

PUBLIC HEARING

on the

VINELAND DOWNTOWN IMPROVEMENT DISTRICT

2019 ASSESSMENT ROLL

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January 8, 2019 at 6:30 p.m.

Revised



NOTICE OF HEARING
VINELAND DOWNTOWN IMPROVEMENT DISTRICT
2019 ASSESSMENT ROLL

By virtue of Ordinance No. 90-99, as amended, the Vineland Downtown Improvement District was established pursuant to N.J.S.A. 40:56-65, et seq. In accordance with said authority, the owners of property within the Vineland Downtown Improvement District are subject to a special assessment based upon the Budget for the Special Improvement District for Calendar Year 2019 as approved by City Council. The total District Budget for Calendar Year 2019 is \$248,920.00. The amount to be specially assessed against the benefited and assessable properties in the District is \$51,860.00, with the remaining balance of \$197,060.00, funded by income from special events, fund raising, and the Urban Enterprise Zone Program. **The Special Assessment is based on the 2019 Tax Assessment utilizing a 2019 estimated tax rate as the actual tax rate has not been determined as of this date.**

The Council of the City of Vineland, in the County of Cumberland, at a meeting to be held at Council Chambers, City Hall, 640 E. Wood Street, Vineland, New Jersey, on January 8, 2019, at 6:30 p.m. (prevailing time), will consider the assessment roll setting forth the amounts to be specially assessed against the benefited and assessable properties in the Vineland Downtown Improvement District as established by Ordinance No. 90-99, as amended, for calendar year 2019. Following the public hearing, City Council will consider a Resolution confirming the assessment roll at their meeting of January 8, 2019.

The purpose of said meeting is consideration, among other things, of any objection or objections that the owners of properties named in the assessment roll may present against the confirmation of such assessments, and to take further and other action as may be deemed appropriate and proper, and as right and justice shall require.

The assessment roll above referred to is now on file in the office of the City Clerk and available for examination by parties interested therein.

