

ORDINANCE NO. 2019- 64

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:

CFT NJ Developments LLC  
1191 W. Landis Avenue  
Block 3503, Lot 7.3

Vineland Delsea Drive LLC  
3880 S. Delsea Drive  
Block 7007, Lot 10.2

Chemglass Realty IV, LLC  
3800 N. Mill Road  
Block 302, Lot 3

Philcorr Vineland LLC  
2317 Almond Road  
Block 2604, Lot 2.1

Garden State Truck Stop LLC  
2114 W. Garden Road  
Block 602, Lot 8

J.G. Finneran Associates, Inc.  
3600 Reilly Court  
Block 303, Lot 51

818 Properties LLC  
818 E. Landis Avenue  
Block 3022, Lot 10

Davy Realty LLC  
2073 W. Garden Road  
Block 1005, Lot 2

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

CFT NJ Developments LLC  
1191 W. Landis Avenue  
Block 3503, Lot 7.3

Vineland Delsea Drive LLC  
3880 S. Delsea Drive  
Block 7007, Lot 10.2

Chemglass Realty IV, LLC  
3800 N. Mill Road  
Block 302, Lot 3

Philcorr Vineland LLC  
2317 Almond Road  
Block 2604, Lot 2.1

Garden State Truck Stop LLC  
2114 W. Garden Road  
Block 602, Lot 8

J.G. Finneran Associates, Inc.  
3600 Reilly Court  
Block 303, Lot 51

818 Properties LLC  
818 E. Landis Avenue  
Block 3022, Lot 10

Davy Realty LLC  
2073 W. Garden Road  
Block 1005, Lot 2

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. Assessments on Unimproved Land: 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. PILOT Payments: 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. Duration of Exemption: 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. New Construction: 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:

1) 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. Allocation of Payments in Lieu of Tax: 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. Breach or Termination of Agreement: 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. Termination of the Agreement: 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. Ratification of the Agreement: 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

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Pilot 2020 - 2024

\$213,000

# 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.

COUNTY: Cumberland MUNICIPALITY: Vineland

I. IDENTIFICATION CFT NV Developments LLC NBTA: Panda Express, Inc.

Applicant Name: Panda Express, Inc. Name of Officer (if corporate owner): Billy Newton

Phone Number: (626) 799-9898 Email Address: Billy.Newton@PandaRG.com

Mailing Address/Corporate Headquarters: 1683 Walnut Grove Ave. Attn: Tax Dept.

City: Rosemead State: CA ZIP: 91770

Property Location (Street Address): TT69 W. Landis Ave. / 191 W. Landis Ave.

Block: 3503 Lot: 7.173 Qualifier: T/B/K/A 2019



## II. PROJECT INFORMATION

This Application is for  tax exemption  tax abatement  both.

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;
- 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 dwelling, commercial or industrial structure, please indicate the percentage of volume increased: N/A %

### C. Project Details

I. Date of completion of new construction, conversion, or improvement: December 17, 2018

II. Total cost of project: \$ \$1.25 million

III. Brief description of the nature and type of construction, conversion, or improvement.  
New construction of a 2,200 SF freestanding drive through restaurant.  
Construction Type: V-B, Occupancy Classification: A-2

### D. Other Information

1. 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  Yes

3. 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 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.

Billy M. Newton Jr.  
Signature

Senior Manager of Construction  
Title (If Applicable)

07/02/18  
Date

FOR OFFICIAL USE:		<u>Brian [Signature]</u> Assessor	<u>9/6/2019</u> Date
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED		

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.)

ASSESSOR'S USE ONLY

Municipality Vineland
CFT NV Developments LLC
Name of Owner
Block 3503 Lot 7.3

County Cumberland
1191 W Landis Ave
Address of owner
Vineland, NJ 08362

1. Claim for exemption is [X] Approved [ ] Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of buildings, improvements, and taxable portion of assessed value.

3. Claim for abatement [X] Approved [ ] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of property, total cost of improvement, abatement as prescribed by ordinance (years 1-5), and taxable value of property.

9/6/2019
Date

[Signature]
Assessor's Signature

\* 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.

Pilot 2020-2024

\$1,132,500

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.

COUNTY: Cumberland MUNICIPALITY: Vineland

I. IDENTIFICATION

Applicant Name: Vineland Delsea Drive, LLC Name of Officer (if corporate owner): Neil Goldberg, Manager

Phone Number: (315) 453-2500 Email Address:

Mailing Address/Corporate Headquarters: 7248 Morgan Road

City: Liverpool State: NY ZIP: 13088

Property Location (Street Address): 3850 South Delsea Drive

Block: 7007 Lot: 10.2 Qualifier: TBK/A 2019



II. PROJECT INFORMATION

This Application is for [ ] tax exemption [X] tax abatement [ ] both.

