

ORDINANCE NO. 2024- 80

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:

4418 S. Main Road, LLC  
4468 S. Main Road  
Block 7506, Lot 4.01

MJJ Property Holdings, LLC  
3278 S. West Blvd  
Block 7004, Lot 10.1

994 Sherman Partners II, LLC  
994 W. Sherman Ave. Unit 2  
Block 6101, Lot 28, Qual. C3A

AREC 27, LLC  
2290 S. Delsea Drive  
Block 6101, Lot 19.01

Krenzer Enterprises, LLC  
141 N. Lincoln Avenue  
Block 3303, Lot 21

Laury Vineland Venture, LLC  
516 East Wood Street  
Block 3018, Lot 1

D'Oso, LLC  
1241 N. Main Road  
Block 1909, Lot 67.2

Davy Realty, LLC  
2073 W. Garden Road  
Block 1005, Lot 2.01

BDGS, Inc  
2440 N. Mill Road  
Block 602, Lot 5

Chemglass Realty II, LLC  
3823 N. Mill Road  
Block 303, Lot 58

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

4418 S. Main Road, LLC  
4468 S. Main Road  
Block 7506, Lot 4.01

MJJ Property Holdings, LLC  
3278 S. West Blvd  
Block 7004, Lot 10.1

994 Sherman Partners II, LLC  
994 W. Sherman Ave. Unit 2  
Block 6101, Lot 28, Qual. C3A

AREC 27, LLC  
2290 S. Delsea Drive  
Block 6101, Lot 19.01

Krenzer Enterprises, LLC  
141 N. Lincoln Avenue  
Block 3303, Lot 21

Laury Vineland Venture, LLC  
516 East Wood Street  
Block 3018, Lot 1

D'Oso, LLC  
1241 N. Main Road  
Block 1909, Lot 67.2

Davy Realty, LLC  
2073 W. Garden Road  
Block 1005, Lot 2.01

BDGS, Inc  
2440 N. Mill Road  
Block 602, Lot 5

Chemglass Realty II, LLC  
3823 N. Mill Road  
Block 303, Lot 58

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: December 23, 2024

Passed final reading: January 14, 2025

Approved by the Mayor:

\_\_\_\_\_  
President of Council eaa

\_\_\_\_\_  
Mayor arf

ATTEST:

\_\_\_\_\_  
City Clerk

P.1M 2025-2029

# 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: Comberland MUNICIPALITY: Vineland



## I. IDENTIFICATION

Applicant Name: 4418 S. MAIN Road LLC Name of Officer (if corporate owner): \_\_\_\_\_

Phone Number: (886) 205-0508 Email Address: DAWfabbric@Fabbriconcrete.com all +

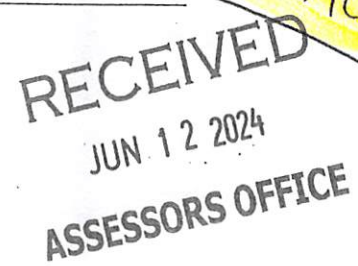
Mailing Address/Corporate Headquarters: 4468 S. main RD

City: millsville State: NJ ZIP: 08332

Property Location (Street Address): 4468 S. MAIN RD

Block: 7506 Lot: 4.01 Qualifier: \_\_\_\_\_

00023211  
\$812,400



## 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: 5/16/, 2024.

II. Total cost of project: \$ 1,082,000.

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

New Shop Maintenance Bld.

### 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.

Dan J. [Signature]  
Signature

President  
Title (If Applicable)

6/12/24  
Date

FOR OFFICIAL USE:		<u>[Signature]</u> Assessor	<u>12-5-2024</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
4418 S Main Road LLC
Name of Owner
Block 7506 Lot 4.01

County Cumberland
4468 S Main Rd
Address of owner
Vineland, NJ 08332

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

12-5-2024
Date

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 2025 - 2029

RECEIVED  
DEC 06 2024  
CITY OF VINELAND  
BUSINESS ADMIN.

