

ORDINANCE NO. 2022- 88

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:

Dale Holding Co., LLC
3602 N. Mill Road
Block 302, Lot 5

T&P Realty
97 N. Mill Road
Block 2708, Lot 1.2

Hutton Vineland NJ ST, LLC
105 South Delsea Drive
Block 3601, Lot 16.01

VCC Landis Avenue, LLC
401 W. Landis Avenue
Block 3804, Lot 1

Vineland Chestnut Avenue LLC
419 W. Chestnut Avenue
Block 4808, Lot 9.1

OHM Ganeshay Namah, LLC
1790 S. Lincoln Avenue
Block 5223, Lot 25.01

Avenger LLC
1348 S. Main Road
Block 5804, Lot 17

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

Dale Holding Co., LLC
3602 N. Mill Road
Block 302, Lot 5

T&P Realty
97 N. Mill Road
Block 2708, Lot 1.2

Hutton Vineland NJ ST, LLC
105 South Delsea Drive
Block 3601, Lot 16.01

VCC Landis Avenue, LLC
401 W. Landis Avenue
Block 3804, Lot 1

Vineland Chestnut Avenue LLC
419 W. Chestnut Avenue
Block 4808, Lot 9.1

OHM Ganeshay Namah, LLC
1790 S. Lincoln Avenue
Block 5223, Lot 25.01

Avenger LLC
1348 S. Main Road
Block 5804, Lot 17

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. 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 1st 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 2023-2027

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

Acct # 0023082

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

\$1,592,700

I. IDENTIFICATION

Applicant Name: DALE HOLDING Co., LLC Name of Officer (if corporate owner): DAVID D'Alessandro

Phone Number: (856) 794-3300 Email Address:

Mailing Address/Corporate Headquarters: 3602 N. Mill Road

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 3602 N Mill Road

Block: 302 Lot: 5 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: 85 %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: July 25, 2022

II. Total cost of project: \$ 3,215,913.00

III. Brief description of the nature and type of construction, conversion, or improvement. Construction Additional Warehouse, Loading Docks and Shipping Office

D. Other Information

- 1. Were prior five-year exemptions/abatements granted on this property? [] No [X] 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 [Handwritten Signature]

Title (If Applicable) Pres Partner

Date 7/20/22

FOR OFFICIAL USE: [X] APPROVED [] DISAPPROVED Assessor [Handwritten Signature] Date 11/14/22

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
Dale Holding Co LLC
Name of Owner
Block 302 Lot 5

County Cumberland
3602 N Mill 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. \$ 2154700
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 3746800
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 1592700
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 1592700
(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. \$ 2154700
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 1592700
(c) Abatement as prescribed by ordinance
i. First Year 2023 100% X = 1592700 \$ 1592700
ii. Second Year 80 % X = 1592700 \$ 1274200
iii. Third Year 60 % X = 1592700 \$ 955600
iv. Fourth Year 40 % X = 1592700 \$ 637100
v. Fifth Year 20 % X = 1592700 \$ 318500
(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. \$ 2154100
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 2472600
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 2791200
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 3109700
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 3428300

11/14/22
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 2023 - 2027

Acct# 200 23083

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

\$ 598,700

I. IDENTIFICATION

Applicant Name: T+P Realty Name of Officer (if corporate owner): Sal Tedesco

Phone Number: (609) 820-5329 Email Address: stedesco@safewayfrezer.com

Mailing Address/Corporate Headquarters: 280 Woodruff Carmel Rd Bridgeton NJ 08302

City: Bridgeton State: NJ ZIP: 08302

Property Location (Street Address): 97 N Mill Rd Vineland NJ 08360

Block: 2708 Lot: 1.2 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: 9, 2022

II. Total cost of project \$ 535,889.00

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

Pole Building for Dry Storage

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)

9-22-22
Date

FOR OFFICIAL USE:		<u>[Signature]</u> Assessor	<u>11/14/22</u> Date
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED		