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 dwelling, commercial or industrial structure, please indicate the percentage of volume increased: 9%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: February 7, 2019.

II. Total cost of project: \$1,285,000.00

Olive Garden

III. Brief description of the nature and type of construction, conversion, or improvement. Construction of a 7,794 square foot, freestanding, restaurant building

[ ] Other Information

- 1. Were prior five-year exemptions/abatements granted on this property? [ ] No [X] Yes, amount: \$ 400,000.00
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? [X] No [ ] Yes
3. 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 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: Neil Goldberg Manager Title (If Applicable): Date: 2/15/19

FOR OFFICIAL USE. [X] APPROVED [ ] DISAPPROVED Assessor: [Signature] Date: 9/6/2019

WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

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

ASSESSOR'S USE ONLY

Municipality Vineland
Name of Owner Vineland Delsea Drive LLC
Block 7007 Lot 10.2

County Cumberland
Address of owner 3880 S Delsea Drive
Vineland, NJ 08362

1. Claim for exemption is [X] Approved [ ] Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of buildings, improvements, and taxable portion of assessed value.

3. Claim for abatement [X] Approved [ ] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of property, total cost of improvement, and abatement percentages for years 2020 through 2024.

(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)] \$ 0

Table with 2 columns: Description and Amount. Rows include taxable value of property for years 1 through 5.

9/6/2019
Date

[Signature]
Assessor's Signature

\* 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.

P.104 2020-2024

\$4,689,800

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.

COUNTY: Cumberland MUNICIPALITY: Vineland

I. IDENTIFICATION

Applicant Name: Chemglass Realy IV, LLC Name of Officer (if corporate owner): David Surdam

Phone Number: (856) 696-0014 Email Address: dave@cglifesciences.com

Mailing Address/Corporate Headquarters: 3800 N. Mill Rd.

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 3800 N. Mill Rd. Vineland, NJ 08360

Block: 302 Lot: 3 Qualifier:



II. PROJECT INFORMATION

This Application is for [ ] tax exemption [x] tax abatement [ ] both.

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 dwelling, commercial or industrial structure, please indicate the percentage of volume increased: \_\_\_\_\_%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: February 4, 2019.

II. Total cost of project: \$ 7,900,000.00.

III. Brief description of the nature and type of construction, conversion, or improvement. New construction of commercial building.

D. Other Information

- 1. Were prior five-year exemptions/abatements granted on this property? [x] No [ ] Yes, amount: \$ \_\_\_\_\_
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? [x] No [ ] Yes
3. 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 false, I am subject to punishment.

David W. Surdam Signature

Vice President Title (If Applicable)

01/18/2019 Date

FOR OFFICIAL USE: [x] APPROVED [ ] DISAPPROVED Assessor: [Signature] Date: \_\_\_\_\_



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.)

ASSESSOR'S USE ONLY

Municipality Vineland

County Cumberland

Name of Owner Chemglass Realty IV, LLC

Address of owner 3800 N Mill Rd

Block 302 Lot 3

Vineland, NJ 08360

1. Claim for exemption is . . . . .  Approved  Disapproved

**Determination of Exemption**

2. 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. . . . .	\$ <u>3373300</u>
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. . . . .	\$ <u>8063100</u>
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] . . . . .	\$ <u>4689800</u>
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] . . . . .	\$ <u>4689800</u>
(e) Taxable portion of assessed value of improvement, conversion alteration, Or new construction not allowed an exemption. [line 2(c) - line 2(d)] . . . . .	\$ <u>0</u>

3. Claim for abatement . . . . .  Approved  Disapproved.

**Calculation of Abatement**

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

(a) Assessed value of the property immediately prior to improvement, Conversion alteration, or new construction. . . . .	\$ <u>3373300</u>
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) . . . . .	\$ <u>4689800</u>
(c) Abatement as prescribed by ordinance	
i. First Year <u>2020</u> 100% X = <u>4689800</u> . . . . .	\$ <u>4689800</u>
ii. Second Year 80 % X = <u>4689800</u> . . . . .	\$ <u>3751800</u>
iii. Third Year 60 % X = <u>4689800</u> . . . . .	\$ <u>2813900</u>
iv. Fourth Year 40 % X = <u>4689800</u> . . . . .	\$ <u>1875900</u>
v. Fifth Year 20 % X = <u>4689800</u> . . . . .	\$ <u>938000</u>
(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)]	\$ <u>0</u>
(e) Taxable Value of Property*	
First Year line 4(a) + line 4(b) - line 4(c) i. . . . .	\$ <u>3373300</u>
Second Year line 4(a) + line 4(b) - line 4(c) ii. . . . .	\$ <u>4311300</u>
Third Year line 4(a) + line 4(b) - line 4(c) iii. . . . .	\$ <u>5249200</u>
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. . . . .	\$ <u>6187200</u>
Fifth Year line 4(a) + line 4(b) - line 4(c) v. . . . .	\$ <u>7125100</u>

9/6/2019  
Date

Brian Brown  
Assessor's Signature

\* 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.

