

Non-Condemnation

**AREA IN NEED OF REDEVELOPMENT  
PRELIMINARY INVESTIGATION REPORT**

**Route 40 / Route 55 Interchange Area**

**Franklin Township,  
Gloucester County, New Jersey**

November 28, 2022

Prepared by:



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The original of this report was signed and sealed in accordance with N.J.S.A 45:14A-12



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# 1: Introduction

## Purpose of Study

This Area in Need of Redevelopment Study has been prepared pursuant to Resolution No. R-173-22, adopted by the Mayor and Township Committee of Franklin Township on October 25, 2022. This resolution directed the Planning Board to undertake this preliminary investigation to determine if certain properties can be found to be “in need of Redevelopment”. A copy of this resolution can be found in *Appendix A: Resolutions*.

These properties collectively will be referred to as the “Study Area”. Maps of the Study Area boundaries can be found in *Appendix B: Study Area Maps*.

The Study Area identified in Resolution R-173-22 consists of over one hundred properties that are collectively 380 acres in area.

The Township Committee further requested that the Planning Board study two additional properties not included in the first resolution, as a part of this investigation. Resolution R-191-22 was adopted by the Committee on November 9, 2022, which included Block 4601, Lot 17 and Block 4724, Lot 4 as a part of the delineated Study Area. A copy of this resolution can be found in *Appendix A: Resolutions*.

Between the two resolutions, the following properties are included on the list of those to be investigated:

Block	Lot		Block	Lot		Block	Lot
4301	6, 7, 8, 9, 10, 11		4344	1		4617	1
4302	1		4345	1		4618	1
4303	1		4346	1		4619	1
4304	1		4347	1		4620	1
4305	1		4348	1		4621	1
4306	1		4349	1, 2		4622	1
4307	1		4350	1		4623	1
4308	1		4351	1		4624	1
4309	1		4352	1		4625	1
4310	1		4353	1		4701	1, 2, 3
4311	1		4354	1		4702	1
4312	1		4355	1		4703	1
4313	1		4356	1		4704	1

Block	Lot		Block	Lot		Block	Lot
4314	1		4357	1		4705	1
4315	1		4358	1		4706	1
4316	1		4359	1		4707	1, 3
4317	1		4360	1		4708	1
4318	2, 3, 4, 5, 6, 7, 8, 22		4361	1		4709	1
4319	1		4362	1		4710	1
4320	1		4363	1		4711	1
4321	1		4364	1		4712	1
4322	1		4365	1		4713	1, 2, 3, 4, 5, 6
4323	1		4366	1		4714	1
4324	1		4367	1		4715	1
4325	1		4368	1		4716	1
4326	1		4369	1		4717	1
4327	1		4370	1		4718	1
4328	1		4601	5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17		4719	1, 2, 3
4329	1		4602	1		4720	1
4330	1		4603	1		4721	1
4331	1		4604	1		4722	1, 2, 3
4332	1		4605	1		4723	1, 2
4333	1		4606	1		4724	1, 2, 3, 4, 5, 7, 9
4334	1		4607	1		4725	3, 5, 6
4335	1		4608	1		4726	1, 2, 3, 4, 5, 6, 7, 8
4336	1		4609	1		4727	1, 2, 3, 4, 5, 6, 7
4337	1		4610	1		4728	1
4338	1		4611	1		4729	1
4339	1		4612	1		4730	1
4340	1		4613	1		4731	1
4341	1		4614	1		4805	1

Block	Lot		Block	Lot		Block	Lot
4342	1		4615	1		4814	11, 13
4343	1		4616	1			

Following which, the Township has contracted with CME Associates to review and prepare the preliminary investigation report in accordance with the procedures set forth in the Local Redevelopment and Housing Law (LRHL).

This analysis will investigate the aforementioned tax lots and determine if any of the properties within the Study Area meet the statutory criteria necessary to be declared as an “Area in Need of Redevelopment,” pursuant to N.J.S.A. 40A: 12A-5 of the LRHL, the authorizing resolutions both specify the study should be conducted as a preliminary investigation analysis for a **Non-Condemnation** Area in Need of Redevelopment determination. The use of eminent domain by the Township to acquire any or all of the properties within the Study Area shall **not** be permitted, even if any are determined to be in need of Redevelopment.

A particular parcel or area qualifies for redevelopment if it meets any one of the eight statutory criteria (criteria a through h) that are listed in Section 5 of the LRHL. Additionally, a particular parcel can be included as part of the redevelopment area even if it does not on its own meet one of the above mentioned criteria, if it is needed to effectuate redevelopment of an overall Study Area, per Section 3 of the LRHL.

These criteria, and the degree to which the parcels within the Study Area meet these criteria, are outlined in detail within Section 4: Application of Statutory Criteria of this report.

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## Study Methodology

In the preparation of the study, the following records have been reviewed:

- Tax Maps of Franklin Township
- Tax and Building records for the Study Area
- Aerial photos of the Study Area
- Ownership and sales information
- Township Master Plans
- Development history of Area
- Police Incident Reports for Area
- Zoning Map and Ordinances of Franklin Township
- Environmental Records for the Study Area

CME conducted an on-site inspection of the Study Area on November 1, 2022, and again on November 9, 2022. These on-site inspections assessed the status of existing use of the properties, improvements, surrounding context, and configuration of the sites including evidence of occupancy or lack thereof, and physical conditions of the Study Area in support of the Area in Need of Redevelopment determination.

## Redevelopment Process

The role of the Township Committee and the Planning Board includes a multi-step process set forth in the LRHL that must be observed by the municipal Governing Body (Township Committee) and Planning Board in order to enable the Township to lawfully exercise the powers which accrue as a result of the employment of redevelopment planning. This process is outlined below.

- The Governing Body (Township Committee) must authorize the Planning Board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria in section 5 of P.L.1992, c.79 (C.40A:12A-5). This was accomplished through Resolution No. R-173-22, adopted by the Township Committee on October 25, 2022, and further by Resolution R-191-22, adopted by the Committee on November 9, 2022. Additionally, the Governing Body must decide whether condemnation will be authorized in the redevelopment area. This report confirms this is to be a **Non-Condemnation** Redevelopment Area.
- The Planning Board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in, or would be affected by, the contemplated action. The Board may recommend that the Study Area in its entirety, or any portions thereof, are, or are not in need of redevelopment. The results and recommendations of the hearing are then referred to the Township Committee in the form of a Planning Board resolution for formal action.
- Upon receipt of the recommendation from the Planning Board, the Township Committee may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.

- If any portion of the Study Area is determined to be in need of redevelopment and is designated by resolution as such, the Township Clerk shall then send a copy of the resolution to the Commissioner of the Department of Community Affairs (NJCA).
- Upon designation, the Planning Board or Township Committee is then required to prepare a Redevelopment Plan, which establishes the goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives within the designated redevelopment area.
- The Township Committee may act to adopt the Redevelopment Plan by ordinance. The adopted plan will become an amendment to the municipality's zoning district map and zoning ordinance. The amendment may be treated as an overlay that keeps existing zoning intact while offering a different development alternative or it may supersede the existing zoning entirely.
- The Redevelopment Plan, as an ordinance governing land use, must be sent to the Planning Board for their review. The Planning Board must make recommendations to the Council identifying any inconsistencies with the municipal master plan, and providing any other commentary or recommendations on the Plan.
- The Township Committee may still adopt the redevelopment plan even if the Planning Board determines it not to be consistent with the municipal master plan, so long as the Committee provides their reasoning for doing so on the record, and in their opinion the redevelopment plan will advance the general welfare of the community.
- Only after completion of this public process, is a municipality able to exercise the powers granted under the redevelopment statute.

### Authority

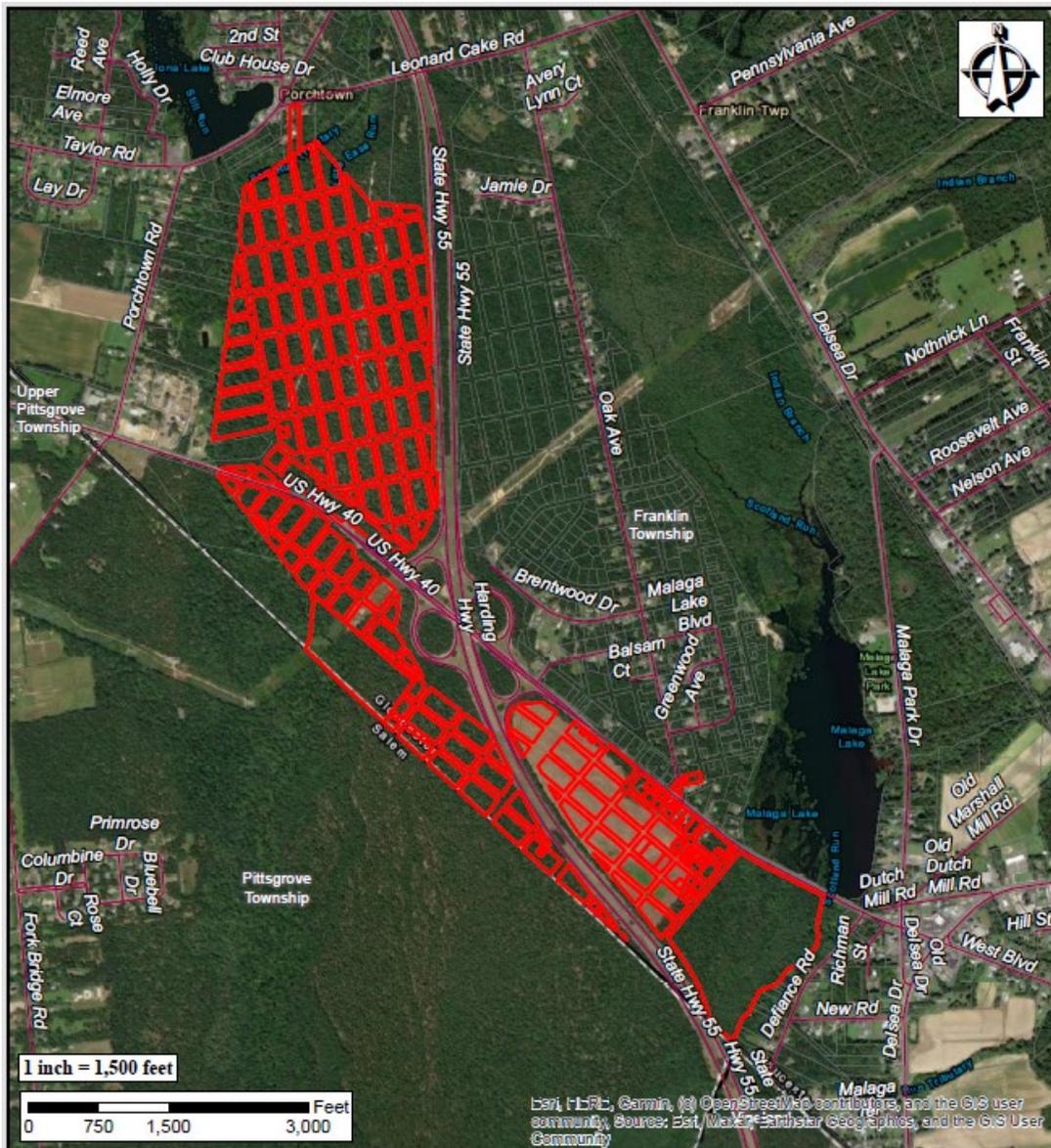
The authority for the Township to pursue a redevelopment designation on the property is found within N.J.S.A. 40A: 12A-4(a) of the LRHL, which delegates the authority to determine redevelopment and rehabilitation areas, and to prepare and implement redevelopment plans for said areas, to the local governing body. The specific authority for the Planning Board to investigate the Study Area is noted within N.J.S.A. 40A: 12A-4(b)(3).

## 2: Study Area Description

### Study Area Description

The Study Area consists of 188 properties located around the highway interchange of Route 40 (Harding Highway) and Route 55, and along the border with Pittsgrove Township. These properties are located along three of the four corners of the interchange, and altogether are approximately 380 acres in area. The majority of the properties are currently vacant, wooded lands, or agricultural fields. Several properties are developed with single family homes, but those make up just a few acres of the overall Study Area.

