#### ORDINANCE NO. 2017-<u>79</u>

AN ORDINANCE AUTHORIZING PILOT AGREEMENTS FOR PROJECT TAX EXEMPTION FOR VARIOUS APPLICANTS.

WHEREAS, Ordinance No. 2009-15, passed on final reading by City Council on March 10, 2009, provides that Project Tax Exemption Agreements be authorized by an Ordinance of the City of Vineland; and

WHEREAS, said Ordinance No. 2009-15 further provides that the City of Vineland shall enter into a written agreement with the applicant for the exemption of local real property taxes, said agreement providing for the applicant to pay to the City of Vineland, in lieu of full property tax payments, an amount annually to be computed by one, but in no case a combination, of the following formulas as described in N.J.S.A. 40A:21-10, said tax exemption agreement to be effective for a period of not more than 5 years starting with the date of completion of the project; and

WHEREAS, Applications for Project Tax Exemption under P.L. 1991,c.441 (N.J.S.A. 40A:21-1 et. seq.), have been submitted by:

Luca Freezer & Cold Storage, LLC 2321 Industrial Way Block 1003, Lot 11.01

Maintree Shopping Center LP 301 S. Main Road Block 4301, Lot 6

East Coast Development, LLC 2800 Industrial Way, Building One Block 1003, Lot 1

Delsea Drive Realty Associates III, LLC 352 S. Delsea Drive Block 3503, Lot 22

Allied Specialty Foods Inc. 1585 W. Forest Grove Rd Block 604, Lot 3

Century Savings Bank 1376 W. Sherman Avenue, Suite A Block 6101, Lot 33

East Coast Development, LLC 2800 Industrial Way, Building Two Block 1003, Lot 1

which Applications have been approved by the Tax Assessor and recommended for approval by the governing body; now, therefore,

BE IT ORDAINED by the Council of the City of Vineland as follows:

#### 1. THAT the applications of

Luca Freezer & Cold Storage, LLC 2321 Industrial Way Block 1003, Lot 11.01

Maintree Shopping Center LP 301 S. Main Road Block 4301, Lot 6

East Coast Development, LLC 2800 Industrial Way, Building One Block 1003, Lot 1

Delsea Drive Realty Associates III, LLC 352 S. Delsea Drive Block 3503, Lot 22

Allied Specialty Foods Inc. 1585 W. Forest Grove Rd Block 604, Lot 3

Century Savings Bank 1376 W. Sherman Avenue, Suite A Block 6101, Lot 33

East Coast Development, LLC 2800 Industrial Way, Building Two Block 1003, Lot 1

for Project Tax Exemption under P.L. 1991, c.441 (N.J.S.A.40A:21-1 et. seq.), be and the same are hereby approved for processing pursuant to Ordinance No. 2009-15.

- 2. THAT the City of Vineland shall enter into a tax exemption agreement (hereafter "PILOT Agreement") with each applicant (hereafter "Company") whereby each Company shall make regular payments to the City in lieu of full property taxes.
  - 3. The PILOT Agreement shall provide, inter alia, as follows:
- a. <u>Assessments on Unimproved Land:</u> The Company in addition to the amounts described in subparagraph (d) below, shall pay an amount equal to the real estate taxes assessed against the unimproved land upon which the construction project will be located. This amount shall be based upon the taxable assessment of the property, as shown on the most recently-completed assessment roll adopted by the City prior to the execution of the PILOT Agreement, multiplied by the tax rate(s) upon which real property taxes are assessed in each year by or for each taxing jurisdiction.
- b. <u>PILOT Payments</u>: The Company agrees that it shall make regular payments in lieu of property taxes in the amounts and at the times provided for in the Agreement. The payments due to the Municipality hereunder shall be paid by the Company to the Municipality by check made payable to "The City of Vineland."
- c. <u>Duration of Exemption</u>: Pursuant to N.J.S.A. 40A:21-1 et seq., for a period of five (5) years following the completion of the Project, and so long as the PILOT Agreement remains in full force and effect, the full value of the new construction shall be exempt from real estate taxes. Exemption means that portion of the tax assessor's full and true value of the construction not regarded as increasing the taxable value of the property pursuant to the New Jersey Tax Exemption and Abatement Law. Such exemption shall be noted on the City's assessment roll prepared subsequent to the completion of the Project. The Company will be required to pay all taxes and assessments lawfully levied and/or assessed against the property until the Project shall be entitled to exempt status.
- d. <u>New Construction</u>: With regard to the new construction valuation (land and buildings) which is created as a result of the construction of buildings and site improvements associated with the Project, the Company shall monthly pay to the City in lieu of full property tax payments an amount not less than a percentage of taxes otherwise due, according to the following schedule:
  - l) In the first full tax year after completion, no payment in lieu of taxes otherwise due;
  - 2) In the second full tax year after completion, an amount not less than twenty percent (20%) of the taxes otherwise due;
  - 3) In the third full tax year after completion, an amount not less than forty percent (40%) of the taxes otherwise due;
  - 4) In the fourth full tax year after completion, an amount not less than sixty percent (60%) of the taxes otherwise due;
  - 5. In the fifth full tax year after completion, an amount not less than eighty percent (80%) of the taxes otherwise due.
- e. <u>Allocation of Payments in Lieu of Tax:</u> Payments in lieu of property taxes received hereunder, and in accordance with the PILOT agreement to be ratified by City Council, shall be allocated to the General Fund of the City of Vineland.
- f. <u>Breach or Termination of Agreement</u>: In accordance with N.J.S.A. 40A:21-12, if during any tax year prior to the termination of the PILOT agreement, the Company and/or property owner (1) ceases to operate or disposes of the property, or (2) defaults on any loan

obligation secured by the property, or (3) submits an application containing any misrepresentation of a material fact, or (4) is more than thirty (30) days delinquent in the payment of the property taxes or the payment in lieu of taxes on the subject property, or (5) fails to file the annual certification with the Assessor on or before December 1<sup>st</sup> of each calendar year during the term of this agreement, or (6) fails to meet any other condition for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The City shall notify the property owner and tax collector forthwith and the tax collector shall within 15 days thereof notify the owner of the property of the amount of taxes due.

