

RESOLUTION 2025-140

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING A SETTLEMENT OF THE TAX APPEAL OF THOMAS & DAPHNE MARCHETTI

WHEREAS, Thomas & Daphne Marchetti (“Taxpayers”), the owner of Block 117, Lot 19 on the Township of Chatham’s Tax Assessment Maps, commonly known as 36 Sandy Hill Road (“Property”), filed appeals of their 2021, 2022, 2023, and 2024 tax assessments in the Tax Court of New Jersey, Docket Nos.: 003003-2021; 001943-2022; 000607-2023; 001301-2024; and

WHEREAS, the Township Committee of the Township of Chatham, County of Morris, State of New Jersey met and discussed the aforesaid tax appeals and the recommendations of its Township Tax Assessor Special Tax Appeal Attorneys; and.

WHEREAS, for the 2021 through 2024 Tax Years, the Property was assessed at \$2,166,300 (AV); based upon the Director’s ratio of assessed to true value, this reflects market values as follows: \$2,444,758 for the 2021 tax year (88.61%); \$2,467,593 for the 2022 tax year (87.79%); \$2,661,956 for the 2023 tax year (81.38%); and \$2,847,397 (76.08%) ; and

WHEREAS, the Taxpayers have provided an appraisal report for the 2021 tax year, purporting to value the property at \$1,800,000 as of October 1, 2020;

WHEREAS, the Director’s ratios for the 2021, 2022, 2023, and 2024 tax years were 88.61%, 87.79%, 81.38%, and 76.08%, respectively;

WHEREAS, an acceptable settlement of the aforesaid tax appeal has been negotiated which reduces the total tax assessment levied upon the Property for 2021 through 2024; and

WHEREAS, the 2021 through 2023 total tax assessments, based upon said reduction, will be \$2,100,000 instead of \$2,166,300; and

WHEREAS, the 2024 total tax assessments, based upon said reduction, will be \$2,000,000 instead of \$2,166,300; and

WHEREAS, Taxpayers have agreed that any refunds due shall be without interest provided the tax refund is paid within 90 (ninety) days of the date of entry of the Tax Court Judgment; and

WHEREAS, the Township Committee leaves the allocation between land and improvements of the aforesaid tax assessment reduction to the Township of Chatham’s 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 reduction has no general application to other properties within the Township of Chatham as a result of the aforesaid specific fact situation; and

WHEREAS, the Township Committee makes this settlement with Taxpayers without prejudice to its dealing with any other Chatham Township’s taxpayers’ request for tax assessment reduction; and

WHEREAS, the Mayor and Township Committee have reviewed a copy of the proposed Stipulation of Settlement, which is annexed hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Chatham, County of Morris, State of New Jersey, as follows:


1. The Township of Chatham’s Tax Assessor is hereby directed to establish the allocation between land and improvements of a \$2,100,000 total tax assessment for the 2021 through 2023 Tax Years and \$2,000,000 total tax assessment for the 2024 Tax Year, for Block 117, Lot 19, which is most beneficial to the Township of Chatham and advise the Township Attorney of that allocation.
2. The Special Tax Appeal Attorney is authorized to execute a Stipulation of Settlement relative to the tax appeal of Marchetti, Thomas & Daphne (“Taxpayers”) Docket Nos.: 003003-2021; 001943-2022; 000607-2023; 001301-2024, which reduces the total tax assessment on Block 117, Lot 19 from \$2,166,300 to a total tax assessment of \$2,100,000 for the 2021 through 2023 Tax Years and to \$2,000,000 for the 2024 Tax Year; and which further provides that any refunds due shall be without interest provided the tax refund is paid within 90 days of the date of entry of the Tax Court Judgment.
3. The settlement outlined above shall be without prejudice to the Township of Chatham’s dealings with any other Township taxpayers’ request for tax assessment reductions.

Adopted: June 24, 2025

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:


Gregory J. LaConte, Clerk

By 
Jen Rowland, Deputy 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 adopted by the Township Committee of the Township of Chatham at a regular meeting held on June 24, 2025.

Date Issued: June 25, 2025


Township Clerk