

CITY COUNCIL

The City of Orange Township, New Jersey

DATE April 2, 2024

NUMBER 218-2024

TITLE: **A RESOLUTION AUTHORIZING PAYMENT OF LEGAL FEES TO THE LAW FIRM OF BLAU & BLAU, LLP AS TAX APPEAL COUNSEL FOR AN AMOUNT NOT TO EXCEED \$92,046.29 FOR SERVICES RENDERED IN PRIOR YEARS**

WHEREAS, the law firm of Blau & Blau, LLP has represented the City of Orange Township in numerous legal matters, and continued to so represent the City of Orange Township; and

WHEREAS, contract was executed and there is a need to close out some of the files and pay the final invoices representing work performed; and

WHEREAS, an additional amount of \$92,046.29 has been invoiced for services rendered, specifically generating \$276,138.87 and is due and owing to the law firm of Blau & Blau, LLP from the City of Orange Township representing the total outstanding payments due for 2021 tax appeals; and

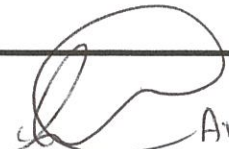
WHEREAS, the Chief Financial Officer of the CITY OF ORANGE TOWNSHIP has prepared the necessary Certificate of Availability of Funds, a copy of which is attached hereto certifying that funds will be available for this purpose in Account No. 4-01-30-410-000-633, contingent upon Council approval and inclusion of said item in the 2024 Temporary Budget and adopted 2024 Budget.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF ORANGE TOWNSHIP does hereby authorize and approve payment to the law firm of Blau & Blau, LLP, in the amount not to exceed \$92,046.29 for legal services rendered in various cases in prior years.

Adopted: April 2, 2024

Joyce L. Lanier
City Clerk

Tency A. Eason
Council President



Amy Zearth

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CITY OF ORANGE TOWNSHIP
FINANCE DEPARTMENT

CERTIFICATION OF FUNDS
NEXT BUDGET - CURRENT FUND

I, Nile Clements, Chief Financial Officer for the City of Orange Township, do hereby confirm that based on the Quote or RFP, RFQ, bid results or "extraordinary unspecifiable services" without competitive bids for 2024 service contract, and the resolution to be presented to the Council for approval, and contingent upon Council approval and inclusion of said item in the Temporary Budget and adopted 2024 Budget, there will be sufficient funds to contract with:

Vendor Name: Blau & Blau

Address: 223 Mountain Ave.
Suite 3

City: Springfield
State: New Jersey
Zip Code: 07081

Purpose: Legal Fees associated with 2021 Tax Appeals won

Vendor ID: BLAU0010

Fund: Current Fund		
Line Description PYB - PRIOR YEAR BILLS		
Account Numbers(s): CY'24	4-01-30-410-000-633	\$ 92,046.29

Purchase Order # : 24-00796

Amount not to exceed: \$ 92,046.29

Division Head	Date
<i>Nile Clements</i>	3/14/2024
Chief Financial Officer	Date



Blau & Blau

Attorneys at Law
223 Mountain Avenue
Springfield, New Jersey 07081
973 564-9003
973 564-9071
cblau@blauandblau.com

Robert D. Blau
Charles E. Blau
Daniel R. Kanoff
Eileen W. Toll

June 15, 2021

Mr. Christopher Hartwyk
Business Administrator
Township of City of Orange
29 North Day Street
Orange, NJ. 07050

Re: Contingent Fee – Blau & Blau Increase Cases

Dear Mr. Hartwyk:

For Professional Services Rendered in connection with tax appeals filed on behalf of the Township of City of Orange, as plaintiff.

\$92,046.29

I have included copies of the underlying judgments.