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

APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT  
Pursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268  
AND AS AUTHORIZED BY MUNICIPAL ORDINANCE

Applications 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: MJI Property Holdings LLC Name of Officer (if corporate owner): Joseph C. Mufall

Phone Number: (609) 364-3624 Email Address: JOEMUFALLI@hotmail.com

Mailing Address/Corporate Headquarters: 3278 S.W. BLVD

City: VINELAND State: NJ ZIP: 08360

Property Location (Street Address): 3278 S.W. BLVD, Vineland, NJ 08360

Block: 7004 Lot: 10.1 Qualifier: \_\_\_\_\_

Acct #  
00077843  
\$292,200

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.

RECEIVED  
MAY 29 2024  
ASSESSORS OFFICE

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: EST. MAY, 2024.

II. Total cost of project: \$ Appx. \$300k.

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

60' x 200' Pole BARN

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property?  No  Yes, amount: \$ 6127,600
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: Joseph C. Mufall

Title (If Applicable): PRES

Date: 5/29/2024

FOR OFFICIAL USE:			
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED	Assessor: <u>Brian Connor</u>	Date: <u>12-5-2024</u>



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 MJJ Property Holdings, LLC
Block 7004 Lot 10.1

County Cumberland
Address of owner 3278 S West Blvd
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. \$ 6623600
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 6915800
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 292200
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 292200
(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. \$ 6623600
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 292200
(c) Abatement as prescribed by ordinance
i. First Year 2025 100% X = 292200 \$ 292200
ii. Second Year 80 % X = 292200 \$ 233800
iii. Third Year 60 % X = 292200 \$ 175300
iv. Fourth Year 40 % X = 292200 \$ 116900
v. Fifth Year 20 % X = 292200 \$ 58400
(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. \$ 6623600
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 6682000
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 6740500
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 6798900
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 6857400

12-5-2024
Date

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 2023-2024

# APPLICATION FOR FIVE-YEAR EXEMPTION AND/OR ABATEMENT

Pursuant to N.J.S.A. 40A:21-1 et seq.; P.L. 1991, c. 441, as amended by P.L. 2007, c. 268  
AND AS AUTHORIZED BY MUNICIPAL ORDINANCE



(BCL)

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 Ownership Entity: 994 Sherman Partners II LLC

Applicant Name: Pulse Vascular, LLC Name of Officer (if corporate owner): Dr. Scott Hollander

Phone Number: (631) 534-7246 Email Address: shollander@pulse-vascular.com

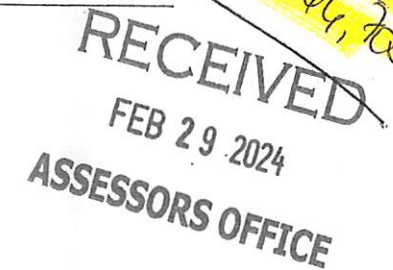
Mailing Address/Corporate Headquarters: 994 W Sherman Ave - Unit 2

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 994 W Sherman Ave

Block: 6101 Lot: 28 Qualifier: C3A

Acct # 00023210  
\$1,364,700



## 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 28, 2024

II. Total cost of project: \$ 3.6 million

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

We acquired property and clear cut the trees to construct a medical clinic to serve the vascular needs of the community  
10,000 sq ft

### 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: \_\_\_\_\_

Title (If Applicable): Chief Business Officer Date: 2-28-24

### FOR OFFICIAL USE:

APPROVED  DISAPPROVED

Assessor: Brian Loren Date: 12-5-2024



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
994 Sherman Partners II LLC
Name of Owner
Block 6101 Lot 28/C3A

County Cumberland
994 W Sherman Ave Unit 2
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 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, and abatement percentages for years 1 through 5.

Table with 2 columns: Description and Amount. Rows include taxable portion of assessed value not allowed an exemption and taxable value of property for years 1 through 5.

