

ORDINANCE NO. 2024- 04

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:

Garden Truck Stop 2114 W. Garden Road Block 602, Lot 8.01	VCC 1381 West Landis Avenue, LLC 1381 West Landis Avenue Block 3503, Lot 1.1
YSC Property Management LLC 2196 W. Garden Road Block 602, Lot 10	3049 Real Estate LLC 3049 S. Delsea Drive Block 7002, Lot 46
Levari Brothers Realty Co., LLC 396 N. Mill Road Block 2604, Lot 14	V&R Property, LLC 1103 W. Sherman Avenue, Suite 3A Block 7001, Lot 703

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

Garden Truck Stop 2114 W. Garden Road Block 602, Lot 8.01	VCC 1381 West Landis Avenue, LLC 1381 West Landis Avenue Block 3503, Lot 1.1
YSC Property Management LLC 2196 W. Garden Road Block 602, Lot 10	3049 Real Estate LLC 3049 S. Delsea Drive Block 7002, Lot 46
Levari Brothers Realty Co., LLC 396 N. Mill Road Block 2604, Lot 14	V&R Property, LLC 1103 W. Sherman Avenue, Suite 3A Block 7001, Lot 703

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 2024 - 2028

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

RECEIVED JAN 02 2024 BUSINESS ADMIN

fm

Applications must be filed with municipal assessors within 30 days (including Saturdays & Sundays) of completion of construction, improvements, conversion, conversion alteration. Late applications will be denied.

COUNTY: Cumberland MUNICIPALITY: Vineland

I. IDENTIFICATION

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

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

Mailing Address/Corporate Headquarters: 242 Mystic Dr

City: Egg Harbor Twp State: NJ ZIP: 08234

Property Location (Street Address): 2114 W Garden Rd, Vineland NJ 08360

Block: 602 Lot: 801 Qualifier:

Acct # 0022810 \$282,800

II. PROJECT INFORMATION

This Application is for [] tax exemption [] tax abatement [] both. FOR PILOT

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: 12-7-23, 2023

II. Total cost of project: \$ 500,000

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

Parking lot with restrooms + storage.

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: Zyggi Dobkowski Title (If Applicable): Owner Date: 12-6-2023

FOR OFFICIAL USE: [X] APPROVED [] DISAPPROVED Assessor: [Signature] Date: 12/28/23

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland County Cumberland
Name of Owner Garden Truck Stop LLC
Address 2114 W Garden Rd City, State, Zip Vineland, NJ 08360
Block 602 Lot 8.01

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, property including improvements, improvement value, and taxable portion.

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 year (2024-2028), taxable portion, and taxable value of property.

12/25/23
Date

Brian D. Conner
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 2024 - 2028

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

RECEIVED
JAN 02 2024
DIVISION OF VINELAND
BUSINESS ADMIN.

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: YSC PROPERTY MANAGEMENT LLC Name of Officer (if corporate owner): STEVEN GIACCIO

Phone Number: (856) 503-8471 Email Address: STEVE@EAGLEPALLET.CO.COM

Mailing Address/Corporate Headquarters: 2196 W GARDEN ROAD

City: VINELAND State: NJ ZIP: 08360

Property Location (Street Address): SAME AS ABOVE

Block: 602 Lot: 10 Qualifier: _____

II. PROJECT INFORMATION

This Application is for tax exemption tax abatement both.

A. The subject property is a one or two family dwelling upon which claimant has completed:

- New Construction;
- Conversion or alteration of a building or structure into a dwelling;
- Improvement of an existing dwelling. Indicate age of dwelling: _____

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: AUGUST 25, 2023.

II. Total cost of project: \$ 961,825.00

III. Brief description of the nature and type of construction, conversion, or improvement.
PROVIDE NEW 5000 SF PRE-ENGINEERED METAL BUILDING FOR PALLET MANUFACTURING FACILITY

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? No Yes, amount: \$ _____
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? No Yes
3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

I certify that the foregoing statements 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] PRESIDENT Title (If Applicable) Date: 9/6/2023

FOR OFFICIAL USE:
 APPROVED DISAPPROVED Assessor: [Signature] Date: 12/28/23

This form is prescribed by the Director, Division of Taxation, as required by law. It may be reproduced for distribution, but may not be altered without prior approval.

acc #
00023151
\$ 526,800

RECEIVED
SEP 06 2023
ASSESSORS OFFICE

BW

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland County Cumberland
Name of Owner YSC Property Management LI
Address 2196 W Garden Rd City, State, Zip Vineland, NJ 08360
Block 602 Lot 10

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, property including improvements, improvement value, and taxable portion.

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

Calculation of Abatement

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

Table with 2 columns: Description and Amount. Rows include assessed value of property, total cost of improvement, and abatement percentages for years 1 through 5.

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

12/28/23
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 2024-2028

RECEIVED
JAN 02 2024
CITY OF VINELAND
BUSINESS ADMIN.

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: Levari Brothers Realty Co., LLC Name of Officer (if corporate owner): Michael Levari

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

Mailing Address/Corporate Headquarters: 396 N. Mill Rd

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 396 N. Mill Rd

Block: 2604 Lot: 14 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: June 28, 2023.