Pilot 2020-2024

\$1,275,500

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

### 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.

COUNTY: Cumberland MUNICIPALITY: Vineland

#### I. IDENTIFICATION

Applicant Name: Phil Corp LLC Name of Officer (if corporate owner): Jim Vizzard (Controller)

Phone Number: (856) 940-5475 Email Address: jimv@philcorp.com

Mailing Address/Corporate Headquarters: 2317 Almond Rd

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 2317 Almond Rd

Block: 2604 Lot: 2.1 Qualifier: \_\_\_\_\_

**RECEIVED**  
SEP 10 2019  
CITY OF VINELAND  
BUSINESS ADMIN.

#### II. PROJECT INFORMATION

This Application is for  tax exemption  tax abatement  both.

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;
- 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.

RECEIVED  
FEB - 8 2019  
ASSESSORS OFFICE

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: 15.5%

#### C. Project Details

I. Date of completion of new construction, conversion, or improvement: January 15<sup>th</sup>, 2019.

II. Total cost of project: \$ 1,768,189

III. Brief description of the nature and type of construction, conversion, or improvement.  
21,773 sq. ft. of additional manufacturing space, along with required land improvements.

#### D. Other Information

1. 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  Yes
3. 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 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: [Signature] Title (If Applicable): Controller Date: 2/8/19

FOR OFFICIAL USE:			
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED	<u>[Signature]</u> Assessor	<u>9/6/2019</u> Date

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.)

ASSESSOR'S USE ONLY

Municipality Vineland
Philcorr Vineland LLC
Block 2604 Lot 2.1

County Cumberland
2317 Almond Rd
Address of owner
Vineland, NJ 08360

1. Claim for exemption is [X] Approved [ ] Disapproved

Determination of Exemption

2. 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. \$ 3533000
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 4791500
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 1258500
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 1258500
(e) Taxable portion of assessed value of improvement, conversion alteration, Or new construction not allowed an exemption. [line 2(c) - line 2(d)] \$ 0

3. Claim for abatement [X] Approved [ ] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

- (a) Assessed value of the property immediately prior to improvement, Conversion alteration, or new construction. \$ 3533000
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 1258500
(c) Abatement as prescribed by ordinance
i. First Year 2020 100% X = 1258500 \$ 1258500
ii. Second Year 80 % X = 1258500 \$ 1006800
iii. Third Year 60 % X = 1258500 \$ 755100
iv. Fourth Year 40 % X = 1258500 \$ 503400
v. Fifth Year 20 % X = 1258500 \$ 251700
(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(b) - line 4(c) i. \$ 3533000
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 3784700
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 4036400
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 4288100
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 4539800

9/6/2019
Date

[Signature]
Assessor's Signature

\* 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.

P. Lot 2020-2024

\$1,329,500

# 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.

COUNTY: Cumberland MUNICIPALITY: Vineland

### I. IDENTIFICATION

Applicant Name: Garden Truck Stop LLC Name of Officer (if corporate owner): Zyggi Dobkowski

Phone Number: (609) 432-8646 Email Address: Danusia1229@comcast.net

Mailing Address/Corporate Headquarters: 242 MYSTIC DRIVE

City: EGG HARBOR TWP State: NJ ZIP: 08234

Property Location (Street Address): 2114 W Garden Road, Vineland

Block: 602 Lot: 8 Qualifier: \_\_\_\_\_



### II. PROJECT INFORMATION

This Application is for  tax exemption  tax abatement  both.

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;
- 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 dwelling, commercial or industrial structure, please indicate the percentage of volume increased: \_\_\_\_\_%

#### C. Project Details

I. Date of completion of new construction, conversion, or improvement: APRIL 1 ~~MARCH 3~~, 2019.

II. Total cost of project: \$1.4 mil

III. Brief description of the nature and type of construction, conversion, or improvement.

Truck Stop includes diesel, wash bays, showers + store

#### D. Other Information

1. 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  Yes
3. 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 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]  
Signature

Owner  
Title (If Applicable)

4-10-2019  
Date

#### FOR OFFICIAL USE:

APPROVED  DISAPPROVED

[Signature]  
Assessor

9/6/2019  
Date

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.)

