

**TOWNSHIP OF WARREN  
RESOLUTION NO. 2023-105**

**THIS RESOLUTION AUTHORIZES THE SPECIAL TAX APPEAL ATTORNEY TO ENTER INTO A STIPULATION OF SETTLEMENT RELATIVE TO THE TAX APPEAL CAPTIONED CROWN REAL ESTATE HOLDINGS, INC. VS. TOWNSHIP OF WARREN, TAX COURT OF NEW JERSEY, DOCKET NO. 007622-2019.**

**WHEREAS**, Crown Real Estate Holdings, Inc., the owner of 11 and 13 Harmony Road, Block 71, Lots 66 and 66.01 on the Warren Township Tax Assessment Maps (the "Property"), during the 2019 tax year, filed an appeal of their 2019 tax assessments in the Tax Court of New Jersey, Docket No.: 007622-2019; and

**WHEREAS**, the Township Committee of the Township of Warren met and considered the aforesaid tax appeals and the recommendations of its Tax Assessor and Attorney; and

**WHEREAS**, the Township Tax Assessor inspected the Property and reviewed its market value; and

**WHEREAS**, 11 Harmony Road (Block 71, Lot 66) sold for \$2,448,888 on or about September 30, 2019; and

**WHEREAS**, the 2019 tax assessment of 11 Harmony Road (Block 71, Lot 66) was \$2,900,000; and

**WHEREAS**, the 2019 tax assessment of 13 Harmony Road (Block 71, Lot 66) was \$377,900; and

**WHEREAS**, an acceptable settlement of the aforesaid tax appeals have been negotiated which results in a reduction in the assessment of 11 Harmony Road (Block 71, Lot 66) from a total tax assessment of \$2,900,000 to a reduced total tax assessment of \$2,600,000 on the Property for the 2019 tax year in exchange for the Taxpayer affirming the assessment of 13 Harmony Road (Block 71, Lot 66.01); and

**WHEREAS**, the resulting refund from the settlement is nominal when compared with the continued costs of this tax appeal litigation; and

**WHEREAS**, the said reduction in assessment results in a total tax refund of \$6,114.00; and

**WHEREAS**, statutory interest is waived and the refund resulting from the settlement shall be paid to "Ventura, Miesowitz, & Keough, P.C. Trust Account" and mailed to Daniel G. Keough, Esq., Ventura, Miesowitz, & Keough, P.C., 783 Springfield Avenue, Summit, NJ 07901; and

**WHEREAS**, the Freeze Act shall not apply to the Judgments to be entered by the Tax Court pursuant to the Stipulation of Settlement as a result of the Township's district wide reassessment for 2020; and

**WHEREAS**, the Township Committee leaves the allocation between land and improvements of the aforesaid tax assessment reduction to the Tax Assessor's discretion with the direction that the same be set so as to be most beneficial to the Township; and

**WHEREAS**, the aforesaid reductions have no general application to other properties within the Township of Warren as a result of the aforesaid specific facts situation; and

**WHEREAS**, the Township Committee will make this settlement with Crown Real Estate Holdings, Inc. without prejudice to its dealings with any other Warren Township’s taxpayers’ request for tax assessment reduction;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Warren, County of Somerset, State of New Jersey, as follows:

1. The Warren Township Tax Assessor is hereby directed to establish the allocation between land and improvements of a \$300,000 total tax assessment reduction for the 2019 tax year for Block 71, Lot 66 that is most beneficial to the Township of Warren and advise the Township Special Tax Appeal Attorney of that allocation.
2. The Township Special Tax Appeal Attorney is hereby authorized to execute a Stipulation of Settlement relative to the tax appeal of Crown Real Estate Holdings, Inc., Docket Nos. 007622-2019, which reduces the total tax assessment on Block 71, Lot 66 from \$2,900,000 to a reduced total tax assessment of \$2,600,000 for the 2019 tax year and affirms the tax assessment on Block 71, Lot 66.01 for the 2019 tax year; all at allocations between land and improvements as established by the Tax Assessor; which further provides that the taxpayer waives the payment of interest and the refund resulting from the settlement shall be paid to “Ventura, Miesowitz, & Keough, P.C. Trust Account” and mailed to Daniel G. Keough, Esq., Ventura, Miesowitz, & Keough, P.C., 783 Springfield Avenue, Summit, NJ 07901.
3. The form of Stipulation of Settlement is annexed hereto, having been reviewed by Township Committee of the Township of Warren.
4. The settlement outlined above shall be without prejudice to the Township's dealings with any other Township taxpayers' request for tax assessment reductions.

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
		CROSON	X			
X		LONTAI	X			
	X	SORDILLO	X			
		LAZO	X			
		DINARDO	X			

CERTIFICATION

I, Cathy Reese, Township Clerk of the Township of Warren, in the County of Somerset, New Jersey, do hereby certify the foregoing to be a true and correct copy of a resolution adopted at a meeting of the Township Committee held on April 20, 2023.

Cathy Reese, RMC  
Township Clerk