However, with respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption and abatement shall continue, and the agreement shall remain in effect.

- g. <u>Termination of the Agreement</u>: At the termination of the PILOT Agreement, the Project shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a Project, at the termination of the PILOT Agreement, from qualifying for and receiving the full benefits of any other tax preferences provided by law.
- h. <u>Ratification of the Agreement:</u> Prior to taking effect, the Agreement authorized herein must be ratified by City Council.
- 4. THAT the Tax Assessor of the City of Vineland shall notify the Planning Board of said approval of Applications for Project Tax Exemption submitted by applicants as stated above.
- 5. THAT the Mayor and City Clerk of the City of Vineland are hereby authorized to execute Agreements for said Project Tax Exemption with applicants as stated above.

BE IT FURTHER ORDAINED that this Ordinance shall take effect after final approval and publication as provided by law.

Passed first reading:

Passed final reading:	
Approved by the Mayor:	President of Council
ATTEST:	Mayor
City Clerk	

# 1,459,400 f,18+ 2018 - 2022 Form E/A-1 (Rev. 11/96) STATE OF NEW JERSEY

APPLICATION FOR EXEMPTION AND/OR ABATEMENT FOR THE IMPROVEMENT, CONVERSION OR CONSTRUCTION OF PROPERTY PURSUANT TO P.L. 1991, C.441

(N.J.S.A. 40A:21-1 et seq.) AND AUTHORIZED BY MUNICIPAL ORDINANCE.

(Italicized words are defined in law excerpts on reverse side)

	icipality Vineland County Combeland	
This	application must be filed with the assessor within 30 days following completion of the improvement, conversion or ersion alteration, or construction.	
I.	I/we, Lucca Freezer & Cold Strage LC, residing/having offices at (Name of Applicant)	
7		
	(Address) Vineland NJ 08360	
in the	Municipality of Vineland in the County of Combedand	
hereb	y make claim for a tax exemption and/or abatement of taxes, pursuant to P.L.1991, Chapter 441, and the authorizing	
m	size I self- and the authorizing	
munio	cipal ordinance, for premises located at 2321 Industrial way Vine land Noto	8
which	is further described as Block 1003, Lot 11.01 on the Tax Map of the municipality.	
*	and the state of t	
II.	COMPLETE THE APPLICABLE SECTION "A" OR "B"	
.com/20191	The following statements are made in support of this claim:	
	A. The subject property is a one or two family dwelling upon which claimant has completed:	
	New construction;	
	Conversion or conversion alteration of a building or structure into a dwelling;	
	Improvement of an existing dwelling.	
	B. The subject property is a multiple dwelling, commercial or industrial structure;	
	Improvement to a multiple dwelling;	
	Conversion or conversion alteration of building or structure to a multiple dwelling;	
	Improvement to a commercial or industrial building or structure;	
	Construction of multiple dwelling under tax agreement;  Construction of commercial or industrial structure under tax agreement.	
Ш.	ALL APPLICANTS MUST COMPLETE THIS SECTION	
	1 D-4C 1 1 1 C	
	B. Total cost of project \$ 1,459,400	9
	C. Brief description of the nature and type of construction, conversion, or improvement.	
	SEE ATTACHMENTS FNOLOSEN	
	- FILLING HINDIOLS FINCE COSED	
17	The state of the s	
Ÿ.	Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to	
	(State "none" if no prior exemptions have been granted on subject premises.)	
xdy's a	Attached hereto is proof of all matters required (Assessor may require copy of ordinance, evidence of governing approval of categories of improvements or specific project improvements, and such additional proof as may be	
quire	it to establish eligibility.)	
	Attached hereto is a copy of the tax agreement, if applicable, executed between the municipality and claimant.	1
	There are no delinquent or unpaid property taxes or penalties for non-payment of taxes due on the property.	
	I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by	
e are v	willfully false, I am subject to punishment.	
ate_ S	Signature Signature	
	Signature of the state of the s	
	Title (if any) Controller	
ate_/(	2/19/17 X Approved	
	Disapproved (Assessor)	
nis form	n is prescribed by the Director, Division of Taxation, in the Department of the Treasury, as required by law and may be	
produc	and for distribution, but no alteration must be added, in the Department of the Treasury, as required by law and may be	

reproduced for distribution, but no alteration may be made therein without prior approval.

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## STATE OF NEW JERSEY WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)



