

BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 09-185

**RESOLUTION AUTHORIZING TAX APPEAL SETTLEMENT REGARDING
BLOCK 37, LOT 6.01, GEMINI GROUP, L.L.C.,
BRIDGE AVENUE AND WEST FRONT STREET
RED BANK, NEW JERSEY**

Ms. Lee offered the following resolution and tabled its adoption:

WHEREAS, the plaintiff, Gemini Group, L.L.C., owners of the property located at Bridge Avenue and West Front Street, appealed to the Tax Court of the State of New Jersey under Docket Nos. 008708-2007 and 003516-2008 to reduce the tax assessments for the years 2007 and 2008 on property designated on the municipal tax records as Block 37, Lot 6.01, Red Bank, New Jersey; and

WHEREAS, the Assessor and the Attorney have advised the Governing Body that they, along with the Borough’s valuation expert, have carefully considered the appeal and upon reviewing all the facts and based upon appropriate adjustments of fair market value that they recommend settlement providing for the settlement of the 2007 and 2008 appeals as follows:

	Original Assessment	County Board Judgment	Requested Tax Court Judgment
<u>Tax Year 2007</u>			
Land	\$3,660,000.00	N/A - Direct Appeal	\$3,660,000.00
Improvements	<u>\$2,428,200.00</u>	“	<u>\$2,428,200.00</u>
Total	\$6,088,200.00	“	\$6,088,200.00
(No Reduction - 2007 Appeal to be Withdrawn)			
<u>Tax Year 2008</u>			
Land	\$3,660,000.00	N/A - Direct Appeal	\$3,660,000.00
Improvements	<u>\$2,428,200.00</u>	“	<u>\$1,840,000.00</u>
Total	\$6,088,200.00	“	\$5,500,000.00
<u>Tax Year 2009</u>			
Land	\$3,660,000.00	N/A - Direct Appeal	\$3,660,000.00
Improvements	<u>\$2,428,200.00</u>	“	<u>\$840,000.00</u>
Total	\$6,088,200.00	“	\$4,500,000.00

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Red Bank that the recommended settlement of the above mentioned Tax Court appeal is hereby authorized and approved.

BE IT FURTHER RESOLVED that the attorney is authorized and directed to take appropriate steps to implement this resolution.

BE IT FURTHER RESOLVED that the Clerk forward a certified true copy of this resolution to the Tax Assessor; to the Tax Collector and to Gemini Group, L.L.C., c/o Gordon N. Litwin, Esq., 60 Park Place, Suite 1114, Newark, New Jersey 07102, attorney for the property owner; and to the Borough Attorney.

Seconded by Mr. Zipprich and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Ms. Lewis	(x)	()	()	()
Mr. Zipprich	(x)	()	()	()
Mr. DuPont	()	()	()	(x)
Ms. Horgan	(x)	()	()	()
Ms. Lee	(x)	()	()	()
Mr. Murphy	()	()	()	(x)

Dated: July 13, 2009