

RESOLUTION NO. 2020- 03

A RESOLUTION APPROVING THE ASSESSMENT ROLL FOR THE VINELAND DOWNTOWN IMPROVEMENT DISTRICT FOR CALENDAR YEAR 2020.

WHEREAS, by virtue of City of Vineland Ordinance No. 90-99, as amended, the Vineland Downtown Improvement District was established pursuant to N.J.S.A. 40:56-65, et seq.; and

WHEREAS, in accordance with said authority, the Municipal Assessor has prepared an assessment roll setting forth separately the amounts to be specially assessed against the benefited and assessable properties in the District, as recorded and listed in Ordinance No. 90-99, as amended, in proportion to the benefits, based upon the 2020 Budget for the Special Improvement District as approved by City Council; and

WHEREAS, the Council of the City of Vineland has considered any and all objections to the amounts of such special assessments at least ten days after a notice of hearing was published once in the official newspaper and mailed to the named owners of all tracts, parcels and lots of property proposed to be assessed;

NOW, THEREFORE, the Council of the City of Vineland, in the County of Cumberland, does hereby approve and confirm the said assessment roll, and does further order that a duplicate of said assessment roll, duly certified by the City Clerk, shall be delivered to the Cumberland County Tax Board, and to the Collector of Taxes of the City of Vineland, who shall forthwith proceed to collect the amounts due thereon according to law.

Adopted:

President of Council

ATTEST:

City Clerk

CCDD	Block	Lot	Qual	Property Location	Class	Owner Name	SpTax 1	Land	Impr	Total	Taxes
614	4001	18		547 E LANDIS AVE	4A	102 CHURCH STREET ASSOCIATION LLC	S01	125000	106700	231700	189.53
614	3802	5		219 W LANDIS AVE	4A	219 LANDIS AVE INC	S01	91000	173200	264200	216.12
614	2918	2		228 W LANDIS AVE	4A	226 LANDIS AVE ASSOC % CCMB SERVICE	S01	802200	2181300	2983500	2440.50
614	2920	6		424 W LANDIS AVE	4A	424 REALTY LLC	S01	178500	256300	434800	355.67
614	3019	16		500 E LANDIS AVE	4A	500 EAST LANDIS VINELAND LLC	S01	82500	213700	296200	242.29
614	3019	14		504 E LANDIS AVE	4A	504 E LANDIS AVE ASSOCIATES, LLC	S01	40000	201400	241400	197.47
614	3020	4		616 E LANDIS AVE	4A	616 LANDIS AVE LLC	S01	147500	352500	500000	409.00
