

ORDINANCE NO. 2021- 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:

BDGS, Inc.
2617 N. Mill Road
Block 604, Lot 1.01

Davy Realty LLC
2073 W. Garden Road
Block 1005, Lot 2

PDCT Play LLC
1385 Magnolia Road
Block 5901, Lot 25

Rovagnati US Real Estate LLC
2290 W. Oak Road
Block 1003, Lot 14.3

VCC 1381 West Landis Avenue LLC
1381 West Landis Avenue
Block 3503, Lot 1.1

Vineland Produce Auction Association Inc.
1088 N. Main Road
Block 1802, Lot 4

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

BDGS, Inc.
2617 N. Mill Road
Block 604, Lot 1.01

Davy Realty LLC
2073 W. Garden Road
Block 1005, Lot 2

PDCT Play LLC
1385 Magnolia Road
Block 5901, Lot 25

Rovagnati US Real Estate LLC
2290 W. Oak Road
Block 1003, Lot 14.3

VCC 1381 West Landis Avenue LLC
1381 West Landis Avenue
Block 3503, Lot 1.1

Vineland Produce Auction Association Inc.
1088 N. Main Road
Block 1802, Lot 4

for Project Tax Exemption under P.L. 1991, c.441 (N.J.S.A.40A:21-1 et. seq.), be and the same are hereby approved for processing pursuant to Ordinance No. 2019-11.

2. THAT the City of Vineland shall enter into a tax exemption agreement (hereafter “PILOT Agreement”) with each applicant (hereafter “Company”) whereby each Company shall make regular payments to the City in lieu of full property taxes.

3. The PILOT Agreement shall provide, inter alia, as follows:

a. Assessments on Unimproved Land: The Company in addition to the amounts described in subparagraph (d) below, shall pay an amount equal to the real estate taxes assessed against the unimproved land upon which the construction project will be located. This amount shall be based upon the taxable assessment of the property, as shown on the most recently-completed assessment roll adopted by the City prior to the execution of the PILOT Agreement, multiplied by the tax rate(s) upon which real property taxes are assessed in each year by or for each taxing jurisdiction.

b. PILOT Payments: The Company agrees that it shall make regular payments in lieu of property taxes in the amounts and at the times provided for in the Agreement. The payments due to the Municipality hereunder shall be paid by the Company to the Municipality by check made payable to “The City of Vineland.”

c. Duration of Exemption: Pursuant to N.J.S.A. 40A:21-1 et seq., for a period of five (5) years following the completion of the Project, and so long as the PILOT Agreement remains in full force and effect, the full value of the new construction shall be exempt from real estate taxes. Exemption means that portion of the tax assessor’s full and true value of the construction not regarded as increasing the taxable value of the property pursuant to the New Jersey Tax Exemption and Abatement Law. Such exemption shall be noted on the City’s assessment roll prepared subsequent to the completion of the Project. The Company will be required to pay all taxes and assessments lawfully levied and/or assessed against the property until the Project shall be entitled to exempt status.

d. New Construction: With regard to the new construction valuation (land and buildings) which is created as a result of the construction of buildings and site improvements associated with the Project, the Company shall monthly pay to the City in lieu of full property tax payments an amount not less than a percentage of taxes otherwise due, according to the following schedule:

- 1) In the first full tax year after completion, no payment in lieu of taxes otherwise due;
- 2) In the second full tax year after completion, an amount not less than twenty percent (20%) of the taxes otherwise due;
- 3) In the third full tax year after completion, an amount not less than forty percent (40%) of the taxes otherwise due;
- 4) In the fourth full tax year after completion, an amount not less than sixty percent (60%) of the taxes otherwise due;
- 5) In the fifth full tax year after completion, an amount not less than eighty percent (80%) of the taxes otherwise due.

e. Allocation of Payments in Lieu of Tax: Payments in lieu of property taxes received hereunder, and in accordance with the PILOT agreement to be ratified by City Council, shall be allocated to the General Fund of the City of Vineland.

f. Breach or Termination of Agreement: In accordance with N.J.S.A. 40A:21-12, if during any tax year prior to the termination of the PILOT agreement, the Company and/or property owner (1) ceases to operate or disposes of the property, or (2) defaults on any loan obligation secured by the property, or (3) submits an application containing any misrepresentation of a material fact, or (4) is more than thirty (30) days delinquent in the

payment of the property taxes or the payment in lieu of taxes on the subject property, or (5) fails to file the annual certification with the Assessor on or before December 1st of each calendar year during the term of this agreement, or (6) fails to meet any other condition for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The City shall notify the property owner and tax collector forthwith and the tax collector shall within 15 days thereof notify the owner of the property of the amount of taxes due.

