#### CITY OF VINELAND, NJ

#### ORDINANCE NO. 2021-<u>80</u>

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

WHEREAS, Ordinance No. 2019-11, passed on final reading by City Council on February 26, 2019, provides that Project Tax Exemption Agreements be authorized by an Ordinance of the City of Vineland; and

WHEREAS, said Ordinance No. 2019-11 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 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:

BDGS, Inc.	Davy Realty LLC
2617 N. Mill Road	2073 W. Garden Road
Block 604, Lot 1.01	Block 1005, Lot 2
PDCT Play LLC	Rovagnati US Real Estate LLC
1385 Magnolia Road	2290 W. Oak Road
Block 5901, Lot 25	Block 1003, Lot 14.3
VCC 1381 West Landis Avenue LLC	Vineland Produce Auction Association Inc.
1381 West Landis Avenue	1088 N. Main Road
Block 3503, Lot 1.1	Block 1802, Lot 4

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

BDGS, Inc.	Davy Realty LLC
2617 N. Mill Road	2073 W. Garden Road
Block 604, Lot 1.01	Block 1005, Lot 2
PDCT Play LLC	Rovagnati US Real Estate LLC
1385 Magnolia Road	2290 W. Oak Road
Block 5901, Lot 25	Block 1003, Lot 14.3
VCC 1381 West Landis Avenue LLC	Vineland Produce Auction Association Inc.
1381 West Landis Avenue	1088 N. Main Road
Block 3503, Lot 1.1	Block 1802, Lot 4

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. 2019-11.

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.

3

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

Form E/A-1 (Rev. 8/2015) Pilot 2012 - 2026
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 <u>must</u> be filed with municipal assessors <u>within 30 days (including Saturdays &amp; Sundays) of completion</u> of construction, improvements, conversion, conversion alteration. Late applications will be <u>denied</u> .
COUNTY: Cumberland MUNICIPALITY: Vineland
I. IDENTIFICATION
Applicant Name: BDGS, Inc. Name of Officer (if corporate owner): Ethan Byler
Phone Number: (856) 692-8098 Email Address: ebyler@stankergaletto.com
Mailing Address/Corporate Headquarters: 317 W Elmer Road
City: Vineland State: NJ ZIP: 08360
Property Location (Street Address): 2617 N Mill Road
Block: 604 Lot: 1.01 Qualifier:
II. PROJECT INFORMATION
This Application is for tax exemption at a batement both. A. The subject property is a one or two family dwelling upon which claimant has completed: New Construction;
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 ECEIVED
Construction of a multiple dwelling under a tax agreement;
Construction of a commercial or industrial structure under a tax agreement; NOV 29 2021
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 16, 2021
II. Total cost of project: \$ <u>10,000,000.</u>
III. Brief description of the nature and type of construction, conversion, or improvement. 158,028 s.f., single tenant, light manufacturing 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? 🛛 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 faise, I am subject to punishment.
Charles President June 29, 2021
Signature Title (If Applicable) Date
FOR OFFICIAL USE:
APPROVED DISAPPROVED Assessor

