

ORDINANCE NO. 2023- 11

AN ORDINANCE TO AMEND ORDINANCE NO. 2022-90,
AUTHORIZING PILOT AGREEMENTS FOR PROJECT TAX
EXEMPTION.

WHEREAS, the City Council of the City of Vineland on January 24, 2023, passed on final reading, Ordinance No. 2022-90 entitled “AN ORDINANCE AUTHORIZING PILOT AGREEMENTS FOR PROJECT TAX EXEMPTION FOR VARIOUS APPLICANTS”; and

WHEREAS, Ordinance No. 2022-90 provided approval for Groundbreakers Realty Co., LLC for property known as 2466 E. Chestnut Avenue, Block 4405, Lot 3202; and

WHEREAS, this property is a condominium and contains a qualifier following the Lot number which was not included in Ordinance 2022-90; and

WHEREAS, it is in the best interest of the City of Vineland to amend the Ordinance to provide for the qualifier C2B for Groundbreakers Realty Co., LLC, 2466 E. Chestnut Avenue, Block 4405 Lot 3202; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Vineland that Ordinance No. 2022-90 be amended to include qualifier C2B to property known as 2466 E. Chestnut Avenue, Block 4405 Lot 3202/**C2B**:

Passed first reading:

Passed final reading:

President of Council

Approved by the Mayor:

Mayor

ATTEST:

City Clerk

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENTPursuant 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 ORDINANCEApplications 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: CUMBERLANDMUNICIPALITY: CITY OF VINELAND**I. IDENTIFICATION**Applicant Name: Groundbreakers Realty Co., LLCName of Officer (if corporate owner): Larry MerighiPhone Number: (856) 696-9155Email Address: lmerighi@mmpfa.comMailing Address/Corporate Headquarters: 1138 E. Chestnut Ave., Bldg #4City: VinelandState: NJZIP: 08360Property Location (Street Address): 2466 E. Chestnut AvenueBlock: 4405Lot: 3202Qualifier: = C2B

(Current C2-B was modified by Amendment to Master Deed filed in May of 2021.)

II. PROJECT INFORMATIONThis 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 DetailsI. Date of completion of new construction, conversion, or improvement: September 1, 2022II. 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 Information1. Were prior five-year exemptions/abatements granted on this property? ☐ No ☒ Yes, amount: \$ N/A2. 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

PARTNER
Title (If Applicable)7-28-22
Date**FOR OFFICIAL USE:**☒ APPROVED ☐ DISAPPROVED

Assessor

12-2-22
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 VinelandCounty CumberlandGroundbreakers Realty Co LL2466 E Chestnut Ave

Name of Owner

Address of owner

Block 4405Lot 3202/C2BVineland, NJ 08360

1. Claim for exemption is
- ☒
- Approved
- ☐
- Disapproved

Determination of Exemption

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

- (a) Assessed value of buildings or structures immediately prior to the
Improvement, conversion alteration, or new construction. \$ 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
- ☒
- 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 | <u>2023</u> | 100% X = | <u>140000</u> | | \$ <u>140000</u> |
| ii. Second Year | | 80 % X = | <u>140000</u> | | \$ <u>112000</u> |
| iii. Third Year | | 60 % X = | <u>140000</u> | | \$ <u>84000</u> |
| iv. Fourth Year | | 40 % X = | <u>140000</u> | | \$ <u>56000</u> |
| v. Fifth Year | | 20 % X = | <u>140000</u> | | \$ <u>28000</u> |

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

12-2-22
Date
Assessor's Signature