

ORDINANCE NO. 2022- 90

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:

Levari Brothers Realty Co., LLC  
1200 N. Mill Road  
Block 1003, Lot 16.3

Groundbreakers Realty Co., LLC  
2466 E. Chestnut Avenue  
Block 4405, Lot 3202

Cronk-Curcio Realty, LLC  
3546 N. Mill Road  
Block 302, Lot 6.01

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

Levari Brothers Realty Co., LLC  
1200 N. Mill Road  
Block 1003, Lot 16.3

Groundbreakers Realty Co., LLC  
2466 E. Chestnut Avenue  
Block 4405, Lot 3202

Cronk-Curcio Realty, LLC  
3546 N. Mill Road  
Block 302, Lot 6.01

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 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 2023 - 2027

\$10,845,700

# 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: Levari Brothers Realty Co., L.L.C. Name of Officer (if corporate owner): Michael Levari, Manager

Phone Number: (856) 696-8878 Email Address: mlevari@firstchoicefreezer.com

Mailing Address/Corporate Headquarters: 396 N. Mill Road

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 1200 N. Mill Road

Block: 1003 Lot: 16.3 Qualifier: =

Call #  
0077865



## 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; **Phase 2 of 2-Phase Expansion**
- 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: 35.15 % 92,912SF bldg expansion to 264,283+/-SF bldg (includes bldg area)

C. Project Details (**Volume increase percentage based on building structure only - See attached for total SF**)

- I. Date of completion of new construction, conversion, or improvement: November 10, 2022. (estimated)
- II. Total cost of project: \$ 14,997,385.00 (see submitted cost breakdown)
- III. Brief description of the nature and type of construction, conversion, or improvement.  
Phase 2 of 2-Phase expansion of existing freezer storage warehouse facility

19-23 ..	\$ 5,597,800
20-24 ..	\$10,309,400
22-26 ..	\$10,320,900
Total .. \$26,228,100	

D. Other Information

- 1. Were prior five-year exemptions/abatements granted on this property?  No  Yes, amount: \$ Total .. \$26,228,100
- 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.

Michael Levari  
Signature Michael Levari, Manager

Michael Levari  
Manager  
Title (If Applicable)

11-3-22  
Date

### FOR OFFICIAL USE:

APPROVED  DISAPPROVED

Brian Horan  
Assessor  
12-7-22  
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
Levari Brothers Realty Co LLC
Name of Owner
Block 1003 Lot 16.3

County Cumberland
1200 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. \$ 27171700
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 38017400
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 10845700
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 10845700
(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. \$ 27171700
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 10845700
(c) Abatement as prescribed by ordinance
i. First Year 2023 100% X = 10845700 \$ 10845700
ii. Second Year 80 % X = 10845700 \$ 8676600
iii. Third Year 60 % X = 10845700 \$ 6507400
iv. Fourth Year 40 % X = 10845700 \$ 4338300
v. Fifth Year 20 % X = 10845700 \$ 2169100

(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. \$ 27171700
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 29340800
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 31510000
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 33679100
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 35848300

12-2-22
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

\$ 140,000

Form EA-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: CITY OF VINELAND

I. IDENTIFICATION

Applicant Name: Groundbreakers Realty Co., LLC Name of Officer (if corporate owner): Larry Merighi

Phone Number: (856) 696-9155 Email Address: lmerighi@mmpfa.com

Mailing Address/Corporate Headquarters: 1138 E. Chestnut Ave., Bldg #4

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 2466 E. Chestnut Avenue

Block: 4405 Lot: 3202 Qualifier: = C2B (Current C2-B was modified by Amendment to Master Deed filed in May of 2021.

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: \_\_\_\_\_%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: September 1, 2022.

II. Total cost of project: \$ approximately \$225,000.00

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

Unit C2B had been a 6,000 +/- sq. ft. medical office. That lease ended January, 2020. The office has been reduced in size to 1,952 sq. ft. The remainder of the 4,048 sq. ft. is now Unit C2-C as per Amended Master Deed in May of 2021.

D. Other Information

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

Partner Title (If Applicable)

7.28.22 Date

FOR OFFICIAL USE:

[x] APPROVED [ ] DISAPPROVED

[Handwritten Signature] Assessor

12-2-22 Date

REC'D DEC 05 2022 CITY OF VINELAND BUSINESS

RECEIVED SEP 09 2022 ASSESSORS OFFICE

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
Groundbreakers Realty Co LL
Name of Owner
Block 4405 Lot 3202/C2B

County Cumberland
2466 E Chestnut 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. \$ 110000
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 250000
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 140000
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 140000
(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. \$ 110000
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 140000
(c) Abatement as prescribed by ordinance
i. First Year 2023 100% X = 140000 \$ 140000
ii. Second Year 80 % X = 140000 \$ 112000
iii. Third Year 60 % X = 140000 \$ 84000
iv. Fourth Year 40 % X = 140000 \$ 56000
v. Fifth Year 20 % X = 140000 \$ 28000

(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. \$ 110000
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 138000
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 166000
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 194000
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 222000

12-2-22
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

\$7,131,800

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: Cronk-Curcio Realty, LLC Name of Officer (if corporate owner): Ray W. Cronk, II, Managing Member

Phone Number: (856) 692-4727 (fax) Email Address: ray@homiaktransport.com

Mailing Address/Corporate Headquarters: 3546 N. Mill Road

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 3546 N. Mill Road

Block: 302 Lot: 6.01 Qualifier: = \*Lot 6.1 f/k/a Lots 6 and 7

Acct #  
00022838

## 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; **Phase 2 of 2-Phase project**
- 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: 196 % (estimated - increase from 37,782SF to 111,911SF)

C. Project Details

I. Date of completion of new construction, conversion, or improvement: December 20, 2022. **(estimated)**

II. Total cost of project: \$ 11,135,815.00 (see attached cost breakdown)

III. Brief description of the nature and type of construction, conversion, or improvement.  
Construction of 37,782 SF expansion to existing cold storage / freezer warehouse facility - see attached Narrative

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property?  No  Yes, amount: \$ 3,748,900 (Lot 7)
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.

Ray W Cronk II  
Signature

Managing Member  
Title (If Applicable)

11/9/2022  
Date

FOR OFFICIAL USE:

APPROVED  DISAPPROVED

[Signature]  
Assessor 12-2-22  
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
Cronk-Curcio Realty LLC
Name of Owner
Block 302 Lot 6.01

County Cumberland
3546 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.

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

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, total cost, abatement percentages for years 1-5, and taxable value of property.

12-2-22
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.