BY ORDER OF THE CITY COUNCIL
OF THE CITY OF VINELAND

KEITH PETROSKY
CITY CLERK

CCDD	Block	Lot	Qual	Property Location	Class	Owner Name	SptLand	Impr	Total	Taxes
614	4001	18		547 E LANDIS AVE	4A	102 CHURCH STREET ASSOCIATION LLC	S01 125000	106700	231700	183.04
614	3802	5		219 W LANDIS AVE	4A	219 LANDIS AVE INC	S01 91000	173200	264200	208.72
614	2918	2		228 W LANDIS AVE	4A	226 LANDIS AVE ASSOC % CCMB SERVICE	S01 802200	2181300	2983500	2356.97
614	2920	6		424 W LANDIS AVE	4A	424 REALTY LLC	S01 178500	256300	434800	343.49
614	3019	16		500 E LANDIS AVE	4A	500 EAST LANDIS VINELAND LLC	S01 82500	213700	296200	234.00
614	3019	14		504 E LANDIS AVE	4A	504 E LANDIS AVE ASSOCIATES, LLC	S01 40000	201400	241400	190.71
614	3020	4		616 E LANDIS AVE	4A	616 LANDIS AVE LLC	S01 147500	352500	500000	395.00
614	4004	4		817 E LANDIS AVE	4A	817 LANDIS, L L C	S01 258500	536400	794900	627.97
614	3022	9		828 E LANDIS AVE	4A	818 PROPERTIES LLC	S01 25800	20500	46300	36.58
614	3022	10		818 E LANDIS AVE	4A	818 PROPERTIES LLC	S01 119000	210000	329000	259.91
614	3022	11		814 E LANDIS AVE	4A	818 PROPERTIES LLC	S01 7800	4700	12500	9.88
614	3019	3		530 E LANDIS AVE	4A	93-1 BUSINESS % LEASE COMPLIANCE	S01 597500	601700	1199200	947.37
614	3019	7		524 E LANDIS AVE	1	93-1 BUSINESS TRUST C/O RITE AID	S01 31000		31000	24.49
614	2917	3		130 W LANDIS AVE	4A	ACCU PROPERTIES LLC	S01 93800	256300	350100	276.58
614	3802	8		227 W LANDIS AVE	4A	ACOSTA, AMELIA L	S01 51800	87300	139100	109.89
614	3020	10		636 E LANDIS AVE	4A	AD PETERSON ENTERPRISES INC	S01 47500	82500	130000	102.70
614	3019	15		502 E LANDIS AVE	4A	AGOSTO, WANDA	S01 40000	201500	241500	190.79
614	4003	4		713 E LANDIS AVE	4A	ALICEA, MARTIN & ELBA	S01 77500	162500	240000	189.60
614	3020	9		640 E LANDIS AVE	4A	ARC PANJOH54 LLC %PNC REALTY SERVIC	S01 370000	2099600	2469600	1950.98
614	2920	14		436 W LANDIS AVE	4A	ARENA, SUZANNE P	S01 33300	65800	99100	78.29
614	4004	2		811 E LANDIS AVE	4A	AUTOMOTIVE PARTS CO OF SOUTH JERSEY	S01 250000	165000	415000	327.85
614	4004	3		813 E LANDIS AVE	4A	AUTOMOTIVE PARTS CO OF SOUTH JERSEY	S01 20800	4200	25000	19.75
614	4002	14		641 E LANDIS AVE	4A	BALANI, KAVITA L & KIREN L ET ALS	S01 60000	140000	200000	158.00
614	4002	2		607 E LANDIS AVE	4A	BERMUDEZ PROPERTIES LLC	S01 60000	276100	336100	265.52
614	4003	12		739 E LANDIS AVE	4A	BERMUDEZ, REUBEN	S01 65000	146300	211300	166.93
614	4003	10		735 E LANDIS AVE	4A	BERMUDEZ, RUBEN	S01 72500	67200	139700	110.36
614	3802	3		211 W LANDIS AVE	4A	BERNARD, JUAN SR & ROBERT	S01 77000	66700	143700	113.52
614	3802	6		221 W LANDIS AVE	2	BHAVSAR, NAYNA P & DIPAL	S01 11600	130800	142400	112.50
614	4002	16		651 E LANDIS AVE	4A	BIA ENTERPRISES LLC	S01 132500	356000	488500	385.92
614	2919	18		312 W LANDIS AVE	4A	BOSTIC, LARRY A	S01 87500	123400	210900	166.61
614	3020	15		610 E LANDIS AVE	4A	BOSTON TECHNOLOGIES, INC	S01 117200	201800	319000	252.01
614	2920	7		430 W LANDIS AVE	4A	BOTA INVESTMENTS LLC	S01 103300	28300	131600	103.96
614	3020	17		606 E LANDIS AVE	4A	BUENA VISTA HOLDING LLC	S01 65000	88500	153500	121.27

