

ORDINANCE NO. 2020-57

AN ORDINANCE AUTHORIZING PILOT AGREEMENTS
FOR PROJECT TAX EXEMPTION FOR VARIOUS
APPLICANTS.

WHEREAS, Ordinance No. 2009-15, passed on final reading by City Council on March 10, 2009, provides that Project Tax Exemption Agreements be authorized by an Ordinance of the City of Vineland; and

WHEREAS, said Ordinance No. 2009-15 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 following 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:

Cronk-Curcio Realty, LLC
3490 N. Mill Road
Block 302, Lot 7

Allied Specialty Foods, Inc.
1585 West Forest Grove Road
Block 604, Lot 3

Helen's Acres, LLC
1695 W. Garden Road
Block 1101, Lot 15.1

DMC Enterprises of Buena, LLC
510 N. East Avenue
Block 2312, Lot 6.1

Buena Vista Holding, LLC
606 Landis Avenue
Block 3020, Lot 17

VCC 1339 West Landis Avenue, LLC
1339 West Landis Avenue
Block 3503, Lot 1.2

BME Properties, LLC
1554 S. Delsea Drive
Block 5603, Lot 3

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

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:

Cronk-Curcio Realty, LLC
3490 N. Mill Road
Block 302, Lot 7

Allied Specialty Foods, Inc.
1585 West Forest Grove Road
Block 604, Lot 3

Helen's Acres, LLC
1695 W. Garden Road
Block 1101, Lot 15.1

DMC Enterprises of Buena, LLC
510 N. East Avenue
Block 2312, Lot 6.1

Buena Vista Holding, LLC
606 Landis Avenue
Block 3020, Lot 17

VCC 1339 West Landis Avenue, LLC
1339 West Landis Avenue
Block 3503, Lot 1.2

BME Properties, LLC
1554 S. Delsea Drive
Block 5603, Lot 3

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

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. 2009-15.

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:

Deputy City Clerk

Pilot 2021 - 2025

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

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

Mailing Address/Corporate Headquarters: ~~3546 N. Mill Road~~ 1875 Chris Ct. (mailing)

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 3490 N. Mill Road

Block: 302 Lot: 7 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.

New construction - tax agreement subject to within application

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 31, 2020.

II. Total cost of project: \$ 4,352,607.00.

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

Construction of 37,782 SF cold storage / freezer warehouse facility - see attached project description

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.

Ray W Cronk II
Signature

Manager
Title (If Applicable)

September 24, 2020
Date

FOR OFFICIAL USE:

APPROVED DISAPPROVED

[Signature]
Assessor

11/5/2020
Date

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

ASSESSOR'S USE ONLY

Municipality Vineland
Cronk-Curcio Realty LLC
Name of Owner
Block 302 Lot 7

County Cumberland
3490 N Mill Rd
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.

- (a) Assessed value of buildings or structures immediately prior to the Improvement, conversion alteration, or new construction. \$ 450000
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 4198900
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 3748900
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 3748900
(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. \$ 450000
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 3748900
(c) Abatement as prescribed by ordinance
i. First Year 2021 100% X = 3748900 \$ 3748900
ii. Second Year 80 % X = 3748900 \$ 2999100
iii. Third Year 60 % X = 3748900 \$ 2249300
iv. Fourth Year 40 % X = 3748900 \$ 1499600
v. Fifth Year 20 % X = 3748900 \$ 749800

(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. \$ 450000
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 1199800
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 1949600
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 2699300
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 3449100

11/5/2020
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 2021-2025

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: Allied Specialty Foods, Inc. Name of Officer (if corporate owner): Mark B. Elser

Phone Number: (479) 290-4782 Email Address: mark.elser@tyson.com

Mailing Address/Corporate Headquarters: 2200 Don Tyson Pkwy

City: Springdale State: AR ZIP: 72762-2020

Property Location (Street Address): 1585 West Forest Grove Rd.

Block: 604 Lot: 3 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: _____%

C. Project Details

- I. Date of completion of new construction, conversion, or improvement: bldg May Final 2020. Completion estimated end of October.
II. Total cost of project: \$ 800,000 bldg.
III. Brief description of the nature and type of construction, conversion, or improvement. Wastewater treatment facility

D. Other Information

- 1. Were prior five-year exemptions/abatements granted on this property? [] No [x] Yes, amount: \$ 8,677,300
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: Charles T. [unclear] Sr Tax Manager Title (If Applicable) Date: 09/24/20

FOR OFFICIAL USE:

[x] APPROVED [] DISAPPROVED

Assessor: [Signature] Date: 11/5/2020

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 Allied Specialty Foods Inc
Block 604 Lot 3

County Cumberland
1585 Forest Grove Rd
Address of owner
Vineland, NJ 08360

1. Claim for exemption is [X] Approved [] Disapproved

Determination of Exemption

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

Table with 2 columns: Description and Amount. Rows include assessed value of buildings, improvements, and taxable 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 as prescribed by ordinance for years 2021 through 2025.

