



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

RESOLUTION 23-239

AUTHORIZING EXECUTION OF A SETTLEMENT AGREEMENT BETWEEN THE BOROUGH OF HIGHLANDS AND HIGHLANDER DEVELOPMENT GROUP, LLC

WHEREAS, Highlander Development Group, LLC is the owner of properties known as Block 105.107, Lot 1.1 and Block 110, Lot 8.01 in the Borough of Highlands; and

WHEREAS, Highlander Development Group, LLC appealed its property tax assessment for the aforementioned properties as indicated below to the New Jersey Tax Court in the matter known as Highlander Development Group, LLC v. Highlands Borough, Docket Nos: 0034-2020, 0229-2021, 1487-2022, and 0054-2023;

		<u>Original Assessment</u>	
<i>Block:</i>	105.107	Land	\$12,828,900
<i>Lot:</i>	1.1	Improvements	<u>\$ 421,300</u>
<i>Street Address:</i>	Shadow Lawn Trailer Park	Total	\$13,250,200
<i>Year:</i>	2020		
<i>Block:</i>	110	Land	\$ 864,800
<i>Lot:</i>	8.01	Improvements	<u>\$ 0</u>
<i>Street Address:</i>	106 Laurel Drive	Total	\$ 864,800
<i>Year:</i>	2020		
<i>Block:</i>	105.107	Land	\$12,828,900
<i>Lot:</i>	1.1	Improvements	<u>\$ 426,900</u>
<i>Street Address:</i>	Shadow Lawn Trailer Park	Total	\$13,255,800
<i>Year:</i>	2021		
<i>Block:</i>	110	Land	\$ 864,800
<i>Lot:</i>	8.01	Improvements	<u>\$ 0</u>
<i>Street Address:</i>	106 Laurel Drive	Total	\$ 864,800
<i>Year:</i>	2021		
<i>Block:</i>	105.107	Land	\$12,828,900
<i>Lot:</i>	1.1	Improvements	<u>\$ 468,000</u>
<i>Street Address:</i>	Shadow Lawn Trailer Park	Total	\$13,296,900
<i>Year:</i>	2022		

		<u>Original Assessment</u>	
<i>Block:</i>	110	Land	\$ 951,200
<i>Lot:</i>	8.01	Improvements	<u>\$ 0</u>
<i>Street Address:</i>	106 Laurel Drive	Total	\$ 951,200
<i>Year:</i>	2022		

<i>Block:</i>	105.107	Land	\$15,394,600
<i>Lot:</i>	1.1	Improvements	<u>\$ 482,600</u>
<i>Street Address:</i>	Shadow Lawn Trailer Park	Total	\$15,877,200
<i>Year:</i>	2023		

<i>Block:</i>	110	Land	\$ 951,200
<i>Lot:</i>	8.01	Improvements	<u>\$ 0</u>
<i>Street Address:</i>	106 Laurel Drive	Total	\$ 951,200
<i>Year:</i>	2023		

WHEREAS, after mediation of the above noted matter through the Tax Court, the parties have reached a proposed settlement. The assessment will be adjusted and a judgment will be entered as follows:

		<u>Requested Tax Court Judgment</u>	
<i>Block:</i>	105.107	Land	\$11,578,700
<i>Lot:</i>	1.1	Improvements	<u>\$ 421,300</u>
<i>Street Address:</i>	Shadow Lawn Trailer Park	Total	\$12,000,000
<i>Year:</i>	2020		

<i>Block:</i>	110	Land	\$ 0
<i>Lot:</i>	8.01	Improvements	<u>\$ 0</u>
<i>Street Address:</i>	106 Laurel Drive	Total	\$ 0
<i>Year:</i>	2020		

<i>Block:</i>	105.107	Land	\$11,578,700
<i>Lot:</i>	1.1	Improvements	<u>\$ 421,300</u>
<i>Street Address:</i>	Shadow Lawn Trailer Park	Total	\$12,000,000
<i>Year:</i>	2021		

<i>Block:</i>	110	Land	\$ 0
<i>Lot:</i>	8.01	Improvements	<u>\$ 0</u>
<i>Street Address:</i>	106 Laurel Drive	Total	\$ 0
<i>Year:</i>	2021		

<i>Block:</i>	105.107	Land	\$11,578,700
<i>Lot:</i>	1.1	Improvements	<u>\$ 421,300</u>
<i>Street Address:</i>	Shadow Lawn Trailer Park	Total	\$12,000,000
<i>Year:</i>	2022		

		<u>Requested Tax Court Judgment</u>	
<i>Block:</i>	110	Land	\$ 0
<i>Lot:</i>	8.01	Improvements	<u>\$ 0</u>
<i>Street Address:</i>	106 Laurel Drive	Total	\$ 0
<i>Year:</i>	2022		
<i>Block:</i>	105.107	Land	\$11,578,700
<i>Lot:</i>	1.1	Improvements	<u>\$ 421,300</u>
<i>Street Address:</i>	Shadow Lawn Trailer Park	Total	\$12,000,000
<i>Year:</i>	2023		
<i>Block:</i>	110	Land	\$ 0
<i>Lot:</i>	8.01	Improvements	<u>\$ 0</u>
<i>Street Address:</i>	106 Laurel Drive	Total	\$ 0
<i>Year:</i>	2023		

WHEREAS, the parties agree that the property’s 2024 total assessments shall be as follows: Block 105.107, Lot 1.1 shall be \$10,000,000 and Block 110, Lot 8.01 shall be \$0.00. Block 110, Lot 8.01 will be removed from the tax list and will be combined with Block 105.107, Lot 1.1. Each party shall have the right to file a tax appeal for the 2024 tax year to obtain a judgment to implement, enforce and/or confirm the assessment agreed upon herein.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Highlands that the appropriate Borough officials, including the Mayor and Borough Administrator, be and are hereby authorized to execute a Settlement Agreement between Highlander Development Group, LLC and the Borough of Highlands in accordance with the terms noted above and in a form to be reviewed and approved by Borough Tax Counsel.

Motion to Approve R 23-239:

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
CERVANTES						
CHELAK						
MELNYK						
OLSZEWSKI						
BROULLON						

This is a Certified True copy of the Original Resolution on file in the Municipal Clerk’s Office.

DATE OF VOTE: December 6, 2023

Nancy Tran, Municipal Clerk
Borough of Highlands