12-5-2024
Date

Brian Adams
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 2025 - 2029*

# 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  
DEC 06 2023  
BUSINESS ADMIN

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: AREC 27, LLC

Applicant Name: Dan DiBuo, Owners' Representative Name of Officer (if corporate owner): Matthew F Braccia

Phone Number: (610) 818-5740 Email Address: dan\_dibu@uhaul.com

Mailing Address/Corporate Headquarters: 2727 N Central Avenue

City: Phoenix State: AZ ZIP: 85004

Property Location (Street Address): 2290 S Delsea Drive., Vineland, New Jersey 08360

Block: 6101 Lot: 19.01 Qualifier: \_\_\_\_\_

*\$875,000  
def # 00023209*

## 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: estimated June 2024

II. Total cost of project: \$ 1,100,000

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

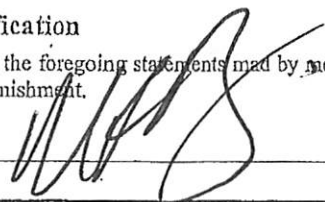
U-Haul has constructed a U-Box warehouse accessory to their existing retail store at 2290 S Delsea Drive.

## 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.

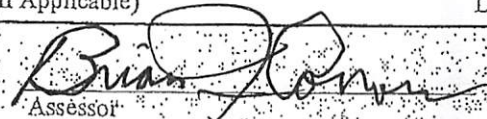
Signature 

President - AREC 27, LLC  
Title (If Applicable)

5/23/2024  
Date

## FOR OFFICIAL USE:

APPROVED  DISAPPROVED

  
Assessor

12-5-2024  
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
AREC 27 LLC
Name of Owner
Block 6101 Lot 19.01

County Cumberland
2290 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. \$ 2028700
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 2903800
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 875100
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 875100
(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. \$ 2028700
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 875100
(c) Abatement as prescribed by ordinance
i. First Year 2025 100% X = 875100 \$ 875100
ii. Second Year 80 % X = 875100 \$ 700100
iii. Third Year 60 % X = 875100 \$ 525100
iv. Fourth Year 40 % X = 875100 \$ 350000
v. Fifth Year 20 % X = 875100 \$ 175000

(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. \$ 2028700
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 2203700
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 2378700
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 2553800
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 2728800

12-5-2024
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.



P. 114 2025-2029

(b)

# 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: Krenzer Enterprises, LLC Name of Officer (if corporate owner): Aaron Krenzer

Phone Number: (620)-76-1425 Email Address: a\_krenzer@yahoo.com

Mailing Address/Corporate Headquarters: 4246 Post Road

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 141 N. Lincoln Ave

Block: 3303 Lot: 21 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: N/A %

### C. Project Details

I. Date of completion of new construction, conversion, or improvement: April 15<sup>th</sup>, 2024

II. Total cost of project: \$ 1.3 million

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

design, develop & construct a new car wash.

### 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.

Aaron  
Signature

President  
Title (If Applicable)

3/4/24  
Date

### FOR OFFICIAL USE:

APPROVED  DISAPPROVED

Brian Blom  
Assessor

12-5-2024  
Date

RECEIVED  
MAR 4 2024  
ASSESSORS OFFICE

RECEIVED  
DEC 06 2024  
CITY OF VINELAND  
BUSINESS ADMIN.

\$ 408,000  
Acut #  
1002308

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
Krenzer Enterprises LLC
Name of Owner
Block 3303 Lot 21

County Cumberland
141 N 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, and abatement percentages for years 1 through 5.

Table with 2 columns: Description and Amount. Rows include taxable portion of assessed value not allowed an exemption and taxable value of property for years 1 through 5.

12-5-2024
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.