Municip	ality	Vineland		County_Cumberland	d
•	•	Freezer &	& Cold Storage	2321 Industria	
Name of Block		003 <sub>Lo</sub>	ot11.1	Address of owner Vineland, NJ C	8360
1.	Claim	for exemption is	🛛 Approved	☐ Disapproved	
			<b>Determination</b> 6	of Exemption	
2.	This ex	emption may be grai		sion alteration, or new construction.	
			buildings or structures immediate		
		Improvement, o		struction	\$14365800
	(c)	Assessed value of	improvement, conversion alterat		\$ 15825200 \$ 1459400
	(d)	[line 2(b) – line Amount of assesse	e 2(a)] d value of improvement, convers	sion alteration or	J
	(e)		on exempted by ordinance. [I	ine 2(c) - line 2(d)] conversion alteration,	\$1459400
		Or new constru	ction not allowed an exemption.	[line 2(c) – line 2(d)	\$0
3.	Claim	for abatement	🛭 Approved	☐ Disapproved.	
3.		patement may be gran	-	Abatement If the property as it existed immediate	y prior to the improvement
	(a)	•	the property immediately prior to	-	¢ 14365800
	(b		eration, or new construction	or new construction.	<b>J</b>
	(c	(See application) Abatement as pres			\$1459400
	•			59400 (	\$ 1459400
		ii. Second Year	80 % X = 145	59400	\$1167500
		iii. Third Year	60 % X = 14	59400	\$875600
		iv. Fourth Year	40 % X =145	59400	\$583800
		v. Fifth Year	20 % X =145	59400	\$291900
	(d	) Taxable portion of	f assessed value of the property n	ot allowed an exemption. [line 2(e)]	\$0
	(е	) Taxable Value of I	Property*		.:
		First Year	line $4(a)$ + line $4(d)$ – line $4(c)$	i	\$
		Second Year	line 4(a) + line 4(d) – line 4(c)	ii	\$
		Third Year	line 4(a) + line 4(d) – line 4(c)	iii	\$
		Fourth Year	line 4(a) + line 4(d) – line 4(c)	iv	\$ _15241400
		Fifth Year	line 4(a) + line 4(d) – line 4(c)	v	\$ 15533300
		j (1) / (1) / (1)	<u>''7</u>	Assessor's S	R. C. Signature

<sup>\*</sup> If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

\$8,677,300

Form E/A-1 (Rev. 8/2015)

(Rev. 8/2015)

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT 22

Pursuant to N.J.S.A.40A:21-1 et seq.; P.L.1991, c. 441, as amended by P.L. 2007, c. 268 AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

Applications <u>must</u> be filed with municipal asses improvements, conversion, conversion alteration	sors within 30 days (including Saturd Late applications will be denied.	ays & Sundays) of completi	on of construction,
COUNTY: Cumberland	MUNICIPALITY: Vineland		
I. IDENTIFICATION			
Applicant Name: Allied Specialty Foods, Inc.	Name of Officer (if cor	porate owner): Mark B. El	ser 
Phone Number: (479) 290-4782 Em		n	
Mailing Address/Corporate Headquarters: 2200	O Don Tyson Pkwy		8
City: Springdale	State: AR	ZIP: 72762	
Property Location (Street Address): 1585 Wes			-
Block: 604 Lot: 3	Qualifier: =		
B. The subject property is a multiple dwelling, of Construction of a multiple dwell Construction of a commercial or Improvement to a multiple dwell Improvement to a commercial or Conversion or alteration of a bui If increasing the volume of an existing multiple volume increased:%  C. Project Details  I. Date of completion of new construct II. Total cost of project: \$22,000,000  III. Brief description of the nature and Construction of meat/food manufacturing	Iding or structure into a dwelling; Illing. Indicate age of dwelling: commercial or industrial structure uponing under a tax agreement; industrial structure under a tax agreer ling; r industrial building or structure; ilding or structure to a multiple dwelling dwelling, commercial or industrial structure to a multiple dwelling or structure; it did or structure to a multiple dwelling or structure; it dwelling, commercial or industrial structure, conversion, or improvement:  Sp	n which claimant has complement;  ng.  ructure, please indicate the pring, 2	percentage of 20_17
D. Other Information  1. Were prior five-year exemptions/ab	ratements granted on this property?	No ☐ Yes, amount: \$	
2. Are there delinquent property taxes	or nonpayment tax penalties due on the	ne property? 🗸 No 🗌 Yes	
3. Attach all required documentary probetween applicant and municipal gove	oofs. (Assessor may require copy of or	dinance, copy of executed to	ax agreement etc.)
III. Certification	T A L'C CA C	oing statements made by me of	re willfully false I am
I certify that the foregoing statements mad by me as subject to punishment.	re true. I am aware that if any of the foreg	onig statements made by me a	e willfully false, I am
March K. Ylber	SVP Tax		14/17
Signature	Title (If Applicable)	Date	- i v
FOR OFFICIAL USE:	124	162	10/19/17
APPROVED DISAPPROVED	Assessor		Date

# WORKSHEET FOR EXEMPTION AND/OR ABATEMENT Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)



Munici	pality	Vinelan	d			County Cumberla	nd	
		Specia	lity Foc	ds Inc		1585 W Fore		
Name o	of Owner					Address of owner		
Block	•	604	Lot	3		Vineland, NJ	08360	
1.	Claim	for exemption i	·	. 🛭 Approved		Disapproved		
				<u>Determinati</u>	on of Exe	mption		
2.	This ex	cemption may b	e granted on th	e improvement, co	onversion alt	teration, or new construction.		
	(a)	Assessed valu	e of buildings	or structures imme	ediately prio	r to the		
	(b)	Improvem. Assessed valu	ent, conversion e of property in	n alteration, or new neluding the impro	construction	on	\$2171300	
	(c)	Conversio Assessed valu	n alteration, or e of improvem	new construction. ent, conversion al	 teration, or r		\$10848600	
		[line 2(b)	- line 2(a)]				\$8677300	
	(e)	New const Taxable porti	ruction exempton of assessed v	ted by ordinance. value of improven	[line 2(c) nent, convers	- line 2(d)] sion alteration,	\$8677300	
				allowed an exempt		e 2(c) – line 2(d)	\$ <u>0</u>	
3.	Claim i	for abatement				Disapproved.		
				Calculation	ı of Abate	ement		
3.	This ab Conver	eatement may be sion alteration,	granted only our new constru	on the assessed val	ue of the pro	operty as it existed immediate	ely prior to the impro	ovement,
	(a)	Assessed valu	e of the proper	ty immediately pri	or to improv	vement,		
		Conversion	n alteration, or				\$2171300	
			ation Section I	II (B)			\$8677300	
		i. First Year	2018	100% X =	8677300		\$8677300	
		ii. Second Ye	ar	80 % X = _	8677300		\$	/
		iii. Third Year		60 % X = _	8677300		\$5206400	
		iv. Fourth Yea	r	40 % X =	8677300		\$3470900	
		v. Fifth Year		20 % X =	8677300		\$1735500	
	(d)	Taxable portion	n of assessed v	alue of the proper	ty not allow	ed an exemption. [line 2(e)]	\$0	
	(e)	Taxable Value First Year	• •	+ line 4(d) – line 4	l(c) i		\$ <u>2171300</u>	
		Second Year	line 4(a)	+ line 4(d) – line 4	(c) ii		\$3906800	
		Third Year	line 4(a)	+ line 4(d) – line 4	(c) iii		\$5642200	
		Fourth Year	line 4(a)	+ line 4(d) – line 4	(c) iv		\$7377700	
		Fifth Year	line 4(a)	+ line 4(d) – line 4	(c) v		\$ <u>9113100</u>	
	-	JO / 9 Date	117_		<del>,</del>		20	
		שמנט				Assessor's	signature	