614	4004	4		817 E LANDIS AVE	4A	817 LANDIS, L L C	S01	258500	536400	794900	650.23
614	3022	10		818 E LANDIS AVE	4A	818 PROPERTIES LLC	S01	144000	210000	354000	289.57
614	3019	3		530 E LANDIS AVE	4A	93-1 BUSINESS % LEASE COMPLIANCE	S01	597500	601700	1199200	980.95
614	3019	7		524 E LANDIS AVE	1	93-1 BUSINESS TRUST C/O RITE AID	S01	31000		31000	25.36
614	2917	3		130 W LANDIS AVE	4A	ACCU PROPERTIES LLC	S01	93800	256300	350100	286.38
614	3802	8		227 W LANDIS AVE	4A	ACOSTA, AMELIA LOURDES	S01	51800	87300	139100	113.78
614	3020	10		636 E LANDIS AVE	4A	AD PETERSON ENTERPRISES INC	S01	47500	82500	130000	106.34
614	3019	15		502 E LANDIS AVE	4A	AGOSTO, WANDA	S01	40000	201500	241500	197.55
614	4003	4		713 E LANDIS AVE	4A	ALICEA, MARTIN & ELBA	S01	77500	162500	240000	196.32
614	3020	9		640 E LANDIS AVE	4A	ARC PANJOH54 LLC %PNC REALTY SERVIC	S01	370000	2099600	2469600	2020.13
614	2920	14		436 W LANDIS AVE	4A	ARENA, SUZANNE P	S01	33300	65800	99100	81.06
614	4004	2		811 E LANDIS AVE	4A	AUTOMOTIVE PARTS CO OF SOUTH JERSEY	S01	250000	165000	415000	339.47
614	4004	3		813 E LANDIS AVE	4A	AUTOMOTIVE PARTS CO OF SOUTH JERSEY	S01	20800	4200	25000	20.45
614	4002	14		641 E LANDIS AVE	4A	BALANI, KAVITA L & KIREN L ET ALS	S01	60000	55000	115000	94.07
614	4002	2		607 E LANDIS AVE	4A	BERMUDEZ PROPERTIES LLC	S01	60000	276100	336100	274.93
614	4003	12		739 E LANDIS AVE	4A	BERMUDEZ, REUBEN	S01	65000	146300	211300	172.84
614	4003	10		735 E LANDIS AVE	4A	BERMUDEZ, RUBEN	S01	72500	192300	264800	216.61
614	3802	3		211 W LANDIS AVE	4A	BERNARD, JUAN SR & ROBERT	S01	77000	66700	143700	117.55
614	3019	12		508 E LANDIS AVE	4A	BHAVSAR, NAYNA	S01	50000	163800	213800	174.89
614	3802	6		221 W LANDIS AVE	2	BHAVSAR, NAYNA P & DIPAL	S01	11600	130800	142400	116.48
614	4002	16		651 E LANDIS AVE	4A	BIA ENTERPRISES LLC	S01	132500	356000	488500	399.59
614	2919	18		312 W LANDIS AVE	4A	BOSTIC, LARRY A	S01	87500	123400	210900	172.52
614	3020	15		610 E LANDIS AVE	4A	BOSTON TECHNOLOGIES, INC	S01	117200	201800	319000	260.94
614	2920	7		430 W LANDIS AVE	4A	BOTA INVESTMENTS LLC	S01	103300	28300	131600	107.65
614	4001	7		513 1/2 E LANDIS AVE	4A	BROWN, WAYNE	S01	22500	7500	30000	24.54
614	3020	17		606 E LANDIS AVE	4A	BUENA VISTA HOLDING LLC	S01	65000	88500	153500	125.56
614	3021	14		718 E LANDIS AVE	4A	C D GARDENS, INC	S01	72500	227500	300000	245.40