Most of the properties within the Study Area are not directly accessible from an improved public Right of Way, but are located on paper streets. The parcels in the Study Area are shown in the map below:



For the purposes of this report, the properties within the Study Area will be broken down into three sections for discussion and analysis:

1. The lands to the west of Route 55, and north of Route 40
2. The lands to the west of Route 55, and south of Route 40
3. The lands to the east of Route 55

Section 1 is made up of dozens of blocks and parcels in between Route 40 and Route 55. The Area has frontage along the west side of Route 55 and the north side of Harding Highway, as well as a single parcel that has a small amount of frontage on Leonard Cake Road near the intersection with Porchtown Road. The majority of the individual parcels however do not have any frontage on any of these improved public Rights of Way. The area is crisscrossed by paper streets. With the exception of Block 4301, Lot 11, which is the parcel with frontage on Leonard Cake Road in the northern tip of the Study Area, all of these parcels are vacant wooded lands that show no signs of any improvements or structures. Block 4301, Lot 11, is currently developed with two single-family homes and several accessory residential structures, including a pool.

This section of the Study Area includes Still Run and Little Ease Run, both of which are tributaries of the Maurice River. Still Run is generally located in the western end of the area, while Little Ease Run is parallel to Route 55 running north/south and essentially bisecting this section of the Study Area.

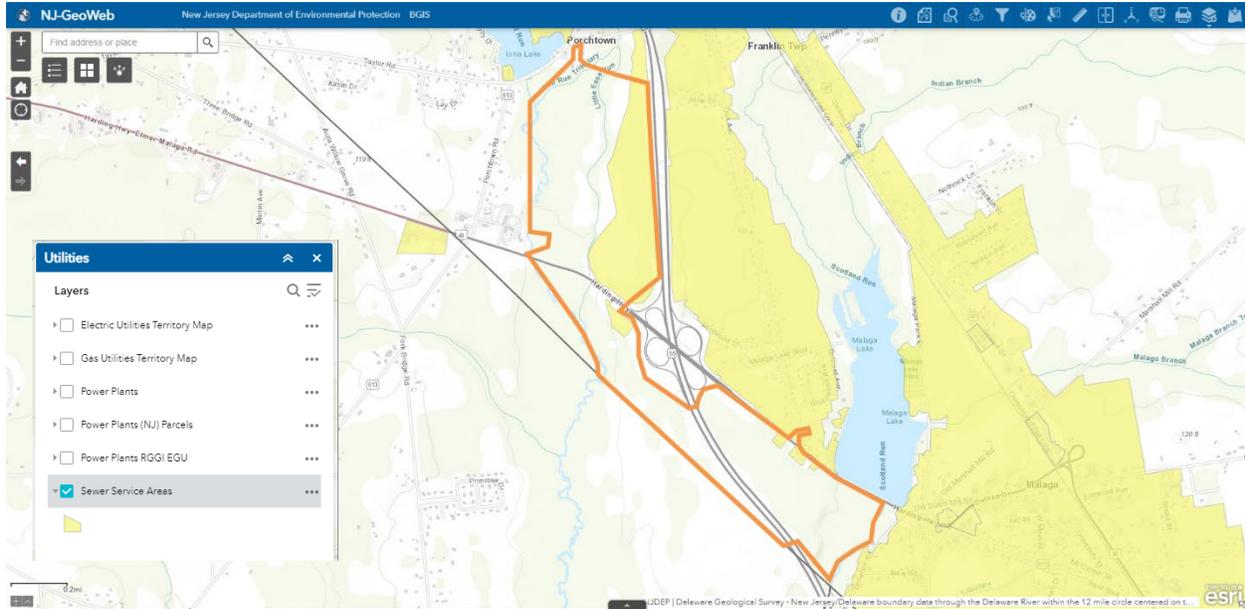
Section 2 also consists of dozens of blocks and parcels all located south of Route 40 and west of Route 55. The properties in this Section have frontage on Harding Highway and Route 55, as well as a small unnamed access road that parallels the interchange on its southern side. Like Section 1, the majority of these blocks have frontage only on unimproved “paper streets” and not on improved public ROW. None of the properties within this section are currently developed with the exception of electric transmission lines within a 350-foot wide PSE&G ROW that runs through the area.

Section 3 consists of the all of the properties within the Study Area that are located to the east of Route 55. The majority of these properties are also south of Route 40, except that there are three properties (Block 4805, Lot 1, and Block 4814, Lots 11 and 13) that are located on the north side of Harding Highway at the intersection with Oak Avenue. The majority of these properties are small blocks separated by unimproved “paper streets”. Most of this section consists of cleared land that has previously been used as an agricultural field, although there are several single-family homes, and a commercial business on smaller properties on Harding Highway that are included in the Study Area. The eastern edge of this section includes the wooded area on the south side of Harding Highway across from Malaga Lake, and west of Defiance Road, although no properties with frontage on Defiance Road are included in the Study Area.

No portions of the Study Area are located within the Pinelands Management Area.

Portions of the Study Area are located within a designated sewer service area, although there is currently no public sewer available. These areas include approximately half of Section 1 of the Study Area, and the

existing developed properties on Harding Highway primarily. The remainder of the Study Area is not located within a designated sewer service area. The map below illustrates the extent of areas approved for potential sewer service in and around the Study Area.



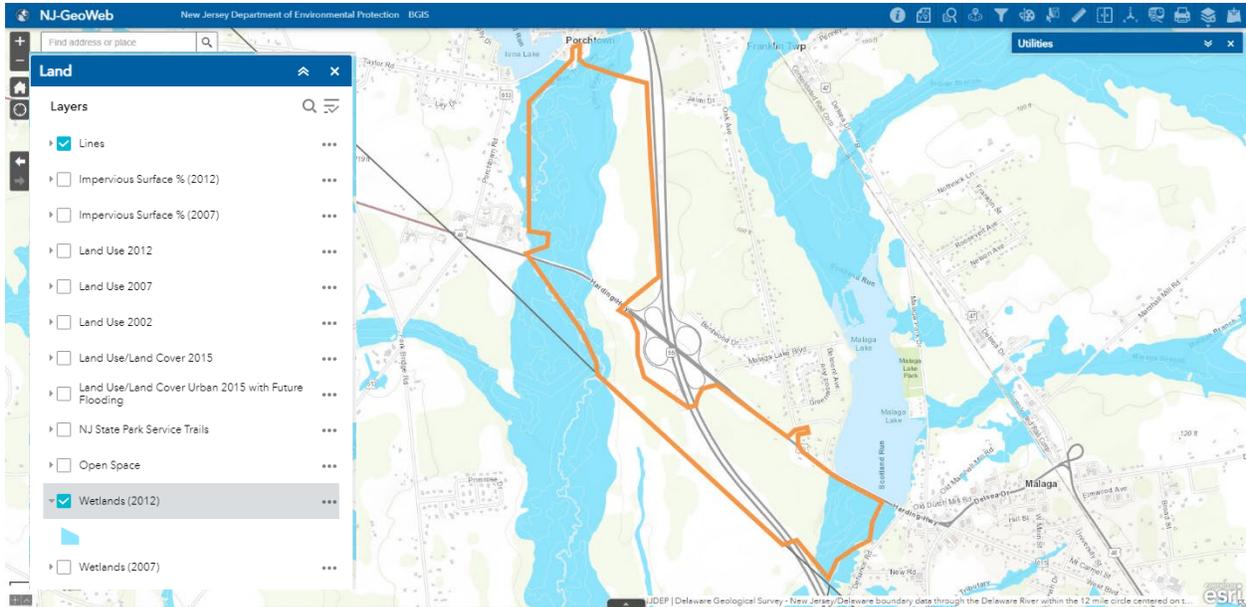
No portion of Franklin Township or any properties within the Study Area are located within a designated Urban Enterprise Zone (UEZ).

Surrounding the Study Area is a mixture of low-density residential uses, small scale commercial uses, and undeveloped woodlands. Northwest of the Area is the community surrounding Iona Lake, and southeast of the Area is the residential community surrounding Malaga Lake. Route 55, as a limited access highway, is undeveloped along its entire corridor through and around the Area. Harding Highway is developed with a mixture of residential and commercial uses on the properties outside the boundaries of the Study Area.

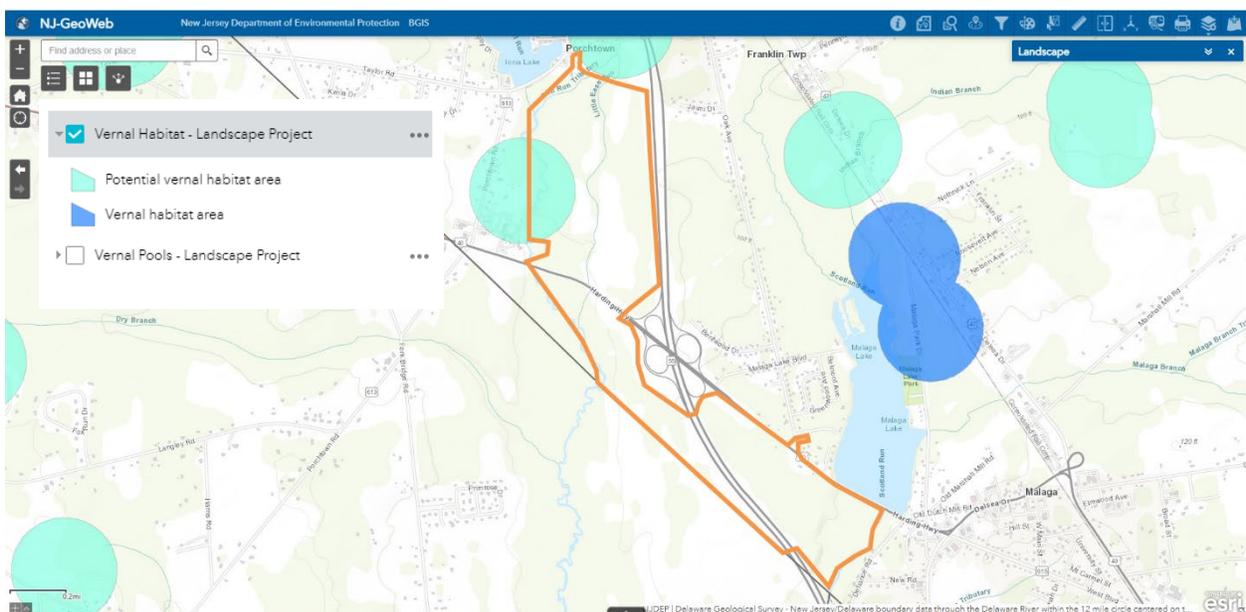
## Environmental Records and Conditions

Records from the NJDEP as provided by NJGeoWeb, their online mapping tool, indicate that there are likely wetlands and flood hazard areas within the Study Area. The lands in the western side of the Study Area in Sections 1 and 2, surrounding Little Ease Run and Still Run, are identified as wetlands and flood hazard area. Other identified likely wetlands are the lands around Scotland Run closer to Malaga Lake in the eastern end of the Study Area in Section 3.