ASSESSOR'S USE ONLY

Municipality Vineland
Garden State Truck Stop LLC
Name of Owner
Block 602 Lot 8

County Cumberland
2114 W Garden Rd
Address of owner
Vineland, NJ 08360

1. Claim for exemption is [X] Approved [ ] Disapproved

Determination of Exemption

2. 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. \$ 55000
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 1384500
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 1329500
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 1329500
(e) Taxable portion of assessed value of improvement, conversion alteration, Or new construction not allowed an exemption. [line 2(c) - line 2(d)] \$ 0

3. Claim for abatement [X] Approved [ ] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

- (a) Assessed value of the property immediately prior to improvement, Conversion alteration, or new construction. \$ 55000
(b) Total cost of improvement, conversion alteration, or new construction. \$ 1329500
(See application Section III (B) . . . . . \$ 1329500
(c) Abatement as prescribed by ordinance
i. First Year 2020 100% X = 1329500 \$ 1329500
ii. Second Year 80 % X = 1329500 \$ 1063600
iii. Third Year 60 % X = 1329500 \$ 797700
iv. Fourth Year 40 % X = 1329500 \$ 531800
v. Fifth Year 20 % X = 1329500 \$ 265900
(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(b) - line 4(c) i. \$ 55000
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 320900
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 586800
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 852700
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 1118600

9/6/2019
Date

[Signature]
Assessor's Signature

\* 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.

Pilot 2020-2024

\$424,500

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.

COUNTY: Cumberland MUNICIPALITY: Vineland

I. IDENTIFICATION

Applicant Name: J. G. Finneran Associates, Inc. Name of Officer (if corporate owner): Sandra F. Hitchner

Phone Number: (856) 696-3605 Email Address: Sfhitchner@jgfinneran.com

Mailing Address/Corporate Headquarters: 3600 Reilly Court

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 3600 Reilly Court Vineland, NJ 08360

Block: 303 Lot: 51 Qualifier: =



II. PROJECT INFORMATION

This Application is for [ ] tax exemption [x] tax abatement [ ] both.

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;
[ ] Construction of a commercial or industrial structure under a tax agreement;
[ ] Improvement to a multiple dwelling;
[x] 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 dwelling, commercial or industrial structure, please indicate the percentage of volume increased: 58 %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: Estimated end of June, 20 19.

II. Total cost of project: \$ 655,000.00

III. Brief description of the nature and type of construction, conversion, or improvement.

Added a 20,000 sq. ft. warehouse

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? [ ] No [x] Yes, amount: \$ 230,200.00

2. Are there delinquent property taxes or nonpayment tax penalties due on the property? [x] No [ ] Yes

3. 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 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 (handwritten)

Sr. Vice President

06/18/19

Signature

Title (If Applicable)

Date

FOR OFFICIAL USE:

[x] APPROVED [ ] DISAPPROVED

Assessor (handwritten signature)

9/6/2019 Date

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.)

ASSESSOR'S USE ONLY

Municipality Vineland
JG Finneran Associates Inc
Name of Owner
Block 303 Lot 51

County Cumberland
3600 Reilly Court
Address of owner
Vineland, NJ 08360

1. Claim for exemption is [X] Approved [ ] Disapproved

Determination of Exemption

- 2. 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. \$ 1223700
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 1648200
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 424500
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 424500
(e) Taxable portion of assessed value of improvement, conversion alteration, Or new construction not allowed an exemption. [line 2(c) - line 2(d)] \$ 0

3. Claim for abatement [X] Approved [ ] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

- (a) Assessed value of the property immediately prior to improvement, Conversion alteration, or new construction. \$ 1223700
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 424500
(c) Abatement as prescribed by ordinance
i. First Year 2020 100% X = 424500 \$ 424500
ii. Second Year 80 % X = 424500 \$ 339600
iii. Third Year 60 % X = 424500 \$ 254700
iv. Fourth Year 40 % X = 424500 \$ 169800
v. Fifth Year 20 % X = 424500 \$ 84900
(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(b) - line 4(c) i. \$ 1223700
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 1308600
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 1393500
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 1478400
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 1563300

9/6/2019
Date

[Signature]
Assessor's Signature

\* 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.