<sup>\*</sup> If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

\$98,000 Form E/A-1 (Rev. E/2015) Plat 2018-2022-

#### APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A.40A:21-1 et seq.; P.L.1991, c. 441, as amended by P.L. 2007, c. 268
AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration, Late applications will be denied. MUNICIPALITY: Vincland COUNTY: Cunticlarit I. IDENTIFICATION Name of Officer (if corporate owner): Applicant Name: Vik Aree Shooping Center Email Address: 1450 E Chermia Mailing Address/Corporate Headquarters: State: IVJ City: Property Location (Street Address): Qualifier II. PROJECT INFORMATION X tax abatement This Application is for tax exemption A. The subject property is a one or two family dwelling upon which claimant has completed: New Construction; Conversion or alteration of a building or structure into a dwelling, Improvement of an existing dwelling. Indicate age of dwelling: B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed: Construction of a multiple dwelling under a tax agreement; X Construction of a commercial or industrial structure under a tax agreement; Improvement to a multiple dwelling; Improvement to a commercial or industrial building or structure; Conversion or alteration of a building or structure to a multiple dwelling. If increasing the volume of an existing multiple dwalling, commercial or industrial structure, please indicate the percentage of volume increased % C. Project Details I. Date of completion of new construction, conversion, or improvement. II. Total cost of project: \$ 1, 229, 815.00. III. Brief description of the nature and type of construction, conversion, or improvement. more construction, single then Mexico D. Other Information L. Were prior five-year exemptions/abatements granted on this property? No: Yes, amount: \$\_ 2. Are there delinquent property taxes or nonpayment tax penalties due on the property? No 1 Yes Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement. between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.) III. Certification I certify that the foregoing statements mad by me are true; I am aware that if any of the foregoing statements made by me are willfully talse; I am subject to punishment. Title (If Applicable Signature FOR OFFICIAL USE: DISAPPROVED Assessor APPROVED

This form is prescribed by the Director, Division of Taxation, as required by law. It may be reproduced for distribution, but may not be altered without prior approval



#### WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 ct. Seq.)

# LJ.S.A. 40A:21-1 ct. Seq.)

Dy/L

Munici	oality Vineland		County_Cumberland	t
	aintree Shpg Ce	enter LP	301 S. Main R	
	f Owner		Address of owner	
Block	4301Lot	6	Vineland, NJ 0	8361
1.	Claim for exemption is	🛭 Approved	☐ Disapproved	
		<b>Determination</b>	of Exemption	
2.	This exemption may be granted of	on the improvement, conve	ersion alteration, or new construction.	
	(a) Assessed value of build	ings or structures immedia	tely prior to the	
	Improvement, conve (b) Assessed value of prope	ersion alteration, or new co erty including the improve	nstruction	\$ _13200000
	Conversion alteratio (c) Assessed value of impro		tion, or new construction.	\$ <u>14098000</u>
	[line 2(b) - line 2(a) (d) Amount of assessed val			\$898000
	New construction ex (e) Taxable portion of asset	sempted by ordinance. [ssed value of improvement	line 2(c) - line 2(d)] t, conversion alteration,	\$898000
	Or new construction	not allowed an exemption	. [line 2(c) – line 2(d)	\$ <u>0</u>
3.	Claim for abatement	🛭 Approved	☐ Disapproved.	
		<u>Calculation</u> o	f Abatement	
3.	This abatement may be granted of Conversion alteration, or new co	only on the assessed value	of the property as it existed immediate	y prior to the improvemen
	(a) Assessed value of the pro-	roperty immediately prior	to improvement.	
	•	n, or new construction	· · · · · · · · · · · · · · · · · · ·	\$ _13200000
	· · · · · · · · · · · · · · · · · · ·	tion III (B)		\$898000
	(c) Abatement as prescribe	d by ordinance		- $($
	i. First Year 2018	100% X =8	98000	\$ 898000
	ii. Second Year	80 % X = 8	98000	\$718400
	iii. Third Year	60 % X =	398000	\$538800
	iv. Fourth Year	40 % X = 8	98000	\$359200
	v. Fifth Year	$20 \% X = \frac{8}{100}$	98000	\$179600
	(d) Taxable portion of asses	ssed value of the property	not allowed an exemption. [line 2(e)]	\$0
	(e) Taxable Value of Prope	rty*		\
	First Year line	4(a) + line 4(d) - line 4(c)	) i	\$ _13200000
	Second Year line	e 4(a) + line 4(d) – line 4(c)	) ii	\$ _13379600
	Third Year line	4(a) + line 4(d) - line 4(c)	) iii	\$ 13559200
	Fourth Year line	4(a) + line 4(d) - line 4(c)	) iv	\$ _13738800
	Fifth Year line	4(a) + line 4(d) - line 4(c)	) v	\$ 13918400
	10/19/17	_	15	
	Date		Assessor's S	ignature \

<sup>\*</sup> If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

MPROVEMENT, 2241 STATE OF NEW JERSEY Form E/A-1 (Rev. 11/96) APPLICATION FOR EXEMPTION AND/OR ABATEMENT FOR THE IMPROVEMENT, CONVERSION OR CONSTRUCTION OF PROPERTY PURSUANT TO P.L. 1991, C.441

(N.J.S.A. 40A:21-1 et seq.) AND AUTHORIZED BY MUNICIPAL ORDINANCE.