Table with 2 columns: Description and Amount. Rows include taxable portion of assessed value of the property not allowed an exemption and taxable value of property for years 2021 through 2025.

11/5/2020
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.

File 2021-2025

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: Helen's Acres LLC Name of Officer (if corporate owner): Michael Meyers, President

Phone Number: (917) 209-5707 Email Address: meyers@kopkefruit.com

Mailing Address/Corporate Headquarters: 1000 Northern Blvd #200

City: Great Neck State: NY ZIP: 11021

Property Location (Street Address): 1695 W. Garden Road

Block: 1101 Lot: 15.1 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.

Phase 2 construction of 2-Phase project

If increasing the volume of an existing multiple dwelling, commercial or industrial structure, please indicate the percentage of volume increased: _____% 75,978SF expansion to 77,625SF facility (includes loading dock areas)

C. Project Details

I. Date of completion of new construction, conversion, or improvement: March 11, 2020.

II. Total cost of project: \$ 6,670,574.10.

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

Phase 2 expansion of existing freezer storage, re-pack and warehouse facility

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? No Yes, amount: \$ 8,234,200.00

2. Are there delinquent property taxes or nonpayment tax penalties due on the property? No Yes

3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

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

Michael Meyers
Signature

President
Title (If Applicable)

April 10, 2020
Date

FOR OFFICIAL USE:

APPROVED DISAPPROVED

[Signature]
Assessor 11/5/2020
Date



WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland
Name of Owner Helens Acres LLC C/O M Mey
Block 1101 Lot 15.1

County Cumberland
Address of owner 1695 W Garden Rd
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. \$ 803500
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 6937100
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 6133600
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 6133600
(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. \$ 803500
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 6133600
(c) Abatement as prescribed by ordinance
i. First Year 2021 100% X = 6133600 \$ 6133600
ii. Second Year 80 % X = 6133600 \$ 4906900
iii. Third Year 60 % X = 6133600 \$ 3680200
iv. Fourth Year 40 % X = 6133600 \$ 2453400
v. Fifth Year 20 % X = 6133600 \$ 1226700
(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. \$ 803500
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 2030200
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 3256900
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 4483700
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 5710400

11/5/2020 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 2021-2025

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: DMC ENTERPRISES of Bona LLC Name of Officer (if corporate owner): DAVID CRESCENZO

Phone Number: (856) 498 2367 Email Address: DMC@iglide.net

Mailing Address/Corporate Headquarters: 3709 Canterbury Lane

City: Vineyard State: NJ ZIP: 08361

Property Location (Street Address): 510 N. EAST AVE, ULD 08360

Block: 2312 Lot: 6.1 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: 25 yrs

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: 4/30, 2020.

II. Total cost of project: \$125,000.

III. Brief description of the nature and type of construction, conversion, or improvement.
converted residence into a wellness center, total renovation

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]

Title (If Applicable): owner/president Date: 2/11/20

FOR OFFICIAL USE:	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED
Assessor: <u>[Signature]</u>	Date: <u>11/5/2020</u>

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.



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
DMC Enterprises of Buena LL
Name of Owner
Block 2312 Lot 6.1

County Cumberland
510 N East 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 (405200), assessed value including improvements (440200), assessed value of improvement (35000), amount of assessed value of improvement (35000), and taxable portion (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.

Table with 2 columns: Description and Amount. Rows include assessed value of property (405200), total cost of improvement (35000), abatement as prescribed by ordinance (35000, 28000, 21000, 14000, 7000), taxable portion of assessed value (0), and taxable value of property for years 1-5 (405200, 412200, 419200, 426200, 433200).

11/5/2020
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 2021-2025

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: BUENA VISTA HOLDING, LLC Name of Officer (if corporate owner): JORGE MERINOS

Phone Number: (856) 285-0218 Email Address: horizonamerica@gmail.com

Mailing Address/Corporate Headquarters: 606 Landis Avenue *PO Box 623 (mailing address)*

City: Vineland State: NJ ZIP: 08360 08362

Property Location (Street Address): 606 Landis Avenue, Vineland, NJ 08360

Block: 3020 Lot: 17 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: anticipated March 1, 2020.
- II. Total cost of project: \$140,000 1st floor commercial; \$100,000 2nd floor residential
- III. Brief description of the nature and type of construction, conversion, or improvement.
See attached Exhibit "A"

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

Sole Owner/Managing Member
Title (If Applicable)

2/4/20
Date

FOR OFFICIAL USE:

APPROVED DISAPPROVED

[Signature]
Assessor

11/5/2020
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
Buena Vista Holding LLC
Name of Owner
Block 3020 Lot 17

County Cumberland
606 E Landis Ave
Address of owner
Vineland, NJ 08362

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/conversion/new construction, 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 as prescribed by ordinance (100%, 80%, 60%, 40%, 20%), taxable portion not allowed exemption, and taxable value of property for years 1-5.