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
T & P Realty, LLC
Name of Owner
Block 2708 Lot 1.2

County Cumberland
97 N Mill 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. \$ 5555600
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 6154300
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 598700
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 598700
(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. \$ 5555600
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 598700
(c) Abatement as prescribed by ordinance
i. First Year 2023 100% X = 598700 \$ 598700
ii. Second Year 80 % X = 598700 \$ 479000
iii. Third Year 60 % X = 598700 \$ 359200
iv. Fourth Year 40 % X = 598700 \$ 239500
v. Fifth Year 20 % X = 598700 \$ 119700
(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. \$ 5555600
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 5675300
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 5795100
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 5914800
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 6034600

11/14/22
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 2023-2027

Acct# 00023084
\$1,593,500

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: City of Vineland

I. IDENTIFICATION

Applicant Name: Hutton Vineland NJ ST, LLC Name of Officer (if corporate owner): Doug Kyle

Phone Number: (423) 400-8893 Email Address: bcarroll@hutton.build

Mailing Address/Corporate Headquarters: 736 Cherry Street

City: Chattanooga State: TN ZIP: 37402

Property Location (Street Address): 105 South Delsea Drive

Block: 3601 Lot: 16.01 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: 0 %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: April 28th, 2022.

II. Total cost of project: \$ 2,088,132.

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

Project involved demolition of existing commercial and residential structures, with redevelopment of the site as an automatic carwash.

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.

Bruce Carroll
Signature

Sr Development Manager
Title (If Applicable)

06/28/22
Date

FOR OFFICIAL USE:
 APPROVED DISAPPROVED

Bruce Carroll
Assessor

11/14/22
Date

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
Hutton Vineland NJ ST, LLC
Name of Owner
Block 3601 Lot 16.1

County Cumberland
105 S Delsea Dr
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. \$ 606500
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 2500000
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 1893500
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 1893500
(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. \$ 606500
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 1893500
(c) Abatement as prescribed by ordinance
i. First Year 2023 100% X = 1893500 \$ 1893500
ii. Second Year 80 % X = 1893500 \$ 1514800
iii. Third Year 60 % X = 1893500 \$ 1136100
iv. Fourth Year 40 % X = 1893500 \$ 757400
v. Fifth Year 20 % X = 1893500 \$ 378700
(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. \$ 606500
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 985200
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 1363900
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 1742600
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 2121300

11/14/22 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 2023-2027

Acct# 00023085

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

\$200,000

I. IDENTIFICATION

Applicant Name: VCC Landis Avenue, LLC Name of Officer (if corporate owner): John Krauser

Phone Number: (856) 794-4746 Email Address: aimie.walsh@vinelandconstruction.com

Mailing Address/Corporate Headquarters: VCC 228 W. Landis Avenue Ste. 300

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 401 W. Landis Avenue

Block: 3804 Lot: 1 Qualifier: _____

RECEIVED
NOV 15 2022
CITY OF VINELAND
BUSINESS ADMIN.

RECEIVED
MAR 25 2022
ASSESSORS OFFICE

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: March 8, 2022.

II. Total cost of project: \$ 400,000.

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

Conversion of old bank into dental office. New walls, floors, plumbing, electric.

Improvements to exterior as well.

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.

Aimee Walsh Signature VP of Accounting - Controller Title (If Applicable) 03/23/22 Date

FOR OFFICIAL USE:		<u>B. D. ...</u> Assessor	<u>11/14/22</u> Date
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED		

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
VCC Landis Avenue LLC
Name of Owner
Block 3804 Lot 1

County Cumberland
401 W 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. \$ 341200
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 541200
(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. \$ 341200
(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 2023 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. \$ 341200
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 381200
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 421200
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 461200
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 501200

11/14/22
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 2023-2027

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

Acct# 0023080

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

\$851,300

I. IDENTIFICATION

Applicant Name: Vineland Chestnut Avenue LLC Name of Officer (if corporate owner): Inderpreet Singh