#### 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

Municip	vineland		County_Cumberla	nd
В	D G S, Inc.		2617 N Mill R	
	f Owner 604	, 1.1	Address of owner Vineland, NJ	08360
Block	Lo	ot		
1.	Claim for exemption is .		Disapproved	RECEIVED
		<b>Determination</b>	of Exemption	NOV 29 2021
2.			rsion alteration, or new construction	CITY OF VINELAND BUSINESS ADMIN.
		buildings or structures immediate		s 575100
	(b) Assessed value of	property including the improvem		s 10561400
	(c) Assessed value of	improvement, conversion alterat		\$ 9986300
	[line 2(b) – line (d) Amount of assesse	d value of improvement, convers	sion alteration or	\$
	New constructi	on exempted by ordinance. [1	ine 2(c) - line 2(d)]	\$9986300
		assessed value of improvement, ction not allowed an exemption.		\$0
3.	Claim for abatement	X Approved	Disapproved.	
4		<u>Calculation of</u> by be granted only on the assesse literation, or new construction.	Abatement d value of the property as it existed	immediately prior to the
	(a) Assessed value of	the property immediately prior to	o improvement,	575100
		eration, or new construction.	or new construction.	\$575100
		n Section III (B)		\$9986300
		~ \		\$9986300
	ii. Second Year	80 % X =998	86300	\$7989000
	iii. Third Year	60 % X =99		\$5991800
	iv. Fourth Year	40 % X =998	86300	\$3994500
	v. Fifth Year	20 % X =998	86300	\$1997300_
	(d) Taxable portion of	assessed value of the property n	not allowed an exemption. [line 2(e)	] \$0
	(e) Taxable Value of I	Property*		575100
	First Year	line $4(a)$ + line $4(b)$ - line $4(c)$	i	\$575100_
	Second Year	line $4(a)$ + line $4(b)$ - line $4(c)$	ü	\$ <u>2572400</u>
	Third Year	line $4(a)$ + line $4(b)$ - line $4(c)$	iii	\$4569600
	Fourth Year	line $4(a)$ + line $4(b)$ - line $4(c)$	iv	\$6566900
	Fifth Year	line $4(a)$ + line $4(b)$ - line $4(c)$	v	\$
	/ Z3 Date	12021	Assessor	Signature

· · · Plot
Form E/A-1 (Rev. 8/2015) 1100 2022-2021
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 <u>must</u> be filed with municipal assessors <u>within 30 days (including Saturdays &amp; Sundays) of completion</u> of construction, improvements, conversion, conversion alteration. Late applications will be <u>denied</u> .
COUNTY: <u>Cumberland</u> MUNICIPALITY: <u>City of Vineland</u>
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:
Block: 1005 Lot: 2 Qualifier: RECEIVED
NOV 20 popul
A. The subject property is a one or two family dwelling upon which claimant has completed:  New Construction;  CITY OF VINELAND BUSINESS ADMIN.
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: <u>September 10</u> , 2021.
II. Total cost of project: \$_5,169,061
III. Brief description of the nature and type of construction, conversion, or improvement.
Additional construction of a cold storage facility
D. Other Information
1. Were prior five-year exemptions/abatements granted on this property? No X Yes, amount: <u>\$4,519,400</u>
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.
herber 09/27/2021
Signature Title (If Applicable) Date
FOR OFFICIAL USE: APPROVED DISAPPROVED 11-23-21 Date
This form is assessible business of Transient of Transien

#### 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

Munici	nality	Vineland	ł		County_Cumberlan	d
	punty _	Realty L			2073 W Garde	
	of Owner	005		0	Address of owner	18360
Block	10	005	Lot	2	Vineland, NJ (	
1.	Claim fo	or exemption is		. 🛛 Approved	Disapproved	RECEIVED
				<b>Determination</b> o	f Exemption	NOV 29 2021
2.	This exe	emption may be	granted on t	the improvement, convers	sion alteration, or new construction.	CITY OF VINELAND BUSINESS ADMIN.
	(a)	Assessed value	e of building	s or structures immediate	ly prior to the	100000
	(b)			on alteration, or new cons including the improvement	struction	\$429800
	(c)			or new construction ment, conversion alteratio	on, or new construction.	\$4207600
	(d)			of improvement, conversi	on alteration or	\$3777800_
		New constr	uction exem	pted by ordinance. [lind value of improvement, of the second seco	ne 2(c) - line 2(d)]	\$3777800
				t allowed an exemption.		\$0
3.	Claim fo	or abatement .		Approved	Disapproved.	
	(a)	Assessed value Conversion	of the properation,	, or new construction. erty immediately prior to or new construction , conversion alteration, or		\$429800
	(c)	(See applic Abatement as p	a <del>tion Section</del> prescribed by	n III (B)		\$ <u>3777800</u>
		i. First Year	2022	) 100% X 377	7800 )	\$ <u>3777800</u>
		ii. Second Yea	ır	80 % X = 377	7800	\$3022200
		iii. Third Year		60 % X = 377	7800	\$2266700
		iv. Fourth Yea	r	40 % X = 377		\$1511100
		v. Fifth Year		20 % X = 377	7800	\$755600
	(d)	Taxable portion	n of assessed	d value of the property no	t allowed an exemption. [line 2(e)]	\$0
	(e)	Taxable Value First Year		* a) + line 4(b) - line 4(c)	i	\$429800
		Second Year	line 4(a	a) + line $4(b)$ – line $4(c)$	ii	\$1185400
		Third Year	line 4(a	a) + line 4(b) – line 4(c)	iii	\$1940900
		Fourth Year	line 4(a	a) + line $4(b)$ – line $4(c)$	iv	\$2696500
		Fifth Year	line 4(a	a) + line 4(b) - line 4(c)	v	\$3452000
		11-23 Date	7-202	1	Assessor's S	Signature