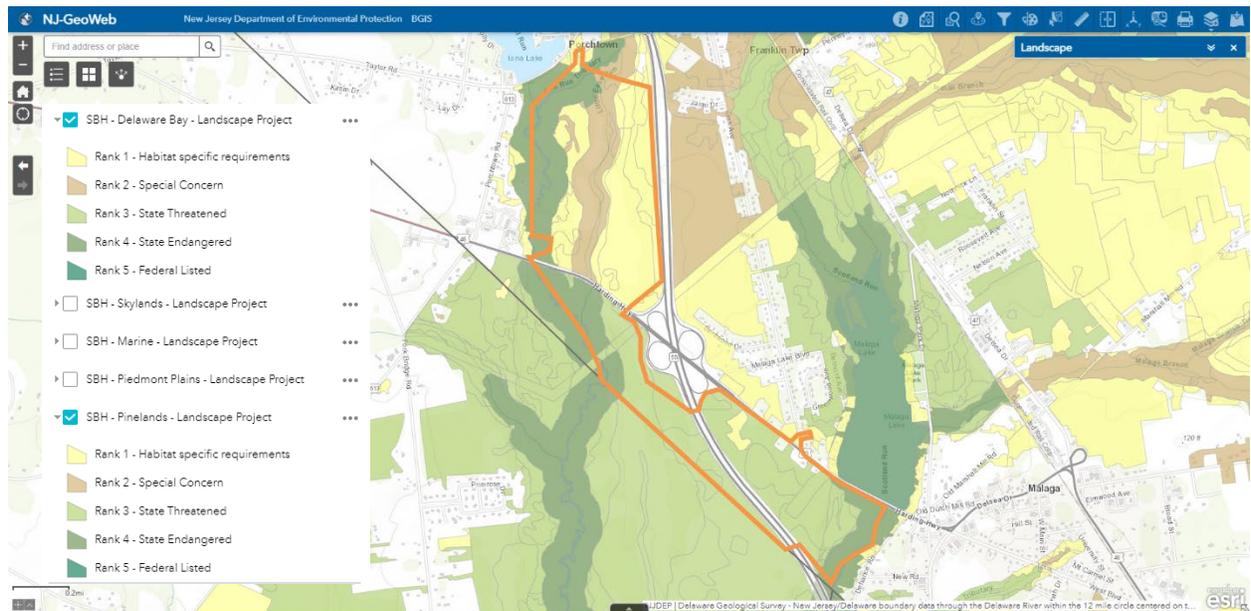
The map below depicts the extent of potential wetlands within the Study Area per NJDEP data.



NJDEP records do not indicate any known contaminated sites within the Study Area, or any properties that are identified as immediate environmental hazards.



NJDEP web data indicates that in the northwestern end of the Study Area near Porchtown, there are two potential vernal habitats, one near Iona Lake at Leonard Cake Road, and another near Still Run. A vernal pool is a small natural or man-made depression that holds water, but not fish, for at least two-months out of the year. Vernal pools provide habitat for many species of amphibians and reptiles, as well as plants. A potential vernal habitat is one that has been identified as potentially having a vernal pool, but not confirmed. The potential vernal habitats identified on the map above include an area of potential vernal pool surrounded by the likely wetlands around them.



The NJDEP Landscape Project, Species Based Habitat (SBH) mapping identifies most of the lands within the Study Area as potentially suitable habitat for threatened and endangered species. The map above illustrates the rank of the lands as suitable habitat, with a rank of 1 being the lowest, and 5 being the highest. The lands most suitable as habitat for threatened and endangered species coincide generally with the areas of wetlands around the streams that run through the Study Area.

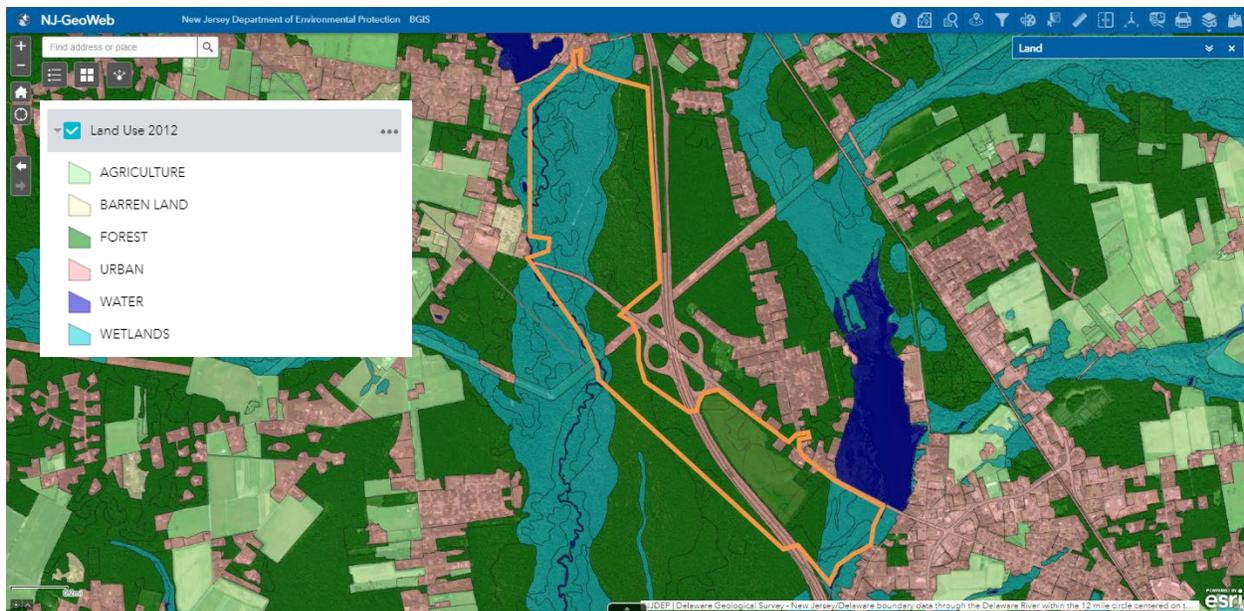
Additional mapping of environmental conditions can be found in *Appendix B: Study Area Maps*.

## Land Use and Zoning

### Land Use

According to NJ MOD-IV tax record data, the land use classification of the properties in the Study Area are a mix of vacant lands, publicly owned properties, qualified farmlands, a few residential properties, and two commercial properties.

NJDEP Land Use / Land Cover analysis uses a different classification system than the MOD-IV tax data. NJDEP uses aerial imagery to classify land as either agriculture, undeveloped lands, forest, or urban (developed) lands, as well as wetlands and water. According to NJDEP, the majority of the lands in the Study Area are considered either forest lands or wetlands, with the few developed properties being classified as urban. The map below illustrates the land use classifications of the Study Area per NJDEP.



### New Jersey State Plan

The New Jersey State Development and Redevelopment Plan provides guidance to state agencies and municipalities in directing where growth and development should occur, and where growth and development should be limited, or lands conserved. The State Plan Policy Map divides up the state into specific Planning Areas. Each Planning Area has specific intentions and policy objectives towards directing growth, development, and redevelopment to appropriate locations on a state-wide basis. These Planning Areas range on a scale of 1-5, with Planning Area 1 being the metropolitan area of existing cities, and Planning Area 5 consisting of environmentally sensitive lands.

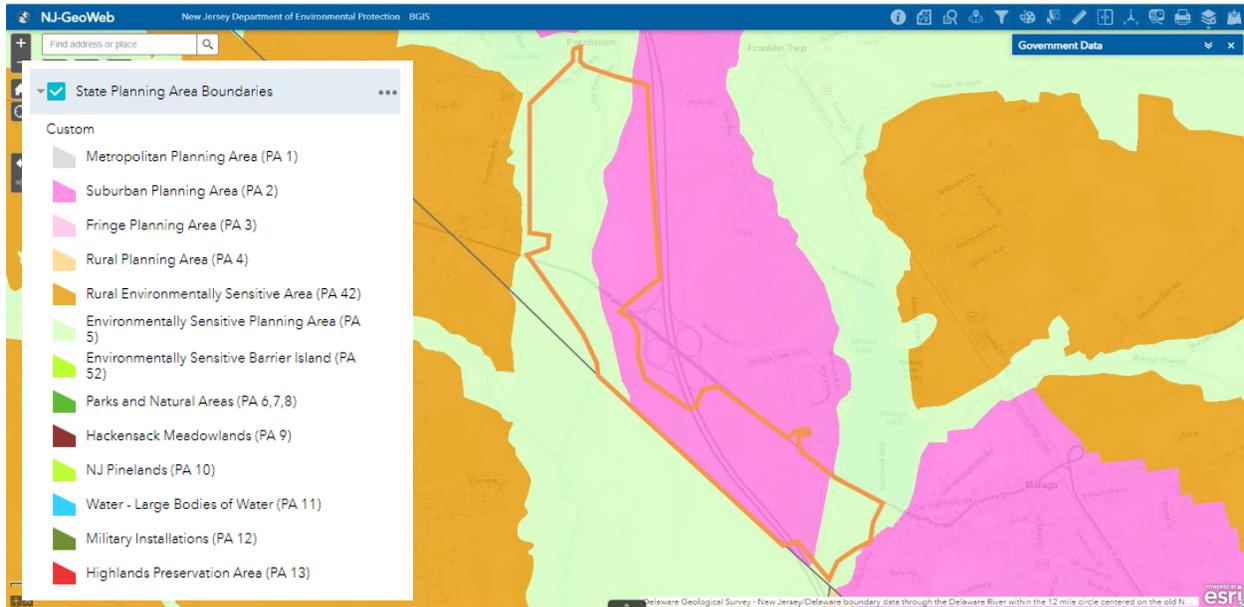
The Map places portions of the Study Area in Planning Area 2, the Suburban Planning Area, and Planning Area 5, the Environmentally Sensitive Planning Area. The Plan describes these areas as follows:

- Suburban Planning Area – PA2: Provide for much of the state’s future development; promote growth in Centers and other compact forms; protect the character of existing stable communities;

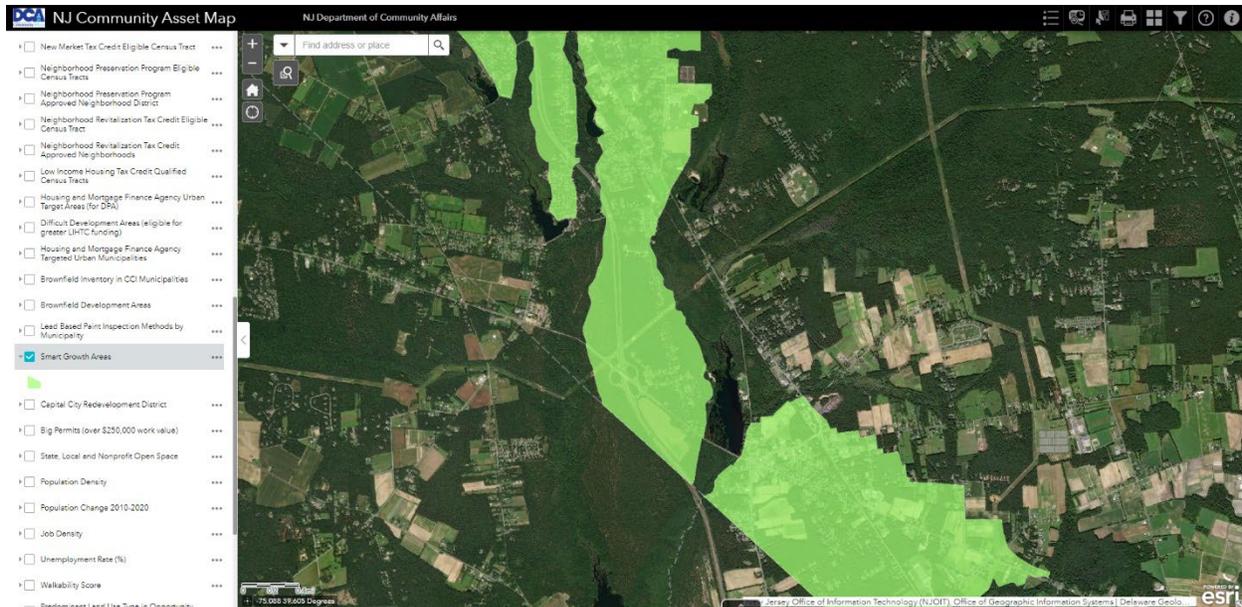
protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns.

- Environmentally Sensitive Planning Area – PA5: Protect environmental resources through the protection of large contiguous areas of land; accommodate growth in Centers; protect the character of existing stable communities; confine programmed sewers and public water services to Centers; and revitalize cities and towns.

The map below illustrates the extents of each of these Planning Areas within the Study Area boundaries.



Redevelopment is supported in Planning Areas 1 and 2 by the state, and within other planning areas if within a designated Center. These Planning Areas, and lands within a designated Center, are considered to be “Smart Growth” areas. The map below from NJDCA Community Asset Map shows the boundaries of designated “Smart Growth” areas, which correspond with the boundaries of Planning Area 2 on the State Plan Policy Map.