614	3021	15	716 E LANDIS AVE	4A	C D GARDENS, INC	S01	60000	10000	70000	57.26
614	3602	2	25 W LANDIS AVE	4A	C R T REALTY, LLC	S01	81100	71500	152600	124.83
614	3801	2	111 W LANDIS AVE	4A	CAMACHO EST, EDWARD & NILZA R	S01	100600	131700	232300	190.02
614	2919	5	340 W LANDIS AVE	4A	CAP WARWICK PARTNERS LLC	S01	373500	226500	600000	490.80
614	3804	4	423 W LANDIS AVE	4A	CARLIN & GALLETTA REALTY	S01	530600	580600	1111200	908.96
614	3602	12	75 W LANDIS AVE	4A	CASIANO, MARIA	S01	80100	114900	195000	159.51
614	3119	19	918 E LANDIS AVE	4A	CHRIST THE GOOD SHEPHERD PARISH	S01	19200	80800	100000	81.80
614	3119	20	916 E LANDIS AVE	4A	CHRIST THE GOOD SHEPHERD PARISH	S01	27600	39400	67000	54.81
614	4003	3	711 E LANDIS AVE	4A	CORDERO, MANUEL A & HARRIET	S01	75000	282300	357300	292.27
614	3019	13	506 E LANDIS AVE	4A	CROSS, FREDDIE L T/A RAVING BEAUTY	S01	30000	227700	257700	210.80
614	4001	5	511 E LANDIS AVE	4A	CRUZ, JOSE R	S01	47500	97500	145000	118.61
614	3804	6	431 W LANDIS AVE	4A	CVR VINELAND REALTY LLC	S01	162800	140300	303100	247.94
614	3804	7	433 W LANDIS AVE	4A	CVR VINELAND REALTY LLC	S01	11600	64400	76000	62.17
614	3804	8	433 1/2 W LANDIS AVE	4A	CVR VINELAND REALTY LLC	S01	17500	45900	63400	51.86
614	3804	9	435 W LANDIS AVE	4A	CVR VINELAND REALTY LLC	S01	31500	139100	170600	139.55
614	4001	14	533 E LANDIS AVE	4A	CY TAI HE LLC	S01	102500	125000	227500	186.10
614	2918	8	242 W LANDIS AVE	4A	DIVERSIFIED APPLICATION LLC	S01	77000	140800	217800	178.16
614	2918	11	200 W LANDIS AVE	4A	DON & OTTS AUTO CENTER, INC	S01	133000	195000	328000	268.30
614	4001	8	515 E LANDIS AVE	4A	FIDEL-MA-LLC	S01	57500	37500	95000	77.71
614	2802	9	76 W LANDIS AVE	4A	FNRP HOLDINGS SEVEN LLC	S01	1E+06	2180000	3350000	2740.30
614	3801	5	133 W LANDIS AVE	4A	GARCIA, JOSE	S01	87500	212400	299900	245.32
614	3020	19	602 E LANDIS AVE	4A	GARTON, CHONG Y	S01	52500	72500	125000	102.25
614	3803	3	319 W LANDIS AVE	4A	GEPHEN HOLDINGS LLC	S01	300000	40000	340000	278.12
614	4003	11	737 E LANDIS AVE	4A	GRESSMAN, MARSHALL & REPICE, J A SR	S01	50000	215200	265200	216.93
614	2917	1	106 W LANDIS AVE	4A	GUARACINI F JR TRANSPORT CO, LLC	S01	710000	1590000	2300000	1881.40
614	3802	9	233 W LANDIS AVE	4A	HELMER REALTY LLC	S01	35000	139200	174200	142.50
614	3020	11	634 E LANDIS AVE	4A	INGRALDI, DENNIS P	S01	35000	68300	103300	84.50
614	2920	15	434 W LANDIS AVE (1/2)	4A	INTEGRATIVE HEALTH CENTER LLC	S01	8800	39700	48500	39.67
614	3602	10	71 W LANDIS AVE	4A	J & R REAL ESTATE, LLC	S01	127700	27300	155000	126.79
614	3602	11	73 W LANDIS AVE	4A	J & R REAL ESTATE, LLC	S01	170400	24600	195000	159.51
614	2802	19	22 W LANDIS AVE	4A	JALALA, HAYAT	S01	1E+06	1028200	2059000	1684.26
614	2802	18	48 W LANDIS AVE	4A	JALALA, HAYAT	S01	631800	209200	841000	687.94
614	4001	1.1	501 E LANDIS AVE	4A	JALALA, HAYAT	S01	242000	508000	750000	613.50
614	4001	15	537 E LANDIS AVE	4A	JESSIE'S PROPERTIES LLC	S01	122500	252500	375000	306.75
614	4001	16	539 E LANDIS AVE	4A	JESSIE'S PROPERTIES LLC	S01	77500	142500	220000	179.96