614	3021	14	718 E LANDIS AVE	4A	C D GARDENS, INC	S01	72500	227500	300000	237.00
614	3021	15	716 E LANDIS AVE	4A	C D GARDENS, INC	S01	60000	10000	70000	55.30
614	3602	2	25 W LANDIS AVE	4A	C R T REALTY, LLC	S01	81100	71500	152600	120.55
614	3801	2	111 W LANDIS AVE	4A	CANMACHO EST, EDWARD & NILZAR	S01	100600	131700	232300	183.52
614	2919	5	340 W LANDIS AVE	4A	CAP WARWICK PARTNERS LLC	S01	373500	226500	600000	474.00
614	3804	4	423 W LANDIS AVE	4A	CARLIN & GALLETTA REALTY	S01	530600	580600	1111200	877.85
614	3602	12	75 W LANDIS AVE	4A	CASIANO, MARIA	S01	80100	114900	195000	154.05
614	3119	19	918 E LANDIS AVE	4A	CHRIST THE GOOD SHEPHERD PARISH	S01	19200	80800	100000	79.00
614	3119	20	916 E LANDIS AVE	4A	CHRIST THE GOOD SHEPHERD PARISH	S01	27600	39400	67000	52.93
614	2802	18	48 W LANDIS AVE	4A	COMMERCIAL DEVELOPMENT CO	S01	631800	507900	1139700	900.36
614	2802	19	22 W LANDIS AVE	4A	COMMERCIAL DEVELOPMENT COMPANY	S01	1E+06	1759500	2790300	2204.34
614	4003	3	711 E LANDIS AVE	4A	CORDERO, MANUELA & HARRIET	S01	75000	282300	357300	282.27
614	3019	13	506 E LANDIS AVE	4A	CROSS, FREDDIE L T/A RAVING BEAUTY	S01	30000	227700	257700	203.58
614	4001	5	511 E LANDIS AVE	4A	CRUZ, JOSE R	S01	47500	97500	145000	114.55
614	3804	6	431 W LANDIS AVE	4A	CVR VINELAND REALTY LLC	S01	162800	140300	303100	239.45
614	3804	7	433 W LANDIS AVE	4A	CVR VINELAND REALTY LLC	S01	11600	64400	76000	60.04
614	3804	8	433 1/2 W LANDIS AVE	4A	CVR VINELAND REALTY LLC	S01	17500	45900	63400	50.09
614	3804	9	435 W LANDIS AVE	4A	CVR VINELAND REALTY LLC	S01	31500	139100	170600	134.77
614	4001	14	533 E LANDIS AVE	4A	CY TAI HE LLC	S01	102500	125000	227500	179.73
614	2918	8	242 W LANDIS AVE	4A	DIVERSIFIED APPLICATION LLC	S01	77000	140800	217800	172.06
614	2918	11	200 W LANDIS AVE	4A	DON & OTTS AUTO CENTER, INC	S01	133000	195000	328000	259.12
614	4001	8	515 E LANDIS AVE	4A	FIDEL-MA-LLC	S01	57500	37500	95000	75.05
614	2802	9	76 W LANDIS AVE	4A	FNRP HOLDINGS SEVEN LLC	S01	1E+06	2180000	3350000	2646.50
614	3801	5	133 W LANDIS AVE	4A	GARCIA, JOSE	S01	87500	212400	299900	236.92
614	3020	19	602 E LANDIS AVE	4A	GARTON, CHONG Y	S01	52500	72500	125000	98.75
614	4003	11	737 E LANDIS AVE	4A	GRESSMAN, MARSHALL & REPICE, J A SR	S01	50000	215200	265200	209.51
614	2917	1	106 W LANDIS AVE	4A	GUARACINI F JR TRANSPORT CO, LLC	S01	710000	1590000	2300000	1817.00
614	3802	9	233 W LANDIS AVE	4A	HELMER REALTY LLC	S01	35000	139200	174200	137.62
614	4001	1.1	501 E LANDIS AVE	4A	INDUSTRIAL LEASING CO	S01	242000	1142900	1384900	1094.07
614	3020	11	634 E LANDIS AVE	4A	INGRALDI, DENNIS P	S01	35000	68300	103300	81.61
614	2920	15	434 W LANDIS AVE (1/2)	4A	INTEGRATIVE HEALTH CENTER LLC	S01	8800	39700	48500	38.32
614	3602	10	71 W LANDIS AVE	4A	J & R REAL ESTATE, LLC	S01	127700	27300	155000	122.45
614	3602	11	73 W LANDIS AVE	4A	J & R REAL ESTATE, LLC	S01	170400	24600	195000	154.05
614	4001	15	537 E LANDIS AVE	4A	JESSIE'S PROPERTIES LLC	S01	122500	252500	375000	296.25