**Zoning**

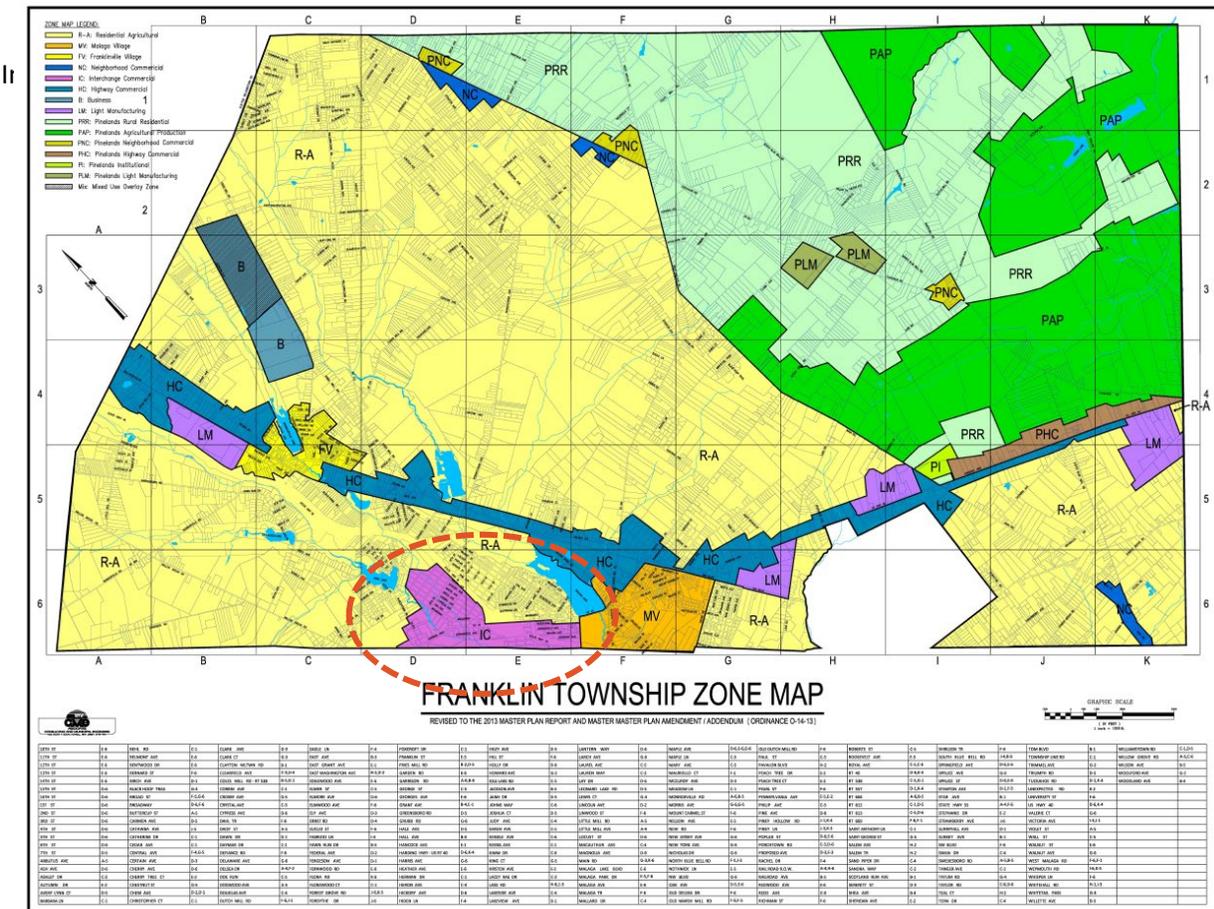
The vast majority of the properties within the Study Area fall within the IC “Interchange Commercial” zoning district, while a few blocks on the east side of Harding Highway are within the R-A Residential Agricultural District, and one property near Malaga Lake is located in the MV Malaga Village District.

The IC district has the stated purpose of recognizing the area around the interchange of Route 55 and Route 40 as a “*unique opportunity to create a commercial enclave focused on serving the traveling public passing through the Township.*” Automobile fueling stations, diners and restaurants, bars and taverns, hotels, government buildings, public utilities, mass transit stations, solar facilities, and child care centers are all permitted uses in the district on minimum lots of at least 1.5 acres, and with coverage allowances of 70%. Auto sales, business parks, commercial shopping centers, and communication facilities are all permitted as conditional uses.

The R-A district has been set up with the intent to preserve environmentally sensitive lands primarily, and also to provide for design flexibility in siting services and infrastructure in order to conserve sensitive lands. Agricultural uses, woodland preserves, and residential uses in clusters. Much of the lands of the Township outside of the highway corridors are located within the R-A district.

The MV district covers the areas around the Village of Malaga just southeast of Malaga Lake and at the intersection of Harding Highway and Delsea Drive. The district is intended to provide for a mix of uses traditionally associated with villages. The district permits offices, retail and service businesses, banks, convenience stores, tattoo studios, restaurants, bars, lodges, churches child care centers, government buildings, public utilities, bed and breakfasts, single-family residences, assisted living facilities, among other similar uses. The minimum lot area in the district is 1 acre.

The maps on the following page show the Township’s zoning map as it relates to the Study Area:



## 3: Statutory Criteria

### Redevelopment

The Local Redevelopment and Housing Law defines redevelopment as:

*“clearance, re-planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.”*

Under N.J.S.A. 40A:12A-5, a delineated area may be declared in need of redevelopment if, after investigation, notice, and hearing, the governing body of the municipality, by resolution, concludes that within the delineated area any one of the following conditions are found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

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- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
  - g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
  - h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the criteria, the redevelopment statute states: “A redevelopment area may include lands, buildings, or improvements, which themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.” This is known as “Section 3” of the redevelopment criteria.

## 4: Application of Statutory Criteria

### Overview

Based upon the site study, existing conditions, and property records, the Study Area may qualify as an Area in Need of Redevelopment under Criterion C, Criterion D, Criterion E, Criterion H, and Section 3 of the Local Redevelopment and Housing Law.

Criterion C: ***Land that is owned by the municipality***, the county, a local housing authority, redevelopment agency or redevelopment entity, or ***unimproved vacant land that has remained so for a period of ten years*** prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital

Criterion D: Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, ***faulty arrangement*** or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or ***obsolete layout***, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

Criterion E: ***A growing lack or total lack of proper utilization*** of areas caused by the condition of the title, diverse ownership of the real properties therein or ***other similar conditions which impede land assemblage or discourage the undertaking of improvements***, resulting in a stagnant and unproductive condition of ***land potentially useful and valuable for contributing to*** and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

Criterion H: The designation of the delineated area is consistent with ***smart growth planning principles*** adopted pursuant to law or regulation.

Section 3: A redevelopment area may include lands, buildings, or improvements, which themselves are not detrimental to the public health, safety, or welfare, but ***the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area*** of which they are a part.

## Evaluation of Properties – Study Area Section 1

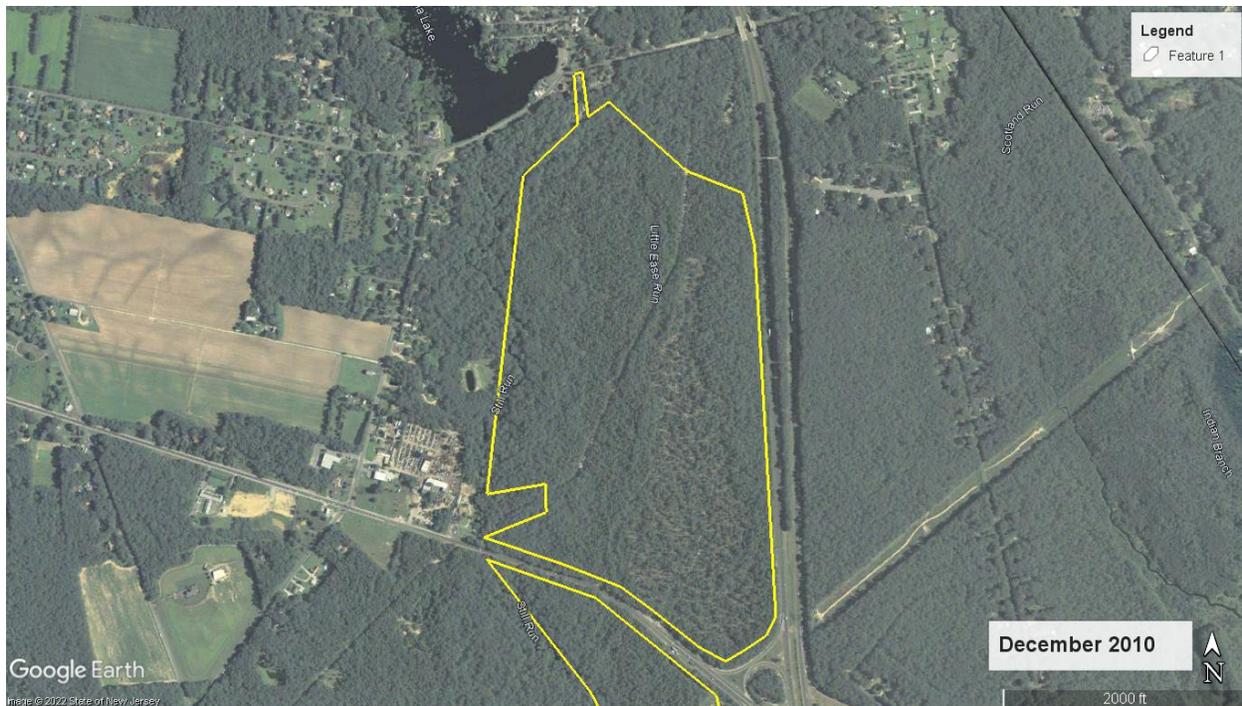
Section 1 consists of the properties west of Route 55 and to the north of Route 40 (Harding Highway). The following blocks as per the Township tax maps are included within Section 1 of the Study Area:

4301, 4302, 4303, 4304, 4305, 4306, 4307, 4308, 4309, 4310, 4311, 4312, 4313, 4314, 4315, 4316, 4317, 4318, 4319, 4320, 4321, 4322, 4323, 4324, 4325, 4326, 4327, 4328, 4329, 4330, 4331, 4332, 4333, 4334, 4335, 4336, 4337, 4338, 4339, 4340, 4341, 4342, 4343, 4344, 4345, 4346, 4347, 4348, 4349, 4350, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4358, 4359, 4360, 4361, 4362, 4363, 4364, 4365, 4366, 4367, 4368, 4369, 4370









While several of the properties in this Section have frontage on Harding Highway, the majority of the properties lack any direct access to an improved Right-of-Way as they are isolated by numerous paper streets. Outside of the immediate frontages of Harding Highway and Leonard Cake Road, the properties are largely inaccessible due to the wooded cover, and Route 55 having a 6-foot high fence surrounding the ROW limiting access to those properties with frontage on the highway. Although a portion of the area is within a designated sewer service area, there is no sewer service within the area or in the vicinity.

With all of the properties but one being unimproved vacant land, and with the current planning and zoning on this land calling for intense commercial development, these lands are underutilized by the standards of the Interchange Commercial zoning district. In particular, the properties located closer to Route 55 that are likely not encumbered by wetlands or within a flood hazard area, are otherwise suitable for development except for their general lack of access to an improved ROW. These properties are not in an environmentally sensitive area and are not contributing to the general planned development patterns of the community. These properties have remained vacant for decades in spite of their proximity to a major highway interchange, and permissive zoning that calls for intense commercial development.

It is likely that the lack of access to the developed portions of the Township, and the numerous paper streets that carve up the overall area are contributing to this lack of proper utilization, and is impeding the assemblage of properties into larger more developable parcels.

As per the tax records for each of these properties, each of the lots currently have an assessed improvement value of \$0.00, meaning that there are no taxable improvements on any of the properties. The tax assessed land values for each of the properties ranges from just \$400 to \$1,900 reflecting the limited development value of lands that lack access to an improved ROW and many of which are likely encumbered by wetlands. Block 4301, Lot 11 despite being listed as vacant and having an improvement value of \$0.00, has an assessed land value of \$13,400.00, reflecting its access to Leonard Cake Road. As a general rule of thumb, a property is considered “underutilized” if it has an improvement to land assessed

value ratio of less than 1.0, meaning that the land itself is more valuable than any improvements constructed on it. The improvement to land ratio for all of these properties is effectively 0, with no improvements on any of the land except for Lot 11 of Block 4301.

