

**COUNCIL OF THE BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION
RESOLUTION NO. 2026-92**

**TITLE: RESOLUTION TO APPROVE THE SETTLEMENT OF A TAX
APPEAL FOR 800 SYLVAN AVENUE – CONOPCO, INC.
(UNILEVER) IN THE AMOUNT OF \$483,166.64**

WHEREAS, the Mayor and Council of the Borough of Englewood Cliffs have been advised of the proposed settlement of a property Tax Appeal filed by CONOPCO, INC. D/B/A UNILEVER, TENANT IN PARCEL OWNED BY 800 SYLVAN AVENUE CONDOMINIUM ASSOC., (herein the Tax Appeal) under Docket Numbers: 6509-2022, 2634-2023, 3485-2024, and 3234-2025; and

WHEREAS, the subject property consists of one parcel located at Block 910 Lot 1 Qual C0CB1 and is more known as 800 Sylvan Avenue, on the tax assessment map of the Borough; and

WHEREAS, the Governing Body has been advised as to the merits of the subject Tax Appeal settlement by legal counsel and the Borough tax assessor; and

WHEREAS, the proposed Tax Appeal settlement components are set forth in the attached Schedule A hereto and made a part hereof; and

WHEREAS, it is in the best interest of the Borough to settle the subject Tax Appeal in accordance with the settlement proposal set forth hereinabove; and

WHEREAS, the Tax Assessor has been consulted with and is in agreement with the settlement; and

WHEREAS, the judgment will result in a refund in the amount of \$283,166.64 and a tax credit of \$200,000 on the next assessment in 2026; and

WHEREAS, the Chief Financial Officer has certified the availability of funds; and

WHEREAS, the line-item appropriation is GL Account No. 6-01-250-004 – Reserve Tax Appeals

WHEREAS,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Englewood Cliffs, that the settlement of the aforesaid Tax Appeal be finalized in accordance with the enclosed Schedule A; and


BE IT FURTHER RESOLVED that with respect to same, the Mayor, Borough Administrator, Borough Attorney and /or any other appropriate Borough official is hereby authorized to perform any act necessary to effectuate the purpose set forth in this Resolution.

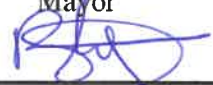
BE IT FURTHER RESOLVED that the Judgment is accepted, and the Finance and Tax offices are instructed to take the necessary steps to refund and/or credit the account.

CERTIFICATION

I hereby certify that this resolution, consisting of 2 page(s) was adopted at a Regular Meeting of the Borough Council of the Borough of Englewood Cliffs, held this 11th day of February 2026.

	Moved	Second	Ayes	Nays	Abstain	Absent
Biegacz		✓	✓			
Liang			✓			
Patel			✓			
Kapsaskis	✓		✓			
Lee			✓			
Koutroubas						
Mayor Park						✓



Mark Park
 Mayor


Beauty Nadim, RMC/CMR
 Municipal Clerk

SCHEDULE A

- A. The terms of the aforesaid tax appeal settlement for the property located at Block 910, Lot 1, Qual C0CB1, shall consist of the following:

2022- WITHDRAWN

2023- WITHDRAWN

2024- Reduction from \$47,223,300 to \$30,124,700

2025- Reduction from \$47,223,300 to \$22,701,600

2026- Reduction from \$47,223,300 to \$20,696,300

2027- Reduction from \$47,223,300 to \$20,696,300

2028- Reduction from \$47,223,300 to \$20,696,300

MEMO

TO: MAYOR & COUNCIL
FROM: KARL J. NORGAARD, ESQ.
DATE: FEBRUARY 4, 2026
RE: CONOPCO, INC. D/B/A UNILEVER, TENANT IN PARCEL OWNED
BY 800 SYLVAN AVENUE CONDOMINIUM ASSOC.V. BOROUGH
OF ENGLEWOOD CLIFFS
BLOCK 910, LOT 1, QUAL C0CB1 (800 Sylvan Avenue)

Dear Mayor & Council,

I have provided you with a Resolution to approve the Settlement of a tax appeal known as CONOPCO, INC. D/B/A UNILEVER, TENANT IN PARCEL OWNED BY 800 SYLVAN AVENUE CONDOMINIUM ASSOC.V. BOROUGH OF ENGLEWOOD CLIFFS. The appeals were filed for the following years: 2022, 2023, 2024, and 2025. This agreement was reached with the input of tax assessor, Sarah Holbig, as well as the Borough's appraisal firm Integra Realty Resources.

The parties have agreed to a reduction in assessment as follows:

2022- WITHDRAWN
2023- WITHDRAWN
2024- Reduction from \$47,223,300 to \$30,124,700
2025- Reduction from \$47,223,300 to \$22,701,600
2026- Reduction from \$47,223,300 to \$20,696,300
2027- Reduction from \$47,223,300 to \$20,696,300
2028- Reduction from \$47,223,300 to \$20,696,300

As shown by the enclosed settlement letter and stipulation of settlement, the refund will be in the amount of \$283,166.64 and must be paid within 60 days of entry of judgment by the Tax Court. A \$200,000.00 credit will also be applied to the taxpayer's 2026 obligations. The dispute in this matter concerned whether the highest and best use for the taxpayer's property was either office space or laboratory space. Approximately one-third of the property contained outdated laboratory space and was valued by the Borough on a square footage basis as follows:

2022: \$313.03/sq. ft.;
2023: \$344.97/sq. ft.;
2024: \$352.71/sq. ft.;
2025: \$364.03/sq. ft.

The settlement results in the following, which is an effective valuation of \$245/sq. ft. for the years of 2022 through and including 2028:

2022 valuation accepted;
2023 valuation accepted;
2024: \$225/sq. ft.;
2025: \$175/sq. ft.;
2026 through 2028: \$170/sq. ft.

By way of example the resolutions in the below matters all concerned office space and settlements were reached by valuing the office space at \$145/sq. ft.

1. 600 SYLVAN AVE LLC. (herein the Tax Appeal) under Docket Numbers: 5563-2021, 5796-2022, 4223-2023, 3602-2024, and 2846-2025;
2. 333 SYLVAN AVE LLC. (herein the Tax Appeal) under Docket Numbers: 5575-2021, 5785-2022, 4217-2023, 3599-2024, and 2844-2025;
3. 385 SYLVAN AVE LLC. (herein the Tax Appeal) under Docket Numbers: 5565-2021, 5787-2022, 4224-2023, 3600-2024, and 2845-2025;
4. COMMERCIAL PLAZA INC. (herein the Tax Appeal) under Docket Numbers: 5573-2021, 5792-2022, 4208-2023, 3601-2024, and 2843-2025.

This settlement also results in the Borough not being placed at risk of judgment being entered requiring it to pay interest on all overpaid taxes.

Should you have any questions, please contact the undersigned or Ms. Holbig directly.

Karl J. Norgaard, Esq.

Enclosures