

RESOLUTION 2025-089

RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING FILING OF A MUNICIPAL TAX APPEAL OF A REAL PROPERTY ASSESSMENT

WHEREAS, 395 Southern LLC owns real property identified as Block 48.15, Lot 117.01, in the Township of Chatham, commonly known as 395 Southern Blvd, and formerly the home of the Noe Pond Club (the "Property"); and

WHEREAS, the Township authorized an investigation of the property tax assessment for the Property; and

WHEREAS, the 2025 tax assessment is the result of a 2005 County Tax Board Judgment;

WHEREAS, the subject property recently sold for a price of \$5,250,000, which is considerably higher than the current tax assessment;

WHEREAS, accordingly, the Township finds it to be in the best interest of the Township to authorize the Township Tax Attorney to file an appeal of the 2025 property tax assessment of the Property to seek an increased assessment to reflect the true value of the property.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Chatham, in the County of Morris, and the State of New Jersey that the Township Tax Attorneys, Martin Allen, Esq. and Kevin A. McDonald, Esq., of DiFrancesco, Bateman, Kunzman, Davis & Lehrer, P.C., to file a tax appeal of the 2025 property tax assessment of the Property for an increased assessment to reflect the true value of the property.


BE IT FURTHER RESOLVED that this Resolution shall be without prejudice to the Township of Chatham's dealings with any other Township taxpayer(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

Adopted: March 25, 2025

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

  
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Gregory J. LaConte, Clerk

By

  
\_\_\_\_\_  
Michael Choi, Mayor

I, Gregory J. LaConte, Township Clerk of the Township of Chatham in the County of Morris, New Jersey, hereby certify the foregoing to be a true complete copy of a resolution passed by the Township Committee of the Township of Chatham at a regular meeting held on March 25, 2025.

Date Issued: March 26, 2025

  
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Gregory J. LaConte, Township Clerk