However, with respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption and abatement shall continue, and the agreement shall remain in effect.

g. Termination of the Agreement: At the termination of the PILOT Agreement, the Project shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a Project, at the termination of the PILOT Agreement, from qualifying for and receiving the full benefits of any other tax preferences provided by law.

h. Ratification of the Agreement: Prior to taking effect, the Agreement authorized herein must be ratified by City Council.

4. THAT the Tax Assessor of the City of Vineland shall notify the Planning Board of said approval of Applications for Project Tax Exemption submitted by applicants as stated above.

5. THAT the Mayor and City Clerk of the City of Vineland are hereby authorized to execute Agreements for said Project Tax Exemption with applicants as stated above.

BE IT FURTHER ORDAINED that this Ordinance shall take effect after final approval and publication as provided by law.

Passed first reading:

Passed final reading:

Approved by the Mayor:

President of Council

Mayor

ATTEST:

City Clerk

Pilot 2022-2026

\$9,986,300

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): Ethan Byler

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

Mailing Address/Corporate Headquarters: 317 W Elmer Road

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 2617 N Mill Road

Block: 604 Lot: 1.01 Qualifier: _____

00023026

RECEIVED
JUN 29 2021
ASSESSORS OFFICE

RECEIVED
NOV 29 2021
CITY OF VINELAND
BUSINESS ADMIN.

II. PROJECT INFORMATION

This Application is for tax exemption tax abatement both.

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

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

B. The subject property is a multiple dwelling, commercial or industrial structure upon which claimant has completed:

- Construction of a multiple dwelling under a tax agreement;
- Construction of a commercial or industrial structure under a tax agreement;
- Improvement to a multiple dwelling;
- Improvement to a commercial or industrial building or structure;
- Conversion or alteration of a building or structure to a multiple dwelling.

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

C. Project Details

I. Date of completion of new construction, conversion, or improvement: June 16, 2021.

II. Total cost of project: \$ 10,000,000.

III. Brief description of the nature and type of construction, conversion, or improvement.
158,028 s.f., single tenant, light manufacturing facility

D. Other Information

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

III. Certification

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

Ethan Byler
Signature

President
Title (If Applicable)

June 29, 2021
Date

FOR OFFICIAL USE:		<u>[Signature]</u> Assessor	<u>11/23/21</u> Date
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED		

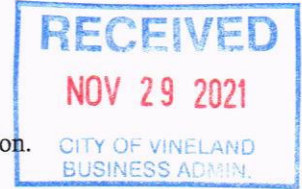
STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland
B D G S, Inc.
Name of Owner
Block 604 Lot 1.1

County Cumberland
2617 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.

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 percentages (100%, 80%, 60%, 40%, 20%), and taxable value of property for each year.

11/23/2021
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 2022-2024

Aut#
00022812
\$3,777,800

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: 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 W. Garden Road Vineland, NJ 08360

Block: 1005 Lot: 2 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: 100 %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: September 10, 2021.

II. Total cost of project: \$ 5,169,061.

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

Additional construction of a cold storage facility

D. Other Information

1. Were prior five-year exemptions/abatements granted on this property? No Yes, amount: \$ 4,519,400
2. Are there delinquent property taxes or nonpayment tax penalties due on the property? No Yes
3. Attach all required documentary proofs. (Assessor may require copy of ordinance, copy of executed tax agreement between applicant and municipal governing body, project descriptions, plans, drawings, cost estimates, etc.)

III. Certification

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

Signature: [Signature] Title (If Applicable): Member Date: 09/27/2021

FOR OFFICIAL USE:

APPROVED DISAPPROVED

Assessor: [Signature]

Date: 11-23-21

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

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

11-23-2021
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 2022-2026

\$76,400

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 PDCT Play LLC - owner name LLC

Applicant Name: Carol A. Deola

Name of Officer (if corporate owner): _____

Phone Number: (856) 405-0711

Email Address: caroladeola@gmail.com

Mailing Address/Corporate Headquarters: 5116 E. Chestnut Ave.

City: Vineland

State: NJ

ZIP: 08361

Property Location (Street Address): 1385 Magnolia Rd., Vineland, NJ 08361

Block: 5901

Lot: 25

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: 10 %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: Sept. 10, 2021.

II. Total cost of project: \$ 80,000.00.

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

Small addition

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.

Carol A. Deola

Signature

Owner/Director

Title (If Applicable)

9/13/21

Date

FOR OFFICIAL USE:

APPROVED DISAPPROVED

[Signature]

Assessor

11-23-21

Date

RECEIVED
SEP 13 2021
ASSESSORS OFFICE

RECEIVED
NOV 29 2021
CITY OF VINELAND
BUSINESS ADMIN.

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

PDCT Play LLC

1385 Magnolia Rd

Name of Owner

Address of owner

Block 5901 Lot 25

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, abatement as prescribed by ordinance (100% to 20% over 5 years), and taxable value of property.