II. Total cost of project: \$ 2,632,426.00.

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

Constructed 6,293 sq. foot Corporate office building

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? No Yes, amount: \$ 5,383,100.
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.

Signature Michael Levari

Title (If Applicable) Manager

Date 07/14/2023

FOR OFFICIAL USE:

APPROVED DISAPPROVED

Brian Donovan
Assessor

12-28-23
Date

RECEIVED
JUL 17 2023
ASSESSORS OFFICE
00023150
\$1,190,400

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland County Cumberland
Name of Owner Levari Brothers Realty Co LLC
Address 396 N Mill Rd City, State, Zip Vineland, NJ 08360
Block 2604 Lot 14

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, property including improvements, improvement/construction value, and taxable portion.

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 (2024, 80%, 60%, 40%, 20%), taxable portion, and taxable value of property for each year.

12-28-23
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 2024-2028

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

BN

I. IDENTIFICATION

Applicant Name: VCC 1381 West Landis Avenue, LLC Name of Officer (if corporate owner): John Krauser

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

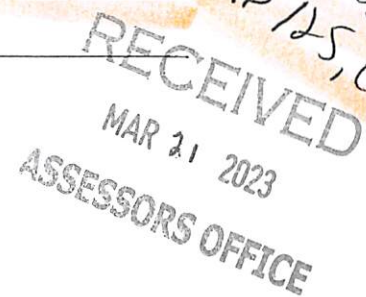
Mailing Address/Corporate Headquarters: 228 West Landis Avenue, Suite 300

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 1381 West Landis Avenue

Block: 3503 Lot: 1.1 Qualifier: =

Acct # 00023028 \$125,000



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: February 27, 2023

II. Total cost of project: \$ 124,165

III. Brief description of the nature and type of construction, conversion, or improvement.
Tenant Fitout of approximately 50% of the building for new tenant.

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? No Yes, amount: \$ 835,400
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 Title (If Applicable) VP of Accounting/Controller Date 3/16/23

FOR OFFICIAL USE:			<u>12/28/23</u>
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED		

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland County Cumberland
Name of Owner VCC 1381 West Landis Ave, I
Address 1381 W Landis Ave City, State, Zip Vineland, NJ 08362
Block 3503 Lot 1.1

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 (2024, 80%, 60%, 40%, 20%), taxable portion of assessed value, and taxable value of property for years 1-5.

12/28/23
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.

Print 2024 - 2028



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: 3049 Real Estate LLC Name of Officer (if corporate owner): Jaron Weaver

Phone Number: (856) 691-8780 Email Address: jaron@wcausesquip.com

Mailing Address/Corporate Headquarters: 3049 S Delsea Drive

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 3049 S Delsea Drive

Block: 7002 Lot: 46 Qualifier: _____

*Acct #
100073149
\$ 734,600*

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: Dec 27, 2023.

II. Total cost of project: \$ 1,550,000

III. Brief description of the nature and type of construction, conversion, or improvement.
New pole building construction of power equipment dealership for sales, parts, and repairs

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.

Jaron Weaver
Signature

President
Title (If Applicable)

12/22/23
Date

FOR OFFICIAL USE:		<u>[Signature]</u> Assessor	<u>12/28/23</u> Date
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED		

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland County Cumberland
Name of Owner 3049 Real Estate LLC
Address 3049 S Delsea Dr City, State, Zip Vineland, NJ 08360
Block 7002 Lot 46

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, property including improvements, improvement value, and taxable portion.

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

12/28/23
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.

filed 2024-2028

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: V & R Property, LLC Name of Officer (if corporate owner): Vijay Singh

Phone Number: (215) 494 8801 Email Address: vsingh@advocaredoctors.com

Mailing Address/Corporate Headquarters: 1137 winding dr

City: Cherry Hill State: NJ ZIP: 08003

Property Location (Street Address): 1103 W. Sherman Ave, Suite 3A, Vineland, NJ 08360

Block: 7001 Lot: 703 Qualifier: C3A

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: Dec, 2022

II. Total cost of project: \$ 725,000

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

Building was bought in shell condition in 3/2022. Interior construction was done and medical office 6000 sqft was created

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 Vijay Singh

Title (If Applicable) MD, owner

Date 1/8/2023

FOR OFFICIAL USE:

APPROVED DISAPPROVED

Assessor [Signature]

Date 12/28/23

BS

RECEIVED
JAN 11 2023
ASSESSORS OFFICE
Acct # 00023148
\$375,000

STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland County Cumberland
Name of Owner V & R Property, LLC
Address 1103 W Sherman Ave City, State, Zip Vineland, NJ 08360
Block 7001 Lot 703/C3A

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. \$ 390000
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 715000
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 325000
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 325000
(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. \$ 390000
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 325000
(c) Abatement as prescribed by ordinance
i. First Year 2024 100% X = 325000 \$ 325000
ii. Second Year 80 % X = 325000 \$ 260000
iii. Third Year 60 % X = 325000 \$ 195000
iv. Fourth Year 40 % X = 325000 \$ 130000
v. Fifth Year 20 % X = 325000 \$ 65000

(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. \$ 390000
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 455000
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 520000
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 585000
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 650000

12/28/23
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.