Pilot 2020-2024

\$200,000

# 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.

COUNTY: Cumberland MUNICIPALITY: Vineland

## I. IDENTIFICATION

Applicant Name: 818 Properties Name of Officer (if corporate owner): Hans Lampart

Phone Number: (856) 696-0200 Email Address: hl@epacdevco.com

Mailing Address/Corporate Headquarters: 925 East Landis Avenue # E

City: Vineland State: NJ ZIP: 08361

Property Location (Street Address): 818 Landis

Block: 3022 Lot: 10 Qualifier: =



## II. PROJECT INFORMATION

This Application is for  tax exemption  tax abatement  both.

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: 60 years

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;
- 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 dwelling, commercial or industrial structure, please indicate the percentage of volume increased: \_\_\_\_\_%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: 6-1-, 2019.

II. Total cost of project: \$ 200,000.

III. Brief description of the nature and type of construction, conversion, or improvement.  
renovation of first floor into a bank facility

D. Other Information

1. 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  Yes
3. 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 false, I am subject to punishment.

Signature

Managing Member  
Title (If Applicable)

06/11/19  
Date

<b>FOR OFFICIAL USE.</b>	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED
Assessor	Date



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.)

ASSESSOR'S USE ONLY

Municipality Vineland
818 Properties LLC
Name of Owner
Block 3022 Lot 10

County Cumberland
818 E Landis Ave
Address of owner
Vineland, NJ 08360

1. Claim for exemption is [X] Approved [ ] Disapproved

Determination of Exemption

2. 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. \$ 329000
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 529000
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 200000
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 200000
(e) Taxable portion of assessed value of improvement, conversion alteration, Or new construction not allowed an exemption. [line 2(c) - line 2(d)] \$ 0

3. Claim for abatement [X] Approved [ ] Disapproved.

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

- (a) Assessed value of the property immediately prior to improvement, Conversion alteration, or new construction. \$ 329000
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 200000
(c) Abatement as prescribed by ordinance
i. First Year 2020 100% X = 200000 \$ 200000
ii. Second Year 80 % X = 200000 \$ 160000
iii. Third Year 60 % X = 200000 \$ 120000
iv. Fourth Year 40 % X = 200000 \$ 80000
v. Fifth Year 20 % X = 200000 \$ 40000

(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(b) - line 4(c) i. \$ 329000
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 369000
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 409000
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 449000
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 489000

9/6/2019
Date

[Signature]
Assessor's Signature

\* 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.

Pilot 2020-2024

\$4,519,400

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.

COUNTY: Cumberland MUNICIPALITY: City of Vineland

I. IDENTIFICATION

Applicant Name: Davy Realty LLC Name of Officer (if corporate owner):

Phone Number: (856)205-9490 Email Address: michael@mjdtrucking.net

Mailing Address/Corporate Headquarters: 2055 Demarco Drive

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 2073 W. Garden Road Vineland, NJ 08360

Block: 1005 Lot: 2 Qualifier: =

II. PROJECT INFORMATION

This Application is for [ ] tax exemption [ ] tax abatement [x] both.

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 dwelling, commercial or industrial structure, please indicate the percentage of volume increased: \_\_\_\_\_%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: June 17, 20 19.

II. Total cost of project: \$ 4,550,000.

III. Brief description of the nature and type of construction, conversion, or improvement.

Construction of a cold storage facility

D. Other Information

- 1. Were prior five-year exemptions/abatements granted on this property? [x] No [ ] Yes, amount: \$ \_\_\_\_\_
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? [x] No [ ] Yes
3. 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 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 [Signature] Title (If Applicable) Date 6.25.19

FOR OFFICIAL USE: [x] APPROVED [ ] DISAPPROVED Assessor [Signature] Date 9/6/2019

JUN 28 2019

ASSESSORS OFFICE

WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

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

ASSESSOR'S USE ONLY

Municipality Vineland

County Cumberland

Davy Realty LLC

2073 W Garden Rd

Name of Owner

Address of owner

Block 1005 Lot 2

Vineland, NJ 08360

1. Claim for exemption is [X] Approved [ ] Disapproved

Determination of Exemption

2. This exemption may be granted on the improvement, conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of buildings, improvements, and taxable portion of assessed value.

3. Claim for abatement [X] Approved [ ] Disapproved

Calculation of Abatement

4. This abatement may be granted only on the assessed value of the property as it existed immediately prior to the improvement, Conversion alteration, or new construction.

Table with 2 columns: Description and Amount. Rows include assessed value of property, total cost of improvement, and abatement as prescribed by ordinance for years 2020 through 2024.

Table with 2 columns: Description and Amount. Rows include taxable portion of assessed value not allowed an exemption and taxable value of property for years 1 through 5.

9/6/2019 Date

[Signature] Assessor's Signature

\* 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.