

RESOLUTION

WHEREAS, pursuant to Title 54 of the New Jersey Statutes Annotated, the Township regularly assesses all real properties within the Township and allocates its budget in a proportionate manner based upon the value of the various line items; and

WHEREAS, by Agreement dated December, 2016, the Township retained Blau and Blau, Attorneys at Law of the State of New Jersey, as special counsel for the purpose of handling commercial tax appeals for the period January 1, 2017 through December 31, 2017 (“Special Counsel”); and

WHEREAS, Special Counsel’s engagement includes specifically the right to file affirmative tax appeals on behalf of the Township which tax appeals are designed to accurately and equitably apportion the real estate tax burden among the existing properties within the Township; and

WHEREAS, Special Counsel is entitled to a contingent fee if any increase in assessment occurs as a result of the appeal; and

WHEREAS, Special Counsel has performed an analysis as to the various properties within the Township that it believes warrant affirmative tax appeals; and

WHEREAS, tax appeals must be filed no later than April 1, 2017; and

WHEREAS, Special Counsel is responsible for all fees and expenses in prosecuting any affirmative tax appeals; and

WHEREAS, Special Counsel has consulted with the Tax Assessor and Mark Hendricks, Appraiser for the Township, concerning the efficacy of such affirmative appeals and they concur with Special Counsel’s analysis; and

WHEREAS, Special Counsel has consulted with the Township Attorney concerning the potential tax appeals and he concurs with the decision to proceed; and

WHEREAS, nothing contained herein shall mandate or require the prosecution of such appeals, but shall authorize any and all actions necessary and appropriate to prosecute these affirmative appeals;

NOW HEREBY BE IT RESOLVED, BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE that Blau and Blau, as Special Counsel, be and hereby is authorized and empowered to prosecute affirmative tax appeals for the year 2017 concerning the following properties:

<u>LOT</u>	<u>BLOCK</u>	<u>ADDRESS</u>	<u>OWNER</u>
2	165.06	95 Old Short Hills Road	St. Barnabas Realty Development
40	155.21	495 Prospect Avenue	CLPF Essex Green c/o Clarion Partners
40.03	155	Rooney Circle	CLPF Essex Green c/o Clarion Partners
22.01	84.01	12 Marcella Avenue	Richland Towers Management
40.03	155	Rooney Circle	CS Hotel WO c/o Sun Development
1.01	173	Mt. Pleasant Avenue	PS Electric & Gas Co.
2	78.02	125 Northfield Avenue	WHS LLC c/o Community Management
22	84.01	10 Marcella Avenue	MCI Tele Corp./Verizon Pro Tax Dept and America
1.03	111	416 Eagle Rock Avenue	Richland Towers LLC
40.01	155	8 Rooney Circle	Apple Nine Hospitality Ownership
27.02	168	563 Northfield Avenue	Falcon Associates for S. Mt. Realty
30.2	168	595 Northfield Avenue	Northfield Associates
10	170.1	6 Summit Street	Pleasant & Summit, LLC c/o Affiliated
1	153.16	265 Prospect Avenue	West Orange LLC c/o Ecova MS 363
30.01	168	1476 Pleasant Valley Way	Northfield Associates
30	151	220-222 Pleasant Valley Way	HCP MA4 W. Orange, NJ LLC c/o T. Reuters

14	154	642 Eagle Rock Avenue	640 Realty Management, LLC
26 2F	155	375 Mt. Pleasant Avenue	RO Realty, LLC
26 2G	155	375 Mt. Pleasant Avenue	375 NJCA Limited Liability Co.
26 3A	155	376 Mt. Pleasant Avenue	GGFF Mount Pleasant, LLC
1.1	164	141 Old Short Hills Road	Blackburn Development Co., Inc.
1	71.2	Hutton Park	H&L Orange, LLC %Fieldstone Properties
36	80.3	200 Mt. Pleasant Avenue	Rockledge Realty Co.

NOW HEREBY BE IT RESOLVED, BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE that Blau and Blau, as special counsel, is authorized to take all steps necessary and appropriate to prosecute these tax appeals;

This Resolution shall be available to inspection during normal business hours and in accordance with all applicable statutes.

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

Joe Krakoviak
Council President

Adopted: February 7, 2017