(Italicized words are defined in law excerpts on reverse side)

Muni	cipality Vineland County Cumberland
Conv	application must be filed with the assessor within 30 days following completion of the improvement, conversion or ersion alteration, or construction.
I.	Thus Century Savings Bank
4,	(Name of Applicant), residing/having offices at
	1376 W. Sherman Ave.
	(Address)
	Municipality of Vineland in the County of Cumberland
nereb.	y make claim for a tax exemption and/or abatement of taxes, pursuant to P.L.1991, Chapter 441, and the authorizing
munic	upal ordinance, for premises located at 1376 W. Sherman Ave Suite A
which	is further described as Block 12 , Lot 962 (prior) on the Tax Map of the municipality.
$\overline{\Pi}$ .	COMPLETE THE APPLICABLE OF CONTROL OF CONTRO
24,	COMPLETE THE APPLICABLE SECTION "A" OR "B"  The following statements are made in support of this claim:
	A. The subject property is a one or two family dwelling upon which claiment has a surely a supply the subject property is a one or two family dwelling upon which claiment has a surely a supply the subject property is a one or two family dwelling upon which claiment has a supply the subject property is a one or two family dwelling upon which claiment has a supply the supply the supply the subject property is a one or two family dwelling upon which claiment has a supply the supply
	tion construction,
	Conversion or conversion alteration of a building or structure into a dwelling;
	Improvement of an existing dwelling.  B. The subject property is a multiple dwelling, commercial or industrial structure:
	Improvement to a multiple dwelling:
	Conversion or conversion alteration of building or structure to a multiple duelling.
	improvement to a commercial or industrial building or structure.
	Construction of multiple dwelling under tax agreement;  Construction of commercial or industrial structure under tax agreement.
III.	ALL APPLICANTS MUST COMPLETE THIS SECTION
	A. Date of completion of new construction, conversion, or improvement Dec. 21 206 2016
	b. Total cost of project \$ 5,470,000
	C. Brief description of the nature and type of construction, conversion, or improvement.
	Bank Operations Center
***	
IV.	Prior exemptions and/or abatement granted under P.L.1991, c.441 amount to  \$None;
	(State "none" if no prior exemptions have been granted on subject premises.)
body's a	Attached hereto is proof of all matters required (A spencer months)
required	pproval of categories of improvements or specific project improvements, and such additional proof as may be to establish eligibility.)
	Attached hereto is a copy of the tax agreement if applicable executed between the
	There are no delinquent or unpaid property taxes or penalties for non-payment of taxes due on the property.
	I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by illfully false, I am subject to punishment.
DateJ	anuary 19, 2017 Signature Duff Light
1900) INVIOL	Title (if any) President & CEO
Date_/(	Approved
2.0.1	☐ Disapproved (Assessor)

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### STATE OF NEW JERSEY WORKSHEET FOR EXEMPTION AND/OR ABATEMENT Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)



Munici	ipality Vineland County Cumbe	County Cumberland				
C	entury Savings Bank 1376 W SI	nerman Ave				
Name o	of Owner Address of owner					
Block	6101 Lot33 Vineland,	NJ 08360				
1.	Claim for exemption is					
	<u>Determination of Exemption</u>					
2.	This exemption may be granted on the improvement, conversion alteration, or new construction	ction.				
	(a) Assessed value of buildings or structures immediately prior to the					
	Improvement, conversion alteration, or new construction	\$ <u>2414200</u>				
	Conversion alteration, or new construction	· · \$ 4868000				
	[line 2(b) – line 2(a)]	\$2453800				
	New construction exempted by ordinance. [line 2(c) - line 2(d)]  (e) Taxable portion of assessed value of improvement, conversion alteration,	\$ 2453800				
	Or new construction not allowed an exemption. [line 2(c) - line 2(d)	\$0				
3.	Claim for abatement	•				
	Calculation of Abatement					
3.	This abatement may be granted only on the assessed value of the property as it existed imm Conversion alteration, or new construction.	ediately prior to the improvemer				
	(a) Assessed value of the property immediately prior to improvement,					
	Conversion alteration, or new construction	\$ 2414200				
	(See application Section III (B)	\$ _2453800				
	i. First Year $2018$ $100\% X = 2453800$	\$ <u>2453800</u>				
	ii. Second Year 80 % X = <u>2453800</u>	. \$ 1963000				
	iii. Third Year $60 \% X = 2453800$	\$1472300				
	iv. Fourth Year 40 % X = <u>2453800</u>	. \$ 981500				
	v. Fifth Year $20 \% X = 2453800$	. \$490800				
	(d) Taxable portion of assessed value of the property not allowed an exemption. [line	2(e)] \$0				
	(e) Taxable Value of Property*  First Year line 4(a) + line 4(d) - line 4(c) i	\$2414200				
	Second Year line 4(a) + line 4(d) - line 4(c) ii	\$2905000				
	Third Year line 4(a) + line 4(d) - line 4(c) iii	\$3395700				
	Fourth Year line 4(a) + line 4(d) – line 4(c) iv	\$3886500				
	Fifth Year line 4(a) + line 4(d) – line 4(c) v	\$ 4377200				
	Date Assess	Jan Jan				
	Assess	sor's Signature				

<sup>\*</sup> If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

Form E/A-1 (Rev. 11/96)

APPLICATION FOR EXEMPTION AND/OR ABATEMENT FOR THE IMPROVEMENT, CONVERSION OR CONSTRUCTION OF PROPERTY PURSUANT TO P.L. 1991, C.441

(N.J.S.A. 40A:21-1 et seq.) AND AUTHORIZED BY MUNICIPAL ORDINANCE.