Form E/A-1 (Rev. 8/2015) PILOT 2032 - 2026
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
<sup>*</sup> Applications <u>must</u> be filed with municipal assessors <u>within 30 days (including Saturdays &amp; Sundays) of completion</u> of construction, improvements, conversion, conversion alteration. Late applications will be <u>denied</u> .
COUNTY: Cumberland MUNICIPALITY: Vineland
I. IDENTIFICATION PDCT Play LLC- Owner name BFC
Applicant Name: Carol A. Deola Name of Officer (if corporate owner):
Phone Number: (856 405-0711 Email Address: <u>Caroladeo Aggmail.com</u>
Mailing Address/Corporate Headquarters: 5116 E. Chestnut Ave.
City: Vineland State: NJ ZIP: 08361
Property Location (Street Address): 1385 Magnolia Rd., Vineland, NJ 08361
Block: <u>590</u> Lot: <u>25</u> Qualifier:
IL PROJECT INFORMATION
This Application is for K tax exemption K tax abatement K both.
A. The subject property is a one or two family dwelling upon which claimant has completed: SEP 13 2021
<ul> <li>New Construction;</li> <li>Conversion or alteration of a building or structure into a dwelling;</li> </ul>
<ul> <li>New Construction;</li> <li>Conversion or alteration of a building or structure into a dwelling;</li> <li>Improvement of an existing dwelling.</li> <li>Indicate age of dwelling:</li> </ul>
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; NOV 2 9 2021
Improvement to a commercial or industrial building or structure; CITY OF VINELAND BUSINESS ADMIN.
If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of
volume increased: <u>10</u> % C. Project Details
I. Date of completion of new construction, conversion, or improvement: <u>Sept. 10</u> ,, 2021.
II. Total cost of project: \$ 80,000,00
III. Brief description of the nature and type of construction, conversion, or improvement.
Small addition
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.
Carl Q Dealer Down / Nin to alala
Signature Title (If Applicable) $\frac{1}{2}$
FOR OFFICIAL LISE.