614	4001	16	539 E LANDIS AVE	4A	JESSIE'S PROPERTIES LLC	S01	77500	142500	220000	173.80
614	4004	1	801 E LANDIS AVE	4A	JIANG, QUI SHUN & YI MEI WENG	S01	87500	196100	283600	224.04
614	3020	18	604 E LANDIS AVE	4A	JOHN A MICHAEL REALTY CO	S01	55000	85000	140000	110.60
614	3021	11	738 E LANDIS AVE	4A	JRB LANDIS LLC	S01	112500	68300	180800	142.83
614	3019	12	508 E LANDIS AVE	4A	KARIM, MOHAMMED S	S01	50000	163800	213800	168.90
614	2920	18	422 W LANDIS AVE	4A	KASKABAS, PANAGIOTIS N & ISABEL	S01	180300	86600	266900	210.85
614	4002	9	625 E LANDIS AVE	4A	KASLON, PHILIP E	S01	105000	90000	195000	154.05
614	3801	3	113 W LANDIS AVE	2	KOTZIN, MIRIAM NAOMI	S01	11800	76100	87900	69.44
614	4001	2	505 E LANDIS AVE	4A	LACY LLC	S01	67500	23700	91200	72.05
614	4002	4	611 E LANDIS AVE	4A	LAGANELLA & LABACZEWSKI MGT LLC	S01	67500	297700	365200	288.51
614	4003	13	741 E LANDIS AVE	4A	LANDIS AVENUE ASSOCIATES LLC	S01	281300	218700	500000	395.00
614	4002	5	613 E LANDIS AVE	4A	LANDIS INVESTMENTS LLC	S01	132500	142500	275000	217.25
614	4201	2.1	925 E LANDIS AVE	1	LANDIS SENIOR URBAN RENEW PART, LLC	S01	579300		579300	457.65
614	4002	13	639 E LANDIS AVE	4A	LANKIN, BRIAN M	S01	62500	177500	240000	189.60
614	4003	5	715 E LANDIS AVE	4A	LARRIU, ROBERT	S01	20000	5000	25000	19.75
614	4003	6	717 E LANDIS AVE	4A	LARRIU, ROBERT	S01	110000	240000	350000	276.50
614	4003	1	703 E LANDIS AVE	4A	LI ENTERPRISES LLC	S01	210000	380000	590000	466.10
614	4001	7	513 1/2 E LANDIS AVE	4A	LIEN SERVICES LLC	S01	22500	7500	30000	23.70
614	4001	4	509 E LANDIS AVE	4A	LIN, XUE HUA	S01	47500	132500	180000	142.20
614	3801	1	107 W LANDIS AVE	4A	LORENZOS SAR LLC	S01	175000	74000	249000	196.71
614	3119	21	906 E LANDIS AVE	4A	MARGHELLA, J F & JW REVOC LIV TRUST	S01	44100	57300	101400	80.11
614	4004	5	827 E LANDIS AVE	4A	MARQUEZ AMNON CORPORATION	S01	430500	929300	1359800	1074.24
614	3803	3	319 W LANDIS AVE	4A	MASTERS COMMISSION INTL NETWORK INC	S01	387500	407500	795000	628.05
614	2920	16	434 W LANDIS AVE	4A	MATTIAS, FILEMON	S01	19300	94700	114000	90.06
614	2917	2	138 W LANDIS AVE	4A	MAY FUNERAL HOME INC	S01	125000	110400	235400	185.97
614	3601	1	7 W LANDIS AVE	4A	MELBOURNE ASSOC % RITE AID CORP	S01	803600	3513700	4317300	3410.67
614	3602	4	37 W LANDIS AVE	4A	MEMBERS 1ST OF NJ FED CREDIT UNION	S01	402600	590700	993300	784.71
614	2919	19	300 W LANDIS AVE	4A	MKW-6 LLC	S01	289100	434300	723400	571.49
614	3602	3	29 W LANDIS AVE	4A	MODHESHWARI, LLC % QUALITY INN	S01	295400	1004600	1300000	1027.00
614	3019	9	516 E LANDIS AVE	4A	MUNIZ, EFRAIN & BLANCA	S01	70000	70000	140000	110.60
614	3019	10	514 E LANDIS AVE	4A	MUNIZ, EFRAIN & BLANCA	S01	47500	77500	125000	98.75
614	3803	1	301 W LANDIS AVE	4A	N S & G S LLC	S01	34500	77900	112400	88.80
614	3019	6	552 E LANDIS AVE	4A	NEWFIELD NATIONAL BANK	S01	240000	735000	975000	770.25
614	4003	8	727 E LANDIS AVE	4A	NORTH CYPRESS RENTALS LLC	S01	145000	294400	439400	347.13

