

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, 769 Associates by Equity Real Estate Management LLC (“769 Associates”) is the rent receiver for the property known on the Tax Map as Block 166.15, Lot 9, with a street address of 769 Northfield Avenue (“Northfield Property”) and Bluescape Altera NJ, LLC (“Bluescape”) is the owner of the Northfield Property; and

WHEREAS, 769 Associates and Bluescape (collectively the “Plaintiffs”) filed tax appeals with the Tax Court of New Jersey captioned: (i) 769 Associates by Equity Real Estate Management LLC, Rent Receiver v. Township of West Orange, Docket Nos. 005882-2018 and 003207-2019; and (ii) Bluescape Altera NJ, LLC v. Township of West Orange, Docket Nos. 007720-2020 and 004959-2021 (collectively the “Tax Appeals”) challenging the tax assessment for the Northfield Property for the years, 2018, 2019, 2020, and 2021; and

WHEREAS, Frank E. Ferruggia, Esq. appeared on behalf of the Plaintiffs; and

WHEREAS, the Plaintiffs and the Township have evaluated the assessments and agreed to a proposed settlement which is recommended by the Township’s Tax Assessor and Appraiser; 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 to resolve the Tax Appeals 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: April 20, 2021