, due to a clerical error the Subject Property’s 2018 assessment was not set at \$22,561,000 in accordance with the global resolution by the parties; and

WHEREAS, AR North Developers LLC filed this appeal to correct the Subject Property’s 2018 assessment to conform to the agreement between Bloomfield Township and AR North Developers LLC; and

WHEREAS, AR North Developers LLC has agreed to waive all interest due on any refund providing that same is paid by the municipality within sixty (60) days from the date of entry of the Tax Court Judgment; and

WHEREAS, AR North Developers LLC has agreed to accept any refund by way of a credit towards future taxes due on the Subject Property; and

WHEREAS, AR North Developers LLC has agreed to withdraw the 2019 through 2022 appeals filed on the Subject Property; and

WHEREAS, the Township Attorney, Municipal Tax Attorney, Township Appraiser and the Tax Assessor have all recommended said settlement to the Township Council; and

WHEREAS, the Township Council is of the opinion that correcting the clerical error to conform the Subject Property’s 2018 assessment to the agreement between Bloomfield Township and AR North Developers LLC is in the best interests of Bloomfield Township;

R23
513

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Council of Bloomfield Township, County of Essex, State of New Jersey, that settlement of the pending tax appeal is hereby authorized as follows:

2018 TAX YEAR

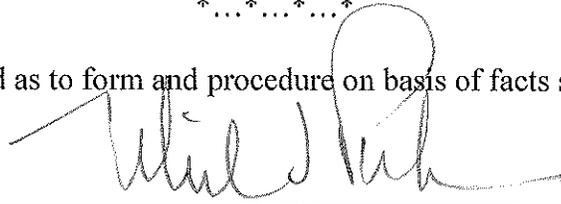
	Original Assessment		Settlement Amount
Land:	\$ 0	Land:	\$ 0
Improvements	\$ 23,890,100	Improvements	\$ 22,561,000
TOTAL	\$ 23,890,100	TOTAL	\$ 22,561,000

NOW, THEREFORE, BE IT RESOLVED that all municipal officials are hereby authorized to take whatever action may be necessary to implement the terms of the resolution.

NOW, THEREFORE, BE IT RESOLVED by the Township council of the Township of Bloomfield, County of Essex, State of New Jersey, that the settlement in this matter as set forth herein above, be and the same is approved, and Counsel is hereby authorized and directed to affect said settlement.

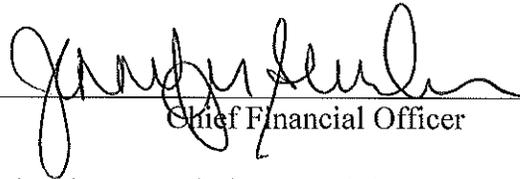
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Approved as to form and procedure on basis of facts set forth.



Director of Law-Township Attorney

I do hereby certify that the funding will be legally appropriated per the above information for the purpose specified in the attached contract. Furthermore, it has been represented to me that the contracts have been processed in accordance with the applicable provisions of New Jersey Local Public Contract Law and the Code of the Township of Bloomfield.

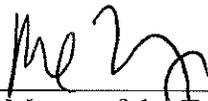


Chief Financial Officer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on December 11, 2023.



Municipal Clerk of the Township of Bloomfield



Mayor of the Township of Bloomfield

Vote Record – Resolution

<input type="checkbox"/> Adopt		Yes/Aye	No/Nay	Abstain	Absent
<input type="checkbox"/> Deny	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Withdrawn	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Table	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Not Discussed	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> First Reading	Ted Gamble	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Table with no Vote	Richard Rockwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approve	Michael J. Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Veto by Mayor					
<input type="checkbox"/> Discussion					
<input type="checkbox"/> Defeated					
<input type="checkbox"/> Discussion No Vote					