Very truly yours,



Charles E. Blau

CEB/
Enclosures
Cc: Ms. Paula Ferreira
tax collector

City of Orange Township
Reverse Tax Appeals
Invoice Dated June 10, 2021

Owner	Block-Lot	Year	Original Assessment	Increased Assessment	Increase in Assessment	Tax Rate	Increase in Taxes	Billing Rate	Legal Fees	
248 Reynolds Terrace	4801-13	2019	\$7,290,100	\$ 9,171,000	\$ 1,880,900	\$ 0.05315	\$ 99,969.84	33.33%	\$ 33,323.28	
			5103-10	\$ 177,100	\$ 227,100	\$ 50,000	\$ 0.05607	\$ 2,803.50	33.33%	\$ 934.50
			5103-11	\$ 142,400	\$ 192,400	\$ 50,000	\$ 0.05607	\$ 2,803.50	33.33%	\$ 934.50
400 Realty Management	5103-12	2020	\$4,727,300	\$ 4,980,500	\$ 253,200	\$ 0.05607	\$ 14,196.92	33.33%	\$ 4,732.31	
			2019	\$2,946,300	\$ 3,432,000	\$ 485,700	\$ 0.05315	\$ 25,814.96	33.33%	\$ 8,604.99
212 Central O LLC	4301-1	2020	\$2,946,300	\$ 3,200,000	\$ 253,700	\$ 0.05607	\$ 14,224.96	33.33%	\$ 4,741.65	
			2019	\$4,182,000	\$ 4,418,200	\$ 236,200	\$ 0.05315	\$ 12,554.03	33.33%	\$ 4,184.68
Kleinwaks Family Management II LLC	5202-4	2020	\$4,182,000	\$ 4,418,200	\$ 236,200	\$ 0.05607	\$ 13,243.73	33.33%	\$ 4,414.58	
			2019	\$1,258,300	\$ 1,555,800	\$ 297,500	\$ 0.05607	\$ 16,680.83	33.33%	\$ 5,560.28
Johnnyland Orange LLC	2502-8	2020	\$1,258,300	\$ 1,555,800	\$ 297,500	\$ 0.05607	\$ 16,680.83	33.33%	\$ 5,560.28	
Susa Orange - Lp - paradigmtx	3001-2	2019	\$9,610,600	\$ 11,000,000	\$ 1,389,400	\$ 0.05315	\$ 73,846.61	33.33%	\$ 24,615.54	
			2020	\$11,000,000	\$ 12,500,000	\$ 1,500,000	\$ 0.05315	\$ 79,500.00	33.33%	\$ 27,000.00
Total							\$276,138.87		\$ 92,046.29	

Blau and Blau
223 Mountain Avenue
Springfield, New Jersey 07081

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 007676-2019

CITY OF ORANGE

Plaintiff(s),

v

248 REYNOLDS TERRACE LLC

Defendant(s).

:

CIVIL ACTION
JUDGMENT

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The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 4801
Lot: 13
Qualifier: T01
Street Address: 260 Reynolds Terrace
Year: 2019

TAX COURT JUDGMENT

Land:	\$ 0.00
Improvements:	\$532,000.00
Total:	\$532,000.00

Block: 4801
Lot: 13
Street Address: 260 Reynolds Terrace
Year: 2019

TAX COURT JUDGMENT

Land:	\$1,349,000.00
Improvements:	\$7,822,000.00
Total:	\$9,171,000.00

/s/ Cheryl A. Ryan, Clerk/Administrator
Tax Court of New Jersey

Entered: 3/17/2020

Attorney for Plaintiff: Charles E Blau Esq
Attorney for Defendant: Daniel J Pollak Esq
User id: eCourts

CITY OF ORANGE
Plaintiff(s),

v

:

CIVIL ACTION
JUDGMENT

400 REALTY MANAGEMENT LLC
Defendant(s).

The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 5103
Lot: 10
Street Address: 422 Highland Terrace
Year: 2020

TAX COURT JUDGMENT

Land: \$ 63,800.00
Improvements: \$163,300.00
Total: \$227,100.00

Block: 5103
Lot: 11
Street Address: 416 Highland Terrace
Year: 2020

TAX COURT JUDGMENT

Land: \$127,100.00
Improvements: \$ 65,300.00
Total: \$192,400.00

Block: 5103
Lot: 12
Street Address: 406 Highland Terr
Year: 2020

TAX COURT JUDGMENT

Land: \$ 891,000.00
Improvements: \$4,089,500.00
Total: \$4,980,500.00

/s/ Cheryl A. Ryan, Clerk/Administrator
Tax Court of New Jersey

Entered: 9/14/2020

Attorney for Plaintiff: Charles E Blau Esq
Attorney for Defendant: Amber N Heinze Esq
User id: eCourts

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 007675-2019

CITY OF ORANGE

Plaintiff(s),

v

212 CENTRAL O LLC

Defendant(s).