Asse

APPROVED DISAPPROVED

- 2

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

		Vineland		<sub>County</sub> Cumberland	1
Municij	panty _	Play LLC	·	County_County_County_ 1385 Magnolia	
	of Owner	T lay LLC		Address of owner	
Block		901 Lo	ot25	Vineland, NJ 0	8361
1.	Claim fo		Approved	Disapproved	RECEIVED
			<b>Determination</b> o	f Exemption	NOV 29 2021 CITY OF VINELAND
2.	This exe	emption may be grar	nted on the improvement, convers	ion alteration, or new construction.	BUSINESS ADMIN.
	(a)	Assessed value of l	ouildings or structures immediate	ly prior to the	4544500
	(b)		onversion alteration, or new consported including the improvement	truction	\$
	(c)		ration, or new construction mprovement, conversion alteration	on, or new construction.	\$ <u>1620900</u>
	(d)	[line 2(b) – line Amount of assesse	2(a)]	on alteration or	\$76400
		New construction	on exempted by ordinance. [lin assessed value of improvement, of	ne 2(c) - line 2(d)]	\$
	(0)	-	ction not allowed an exemption.		\$0
3.	Claim f	or abatement	Approved	Disapproved.	
			Calculation of	Abatement	
4	improve			value of the property as it existed im	mediately prior to the
	(a)		he property immediately prior to		s1544500
	(b)	Total cost of impro	ovement, conversion alteration, or		76400
	(c)	(See application Abatement as press	n Section III (B)	· · · · · · · · · · · · · · · · · · ·	\$
		i. First Year _2	$\frac{2022}{100\%}$ ) 100% X = 7	<u>6400</u> )	\$76400_
		ii. Second Year	80 % X = 7	6400	\$61100
		iii. Third Year	60 % X =		\$45800
		iv. Fourth Year	40 % X =7	6400	\$30600
		v. Fifth Year	20 % X = $7$	6400	\$15300
	(d)	Taxable portion of	assessed value of the property no	ot allowed an exemption. [line 2(e)]	\$0
	(e)	Taxable Value of I	Property*		
		First Year	line $4(a)$ + line $4(b)$ – line $4(c)$	i	\$ <u>1544500</u>
		Second Year	line $4(a)$ + line $4(b)$ - line $4(c)$	ii	\$1559800
		Third Year	line $4(a)$ + line $4(b)$ - line $4(c)$	iii	\$1575100
		Fourth Year	line $4(a)$ + line $4(b)$ - line $4(c)$	iv	\$1590300
		Fifth Year	line $4(a)$ + line $4(b)$ - line $4(c)$	v	\$1605600
		11/23/-	2/	Assessor's S	
		Date		Assessor s s	Ignatur

P I I I I I I I I I I I I I I I I I I I	\$6,635,900
Form E'A-1 (Rev. 52015) TILET 2022 - 2026	,6350
APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMEN	TT TO
Pursuant to NJSA 40A:21-1 et seq : PL 1991, c. 441, as amended by PL. 2007, c. 268 AND AS AUTHORIZED BY MUNICIPAL ORDINANCE	-0
Applications <u>must</u> be filed with municipal assessors <u>within 30 days (including Saturdays &amp; Sundays) of completion</u> of improvements, conversion, conversion alteration. Late applications will be <u>denied</u>	construction. Ar. D
COUNTY: CUMBERIAND MUNICIPALITY: VINELAND	~~~~ #
I. IDENTIFICATION	an
* Applicant Name: ROVAGNATI US REAL ESTATE UL Name of Officer (if corporate owner): CLAUNA LI	MONTA DI
*Phone Number: (14) 374-1992 *Email Address: ADRIANO. MARRUCCI @ GEN. USA. COM	4
Mailing Address/Corporate Headquarters 200 VESEY ST. FL. 24	
*City: New YORK State: NY ZIP: 10281	
Property Location (Street Address): 2290 W. OAK RD VINELAND, NT 08360	FD
Block: 1003 Lot: 14,3 Qualifier: RECEIV	
II. PROJECT INFORMATION	021
This Application in the second s	
A. The subject property is a one or two family dwelling upon which claimant has completed New Construction;	OFFICE
New Construction;	
Conversion of alteration of a building or structure into a dwelling;	
Improvement of an existing dwelling.     Indicate age of dwelling:      P. The arbitrary matrix is a subject to be all the descent of the descen	RECEIVED
B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed	NECEIVED
Construction of a multiple dwelling under a tax agreement;	NOV 2.9 2021
Construction of a commercial or industrial structure under a tax agreement;	101 23 2021
Improvement to a multiple dwelling;	CITY OF VINELAND
Improvement to a commercial or industrial building or structure;	BUSINESS ADMIN.
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	
volume increased: <u>N/A</u> % C. Project Details	ge 01
I. Date of completion of new construction, conversion, or improvement: 3EPT. 15 , 2021.	
II. Total cost of project: \$ 8,630,130	ot
III. Brief description of the nature and type of construction, conversion, or improvement.	
CONVENTIAL STEEL & INSULATED METAL PANEL FOOD PROCESS FACILITY WITH	
ASSOCIATED SITEWORK FOR MEAT PROCESSING & DISTRIBUTION	
D. Other Information	
1. Were prior five-year exemptions/abatements granted on this property? 🛛 No 🗌 Yes, amount S	_
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? 🗶 No 🗌 Yes	
<ol> <li>Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agree between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)</li> </ol>	ement
II. 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 willfull	ly false, I am
subject to publishment	/ /
MILLING Fresident 10/2	24/71
Signature Title (If Applicable) Date	-++- 21
FOR OFFICIAL USE:	2/24
APPROVED DISAPPROVED	SLCI
This form is prescribed by the Director, Division of Takation, as required by law. It may be reproduced for distribution, but may not be altered without p	onos opproval

