314-26

SETTLEMENT AGREEMENT

The following is a Settlement Agreement entered into between the Township of West Orange, Jill Crystal, the prior property owner of 12 Parson Drive in West Orange and 12 Parson Dr LLC ("Owner"), the current property owner for 12 Parson Drive (hereinafter the "Property").

October 1, 2025, was the assessment date for the Township of West Orange for the 2026 tax assessments. The Property, then owned by Jill Crystal, was assessed as of that date at a value of $615,000 (land $247,000 and improvements $368,000).

On or about October 10, 2025, a fire occurred destroying a significant portion of the improvements to the Property.

Pursuant to N.J.S.A. 54:4-35.1, because the value of the Property materially depreciated between October 1, 2025, and January 1, 2026, the assessment of the Property for tax year 2026 should have reflected the value of the Property as of January 1, 2026.

Although notified of a change in the condition of the Property, the Township did not make an adjustment to the assessed value of the Property as of January 1, 2026.

On or about November 1, 2025, the Property owner, through her attorney raised the question with respect to the failure on the part of the Township to reduce the assessment of January 1, 2026, Counsel requested a refund for taxes paid based upon the original assessment rather than the assessed value as of January 1, 2026.

To avoid litigation, the Township of West Orange engaged in settlement discussions with the attorneys representing Ms. Crystal and the Owner.

On July 10, 2026, the Property was sold by Jill Crystal to Owner.

As a result of those negotiations, it has been agreed that the assessed value of the Property as of January 1, 2026, was $285,300.

The Township of West Orange has agreed to reduce the assessment effective January 1, 2026, on the Property to $285,300.

The total payments for 2026 made to the Township of West Orange amount to $212,524.13 which consisted of taxes totaling $12,452.00 and late payment interest of $72.13.

The total 2026 taxes due for the first, second and third quarters under the revised assessment of $285,300 total $5,698.87.

By subtracting the taxes due under the revised assessment from the tax payment made Jill Crystal and the Owner are due a total refund of $6,753.13.

The parties have determined that this refund should be allocated to the parties as follows:

Jill Crystal		$4,717.07
The Owner	$2,036.06	

The payment to Jill Crystal shall include $4,717.07 plus $72.13 in interest for a total of $4,789.20.

The Township of West Orange shall pay the refunds set forth above within thirty (30) days after the adoption of the resolution of the Township Council approving this settlement. The refund due to the Owner shall be paid by check and delivered to Kessler Law, LLC, 354 Eisenhower Parkway, Plaza I, Suite 2250, Livingston, New Jersey 07039, attorneys for the Owner. The Owner shall furnish a completed Form W-9 to the Township upon request.

The Owner shall be responsible for the fourth (4th) quarter 2026 taxes, which shall be computed on the reduced assessment of $285,300 and the 2026 tax rate. The Township shall issue a corrected fourth quarter 2026 tax bill to the Owner, and no interest or penalty shall accrue on the fourth quarter 2026 taxes if paid within thirty (30) days after the corrected bill is issued. If the Owner pays the fourth quarter 2026 taxes as originally billed before the corrected bill is issued, the Township shall refund or credit the overpayment to the Owner within thirty (30) days thereafter.

The Township of West Orange, Jill Crystal and the Owner stipulate that this settlement covers all claims that have been or could be made between or against each other with respect to the property taxes for the year 2026. Nothing in this Agreement shall affect the assessment of the Property for tax year 2027 or any subsequent tax year, or the right of the Owner to appeal any such assessment.

Each party is responsible for the payment of their own attorney's fees.

This settlement is subject to the approval of the Township Council.

This Agreement may be executed in counterparts, each of which shall be deemed an original, and signatures transmitted by electronic means or in PDF form shall have the same effect as original signatures.

11/2/26

Robert Candido, Esq.
Attorney for Jill Crystal

Adam Kessler November 2, 2026

Adam S. Kessler, Esq., Kessler Law, LLC
Attorneys for 12 Parson Dr LLC

Edwin R. Matthews, Esq.
Attorney for Township of West Orange

Dated: 11/4/20