This lack of utilization is having a negative economic impact on the Township, as these are parcels of developable lands that could otherwise be contributing to the economic vitality of the community. These large and otherwise developable tracts of land could potentially be providing employment opportunities through commercial development as well as substantial tax revenues to the Township.

Property tax records for the properties can be found in *Appendix C: Tax Records*.

As noted above, portions of the Study Area fall within Planning Area 2, the Suburban Planning Area, of the State Plan Policy Map. Planning Area 2 is considered a “Smart Growth” designated area. The ‘Smart Growth’ properties generally correspond with those properties that are not encumbered by wetlands, as well as the designated sewer service area.

The following properties are entirely located within a designated Smart Growth Area:

Smart Growth Parcels							
Block	Lot		Block	Lot		Block	Lot
4301	6		4340	1		4359	1
4310	1		4341	1		4360	1
4311	1		4342	1		4361	1
4325	1		4343	1		4362	1
4326	1		4344	1		4363	1
4327	1		4345	1		4364	1
4328	1		4346	1		4365	1
4329	1		4356	1		4367	1
4330	1		4357	1		4368	1
4339	1		4358	1		4369	1
						4370	1

Additionally, Block 4301, Lot 7, and Blocks 4312, 4323, 4324, 4331, 4338, 4347, 4355, and 4366 are partially located within a designated smart growth area. All other properties in this Section of the Study Area are outside of a designated smart growth area.

Block 4301, Lot 11, the only property in this Section with any improvements, is not currently vacant, and is not within a designated smart growth area. With multiple residential structures on the property and located within the R-A Residential Agricultural district, the property also does not appear to be underutilized. The property does exhibit a faulty arrangement and obsolete layout by having multiple principal homes together rather than on separate parcels, and the layout of the buildings having expanded

onto adjacent properties or potentially on a paper street creates some confusion over ownership of the lot and buildings.

Given that this property provides access to Leonard Cake Road, its inclusion in a redevelopment area may be necessary to properly effectuate a redevelopment of the area as a whole. The area's primary frontages on Routes 40 and 55 are both limited in terms of their availability for access for development. Route 55 is effectively closed, as it is highly unlikely that a new interchange would be constructed so close to the interchange with Route 40 in order to provide access to these sites. The Route 40 (Harding Highway) frontage is also limited due to the presences of wetlands over much of the western portions of the frontage.

Photos of the Area (Study Area Section 1):



Figure 1: Leonard Cake Road frontage near Block 4301, Lot 11



Figure 2: Leonard Cake Road frontage near Block 4301, Lot 11 (image from Google Maps)



Figure 3: Rear home likely on Block 4301, Lot 11

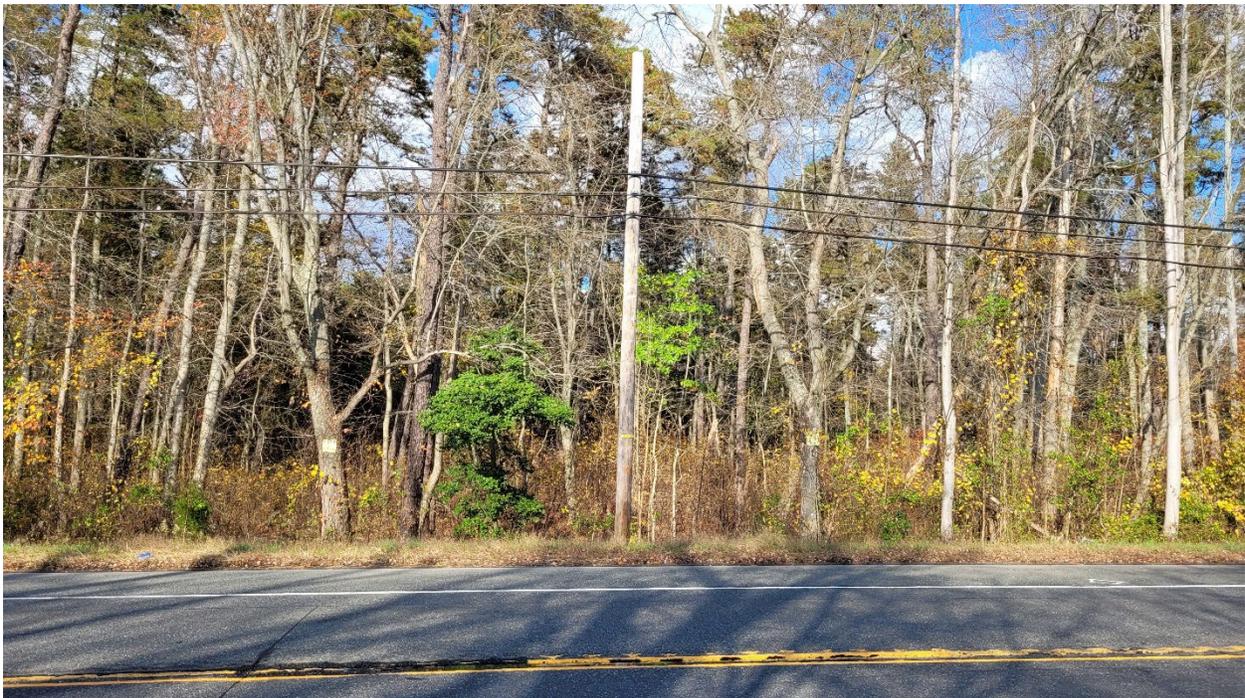


Figure 4: Frontage on Harding Highway (Block 4351)



Figure 5: Frontage on Route 55 (Block 4326)

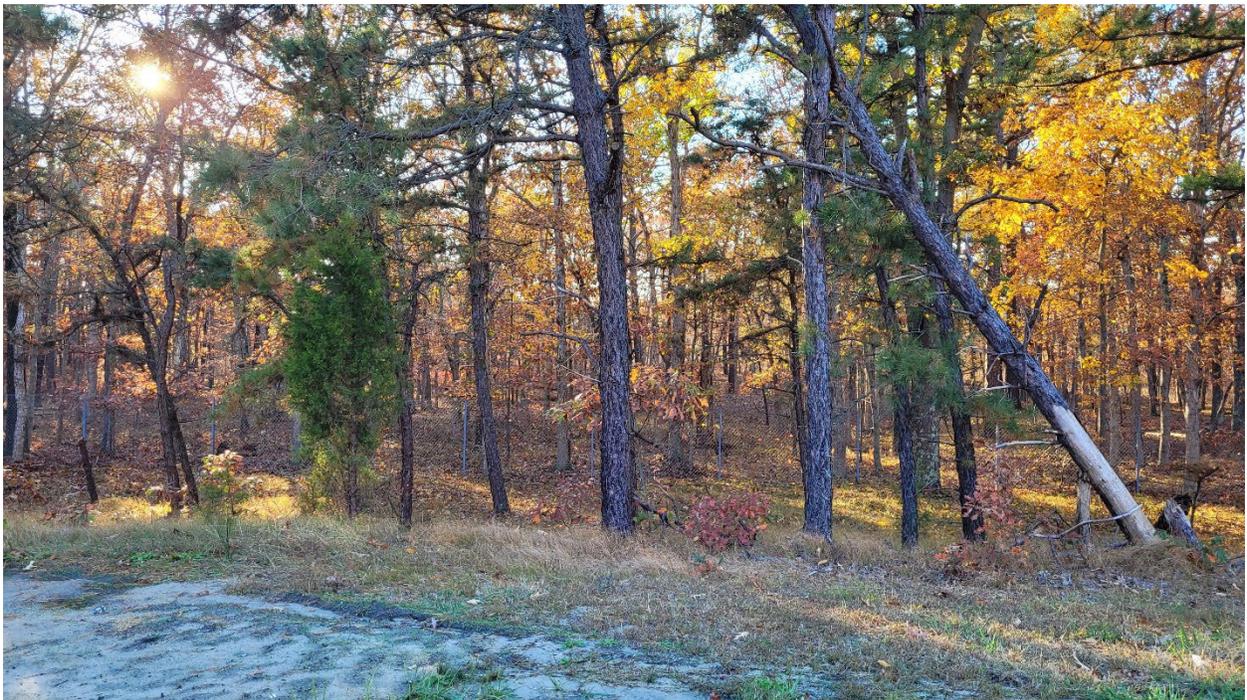


Figure 6: Frontage on Route 55 (Block 4360)



*Figure 7: Frontage on Route 55 exit ramp (Block 4370)*

### Redevelopment Criteria – Study Area Section 1:

The properties within Section 1 of the Study Area can be determined to be in need of redevelopment based on the following Criteria:

#### C – Unimproved vacant land;

As shown in the Google Map historic images, all but Block 4301, Lot 11, are unimproved vacant lands that have been in this state going back at least to 1995, which would be greater than 10 years prior to the adoption of the resolution for the investigation. The lack of means of access to developed portions of the Township and the limited access to improved Rights-of-Way lead to it being unlikely that these properties will be developed through private capital alone and are contributing to the persistent vacancy.

In addition, several of the properties within this Section are Township owned. Block 4318, Lots 6, 7, and 22; Block 4349, Lot 2 are owned by Franklin Township, and similarly qualify under Criterion C as municipally owned land that is unlikely to be developed through private capital.

#### D - Faulty Arrangement, Obsolete Layout;

The unclear configuration of the relationship between the property boundaries and the location of the improvements on Block 4301, Lot 11 can be considered a faulty arrangement. Having buildings that straddle a property line and potentially located within a ROW could require that the Township vacate this ROW in order for the buildings to be legally permissible. And the location of two single family homes as principal uses on the same property, even if they are possibly straddling property lines of multiple properties, is not permitted by the RA zoning regulations and is an obsolete layout. This arrangement of structures, one behind the other and the second dwelling set further interior into the lot creates issues for emergency vehicular access, detrimental to the general welfare of the community.

Additionally, as stated above, some of the buildings of this lot are located on to adjacent property / ROW, prohibiting linking of the Interchange Commercial zone to the Leonard Cake Road, prohibiting development of the commercially zoned area due to lack of access. Lack of options for access is one of the limiting factors for a commercial development leading to creation of stagnant and unproductive properties not contributing to the general welfare of the community.

#### E – Stagnant and Unproductive, Underutilized;

The properties that are not likely to be encumbered by wetlands, generally those closer to Route 55, are vacant lands that are otherwise suitable for commercial development, and have been zoned to permit intense commercial development for many years with no improvements. The numerous paper streets that separate all of the blocks is impeding assemblage of properties, and discourages improvements to the properties that are otherwise permitted by the Interchange Commercial zoning. This stagnant and unproductive condition of the land is not contributing to the overall development of the community. These underutilized lands could be providing opportunities for employment, services, and tax revenues to the community if properly utilized.

#### H – Smart Growth Area

Approximately half of the properties in this section fall within Planning Area 2 of the State Plan Policy Map and are designated as “Smart Growth Areas”. Several other properties are partially located within a

'Smart Growth Area'. Encouraging development on these parcels would be consistent with smart growth planning principles given the areas proximity to a highway interchange, and lack of environmental constraints. As this is a non-condemnation investigation, these properties may qualify as an area in need of redevelopment under this criterion.