11/5/2020
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 2021-2025

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: VCC 1339 West Landis Avenue, LLC Name of Officer (if corporate owner): _____

Phone Number: (856) 794-4500 Email Address: aimie.walsh@vinelandconstruction.com

Mailing Address/Corporate Headquarters: 228 W. Landis Avenue, Suite 300 (PO Box 1517)

City: Vineland State: NJ ZIP: 08362

Property Location (Street Address): 1339 West Landis Avenue

Block: 3503 Lot: 1-02 Qualifier: _____

Mailing address



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: December 17, 2019.

II. Total cost of project: \$1,008,400 - Bldg construction \$281,100 - site construction

Total = \$1,289,500

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

New construction of a 6,730 sf building to be used as an automobile tire and accessory shop.

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.)

Previously submitted.

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.

Aimie Walsh
Signature

Controller
Title (If Applicable)

1/6/20
Date

FOR OFFICIAL USE:

APPROVED DISAPPROVED

[Signature]
Assessor

1/15/2020
Date

WORKSHEET FOR EXEMPTION AND/OR ABATEMENT

Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland
VCC 1339 West Landis Ave, I
Name of Owner
Block 3503 Lot 1.2

County Cumberland
1339 W Landis Ave
Address of owner
Vineland, NJ 08362

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.

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

Calculation of Abatement

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

Table with 2 columns: Description and Amount. Rows include assessed value, total cost, abatement percentages for years 2021-2025, and taxable value of property.

11/5/2020
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 2021-2025

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: BME Properties LLC Name of Officer (if corporate owner): Robert + Ruth Morgan

Phone Number: (856) 364-1713 Email Address: bob@BMEeventgroup.com

Mailing Address/Corporate Headquarters: 5540 Hunter Ct.

City: Millville State: NJ ZIP: 08332

We live and pay taxes to Vineland but have a millville mailing address

Property Location (Street Address): 1554 S. Delsea Drive, Vineland, NJ 08360

Block: 5603 Lot: 3 Qualifier:

(The old Neptune Restaurant)

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; [X] 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.

RECEIVED NOV 25 2019 ASSESSORS OFFICE

RECEIVED NOV 05 2020 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: _____% (no increase in size)

C. Project Details

I. Date of completion of new construction, conversion, or improvement: November 30, 2019.

II. Total cost of project: \$ 715,000.

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

Refurbished existing building

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? [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: Ruth Morgan Title (If Applicable): Owner Date: 11/25/19

FOR OFFICIAL USE: [X] APPROVED [] DISAPPROVED Assessor: [Signature] Date: 11/5/2020

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

BME Properties LLC

1554 S Delsea Dr

Name of Owner

Address of owner

Block 5603 Lot 3

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 (years 1-5), taxable portion of assessed value not allowed an exemption, and taxable value of property.

11/5/2020
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 2021-2025

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: MJJ PROPERTY HOLDINGS LLC Name of Officer (if corporate owner): Joseph C. Mufalli

Phone Number: (856) 691-0600 Email Address: joemufalli@hotmail.com

Mailing Address/Corporate Headquarters: P.O. Box 157 7732 S. West Blvd.

City: Vineland State: NJ ZIP: 08362

Property Location (Street Address): 3278 S. West Boulevard

Block: 7004 Lot: 10.1 Qualifier: =



II. PROJECT INFORMATION

This Application is for [] tax exemption [] tax abatement [x] 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;
[x] 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: January 3, 2020

II. Total cost of project: \$ 6,612,354

III. Brief description of the nature and type of construction, conversion, or improvement. Newly constructed concrete and steel building including warehouse, office and retail space for operations of South Jersey Glass & Door

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: Joseph C. Mufalli Title (If Applicable): Pres Date: 11/5/20

FOR OFFICIAL USE: [x] APPROVED [] DISAPPROVED Assessor: [Signature] Date: 11/5/2020

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 2732 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. \$ 496000
(b) Assessed value of property including the improvements, Conversion alteration, or new construction. \$ 6623600
(c) Assessed value of improvement, conversion alteration, or new construction. [line 2(b) - line 2(a)] \$ 6127600
(d) Amount of assessed value of improvement, conversion alteration or New construction exempted by ordinance. [line 2(c) - line 2(d)] \$ 6127600
(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. \$ 496000
(b) Total cost of improvement, conversion alteration, or new construction. (See application Section III (B)) \$ 6127600
(c) Abatement as prescribed by ordinance
i. First Year 2021 100% X = 6127600 \$ 6127600
ii. Second Year 80 % X = 6127600 \$ 4902100
iii. Third Year 60 % X = 6127600 \$ 3676600
iv. Fourth Year 40 % X = 6127600 \$ 2451000
v. Fifth Year 20 % X = 6127600 \$ 1225500
(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. \$ 496000
Second Year line 4(a) + line 4(b) - line 4(c) ii. \$ 1721500
Third Year line 4(a) + line 4(b) - line 4(c) iii. \$ 2947000
Fourth Year line 4(a) + line 4(b) - line 4(c) iv. \$ 4172600
Fifth Year line 4(a) + line 4(b) - line 4(c) v. \$ 5398100

11/5/2020
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.