Phone Number: (302) 999-1888 Email Address: singhip@migconsulting.net

Mailing Address/Corporate Headquarters: 1624 Newport Gap Pike

City: Wilmington State: DE ZIP: 19808

Property Location (Street Address): 419 W Chestnut avenue, Vineland, NJ

Block: 4808 Lot: 9 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:

- [X] 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: CO projected 5/4/2022

II. Total cost of project: \$ 1,900,000.

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

Demolition of prior buildings, combined lots 9 & 8 for family dollar building of 8,320 sf commercial building for retail sale of convenient goods

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: Inderpreet Singh

Managing Agent Title (If Applicable)

3/20/2022 Date

FOR OFFICIAL USE: [X] APPROVED [] DISAPPROVED Assessor: [Signature] Date: 11/14/22

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
Name of Owner Vineland Chestnut Avenue LL
Block 4808 Lot 9.1

County Cumberland
Address of owner 419 W Chestnut Ave
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. \$ 385900
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 1237200
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 851300
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 851300
(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. \$ 385900
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 851300
(c) Abatement as prescribed by ordinance
i. First Year 2023 100% X = 851300 \$ 851300
ii. Second Year 80 % X = 851300 \$ 681000
iii. Third Year 60 % X = 851300 \$ 510800
iv. Fourth Year 40 % X = 851300 \$ 340500
v. Fifth Year 20 % X = 851300 \$ 170300
(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. \$ 385900
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 556200
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 726400
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 896700
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 1066900

11/14/22
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 2023-2027

Acct# 0023087

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 \$ 493,800

I. IDENTIFICATION

Applicant Name: ASHWIN CHAUDHARY Name of Officer (if corporate owner): DM James Shah Namah, LLC

Phone Number: (856) 397-8249 Email Address: CHAUDHARY_A123@VERIZON.NET

Mailing Address/Corporate Headquarters: 6 EDGEWOOD DRIVE

City: PITTS GROVE State: NJ ZIP: 08318

Property Location (Street Address): 1790 S LINCOLN AVE, VINELAND, NJ 08361

Block: S223 Lot: 25.01 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, 2022

II. Total cost of project: \$ 540,660

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

@ 2000 sqft Retail Coffee + Bakery building

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.

Ashwin Chaudhary
Signature

Member
Title (If Applicable)

3/24/2022
Date

FOR OFFICIAL USE:		<u>Bruce Con</u> Assessor	<u>11/14/22</u> Date
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED		

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
OHM Ganeshay Namah, LLC
Name of Owner
Block 5223 Lot 25.1

County Cumberland
1790 S Lincoln Ave
Address of owner
Vineland, NJ 08361

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.

11/14/22
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 2023-2027

Acct# 00023088

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 NJ

\$ 208,100

I. IDENTIFICATION

Applicant Name: MENGEN LLC Name of Officer (if corporate owner): ROBERT G. GALBIATI

Phone Number: (609) 805-1631 Email Address: ROBERTD GALBIATI @ GMAIL.COM

Mailing Address/Corporate Headquarters: 120 LEOPD TERRACE

City: VINELAND State: NJ ZIP: 08360

Property Location (Street Address): 1348 S. MAIN ROAD VINELAND NJ 08360

Block: 5804 Lot: 17 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: 30 %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: JUNE, 2022

II. Total cost of project: \$ 208,100.00

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

THE CONSTRUCTION OF THREE SELF STORAGE BUILDINGS CONSISTING OF 7000 SQ FT

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.

Signature [Handwritten Signature]

PRESIDENT Title (If Applicable)

3-9-2022 Date

FOR OFFICIAL USE:

[X] APPROVED [] DISAPPROVED

[Handwritten Signature] Assessor

11/14/22 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
Avenger LLC
Block 5804 Lot 17

County Cumberland
1348 S Main St
Address of owner
Vineland, NJ 08361

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 by ordinance (First Year to Fifth Year), and taxable value of property.

11/14/22
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.