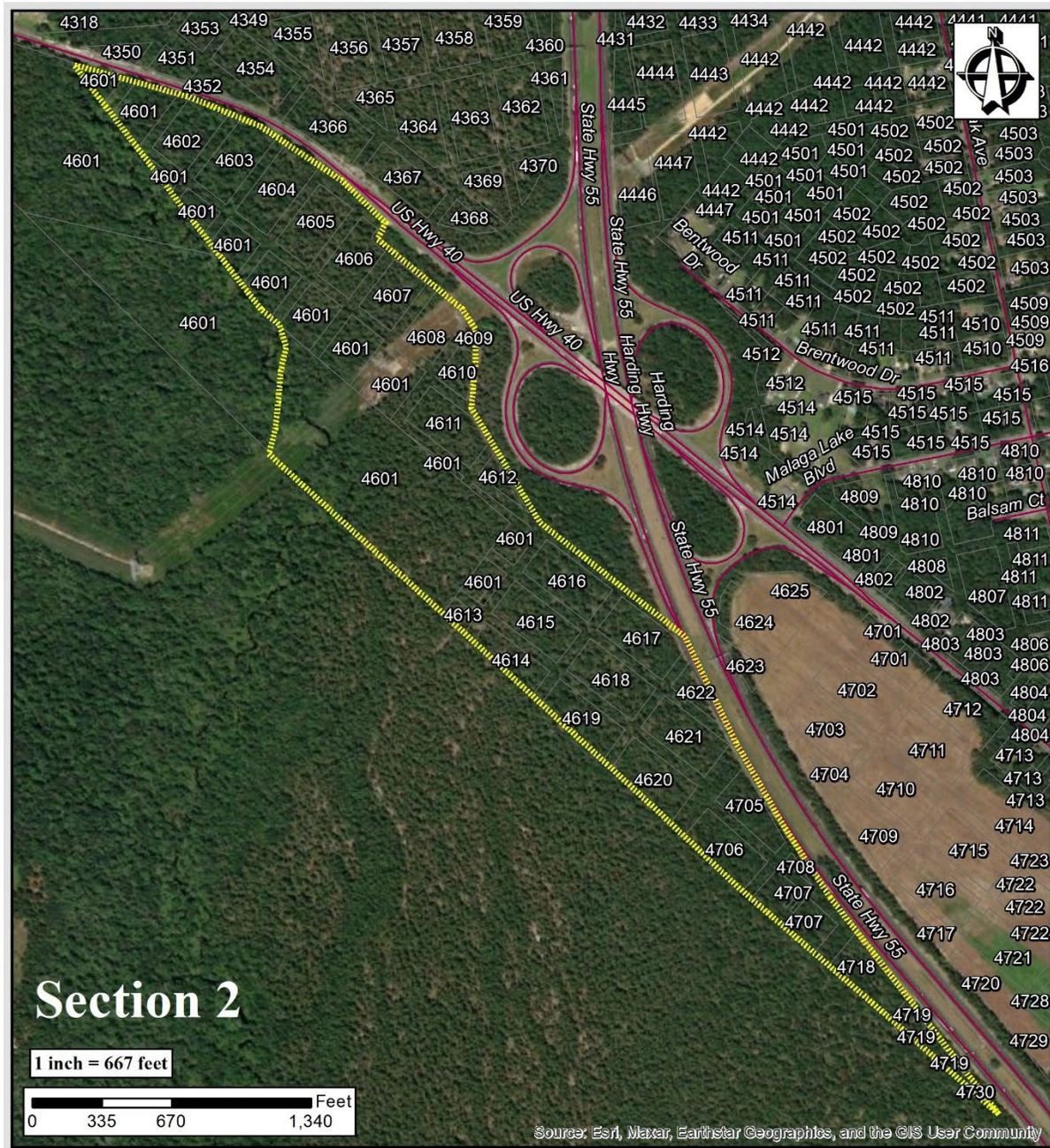
#### Section 3 – Property necessary for effective redevelopment

For Block 4301, Lot 11, the property with frontage on Leonard Cake Road, other than the faulty arrangement and layout, this property does not itself otherwise appear to meet any of the other criteria necessary for a designation. Although the exact location of the property boundaries relative to the improvements is not clear, it appears that there are several homes and accessory structures on the property, all of which are in good condition and the property appears to be well maintained. The lot has direct access to Leonard Cake Road, and such access may be necessary for an effective redevelopment of the area as a whole given the limited access to Routes 40 and 55, and as such could be included within a redevelopment designation under Section 3 if not under Criterion D as discussed above.

## Evaluation of Properties – Study Area Section 2

Section 2 consists of the properties west of Route 55 and to the south of Route 40 (Harding Highway). The following blocks as per the Township tax maps are included within Section 2 of the Study Area:

4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4705, 4706, 4707, 4708, 4718, 4719, 4730

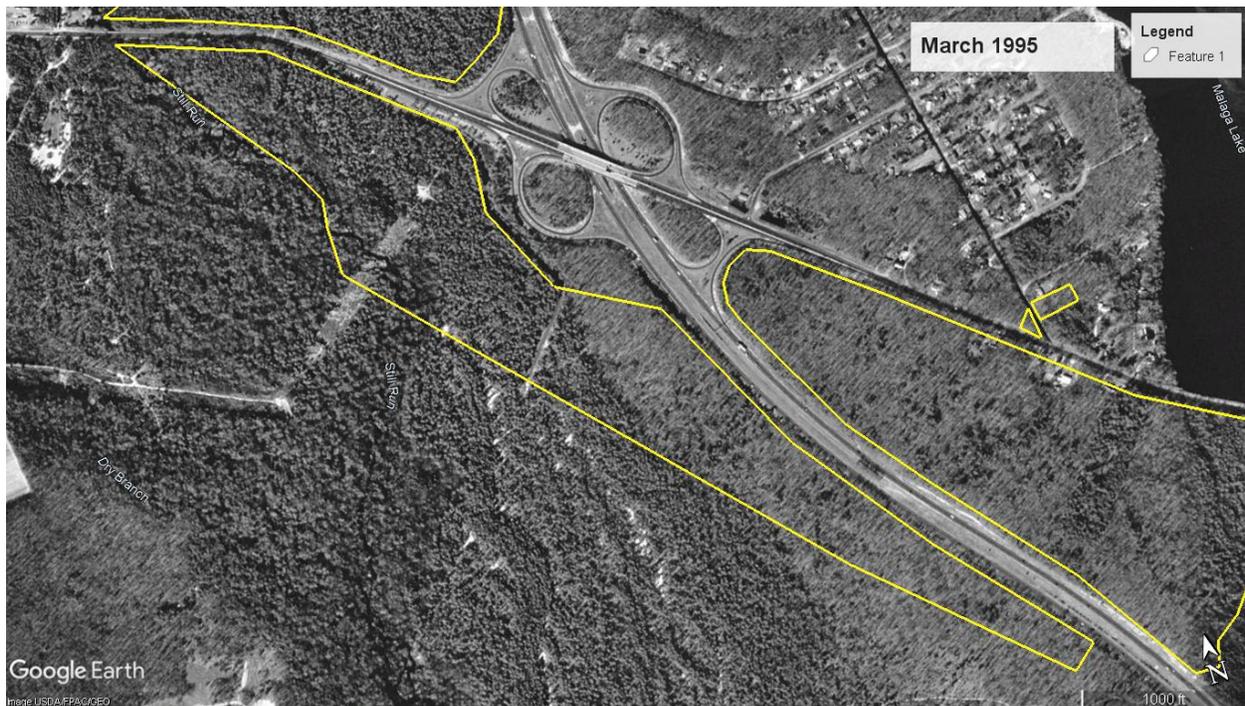


Altogether, the properties located in this Section are approximately 77 acres in area, and all are currently vacant, wooded lots. There are improvements only in the form of electric transmission lines that cut through portions of Block 4601 and Block 4608, and the grounds beneath these lines are periodically cleared, but otherwise all of the properties are unimproved.

Several blocks on the western end of the area have direct frontage on Harding Highway, while several other blocks in the middle of the area have frontage on a private access driveway that leads from Harding Highway and provides access to the PSE&G transmission lines. However, most of the blocks in this Section do not have direct frontage on an improved Right-of-Way other than Route 55, which is a limited access highway. Like Section 1, the area is interspersed by a grid of paper streets that are unimproved lands technically owned by the Township.

Historic aerial images from Google Earth show the properties being undeveloped going back at least to 1995.

The images below show the area over the last 27 years:





As evidenced by the images above, the properties have been vacant for a period of greater than 10 years. Tax records list all of the properties as being vacant, although many of them are assessed as qualified farmland. Like the vacant properties in Section 1, there is no indication that there is or has been any active agriculture on these lots, but likely that they are maintained under a woodland management program.

Like Section 1, some of the properties in Section 2 are located within a designated sewer service area. The western side of this Section is likely encumbered by wetlands, and is not within a sewer service area. There is currently no sewer service within the area or its immediate vicinity.

Records indicate that there are several owners of lands in this Section, with multiple properties each being owned by Malaga Properties, LLC, and Victor Rone. Additional properties in this Section are Township owned.

The tax records for each property in this Section list an improvement value of \$0.00. The land values in this Section range from \$100 to \$73,000, indicating a significant underutilization on some properties. The lots that have a value of less than \$1,000 likely relate to the lack of developable uplands, and the likely encumbrance by wetlands. However, the valuation of many lots in the tens of thousands of dollars indicates that there is substantial development potential. With all of the lands in this Section being with the Interchange Commercial district, they are zoned to allow for intense commercial development. Much of the lands of this Section, generally those properties closer to the interchange and the private access driveway, do not appear encumbered by wetlands or flood hazard area, and could be developed with commercial uses that would contribute to the economic vitality of the community as envisioned in the IC district zoning regulations.

The areas of this Section that appear to be encumbered by wetlands or flood hazard area as per NJDEP online mapping correspond directly to the State Plan Policy Map boundaries between Planning Area 2 and the Environmentally Sensitive Planning Area.

The following properties are entirely located within a designated Smart Growth Area:

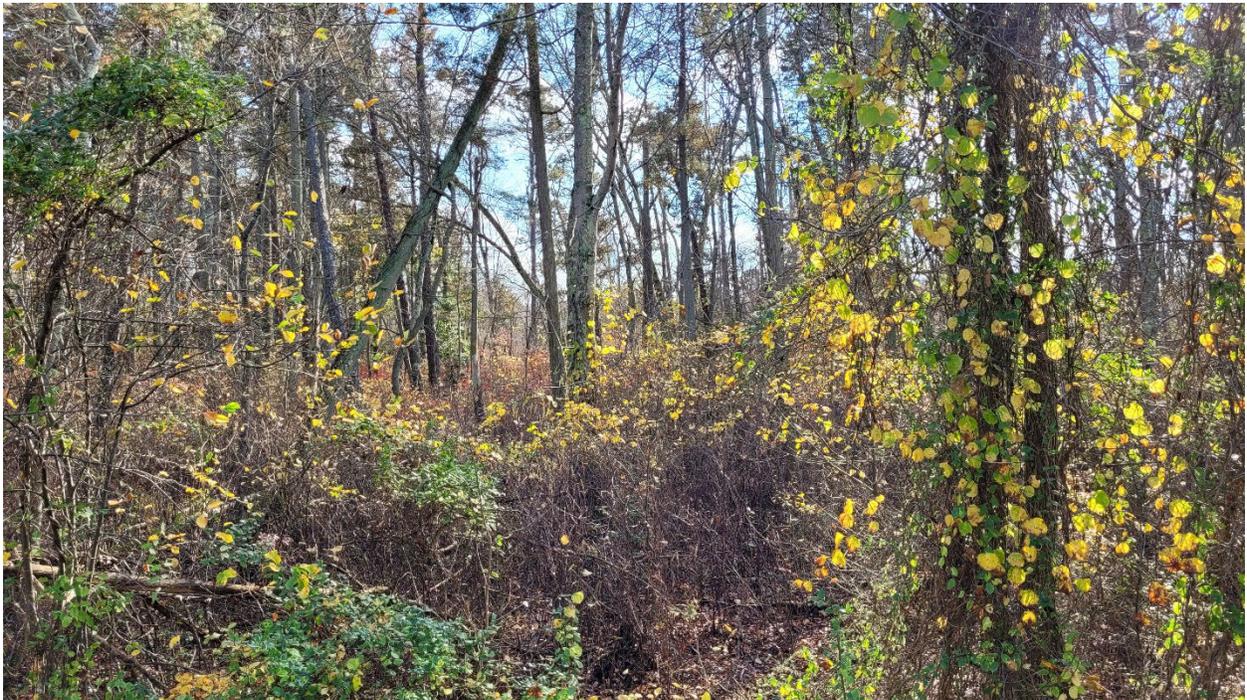
Smart Growth Properties							
Block	Lot		Block	Lot		Block	Lot
4601	14, 15, 16		4614	1		4622	1
4607	1		4615	1		4705	1
4608	1		4616	1		4706	1
4609	1		4617	1		4707	1, 3
4610	1		4618	1		4708	1
4611	1		4619	1		4718	1
4612	1		4620	1		4719	1, 2, 3
4613	1		4621	1		4730	1

In addition, Block 4601, Lots 13 and 17; Block 4605, Lot 1, and Block 4606, Lot 1 are partially within a designated Smart Growth Area. All other properties are outside of a designated smart growth area.