614	3020	3	614 E LANDIS AVE	4A	NORTH CVPRESS RENTALS, LLC	S01	74400	220600	295000	233.05
614	4002	3	609 E LANDIS AVE	4A	PALADINO, COSMO M & ANGELA A	S01	65000	105000	170000	134.30
614	4001	17	545 E LANDIS AVE	4A	PARASKEVAS, LAZAROS	S01	107500	201500	309000	244.11
614	2920	17	432 W LANDIS AVE	4A	PCAREO LLC #203	S01	19300	127400	146700	115.89
614	3019	11	510 E LANDIS AVE	4A	PDC ENTERPRISES LLC	S01	92500	339200	431700	341.04
614	3802	7	225 W LANDIS AVE	4A	PLADECK, CA EST & KELLY A	S01	70000	41400	111400	88.01
614	4002	15	643 E LANDIS AVE	4A	QUILES, LOUIS A	S01	117500	142500	260000	205.40
614	2919	16	318 W LANDIS AVE	4A	R MIDDLETON PROPERTIES LLC	S01	36800	89400	126200	99.70
614	2919	17	316 W LANDIS AVE	4A	R MIDDLETON PROPERTIES LLC	S01	63000	66500	129500	102.31
614	3802	2	209 W LANDIS AVE	4A	RAMOS, ARMANDO & JANET RAMIREZ	S01	87500	62100	149600	118.18
614	3021	16	710 E LANDIS AVE	4A	ROCHELLE GARDENS, INC	S01	182500	152500	335000	264.65
614	4001	10	519 E LANDIS AVE	4A	RODRIGUEZ, DAVID & DAISY SOSA	S01	75000	94200	169200	133.67
614	3801	6	137 W LANDIS AVE	4A	RODRIGUEZ, MELOQUIADES & EVA	S01	147000	118000	265000	209.35
614	4001	6	513 E LANDIS AVE	1	ROSARIO, BEATRIZ I	S01	22500		22500	17.78
614	3021	13	720 E LANDIS AVE	4A	RUIZ MESA, MARIO J	S01	47500	150000	197500	156.03
614	3021	10	742 E LANDIS AVE	4A	SCARPA, ROBERT V	S01	112500	190800	303300	239.61
614	2802	20	10 W LANDIS AVE	4A	SEARS D/768 TAX, B2-109A	S01	86400	151500	237900	187.94
614	2802	21	8 W LANDIS AVE	4A	SEARS D/768 TAX, B2-109A	S01	687600	647200	1334800	1054.49
614	2802	22	2 W LANDIS AVE	4A	SEARS D/768 TAX, B2-109A	S01	328400	2544900	2873300	2269.91
614	2802	14	52 W LANDIS AVE	4A	SHAYONA REAL ESTATE CORP	S01	323800	219700	543500	429.37
614	3020	16	608 E LANDIS AVE	4A	SHELTON, STEPHEN E & SHARON A	S01	35000	85000	120000	94.80
614	3602	7	45 W LANDIS AVE	4A	SHERR-FORD PROPERTIES LLC	S01	75600	110300	185900	146.86
614	3802	10	235 W LANDIS AVE	4A	SHMUEL, AVNER	S01	131300	108700	240000	189.60
614	3019	8	520 E LANDIS AVE	4A	SOSA, SAUL & CIPACTLI	S01	87500	197500	285000	225.15
614	4001	11	523 E LANDIS AVE	4A	SOSA, SAUL & CIPACTLI	S01	100000	20000	120000	94.80
614	3020	5	618 E LANDIS AVE	4A	SUMMIT INVESTMENT PROPERTIES, LLC	S01	232500	217500	450000	355.50
614	3804	1	401 W LANDIS AVE	4A	SUN NATIONAL BANK %OCEANFIRST BANK	S01	241200	490100	731300	577.73
614	4001	3	507 E LANDIS AVE	4A	TSANG, JIMMY	S01	57500	122500	180000	142.20
614	2920	20	402 W LANDIS AVE	4A	UNITED GAS STORE LLC	S01	360000	100000	460000	363.40
614	4001	13	529 E LANDIS AVE	4A	VAZQUEZ, LUIS	S01	50000	176800	226800	179.17
614	3020	20	600 E LANDIS AVE	4A	VEDDERS GROUP, INC	S01	90000	105000	195000	154.05
614	3020	12	632 E LANDIS AVE	4A	VILLECCO, GUNWATCHARREE	S01	37500	112500	150000	118.50
614	3803	5	331 W LANDIS AVE	4A	VINEDOG LLC	S01	100000	100000	200000	158.00
614	3803	6	339 W LANDIS AVE	4A	VINEDOG LLC	S01	41300	12600	53900	42.58

614	3803	4	321 W LANDIS AVE	4A	VINEDOG LLC	S01	200000	150000	350000	276.50
614	2802	12	64 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	174000	154000	328000	259.12
614	2802	13	60 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	469300	545700	1015000	801.85
614	3602	13	79 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	350000	100000	450000	355.50
614	3804	3	415 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	276200	923800	1200000	948.00
614	4002	1	601 E LANDIS AVE	4A	VINELAND DOWNTOWN IMPROVEMENT DIST	S01	127500	276500	404000	319.16
614	4003	2	707 E LANDIS AVE	4A	WANG, RU MEI & ZHENG, TIAN PING	S01	117500	191600	309100	244.19
614	4003	7	721 E LANDIS AVE	4A	WANG, RU MEI & ZHENG, TIAN PING	S01	120000	98900	218900	172.93
614	3802	1	201 W LANDIS AVE	4A	WASSERSTRUM, SEYMOUR	S01	175000	666700	841700	664.94

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Taxes shown are based on 2019 Assessments with an Estimated 2019 Tax Rate as 2019 Tax Rates have NOT been determined as of the date of this report.