(Italicized words are defined in law excerpts on reverse side)

R THE IMPROVEMENT,

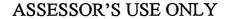
OD BY MUNICIPAL ORDINANCE.

EXCEPTS on reverse side)

	4
Mun	ipality VINELAND County CUMBERLAND
This conv	pplication must be filed with the assessor within 30 days following completion of the improvement, conversion or rision alteration, or construction.
I.	I/we, EAST COAST DEVELOPMENT, LLC ,residing/having offices at
- (2)	2800 INDUSTRIAL WAY VINELAND, NJ 08360
in the	Municipality of VINELAND in the County of CUMBERLAND
hereb	make claim for a tax exemption and/or abatement of taxes, pursuant to P.L.1991, Chapter 441, and the authorizing
muni	pal ordinance, for premises located at 2800 INDUSTRIAL WAY, BUILDING ONE, VINELAND, NO
which	s further described as Block 1003, Lot on the Tax Map of the municipality.
ĪI.	COMPLETE THE APPLICABLE SECTION "A" OR "B"
	The following statements are made in support of this claim:
	A. The subject property is a one or two family dwelling upon which claimant has completed:
	New construction;
	Conversion or conversion alteration of a building or structure into a dwelling;  Improvement of an existing dwelling.
	B. The subject property is a multiple dwelling, commercial or industrial structure:
	Improvement to a multiple dwelling;
	Conversion or conversion alteration of building or structure to a multiple chaplling.
	Improvement to a commercial or industrial building or structure:
	Construction of multiple dwelling under tax agreement:
	Construction of commercial or industrial structure under tax agreement.
$\mathbf{III}$ .	ALL APPLICANTS MUST COMPLETE THIS SECTION
	A. Date of completion of new construction, conversion, or improvement FEBIRVARY 49 2018
	B. Total cost of project \$ 114, 500.00
	C. Brief description of the nature and type of construction, conversion, or improvement.
	CONSTRUCTION OF A 5,000 S.F. PRE-ENGINEERED
	METAL BUILDING SHOP ADDITION. (STEEL FABRICATION SHOP)
IV.	\$
	(State "none" if no prior exemptions have been granted on subject premises.)
	Attached hereto is proof of all matters required (Assessor may require copy of ordinance solidares of
body's a	proval of categories of improvements or specific project improvements and such additional proof of more has
required	to establish englothly.)
	Attached hereto is a copy of the tax agreement, if applicable, executed between the municipality and claimant. There are no delinquent or unpaid property taxes or penalties for non-payment of taxes due on the property.
me are v	certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by illfully false, I am subject to punishment.
Date	Signature Signature
	Title (if any) PRESIDENT
Date/	Approved 609-381-3860
	Disapproved (Assessor)
This form	is prescribed by the Director, Division of Taxation, in the Department of the Treasury, as required by law and may be d for distribution, but no alteration may be made therein without prior approval.
	and the state of t

#### WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)



22/c/4

funicip Ee		<sub>ounty</sub> Cumberland 2800 Industrial Way Bldg 1
	f Owner Ad	idress of owner
lock	10031	/ineland, NJ 08360
	Claim for exemption is	oved
	Determination of Exemption	<u>n</u> .
	This exemption may be granted on the improvement, conversion alteration,	or new construction.
•	(a) Assessed value of buildings or structures immediately prior to the	•
	Improvement, conversion alteration, or new construction.  (b) Assessed value of property including the improvements,	en e
	Conversion alteration, or new construction	struction.
	[line 2(b) – line 2(a)]	
	New construction exempted by ordinance. [line 2(c) - line 2(e) Taxable portion of assessed value of improvement, conversion alte	(d)] \$ <u>174000</u>
	Or new construction not allowed an exemption. [line 2(c) –	•
•	Claim for abatement	oved.
	<u>Calculation of Abatement</u> This abatement may be granted only on the assessed value of the property a	s it existed immediately prior to the improver
	Conversion alteration, or new construction.	
	(a) Assessed value of the property immediately prior to improvement,	0.47000
	Conversion alteration, or new construction	
	(See application Section III (B)	474000
	i. First Y (ar $\frac{2018}{100\%}$ $100\%$ X = $\frac{174000}{100\%}$	\$ 174000
	ii. Second Year 80 % $X = 174000$	\$139200
	iii. Third Year 60 % X = <u>174000</u> .	\$104400
	iv. Fourth Year $40 \% X = 174000$ .	\$69600
	v. Fifth Year $20 \% X = 174000$ .	\$34800
	(d) Taxable portion of assessed value of the property not allowed an e	xemption. [line 2(e)] \$0
	(e) Taxable Value of Property*	
		\$ <u>947000</u>
	Second Year line 4(a) + line 4(d) – line 4(c) ii	\$981800
	Third Year line 4(a) + line 4(d) – line 4(c) iii	\$ <u>1016600</u>
	Fourth Year line $4(a) + line 4(d) - line 4(c)$ iv	\$ <u>1051400</u>
	Fifth Year line 4(a) + line 4(d) – line 4(c) v	\$ <u>1086200</u>
	10/19/17	
	Date	Assessor's Signature (

<sup>\*</sup> If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

BUILDING #2 Form E/A-1 (Rev. 11/96)