Photos of the Area (Study Area Section 2):



*Figure 8: Harding Highway frontage (Block 4601)*



*Figure 9: Harding Highway frontage (Block 4605)*



Figure 10: PSE&G transmission lines (Block 4601, 4608)



Figure 11: PSE&G transmission lines (Block 4601, 4608)



Figure 12: Route 55 frontage (Block 4622)

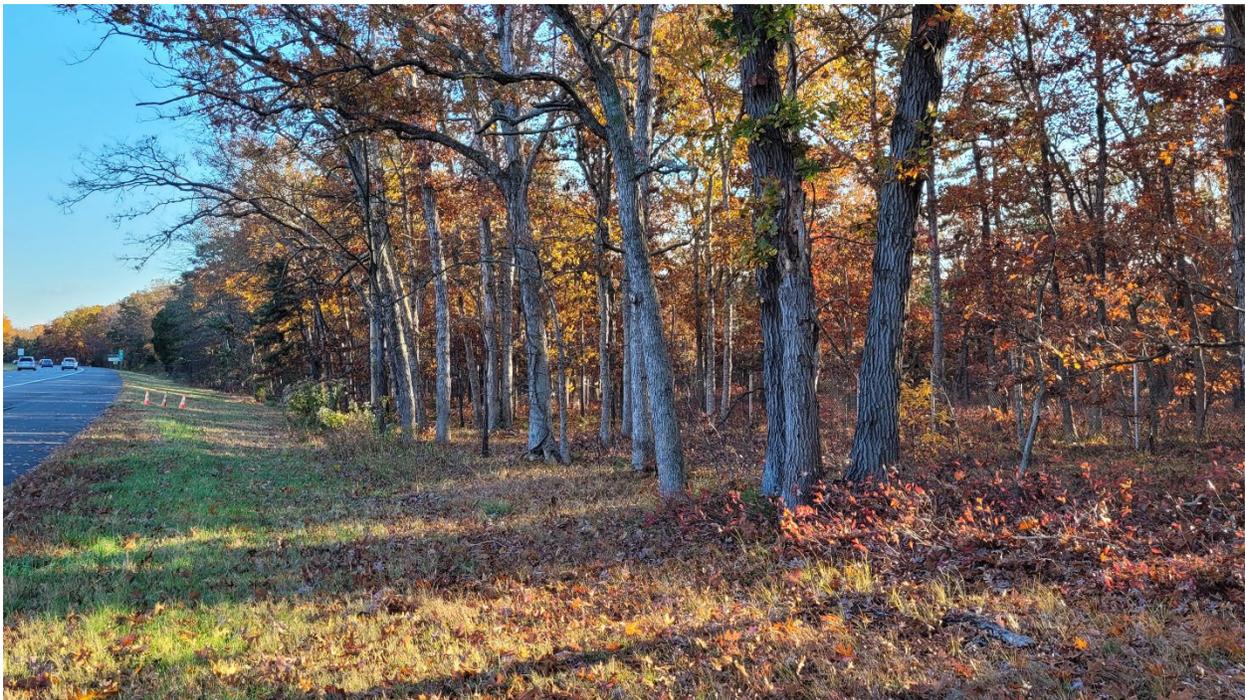


Figure 13: Route 55 frontage (Block 4718)



Figure 14: Route 55 frontage (Block 4718)



Figure 15: Route 55 frontage (Block 4719)

### Redevelopment Criteria – Study Area Section 2:

#### C – Vacant Land;

All of the properties in this Section are classified as unimproved vacant lands, and have been in this state for at least 10 years prior to the adoption of the resolution to investigate the Study Area. Most of these properties have limited access to an improved ROW other than Route 55. The remoteness of this area along with the lack of access leads to these properties being unlikely to be developed through private capital alone.

The Township also owns the following properties in this Section, which are also vacant lands that are unlikely to be developed through private capital:

Block 4706, Lot 1; Block 4707, Lots 1 and 3; Block 4708, Lot 1; Block 4718, Lot 1; Block 4719, Lots 1, 2, and 3; Block 4730, Lot 1.

#### E – Stagnant and Unproductive, Underutilized;

There is an improvement to land value ratio of 0.0 for the entirety of this portion of the Study Area. Some of these properties have little value due to likely encumbrance by wetlands and flood hazard area, but many of these properties are otherwise developable outside of their general lack of access and could be contributing to the economic vitality of the community if developed to the standards of the Interchange Commercial District. This stagnant and unproductive condition is detrimental to the overall welfare of the community. These underutilized lands that are not environmentally sensitive could be providing opportunities for employment, services, and tax revenues to the community if properly utilized. The properties that could be considered ‘underutilized’ and qualify under criterion ‘e’ correspond to those that are also located in a designated Smart Growth Area.

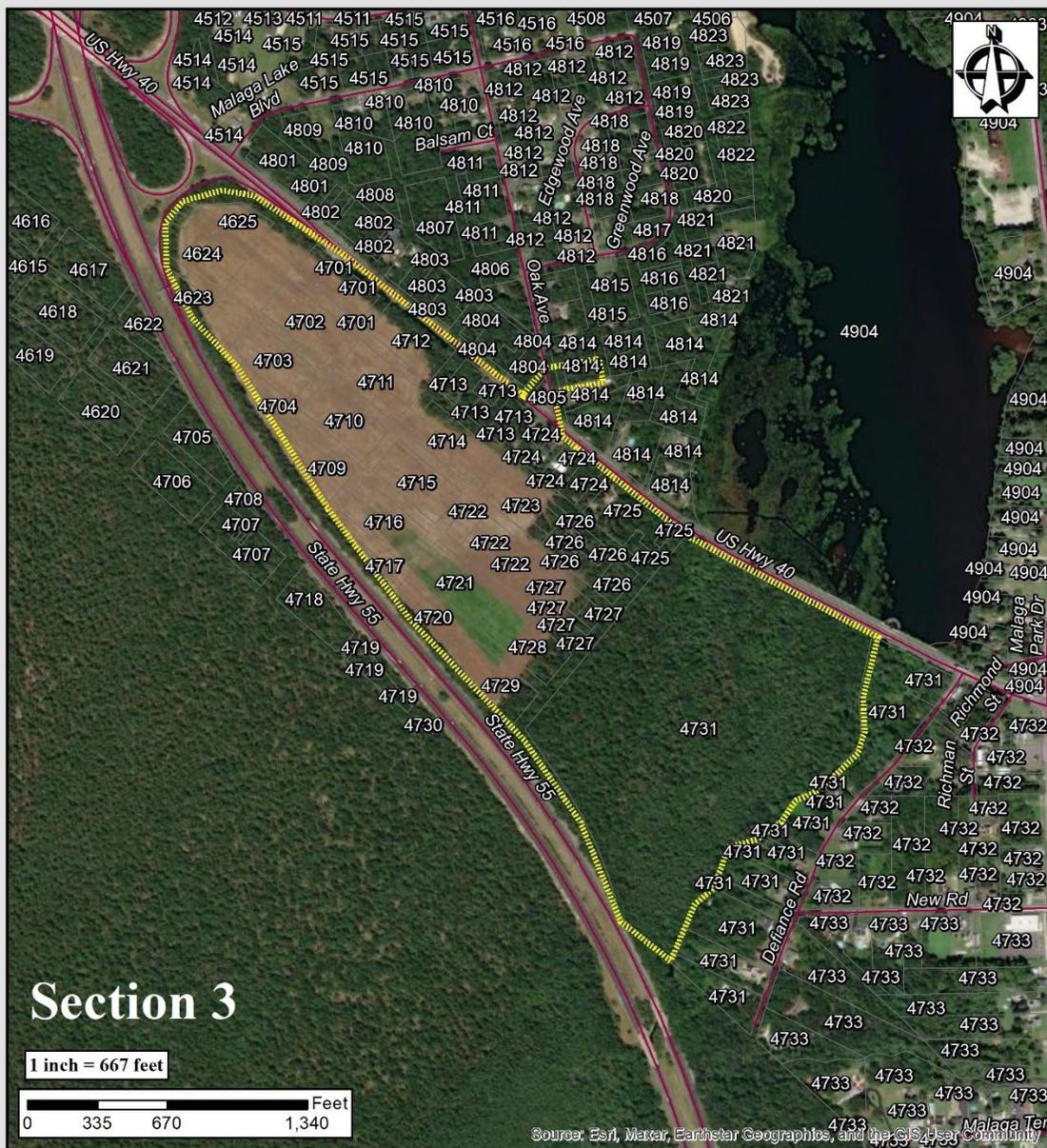
#### H – Smart Growth Area

Approximately 2/3 of the properties in this section fall within Planning Area 2 of the State Plan Policy Map and are designated as “Smart Growth Areas”. Redevelopment of these properties would be consistent with Smart Growth planning principles, as they are proximate to transportation infrastructure in the Routes 40/55 highway interchange, in close proximity to lands within a designated sewer service area, and the lack of environmental constraints make them suitable for development. As this is a non-condemnation investigation, these properties may qualify as an area in need of redevelopment under this criterion.

### Evaluation of Properties – Study Area Section 3

Section 3 consists of the properties east of Route 55 in the Study Area. The following blocks as per the Township tax maps are included within Section 2 of the Study Area:

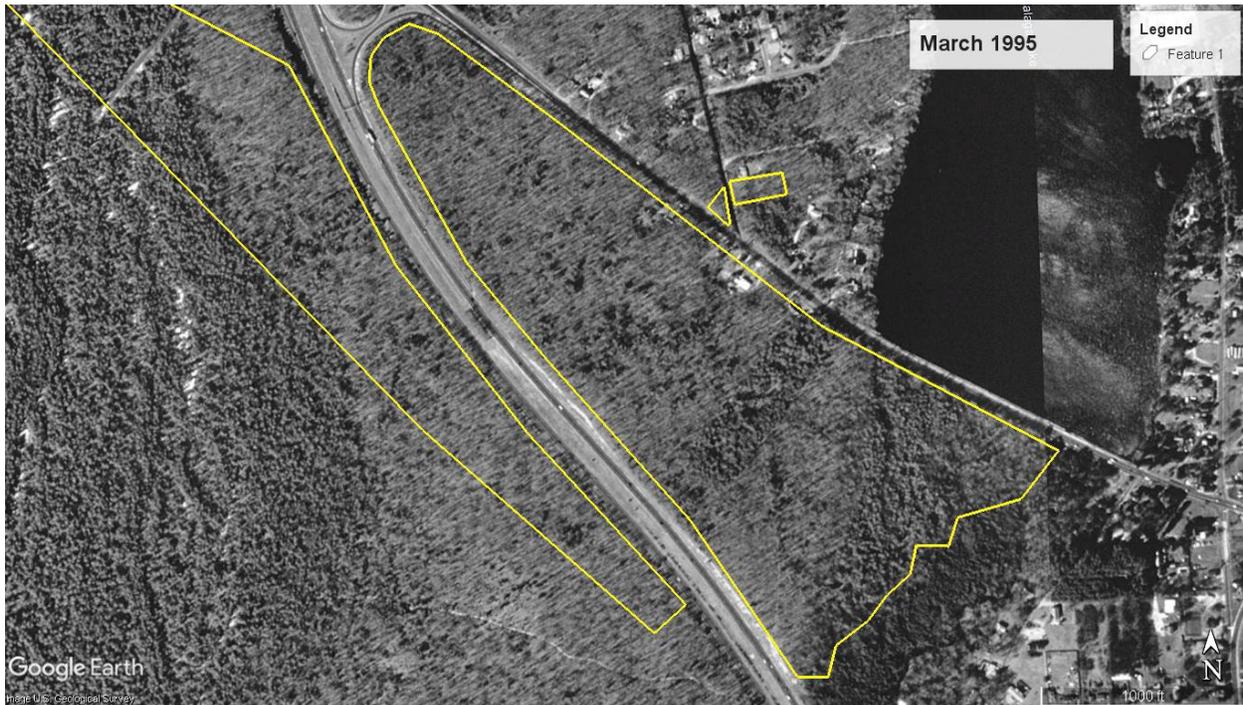
- 4623, 4624, 4625, 4701, 4702, 4703, 4704, 4709, 4710, 4711, 4712, 4713, 4714, 4715, 4716, 4717, 4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4731, 4805, 4814