#### 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

	Vine	land		County Cumber	land
Municip	painty		Estate LL	2290 W Oa	
	of Owner	00 mea		Address of owner	K TKG
Block	1003	Lot	14.3	Vineland, N	J 08360
1.	Claim for exem		🛛 Approved	Disapproved	RECEIVED
			<b>Determination</b> o	f Exemption	NOV 2.9 2021
2.	This exemption	may be granted on	the improvement, conver-	sion alteration, or new constructi	ON. CITY OF VINELAND BUSINESS ADMIN.
	(a) Assess	ed value of building	gs or structures immediate	ely prior to the	
			ion alteration, or new cons y including the improvem	struction	
			or new construction	on, or new construction.	
	[lin (d) Amour	e 2(b) – line 2(a)] at of assessed value	of improvement, convers	ion alteration or	
			npted by ordinance. [li ed value of improvement,		\$6635900
	Ort	new construction n	ot allowed an exemption.	[line 2(c) – line 2(d) $\ldots$	. \$0
3.	Claim for abater	ment	. Approved	Disapproved.	
			Calculation of	Abatement	
4			anted only on the assessed n, or new construction.	l value of the property as it existe	ed immediately prior to the
	(a) Assess	ed value of the prop	perty immediately prior to	improvement,	001600
			or new construction	new construction.	2 ********
	(Sec (c) Abaten	e application Section nent as prescribed	on III (B)	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	. <u>\$ 6635900</u>
	i. Firs	st Year <u>2022</u>	) 100% X =663	5900	\$ <u>6635900</u>
	ii. Sec	ond Year	80 % X = 663	5900	\$5308700
	iii. Thi	rd Year	60 % X =663	35900	\$3981500
	iv. Fou	urth Year	40 % X =663	5900	\$2654400
	v. Fift	h Year	20 % X =663	5900	\$1327200
	(d) Taxabl	e portion of assesse	ed value of the property no	ot allowed an exemption. [line 2	(e)] \$
	• •	e Value of Property			s 901600
	First Y	ear line 4	(a) + line 4(b) - line 4(c)	i	. Ф
	Second	l Year line 4	(a) + line 4(b) - line 4(c)	ii	
	Third Y	Year line 4	(a) + line $4(b)$ – line $4(c)$	iii	. \$
	Fourth	Year line 4	(a) + line 4(b) - line 4(c)	iv	\$
	Fifth Y	Tear line 4	(a) + line 4(b) - line 4(c)	v	6210300
	_//	/23/202 Date	27	Assesso	or's Signature