APPLICATION FOR EXEMPTION AND/OR ABATEMENT FOR THE IMPROVEMENT,

CONVERSION OR CONSTRUCTION OF PROPERTY PURSUANT TO P.L. 1991, C.441

	(N.J.S.A. 40A:21-1 et seq.) AND AUTHORIZED BY MUNICIPAL ORDINANCE.  (Italicized words are defined in law excerpts on reverse side)  (Italicized words are defined in law excerpts on reverse side)  (Italicized words are defined in law excerpts on reverse side)  (Italicized words are defined in law excerpts on reverse side)  (Italicized words are defined in law excerpts on reverse side)  (Italicized words are defined in law excerpts on reverse side)  (Italicized words are defined in law excerpts on reverse side)
Mun	icipality VINELAND County CHMBERLAND
This	application must be filed with the assessor within 30 days following completion of the improvement, conversion or
conv	ersion alteration, or construction.
I.	The FAST COAST DEVELOPMENT
1.	I/we, EAST COAST DEVELOPMENT, LLC ,residing/having offices at
	2800 INDUSTRIAL WAY VINELAND, NJ 08360
	(Address)
,	
in the	Municipality of VINELAND in the County of CUMBELLAND
hereb	y make claim for a tax exemption and/or abatement of taxes, pursuant to P.L.1991, Chapter 441, and the authorizing
muni	cipal ordinance, for premises located at 2800 INDUSTRIAL WAY, BUILDING TWO VINE AND NIT
which	is further described as Block 1003, Lot on the Tax Map of the municipality.
Π.	COMPLETE THE APPLICABLE SECTION "A" OR "B"
	The following statements are made in support of this claim:
	A. The subject property is a one or two family dwelling upon which claimant has completed:
	ivem construction;
	Conversion or conversion alteration of a building or structure into a dwelling;
	Improvement of an existing dwelling.
	B. The subject property is a multiple dwelling, commercial or industrial structure:
	Improvement to a multiple dwelling:
	Conversion or conversion alteration of building or structure to a multiple dwelling;
	Improvement to a commercial or industrial building or structure:
	Construction of multiple dwelling under tax agreement;
_	Construction of commercial or industrial structure under tax agreement.
I.	ALL APPLICANTS MUST COMPLETE THIS SECTION
	A. Date of completion of new construction, conversion, or improvement 60703 31 \$2017
	Zi zom cost of project is 124,000 at
	C. Brief description of the nature and type of construction, conversion, or improvement.
	CONSTRUCTION OF A 3,600 S.F. PRE-ENGINEEPRED
,	METAL BUILDING ADDITION (STARATE BUILDING)
<b>'.</b>	\$
	(State "none" if no prior exemptions have been granted on subject premises.)
	Attached hereto is proof of all matters required (Assessor may require
dy's a	pproval of categories of improvements or specific project improvements, and such additional proof as may be
quirec	to who had one groundly,
	Attached hereto is a copy of the tax agreement if applicable executed between the
	There are no delinquent or unpaid property taxes or penalties for non-payment of taxes due on the property.
	- Population for positions for non-payment of taxes due on the property.

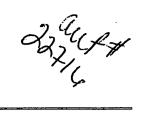
= I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment. Signature Title (if any) X Approved 609-381-3860 ☐ Disapproved (Assessor) This form is prescribed by the Director, Division of Taxation, in the Department of the Treasury, as required by law and may be

reproduced for distribution, but no alteration may be made therein without prior approval.



#### WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)



Municip	ality -	Vineland				County Cum	berland		
•	-	oast Dev	elopme	ent LLC		2800 Ind	ustrial '	Way Bldg 2	<u> </u>
Name o	f Owner			_	-	Address of own			
Block	10	003 <sub>Lo</sub>	t	1		Vineland	, NJ 08	3360	
1.	Claim fo	or exemption is	🖾	Approved	Dis:	approved			
			De	etermination	of Exemp	tion			
2.	This exe	emption may be gran	ted on the imp	rovement, conv	ersion alterat	ion, or new const	ruction.		
	(a)	Assessed value of b	uildings or str	uctures immedi	ately prior to	the		0.47000	
	(b)	Improvement, co						\$947000	
	(c)	Conversion alter Assessed value of it				construction.		\$1071000	
	(d)	[line 2(b) – line Amount of assessed						\$124000	
	(e)	New construction Taxable portion of			[line 2(c) - li nt, conversion			\$124000	
		Or new construc	ction not allow	ed an exemptio	n. [line 20	(c) - line 2(d) .		\$0	
3.	Claim fo	or abatement	🛮	Approved	☐ Dis	approved.			
				Calculation					
3.		atement may be gran sion alteration, or ne			of the prope	rty as it existed in	nmediately	prior to the impro	vemen
	(a)	Assessed value of t	he property im	mediately prior	r to improven	nent,			
	(b)	Conversion alte Total cost of impro				truction.		\$947000	
	(c)	(See application Abatement as preso	Section III (B	ance				\$ 124000	
	(0)		(**		124000			s 124000	7.
		1. Thist Today		% X =	124000			\$ 99200	<i>'</i> )
		ii. Second Year	80	% X =				J	
		iii. Third Year	60	% X =	124000			\$74400	
		iv. Fourth Year	40	% X =	124000			\$49600	
	•	v. Fifth Year	20	% X =	124000			\$24800	
	(d)	Taxable portion of	assessed value	of the property	y not allowed	an exemption. [	line 2(e)]	\$0	
	(e)	Taxable Value of First Year	•	ne 4(d) – line 4(	(c) i			\$ <u>947000</u>	
				• •				071800	
		Second Year		ne 4(d) – line 4(		• • • • • • • • •		\$ <u>971800</u>	
		Third Year	line 4(a) + lir	ne 4(d) – line 4	(c) iii			Φ	
		Fourth Year	line 4(a) + lin	ne 4(d) – line 4	(c) iv			\$1021400	
		Fifth Year	line 4(a) + lin	ne 4(d) – line 4	(c) v		····	\$	
		10/19/17	7		·	15	1		
		Date'				A	ssessor's Ši	guature	

<sup>\*</sup> If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.