614	4004	1	801 E LANDIS AVE	4A	JIANG, QUI SHUN & YI MEI WENG	S01	87500	196100	283600	231.98
614	3020	18	604 E LANDIS AVE	4A	JOHN A MICHAEL REALTY CO	S01	55000	85000	140000	114.52
614	3021	11	738 E LANDIS AVE	4A	JRB LANDIS LLC	S01	112500	68300	180800	147.89
614	2920	18	422 W LANDIS AVE	4A	KASKABAS, PANAGIOTIS N & ISABEL	S01	180300	86600	266900	218.32
614	4002	9	625 E LANDIS AVE	4A	KASLON, PHILIP E	S01	105000	90000	195000	159.51
614	3801	3	113 W LANDIS AVE	2	KOTZIN, MIRIAM NAOMI	S01	11800	78700	90500	74.03
614	4001	2	505 E LANDIS AVE	4A	LACY LLC	S01	67500	23700	91200	74.60
614	4002	4	611 E LANDIS AVE	4A	LAGANELLA & LABACZEWSKI MGT LLC	S01	67500	297700	365200	298.73
614	4003	13	741 E LANDIS AVE	4A	LANDIS AVENUE ASSOCIATES LLC	S01	281300	218700	500000	409.00
614	4002	5	613 E LANDIS AVE	4A	LANDIS INVESTMENTS LLC	S01	132500	142500	275000	224.95
614	4201	2.1	925 E LANDIS AVE	1	LANDIS SENIOR URBAN RENEW PART, LLC	S01	579300		579300	473.87
614	4002	13	639 E LANDIS AVE	4A	LANKIN, BRIAN M	S01	62500	177500	240000	196.32
614	4003	5	715 E LANDIS AVE	4A	LARRIU, ROBERT	S01	20000	5000	25000	20.45
614	4003	6	717 E LANDIS AVE	4A	LARRIU, ROBERT	S01	110000	240000	350000	286.30
614	4003	1	703 E LANDIS AVE	4A	LI ENTERPRISES LLC	S01	210000	380000	590000	482.62
614	4001	4	509 E LANDIS AVE	4A	LIN, XUE HUA	S01	47500	132500	180000	147.24
614	3801	1	107 W LANDIS AVE	4A	LORENZOS SAR LLC	S01	175000	74000	249000	203.68
614	3119	21	906 E LANDIS AVE	4A	MARGHELLA, J F & JW REVOC LIV TRUST	S01	44100	57300	101400	82.95
614	4004	5	827 E LANDIS AVE	4A	MARQUEZ AMNON CORPORATION	S01	430500	929300	1359800	1112.32
614	2920	16	434 W LANDIS AVE	4A	MATIAS, FILEMON	S01	19300	94700	114000	93.25
614	2917	2	138 W LANDIS AVE	4A	MAY FUNERAL HOME INC	S01	125000	110400	235400	192.56
614	3601	1	7 W LANDIS AVE	4A	MELBOURNE ASSOC % RITE AID CORP	S01	803600	3513700	4317300	3531.55
614	3602	4	37 W LANDIS AVE	4A	MEMBERS 1ST OF NJ FED CREDIT UNION	S01	402600	590700	993300	812.52
614	2919	19	300 W LANDIS AVE	4A	MKW-6 LLC	S01	289100	434300	723400	591.74
614	3602	3	29 W LANDIS AVE	4A	MODHESHWARI, LLC % QUALITY INN	S01	295400	1004600	1300000	1063.40
614	3019	9	516 E LANDIS AVE	4A	MUNIZ, EFRAIN & BLANCA	S01	70000	70000	140000	114.52
614	3019	10	514 E LANDIS AVE	4A	MUNIZ, EFRAIN & BLANCA	S01	47500	77500	125000	102.25
614	3803	1	301 W LANDIS AVE	4A	N S & G S LLC	S01	34500	77900	112400	91.94
614	3019	6	552 E LANDIS AVE	4A	NEWFIELD NATIONAL BANK	S01	240000	735000	975000	797.55
614	4003	8	727 E LANDIS AVE	4A	NORTH CYPRESS RENTALS LLC	S01	145000	294400	439400	359.43
614	3020	3	614 E LANDIS AVE	4A	NORTH CYPRESS RENTALS, LLC	S01	74400	220600	295000	241.31
614	4002	3	609 E LANDIS AVE	4A	PALADINO, COSMO M & ANGELA A	S01	65000	105000	170000	139.06
614	4001	17	545 E LANDIS AVE	4A	PARASKEVAS, LAZAROS	S01	107500	201500	309000	252.76
614	3019	11	510 E LANDIS AVE	4A	PDC ENTERPRISES LLC	S01	92500	339200	431700	353.13
614	3802	7	225 W LANDIS AVE	4A	PLADECK, C A EST & KELLY A	S01	70000	41400	111400	91.13