P.104 2025-2029

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: LAURY VINELAND VENTURE LLC Name of Officer (if corporate owner): TED LAURY

Phone Number: (609) 352-1713 Email Address: TLAURY@LAURYHEATING.COM

Mailing Address/Corporate Headquarters: PO Box 727 (1212 ROBIN ROAD, MILLVILLE NJ 08332)

City: VINELAND State: NJ ZIP: 08362

Property Location (Street Address): 516 EAST WOOD STREET

Block: 3018 Lot: 1 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: 35 %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: 6/7, 2024.

II. Total cost of project: \$ 1,465,000

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

BUILT NEW 6,000 SQ FT. OFFICE

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

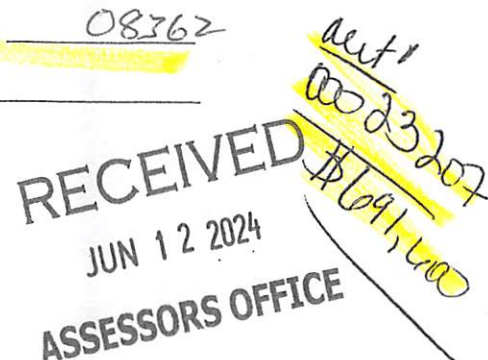
I certify that the foregoing statements mad by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature: Ted Laury Title (If Applicable): OWNER Date: 6/12/24

FOR OFFICIAL USE:

[x] APPROVED [ ] DISAPPROVED

Assessor: Brian Loran Date: 12-5-2024



Handwritten initials 'JW' in a circle.



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 Laury Vineland Venture, LLC
Block 3018 Lot 1

County Cumberland
Address of owner 516 E Wood St
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. \$ 797500
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 1489100
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 691600
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 691600
(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. \$ 797500
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 691600
(c) Abatement as prescribed by ordinance
i. First Year 2025 100% X = 691600 \$ 691600
ii. Second Year 80 % X = 691600 \$ 553300
iii. Third Year 60 % X = 691600 \$ 415000
iv. Fourth Year 40 % X = 691600 \$ 276600
v. Fifth Year 20 % X = 691600 \$ 138300
(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. \$ 797500
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 935800
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 1074100
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 1212500
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 1350800

12-05-2024
Date

Brian [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.

P.114 2025-2029

# 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  
DEC 06 2024  
CITY OF VINELAND  
BUSINESS ADMIN.

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 City

fw

### I. IDENTIFICATION

Applicant Name: D'Oso LLC Name of Officer (if corporate owner): Michael D'Ottavio

Phone Number: (856) 692-3311 Email Address: mike@mdottavioproduce.com

Mailing Address/Corporate Headquarters: 1241 N Main Road

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 1241 Main Road - Vineland

Block: 1909 Lot: 67.2 Qualifier: =

auth  
0023206  
\$3,424,120

### 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: 115 %

#### C. Project Details

I. Date of completion of new construction, conversion, or improvement: October 31, 2024.

II. Total cost of project: \$ 5,456,000.

III. Brief description of the nature and type of construction, conversion, or improvement.  
Loading Dock and Freezer Expansion

#### 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.

Michael D'Ottavio  
Signature

Member  
Title (If Applicable)

9/11/24  
Date

FOR OFFICIAL USE:		<u>Brian Horn</u> Assessor	<u>12-5-2024</u> Date
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED		

RECEIVED  
SEP 11 2024  
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
D'OSO LLC
Name of Owner
Block 1909 Lot 67.2

County Cumberland
1241 N Main 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. \$ 1657700
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 5081800
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 3424100
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 3424100
(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. \$ 1657700
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 3424100
(c) Abatement as prescribed by ordinance
i. First Year 2025 100% X = 3424100 \$ 3424100
ii. Second Year 80 % X = 3424100 \$ 2739300
iii. Third Year 60 % X = 3424100 \$ 2054500
iv. Fourth Year 40 % X = 3424100 \$ 1369600
v. Fifth Year 20 % X = 3424100 \$ 684800
(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. \$ 1657700
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 2342500
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 3027300
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 3712200
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 4397000

12-5-2024
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 2025-2029

(BU)