11/23/21 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 2022-2026

\$6,635,900

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

Acct # 0023027

I. IDENTIFICATION

*Applicant Name: ROVAGNATI US REAL ESTATE LLC Name of Officer (if corporate owner): CLAUDIA LIMONTA

*Phone Number: (646) 374-1992 *Email Address: ADRIANO.MARRUCCI@GEN.USA.COM

*Mailing Address/Corporate Headquarters: 200 VESEY ST. FL. 24

*City: New York State: NY ZIP: 10281

Property Location (Street Address): 2290 W. OAK RD VINELAND, NJ 08360

Block: 1003 Lot: 14,3 Qualifier:

RECEIVED OCT 8 2021 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; [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

RECEIVED NOV 29 2021 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: N/A %

C. Project Details

I. Date of completion of new construction, conversion, or improvement: SEPT. 15, 2021

II. Total cost of project: \$ 8,630,130

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

CONVENTIONAL STEEL & INSULATED METAL PANEL FOOD PROCESS FACILITY WITH ASSOCIATED SITEWORK FOR MEAT PROCESSING & DISTRIBUTION

D. Other Information

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

III. Certification

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

Signature [Handwritten Signature]

Title (If Applicable) President

Date 10/24/21

FOR OFFICIAL USE:

[x] APPROVED [] DISAPPROVED

Assessor [Handwritten Signature] Date 11/23/21

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
Rovagnati US Real Estate LLC
Name of Owner
Block 1003 Lot 14.3

County Cumberland
2290 W Oak 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 percentages for years 2022 through 2026.

(d) Taxable portion of assessed value of the property not allowed an exemption. [line 2(e)] \$ 0

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

11/23/2021
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 2022-2024

\$835,400

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

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

Mailing Address/Corporate Headquarters: VCC 228 W. Landis Avenue Ste 300 P.O. Box 1517

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 1381 West Landis Avenue 08360

Block: 3503 Lot: 1.1 Qualifier: _____

Acct# 0023028

II. PROJECT INFORMATION

This Application is for tax exemption tax abatement both.

RECEIVED
NOV 29 2021
CITY OF VINELAND
BUSINESS ADMIN.

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: April 30, 2021

II. Total cost of project: \$1,583,000

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

New construction of a ~~4,210~~ 4,210 sf retail center.

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.

Amiee Walsh
Signature

Controller
Title (If Applicable)

4/28/21
Date

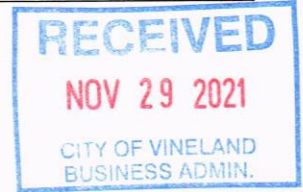
FOR OFFICIAL USE:		<u>[Signature]</u> Assessor	<u>11-23-21</u> Date
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED		

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
VCC 1381 West Landis Ave L
Name of Owner
Block 3503 Lot 1.1

County Cumberland
1381 W Landis Ave
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, abatement as prescribed by ordinance (100%, 80%, 60%, 40%, 20%), and taxable value of property for each year.

11/23/2021
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 2022-2024

\$245,900

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: Vineland Cooperative Produce Auction Association, Inc. Name of Officer (if corporate owner): Chris J. Alimenti, President

Phone Number: (856) 691-0721 Email Address: carol@vinelandproduce.com

Mailing Address/Corporate Headquarters: 1088 N. Main Road

City: Vineland State: NJ ZIP: 08360

Property Location (Street Address): 1088 N. Main Road

Block: 1802 Lot: 4 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: 2,319.17 sq. ft. 9%

C. Project Details

I. Date of completion of new construction, conversion, or improvement: On or about September, 2021.

II. Total cost of project: \$ 436,698.44.

III. Brief description of the nature and type of construction, conversion, or improvement.
Expansion of dock area for produce handling and installation of new refrigeration equipment.

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: [Handwritten Signature]

President
Title (If Applicable)

Date: 10/2/2021

FOR OFFICIAL USE:		<u>[Handwritten Signature]</u> Assessor	<u>11-23-21</u> Date
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED		

RECEIVED
OCT 4 2021
ASSESSORS OFFICE

RECEIVED
NOV 29 2021
CITY OF VINELAND
BUSINESS ADMIN.

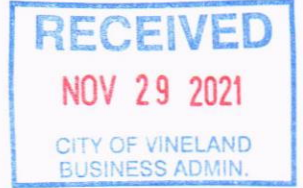
STATE OF NEW JERSEY
WORKSHEET FOR EXEMPTION AND/OR ABATEMENT
Pursuant to P.L. 1991, c441 (N.J.S.A. 40A:21-1 et. Seq.)

ASSESSOR'S USE ONLY

Municipality Vineland
Name of Owner Vineland Produce Auction Ass
Block 1802 Lot 4

County Cumberland
Address of owner 1088 N Main 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.

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 percentages (100%, 80%, 60%, 40%, 20%), and taxable value of property for each year.

11/23/2021
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.