614	4002	15	643 E LANDIS AVE	4A	QUILES, LOUIS A	S01	117500	72500	190000	155.42
614	2919	16	318 W LANDIS AVE	4A	R MIDDLETON PROPERTIES LLC	S01	36800	89400	126200	103.23
614	2919	17	316 W LANDIS AVE	4A	R MIDDLETON PROPERTIES LLC	S01	63000	66500	129500	105.93
614	3802	2	209 W LANDIS AVE	4A	RAMOS, ARMANDO & JANET RAMIREZ	S01	87500	62100	149600	122.37
614	2920	17	432 W LANDIS AVE	4A	RIVERA, DIEGO	S01	19300	127400	146700	120.00
614	3021	16	710 E LANDIS AVE	4A	ROCHELLE GARDENS, INC	S01	182500	152500	335000	274.03
614	4001	10	519 E LANDIS AVE	4A	RODRIGUEZ, DAVID & DAISY SOSA	S01	75000	94200	169200	138.41
614	3801	6	137 W LANDIS AVE	4A	RODRIGUEZ, MELQUIADES & EVA	S01	147000	118000	265000	216.77
614	4001	6	513 E LANDIS AVE	1	ROSARIO, BEATRIZ I	S01	22500		22500	18.41
614	3021	13	720 E LANDIS AVE	4A	RUIZ MESA, MARIO J	S01	47500	150000	197500	161.56
614	3021	10	742 E LANDIS AVE	4A	SCARPA, ROBERT V	S01	112500	190800	303300	248.10
614	2802	14	52 W LANDIS AVE	4A	SHAYONA REAL ESTATE CORP	S01	323800	219700	543500	444.58
614	3020	16	608 E LANDIS AVE	4A	SHELTON, STEPHEN E & SHARON A	S01	35000	85000	120000	98.16
614	3602	7	45 W LANDIS AVE	4A	SHERR-FORD PROPERTIES LLC	S01	75600	110300	185900	152.07
614	3802	10	235 W LANDIS AVE	4A	SHMUEL, AVNER	S01	131300	108700	240000	196.32
614	3019	8	520 E LANDIS AVE	4A	SOSA, SAUL & CIPACTLI	S01	87500	197500	285000	233.13
614	4001	11	523 E LANDIS AVE	4A	SOSA, SAUL & CIPACTLI	S01	100000	20000	120000	98.16
614	3020	5	618 E LANDIS AVE	4A	SUMMIT INVESTMENT PROPERTIES, LLC	S01	232500	217500	450000	368.10
614	2802	22	2 W LANDIS AVE	4A	TRANSFORM SALECO LLC % ESL INV INC	S01	328400	2544900	2873300	2350.36
614	2802	21	8 W LANDIS AVE	4A	TRANSFORM SALECO LLC % ESL INV INC	S01	687600	647200	1334800	1091.87
614	2802	20	10 W LANDIS AVE	4A	TRANSFORM SALECO LLC % ESL INV LLC	S01	86400	151500	237900	194.60
614	4001	3	507 E LANDIS AVE	4A	TSANG, JIMMY	S01	57500	122500	180000	147.24
614	2920	20	402 W LANDIS AVE	4A	UNITED GAS STORE LLC	S01	360000	100000	460000	376.28
614	4001	13	529 E LANDIS AVE	4A	VAZQUEZ, LUIS	S01	50000	176800	226800	185.52
614	2802	13	60 W LANDIS AVE	4A	VCC 60 WEST LANDIS AVE LLC	S01	469300	545700	1015000	830.27
614	3804	1	401 W LANDIS AVE	4A	VCC LANDIS AVENUE LLC	S01	241200	490100	731300	598.20
614	3020	20	600 E LANDIS AVE	4A	VEDDERS GROUP, INC	S01	90000	85000	175000	143.15
614	3020	12	632 E LANDIS AVE	4A	VILLECCO, GUNWATCHAREE	S01	37500	112500	150000	122.70
614	3803	5	331 W LANDIS AVE	4A	VINEDOG LLC	S01	100000	100000	200000	163.60
614	3803	6	339 W LANDIS AVE	4A	VINEDOG LLC	S01	41300	12600	53900	44.09
614	3803	4	321 W LANDIS AVE	4A	VINEDOG LLC	S01	200000	150000	350000	286.30
614	2802	12	64 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	174000	154000	328000	268.30
614	3602	13	79 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	350000	100000	450000	368.10
614	3804	3	415 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	276200	923800	1200000	981.60
614	4002	1	601 E LANDIS AVE	4A	VINELAND DOWNTOWN IMPROVEMENT DIST	S01	127500	276500	404000	330.47

614	4003	2	707 E LANDIS AVE	4A	WANG, RU MEI & ZHENG, TIAN PING	S01	117500	191600	309100	252.84
614	4003	7	721 E LANDIS AVE	4A	WANG, RU MEI & ZHENG, TIAN PING	S01	120000	98900	218900	179.06
614	3802	1	201 W LANDIS AVE	4A	WASSERSTRUM, SEYMOUR	S01	175000	666700	841700	688.51

TOTAL	TOTAL
63445100	51898.09

Taxes shown are based on 2020 Assessments with an ESTIMATED 2020 Tax Rate as 2020 Tax Rates have NOT been determined as of the date of this report.