### 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 **DEC 06 2024**  
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 County MUNICIPALITY: Vineland

#### I. IDENTIFICATION

Applicant Name: Davy Realty LLC Name of Officer (if corporate owner): \_\_\_\_\_

Phone Number: (856) 205-9490 Email Address: michael@mjdtrucking.net

Mailing Address/Corporate Headquarters: 2055 DeMarco Drive

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 2073 West Garden Road

Block: 1005 Lot: 2-01 Qualifier: \_\_\_\_\_

Acct #  
0072812  
\$ 7,962,000

#### 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: March 4, 2024.

II. Total cost of project: \$ 11,677,000.00.

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

Project is an addition to the cold storage facility

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property?  No  Yes, amount: \$ 8,297,200
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.

Signature

*[Handwritten Signature]*

Title (If Applicable)

member

Date

2-13-24

FOR OFFICIAL USE:

APPROVED  DISAPPROVED

Assessor

*[Handwritten Signature]*

Date

12-5-2024

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
Davy Realty LLC
Name of Owner
Block 1005 Lot 2.01

County Cumberland
2073 W Garden 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, improvement/conversion/new construction, 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 (First Year to Fifth Year), and taxable value of property.

12-5-2024
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.



P.L. 2025-2029

BN

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: BDGS, Inc. Name of Officer (if corporate owner): F. Mark D'Onofrio

Phone Number: (856) 692-8098 Email Address: mdonofrio@stankergaletto.com

Mailing Address/Corporate Headquarters: 317 W Elmer Rd.

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 2440 N Mill Rd

Block: 602 Lot: 5 Qualifier:

\$7,178,300  
Unit #  
0023205

RECEIVED  
APR 4 2024  
ASSESSORS OFFICE

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: 45%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: March 21, 2024

II. Total cost of project: \$12,000,000.

III. Brief description of the nature and type of construction, conversion, or improvement. 66,196 s.f. warehouse expansion of Unit D

D. Other Information

- 1. Were prior five-year exemptions/abatements granted on this property? [ ] No [x] Yes, amount: \$9,787,200.00
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: F. Mark D'Onofrio Title (If Applicable): Secretary Date: 04/04/24

FOR OFFICIAL USE:

[x] APPROVED [ ] DISAPPROVED

Assessor: Brian [Signature] Date: 12-5-2024

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

B D G S, INC

2440 N Mill Rd

Name of Owner

Address of owner

Block 602 Lot 5

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

12-5-24 Date

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.



File 2025 - 2029

310

# 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: Chemglass Realty II, LLC Name of Officer (if corporate owner): David W Surdam

Phone Number: (856) 696-0014 Email Address: dave@cglifesciences.com

Mailing Address/Corporate Headquarters: 3800 North Mill Road

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 3823 North Mill Road

Block: 303 Lot: 58 Qualifier: =

\$3,034,200  
Acct #  
000 23204

## 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.

RECEIVED  
OCT 11 2024  
ASSESSORS OFFICE

RECEIVED  
DEC 06 2024  
CITY OF VINELAND  
BUSINESS ADMIN.

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: \_\_\_\_\_%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: October 4, 2024.

II. Total cost of project: \$3,959,379.00.

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

David W. Surdam  
Signature

President  
Title (If Applicable)

09/25/24  
Date

FOR OFFICIAL USE:		<u>Brian Surdam</u> Assessor	<u>12/15/2024</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
Chemglass Realty II LLC
Name of Owner
Block 303 Lot 58

County Cumberland
3823 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. \$ 196900
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 3231100
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 3034200
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 3034200
(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. \$ 196900
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 3034200
(c) Abatement as prescribed by ordinance

Table with 5 columns: Year, Percentage, Calculation, and Amount. Rows include First Year (2025) at 100%, Second Year at 80%, Third Year at 60%, Fourth Year at 40%, and Fifth Year at 20%.

(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. \$ 196900
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 803700
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 1410600
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 2017400
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 2624300

12/15/2024
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.