2	
	Form E/A-1 (Rev. 8/2015) 1104 2022 - 2024
	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 <u>must</u> be filed with municipal assessors <u>within 30 days (including Saturdays &amp; Sundays) of completion</u> of construction, improvements, conversion, conversion alteration. Late applications will be <u>denied</u> .
	county: Cymberland MUNICIPALITY: Vineland
	I. IDENTIFICATION
	Applicant Name: VCC 1381 West Landis A Name of Officer (if corporate owner): John Kranser
	Phone Number: (856) 794-474 6 Email Address: Rimee, Walsh @ Vineland construction. Com
	106 still i
2	Mailing Address/Corporate Headquarters: VCC - 228 W: Landis Avenue Ste 300
	city: Vineland State: NJ ZIP: -08.360 Ha
	Property Location (Street Address): 1381 West Landis Avenue DS362 Content
	- AD
	Block: 3503 Lot: 1,1 Qualifier:
	II. PROJECT INFORMATION RECEIVED
	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: NOV 29 2021
	A. The subject property is a one of two family dwenning upon which claimant has completed.
	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: <u>April 30</u> , 20 21.
	II. Total cost of project: \$ <u>1,583,000</u> .
	III. Brief description of the nature and type of construction, conversion, or improvement.
	New construction of a 4,210 sf retail center.
	D. Other Information
	1. Were prior five-year exemptions/abatements granted on this property? 📈 🔲 Yes, amount: \$
	2. Are there delinquent property taxes or nonpayment tax penalties due on the property? No Ves
	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.
	Armin Ulalda Compaller Hach
	Signature Title (If Applicable) Date
Γ	
	FOR OFFICIAL USE: $11-23-21$
	ASSESSOF Date

APPROVED

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

	Dality Vineland County Cumberland	1
Municip	CC 1381 West Landis Ave L 1381 W Landis	
	f Owner Address of owner	
Block	3503 Lot 1.1 Vineland, NJ 0	THE DAY HAS NOT FOR DESCRIPTION OF THE DESCRIPTION OF THE OWNER OF THE
1.	Claim for exemption is Approved Disapproved	RECEIVED
	<b>Determination of Exemption</b>	CITY OF VINELAND
2.	This exemption may be granted on the improvement, conversion alteration, or new construction.	BUSINESS ADMIN.
	(a) Assessed value of buildings or structures immediately prior to the	¢ 275000
	Improvement, conversion alteration, or new construction	φ
	Conversion alteration, or new construction	\$1110400
	[line 2(b) – line 2(a)]	\$835400
	New construction exempted by ordinance. [line 2(c) - line 2(d)] (e) Taxable portion of assessed value of improvement, conversion alteration,	\$835400
	Or new construction not allowed an exemption. [line $2(c) - line 2(d) \dots$	\$0
3.	Claim for abatement	
4	<u>Calculation of Abatement</u> This abatement may be granted only on the assessed value of the property as it existed im improvement, Conversion alteration, or new construction.	mediately prior to the
	(a) Assessed value of the property immediately prior to improvement,	¢ 275000
	Conversion alteration, or new construction	φ
	(See application Section III (B)	\$835400
	i. First Year $2022$ $100\% X = 835400$	\$835400
	ii. Second Year 80 % $X = 835400$	\$668300
	iii. Third Year $60 \% X = 835400$	\$501200
	iv. Fourth Year $40 \% X = 835400$	\$334200
	v. Fifth Year $20 \% X = 835400$	\$167100
	(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)]	\$0
	(e) Taxable Value of Property*	s 275000
	First Year line $4(a)$ + line $4(b)$ – line $4(c)$ i	¢
	Second Year line $4(a) + line 4(b) - line 4(c)$ ii	\$442100
	Third Year line $4(a) + line 4(b) - line 4(c)$ iii	\$609200
	Fourth Year line $4(a) + \text{line } 4(b) - \text{line } 4(c)$ iv	\$776200
	Fifth Year line $4(a)$ + line $4(b)$ – line $4(c)$ v	\$943300
	11/23/2021 Date Assessor's S	ignature