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CIVIL ACTION
JUDGMENT

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The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 4301
Lot: 1
Street Address: 212 Central Avenue
Year: 2019

TAX COURT JUDGMENT

Land:	\$ 583,000.00
Improvements:	\$2,849,000.00
Total:	\$3,432,000.00

/s/ Cheryl A. Ryan, Clerk/Administrator
Tax Court of New Jersey

Entered: 10/16/2020

Attorney for Plaintiff: Charles E Blau Esq
Attorney for Defendant: David B Wolfe Esq
User id: eCourts

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 000830-2020

CITY OF ORANGE

Plaintiff(s),

v

212 CENTRAL O LLC

Defendant(s).

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CIVIL ACTION
JUDGMENT

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The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 4301
Lot: 1
Street Address: 212 Central Avenue
Year: 2020

TAX COURT JUDGMENT

Land:	\$ 583,000.00
Improvements:	\$2,617,000.00
Total:	\$3,200,000.00

/s/ Cheryl A. Ryan, Clerk/Administrator
Tax Court of New Jersey

Entered: 10/16/2020

Attorney for Plaintiff: Charles E Blau Esq
Attorney for Defendant: David B Wolfe Esq
User id: eCourts

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 007696-2019

CITY OF ORANGE

Plaintiff(s),

v

KLEINWAKS FAMILY MANAGEMENT II LLC

Defendant(s).

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CIVIL ACTION
JUDGMENT

The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 5202
Lot: 4
Street Address: 434 Lincoln Avenue
Year: 2019

TAX COURT JUDGMENT

Land:	\$ 880,000.00
Improvements:	\$3,538,200.00
Total:	\$4,418,200.00

/s/ Cheryl A. Ryan, Clerk/Administrator
Tax Court of New Jersey

Entered: 3/31/2021

Attorney for Plaintiff: Charles E Blau Esq
Attorney for Defendant: Robert F Giancaterino Esq
User id: eCourts

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 000854-2020

CITY OF ORANGE

Plaintiff(s),

v

KLEINWAKS FAMILY MANAGEMENT II LLC

Defendant(s).

CIVIL ACTION
JUDGMENT

The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 5202
Lot: 4
Street Address: 434 Lincoln Avenue
Year: 2020

TAX COURT JUDGMENT

Land:	\$ 880,000.00
Improvements:	\$3,538,200.00
Total:	\$4,418,200.00

/s/ Cheryl A. Ryan, Clerk/Administrator
Tax Court of New Jersey

Entered: 3/31/2021

Attorney for Plaintiff: Charles E Blau Esq
Attorney for Defendant: Robert F Giancaterino Esq
User id: eCourts

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 000948-2020

CITY OF ORANGE

Plaintiff(s),

v

JOHNNYLAND ORANGE LLC

Defendant(s).

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CIVIL ACTION
JUDGMENT

The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 2502
Lot: 8
Street Address: 55 South Jefferson Street
Year: 2020

TAX COURT JUDGMENT

Land: \$ 545,500.00
Improvements: \$1,010,300.00
Total: \$1,555,800.00

/s/ Cheryl A. Ryan, Clerk/Administrator
Tax Court of New Jersey

Entered: 4/23/2021

Attorney for Plaintiff: Charles E Blau Esq
Attorney for Defendant: Tyler R Zeberl Esq
User id: eCourts

TAX COURT OF NEW JERSEY
COUNTY: Essex
DOCKET NO. 007826-2019

ORANGE CITY

Plaintiff(s),

v

SUSA ORANGE LP-PARADIGMTX ESS #0333

Defendant(s).

CIVIL ACTION
JUDGMENT

The parties having agreed upon a settlement, the assessment shall be as set forth below:

Block: 3001
Lot: 2
Street Address: 37 Oakwood Avenue
Year: 2019

TAX COURT JUDGMENT

Land:	\$1,306,200.00
Improvements:	\$9,693,800.00
Total:	\$11,000,000.00

/s/ Cheryl A. Ryan, Clerk/Administrator
Tax Court of New Jersey

Entered: 5/25/2021

Attorney for Plaintiff: Charles E Blau Esq
Attorney for Defendant: Brian A Fowler Esq
User id: eCourts