



**Township Council**  
1 Municipal Plaza  
Bloomfield, NJ 07003

**Louise M. Palagano**  
*Municipal Clerk*

<http://www.bloomfieldtwpnj.com>

Meeting: 03/22/21 07:00 PM

**2021 RESOLUTION AUTHORIZATIONS**

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P21-92  
**RESOLUTION OF THE MAYOR AND THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF BLOOMFIELD IN THE COUNTY OF ESSEX AUTHORIZING SETTLEMENT OF THE 2016 THROUGH 2021 TAX APPEALS IN THE RELATED MATTERS OF J&L PROPERTIES INC V. BLOOMFIELD TWP AND 462 BROAD STREET, LLC V BLOOMFIELD TWP, DOCKET NOS. 006314-2016, 001214-2017, 003402-2018, 003486-2019, 003975-2020, AND 001734-2021, OF THE TAX ASSESSMENT OF BLOCK 692, LOT 13, KNOWN AS 462-470 BROAD STREET IN THE TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY**

**WHEREAS**, during year 2016, J&L PROPERTIES, INC. was the record owner of property situated at BLOCK 692, LOT 13 with a street address of 462-470 BROAD STREET in the Township of Bloomfield, New Jersey; and

**WHEREAS**, during years 2017 through 2021, 462 BROAD STREET, LLC (a related entity), was the record owner of the same property situated at BLOCK 692, LOT 13 with a street address of 462-470 BROAD STREET in the Township of Bloomfield, New Jersey; and

**WHEREAS**, J&L PROPERTIES, INC. and 462 BROAD STREET, LLC (hereinafter "Plaintiffs") are the Plaintiffs in legal actions against the Township of Bloomfield in the Tax Court of New Jersey challenging the Township's assessment of their real property; and

**WHEREAS**, specifically, Plaintiffs have filed tax appeals with the Tax Court of New Jersey for years 2016 through 2021 under Docket Numbers 006314-2016, 001214-2017, 003402-2018, 003486-2019, 003975-2020, and 001734-2021, seeking a reduction in the property's total assessment; and

**WHEREAS**, the parties have completed full discovery with respect to this matter, have conducted negotiations, and have reached a settlement to resolve the lawsuits between them pending in the Tax Court of New Jersey; and

**WHEREAS**, the proposed Stipulation of Settlement, a copy of which is incorporated herein as if set forth at length, has been reviewed and recommended by the Township Tax Assessor, Township Special Tax Counsel, and Township Tax Expert; and

**WHEREAS**, Plaintiff has agreed to waive statutory interest, pursuant to N.J.S.A. 54:3-27.2, if the tax refund is paid within sixty (60) days of the date of entry of the Tax Court judgment; and

**WHEREAS**, the settlement of said matter as more fully set forth below is in the best interest of the Township of Bloomfield.

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the Township of Bloomfield, County of Essex, State of New Jersey, that Florio Kenny Raval, LLP, Tax Appeal Counsel for the Township of Bloomfield, is hereby authorized to execute on behalf of the Township of Bloomfield, a Stipulation of Settlement Resolving the Complaints filed by **J&L PROPERTIES, INC. and 462 BROAD STREET, LLC** for property situated at **Block 692, Lot 13, 462-470 Broad Street, Bloomfield, New Jersey**, for tax years **2016 through 2021** as follows:

**Tax Year 2016 (Assessment Reduced)**

	<u>Original</u> <u>Assessment</u>	<u>County Board</u> <u>Judgment</u>	<u>Requested Tax</u> <u>Court Judgment</u>
<b>Land</b>	\$692,600		\$692,600
<b>Improvements</b>	<u>\$718,200</u>	N/A	<u>\$607,400</u>
<b>Total</b>	\$1,410,800		\$1,300,000

**Tax Year 2017 (Assessment Reduced)**

	<u>Original</u> <u>Assessment</u>	<u>County Board</u> <u>Judgment</u>	<u>Requested Tax</u> <u>Court Judgment</u>
<b>Land</b>	\$692,600		\$692,600
<b>Improvements</b>	<u>\$718,200</u>	N/A	<u>\$557,400</u>
<b>Total</b>	\$1,410,800		\$1,250,000

**Tax Year 2018 (Assessment Reduced)**

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Requested Tax Court Judgment</u>
Land	\$692,600		\$692,600
Improvements	\$718,200	N/A	\$507,400
<b>Total</b>	<b>\$1,410,800</b>		<b>\$1,200,000</b>

**Tax Year 2019 (Assessment Reduced)**

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Requested Tax Court Judgment</u>
Land	\$692,600		\$692,600
Improvements	\$718,200	N/A	\$507,400
<b>Total</b>	<b>\$1,410,800</b>		<b>\$1,200,000</b>

**Tax Year 2020 (Assessment Reduced)**

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Requested Tax Court Judgment</u>
Land	\$910,400		\$910,400
Improvements	\$489,100	N/A	\$189,600
<b>Total</b>	<b>\$1,399,500</b>		<b>\$1,100,000</b>

**Tax Year 2021 (Assessment Reduced)**

	<u>Original Assessment</u>	<u>County Board Judgment</u>	<u>Requested Tax Court Judgment</u>
Land	\$910,400		\$910,400
Improvements	\$489,100	N/A	\$39,600
<b>Total</b>	<b>\$1,399,500</b>		<b>\$950,000</b>

**BE IT FURTHER RESOLVED**, that all municipal officials are hereby authorized to take whatever action may be necessary to implement the terms of this Resolution and authorizes Special Tax Counsel to enter into the Stipulation of Settlement as provided by the Taxpayer; and

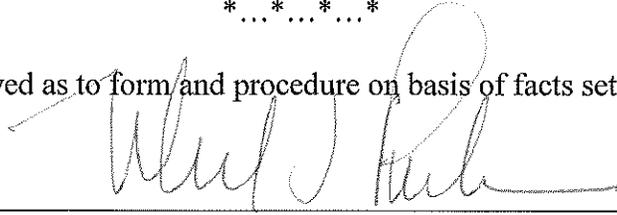
**BE IT FURTHER RESOLVED**, that upon receipt of the Tax Court Judgment, the Tax Collector is authorized to calculate the amount of the refunds and cause same to be paid within sixty (60) days of date of entry of the Tax Court Judgments and/or take any other action to effectuate the purpose of this Resolution; and

**BE IT FURTHER RESOLVED**, that interest on any refund due is waived provided the refund is paid within sixty (60) days of the date of entry of the Tax Court Judgments; and

**BE IT FURTHER RESOLVED**, that copies of this Resolution are to be provided to the Township's Tax Collector, Tax Assessor, and Tax Appeal Attorney, Florio Kenny Raval, LLP.

\*...\*...\*

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.

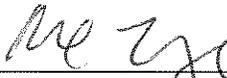


Acting Chief Financial Officer

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 March 22, 2021.



Municipal Clerk of the Township of Bloomfield



Mayor of the Township of Bloomfield

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