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 <u>must</u> be filed with municipal assessors <u>within 30 days (including Saturdays &amp; Sundays) of completion</u> of construction, improvements, conversion, conversion alteration. Late applications will be <u>denied</u> . COUNTY: <u>CUMBERLAND</u> <u>MUNICIPALITY</u> : <u>VINELAND</u>			
I. IDENTIFICATION			
Applicant Name: Vineland Geoperative Produce Auction Association, Inc. Name of Officer (if corporate owner): Chris J. Alimenti, President			
Phone Number: (856-) 691-0721 Email Address: carol@vinelandproduce.com			
Mailing Address/Corporate Headquarters: 1088 N. Main Road			
City: Vineland State: NJ ZIP: 08360			
Property Location (Street Address): 1088 N. Main Road			
TOOD			
Block: 1802 Lot: 4 Qualifier: = RECCF 2021 II. PROJECT INFORMATION This Application is for D tax exemption D tax abatement D both.			
This Application is for $\Box$ tax exemption $\Box$ tax abatement $\Box$ both.			
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; OCT ↓ DOT OCT ↓			
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 commercial or industrial building or structure; NOV 29 2021			
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: 2,319.17 sq. ft. %			
C Project Details			
I. Date of completion of new construction, conversion, or improvement: On or about September , 2021.			
II. Total cost of project: \$ 436,698.44			
III. Brief description of the nature and type of construction, conversion, or improvement.			
Expansion of dock area for produce handling and installation of new refrigeration equipment.			
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 1/2/2/2ev2/			
President 10/0/000			
Signature Title (If Applicable) Date			
FOR OFFICIAL USE:			
APPROVED 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 County Cumberland			
	neland Produce Auction As: 1088 N Main R		
Name of Owner     Address of owner			
	1802 4 Vineland NL 08360		
Block	Lot4Vineland, No 0		
1.	Claim for exemption is Approved 🗌 Disapproved	RECEIVED	
	Determination of Exemption NOV 2		
2.	This exemption may be granted on the improvement, conversion alteration, or new construction.	CITY OF VINELAND BUSINESS ADMIN.	
	(a) Assessed value of buildings or structures immediately prior to the Improvement, conversion alteration, or new construction.	\$3429900	
	<ul> <li>(b) Assessed value of property including the improvements,</li> <li>Conversion alteration, or new construction.</li> </ul>	\$ 3675800	
	(c) Assessed value of improvement, conversion alteration, or new construction.	¢ 245900	
	<ul><li>[line 2(b) - line 2(a)]</li></ul>	Φ	
	New construction exempted by ordinance. [line 2(c) - line 2(d)] (e) Taxable portion of assessed value of improvement, conversion alteration,	\$ <u>245900</u>	
	Or new construction not allowed an exemption. [line $2(c)$ - line $2(d)$	\$0	
3.	Claim for abatement		
4	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,	s 3429900	
	<ul><li>Conversion alteration, or new construction.</li><li>(b) Total cost of improvement, conversion alteration, or new construction.</li></ul>	\$	
	(See application Section III (B)	\$ <u>245900</u>	
	i. First Year $2022$ 100% X = 245900	\$ <u>245900</u>	
	ii. Second Year 80 % $X = 245900$	\$196700	
	iii. Third Year 60 % X = <u>245900</u>	\$147500	
	iv. Fourth Year $40 \% X = 245900$	\$98400	
	v. Fifth Year $20 \% X = 245900$	\$49200	
	(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)]	\$0	
	(e) Taxable Value of Property*		
	First Yearline $4(a) + line 4(b) - line 4(c)$ i.i.	\$3429900	
	Second Year line $4(a) + line 4(b) - line 4(c)$ ii	\$3479100	
	Third Year line $4(a) + line 4(b) - line 4(c)$ iii	\$3528300	
	Fourth Year line $4(a) + line 4(b) - line 4(c)$ iv	\$3577400	
	Fifth Year line $4(a) + \text{line } 4(b) - \text{line } 4(c)$ v	\$ 3626600	
	11/23/2021 Date Assessor's St	ignature	