PILM 2018 - 2022

\$1,555,00

Form EA-1 (Rev. 11/96)

	, 10		ale a
-1 (Rev. 11/96)	STATE OF NE	W JERSEY	5 CF#
CONVER	SION OR CONSTRUCTION OF i.a. 40A:21-1 et seq.) AND AUTH	OR ABATEMENT FOR THE IMPROVEMENT, PROPERTY PURSUANT TO P.L. 1991, C.441 ORIZED BY MUNICIPAL ORDINANCE. in law excerpts on reverse side)	Cles## 227/5
Municipality	Vineland	CountyCumberland	
This applica	tion must be filed with the assessort, conversion or conversion altera	or within 30 days following completion of the ation, or construction.	
	Delsea Drive Realty Associates, III		
298 South De	(Name of Applicant elsea Drive, Vineland, N.J. 08360	)	
	(Address)	in the County ofCumberland	
	ipality of Vineland		•
		☑ abatement of taxes, pursuant to P.L. 1991, Chapter	
441, and the	authorizing municipal ordinance, fo	r premises located at	
352 South	Delsea Drive, Vineland, N.J.	which is further described as	
Block 35	03 , Lot 22	on the Tax Map of the municipality.	
A. Th	□ New construction:     □ Conversion or conversion alteratio     □ Improvement of an existing dwelling to subject property is a multiple dwelling.     □ Improvement to a multiple dwelling.     □ Conversion or conversion alteration.     □ Improvement to a commercial.     □ Construction of multiple dwelling.     □ Construction of commercial or incompetition.	or of a building or structure into a dwelling;  or of a building or structure into a dwelling;  or of, commercial or industrial structure;  g,  or of building or structure to a multiple dwelling;  or industrial building or structure;  long under tax agreement;  fustrial structure under tax agreement.  HIS SECTION	
B. To C. Br Appli	te of completion of new construction, of tall cost of project \$ 2,651,787.70 ief description of the nature and typ cant constructed a new steel frame of 57 feet.	onversion or improvement March 17	
to grade and to gr	(State anted on subject premises).  Intached hereto is proof of all matters dinance, evidence of governing bod ecific project improvements, and su tablish eligibility.)  Itached hereto is a copy of the tax aguncionality and claimant.	anted under P.L. 1991, c.441 amount ate "none" if prior exemptions have been required (assessor may require copy of y's approval of categories of improvements or ch additional proof as may be required to greement, if applicable, executed between the perty taxes or penalties for non-payment of	
	prior exemptions.		
Date 10	e by mefare willfully false, I am sub  2017 Signat  Title (	ure // Warkingswed	Delsa Drive Healty Associ
This form is pre	escribed by the Director, Division of and may be reproduced for distribu	'Taxation, in the Department off the Treasury, as tition, but no alteration may be made therein without	III, The

### STATE OF NEW JERSEY WORKSHEET FOR EXEMPTION AND/OR ABATEMENT Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

Re	
37 7 W	
75	

Munici		Vineland			County Cumberlan	d	
		a Drive R	ealty Assoc III		352 S Delsea	Drive	
Name o Block	of Owner	503 <sub>I</sub>	Lot22		Address of owner Vineland, NJ	08360	
1.	Claim f	or exemption is .	🛛 Approved	☐ Disap	proved		
		•	<b>Determination</b>	of Exempt	<u>ion</u>		
2.	This ex	emption may be gra	inted on the improvement, conver	rsion alteratio	n, or new construction.		
	(a)	Assessed value of	buildings or structures immediate	ely prior to th	e	•	
	(b)		conversion alteration, or new con property including the improvem			\$1555000	
	(c)	Conversion all Assessed value of	eration, or new construction improvement, conversion alterat	ion, or new c		\$2848800	
	(d)		e 2(a)]			\$1555000	,
	(e)		ion exempted by ordinance. [1 f assessed value of improvement,	ine 2(c) - line conversion a		\$1555000	
		Or new constr	action not allowed an exemption.	[line 2(c)	- line 2(d)	\$	
3.	Claim f	or abatement	🛭 Approved	☐ Disap	proved.		
			<u>Calculation</u> of	Abatemer	nt		
3.	This abs	atement may be gra sion alteration, or n	nted only on the assessed value o	f the property	as it existed immediate	ly prior to the improv	eme:
	(a)	Assessed value of	the property immediately prior to	o improvemer	nt.		
		Conversion alt	eration, or new construction ovement, conversion alteration, o			\$1555000	
		(See application	n Section III (B)			\$	
		i. First Year	100% X = 155	55000	•••••	\$ 1555000	>
		ii. Second Year	80 % X =155	55000	• • • • • • • • • • • • • • • • • • • •	\$1244000	
		iii. Third Year	60 % X =	55000		\$933000	
		iv. Fourth Year	40 % X =155	55000		\$622000	
		v. Fifth Year	20 % X = 155	55000	• • • • • • • • • • •	\$311000	
	(d)	Taxable portion o	f assessed value of the property no	ot allowed an	exemption. [line 2(e)]	\$0	
	(e)	Taxable Value of	Property*				
		First Year	line 4(a) + line 4(d) – line 4(c)	i		\$1293800	
		Second Year	line 4(a) + line 4(d) – line 4(c)	ii	• • • • • • • • • • • • • • • • • • • •	\$1604800	
		Third Year	line $4(a)$ + line $4(d)$ – line $4(c)$	iii	• • • • • • • • • • • • • • • • • • • •	\$1915800	
		Fourth Year	line 4(a) + line 4(d) – line 4(c)	iv		\$2226800	
		Fifth Year	line 4(a) + line 4(d) – line 4(c)	v		\$2537800	
		10/19/17	7		J ) (	J.	
		Date			Assessor's S	Signature	

<sup>\*</sup> If the authorizing ordinance provides varying exemption or abatement amounts annually, a separate worksheet should be completed for each successive year in order to determine the taxable value of the property.