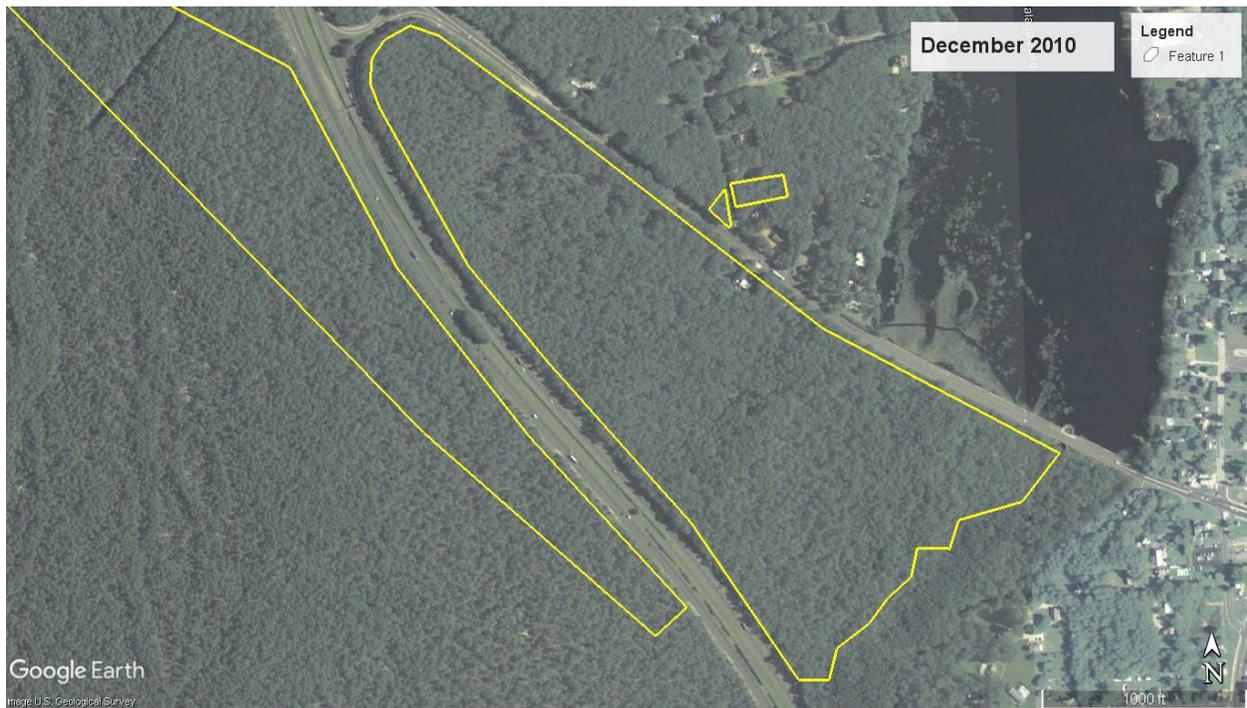


This Section of the Study Area consists of another set of properties that are largely split by numerous paper streets, leaving most of the properties with no access to an improved public Right-of-Way, aside from the blocks that have direct frontage on Harding Highway, which is approximately 1/4 of the blocks in this Section. Overall, this Section is approximately 100 acres of land.

The lands in this Section are mostly listed as vacant lands per the tax records, however it appears that much of the area has recently been used as an agricultural field. DEP records indicate that the easternmost portion of this Section, the lands just south of Malaga Lake, are likely encumbered by wetlands. There are two blocks within this Section that are currently developed, the properties of Blocks 4724 and 4725 with frontage on Harding Highway are developed with small commercial structures and single-family homes. Aside from these few improvements, this Section is a mixture of vacant wooded lands and agricultural fields.

Like Sections 1 and 2 discussed above, the vacant lands in this Section appear to have been vacant for over 27 years, with Google Earth imagery showing this vacancy dating back to 1995. The images below show the land cover of the area over the years:





With just a few exceptions, all of these properties are owned by either Fazzland Corporation, or the Township of Franklin. The developed properties on Blocks 4724 and 4725 are individually privately owned by other entities, as well as some properties by Fazzland Corporation.

In 2006, the majority of the properties that are owned by Fazzland Corporation, which make up almost all of the 47 acres of properties that are currently used as agricultural fields, were granted a use variance and site plan approval by the Township's Zoning Board of Adjustment to permit the lands to be developed with an office and warehouse facility that would consist of multiple buildings. In total, the approval consisted of approximately 400,000 square feet of warehouse and office building space along with associated parking and loading areas, and outdoor storage space. However, no improvements were ever constructed along with the approval.

A copy of the resolutions of approval for this project can be found in *Appendix D: Development Records*.

Outside of the agricultural field, and the woodlands across from Malaga Lake, there are two blocks within this Section that are developed. Three properties on Block 4724, and one lot in Block 4725, are developed with single-family homes or a commercial structure.

Block 4724, Lot 1 is located along the frontage of Harding Highway and just northwest of the intersection with Oak Avenue. The property is developed with a single-family home that appears to be in good condition, although it is not clear if the home is currently occupied. There is also an accessory shed structure located to the rear of the home that also appears to be in good condition. The Township has no records of any code violations associated with this property.

Block 4724, Lot 4 is just to the southeast of Lot 1 on Harding Highway, and is similarly developed with a single-family home. The home is built relatively close to the street, and does not have a door on the front façade, but is accessed from a side entry door. The home otherwise appears in good condition and the property is being maintained. There appears to be an accessory shed structure in the rear of the property as well. No code violations are associated with this property.

Lot 5 of Block 4724, which is adjacent to Lot 4 and southeast of the intersection with Oak Avenue, is currently developed with a single-story commercial garage building. Signage for the business and commercial vehicles on the property indicate that the building and property are used by an electrical services company. The frontage of the lot is mostly paved and used as a parking lot for the business. The rear of the property, which is actually Lot 9, is developed with a communication tower. This tower was granted a variance by the Township's Zoning Board of Adjustment in 2008 to allow its construction, with an amendment to that approval coming in 2013. Both the commercial building and the communications tower appear in good condition, and both of the lots are being maintained. The Township did not have records of code violations for either property. We note that the tax records obtained appear to indicate that the tower is on Lot 7, but site visits and aerial photos confirm that this tower is on Lot 9, and behind lot 5. Lot 7 of this Block is currently vacant land.

The last property within this area that is currently developed is Lot 3 of Block 4725. This lot also fronts on Harding Highway, just southeast of the intersection with Oak Avenue and near Malaga Lake. The lot is developed on its northwestern end with a single-family home, and an accessory shed structure. At the time of site visits, there were multiple vehicles on the property, including several large trucks that may not be in working condition. The home on the property appears to be in good condition, and there are no code violations associated with this property.

There are additionally three properties in this Section of the Study Area that are located north of Harding Highway. Block 4805, Lot 1 is a triangular property at the intersection of Harding Highway and Oak Avenue,

and is currently a small undeveloped and wooded lot. Lots 11 and 13 of Block 4814 are small wooded lots located on Oak Avenue across the street from Block 4805 Lot 1. All three of these lots are Township owned properties. All are vacant and wooded at this time, and appear to have been so for several decades based on the aerial images from Google Earth shown above.

Block 4731, Lot 1 is also a Township owned property and is the easternmost lot of this Section of the Study Area. This large property located across Harding Highway from Malaga Lake and bordering Scotland Run, is currently Township owned, and vacant wooded lands. NJDEP records indicate that much of the lot is likely encumbered by wetlands.

With the exception of the developed parcels on Blocks 4724 and 4725, the rest of the properties in this Section, which make up the bulk of the land area, are undeveloped lands. All of these lands are located in the Interchange Commercial zoning district, except for Block 4731 Lot 1 which is in the Malaga Village district. The improvement value for each of these properties is listed as \$0, while the land value ranges from just \$200 for several lots, and up to \$22,000 for a few blocks with frontage on Harding Highway, and the large lot at Block 4731 Lot 1 is listed with a land value of over \$200,000 despite its likely encumbrance by wetlands over much of its land area. This improvement to land value ratio of 0.0 indicates an underutilization of most of these properties that are otherwise developable lands. Most of these lands do not appear to be encumbered by wetlands or other environmental considerations, and are located adjacent to a designated sewer service area, although there is no sewer service currently available in the area.

Given the permissive zoning on these properties and the lack of environmental constraints, these properties could be contributing to the economic development of the community, but are not. The stagnant and unproductive condition of these lands may be due to the scattered nature of the properties being separated by numerous paper streets, the lack of available sewer services to connect to, as well as the remoteness of the properties that do not have frontage on Harding Highway. Despite a development approval over 10 years ago, there have been no improvements made to these properties.

All of the properties within this Section are located within a designated Smart Growth Area, except for Block 4731, Lot 1, which is only partially located in a designated Smart Growth Area. The location of likely wetlands appears to correspond to the areas of the lot that are outside of the Smart Growth Area boundaries.

Photos of the Area (Study Area Section 3):



Figure 16: Harding Highway frontage (Block 4701)



Figure 17: Agricultural field (from Block 4701 looking southeast)



Figure 18: Agricultural field (from Block 4701 looking southwest)



Figure 19: Agricultural field (Block 4712)



Figure 20: Harding Highway frontage (Block 4713)

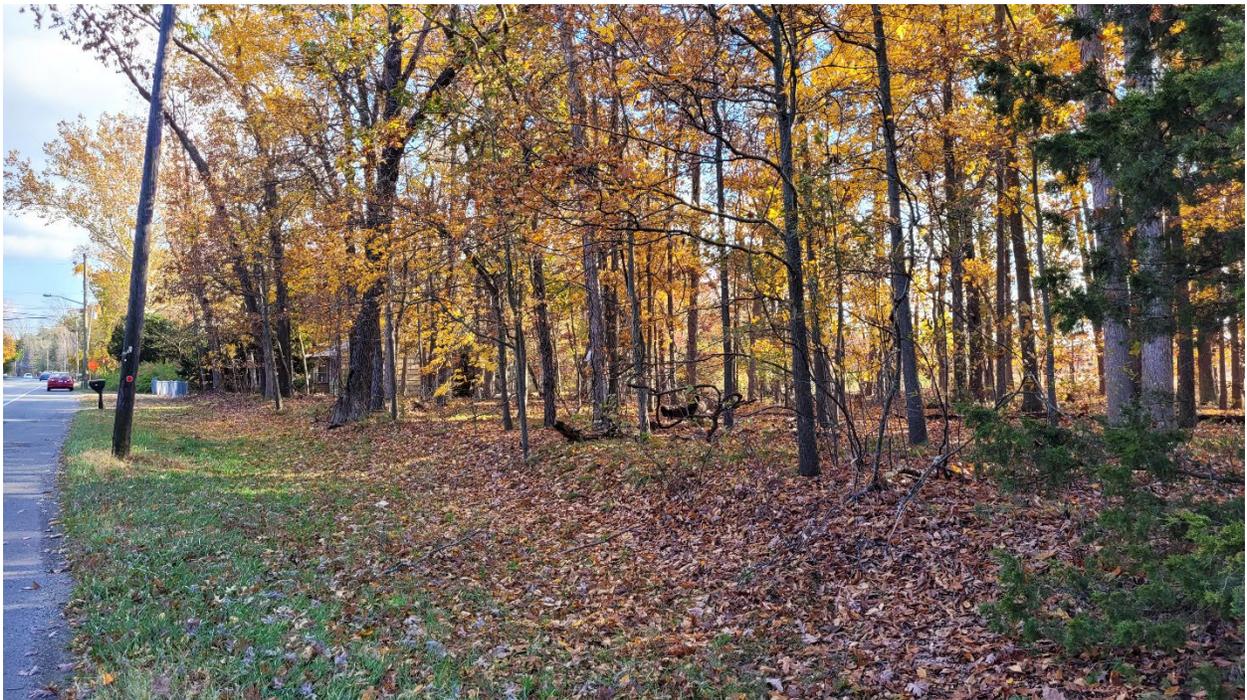


Figure 21: Harding Highway frontage (Block 4713)



Figure 22: Existing home (Block 4724, Lot 1)

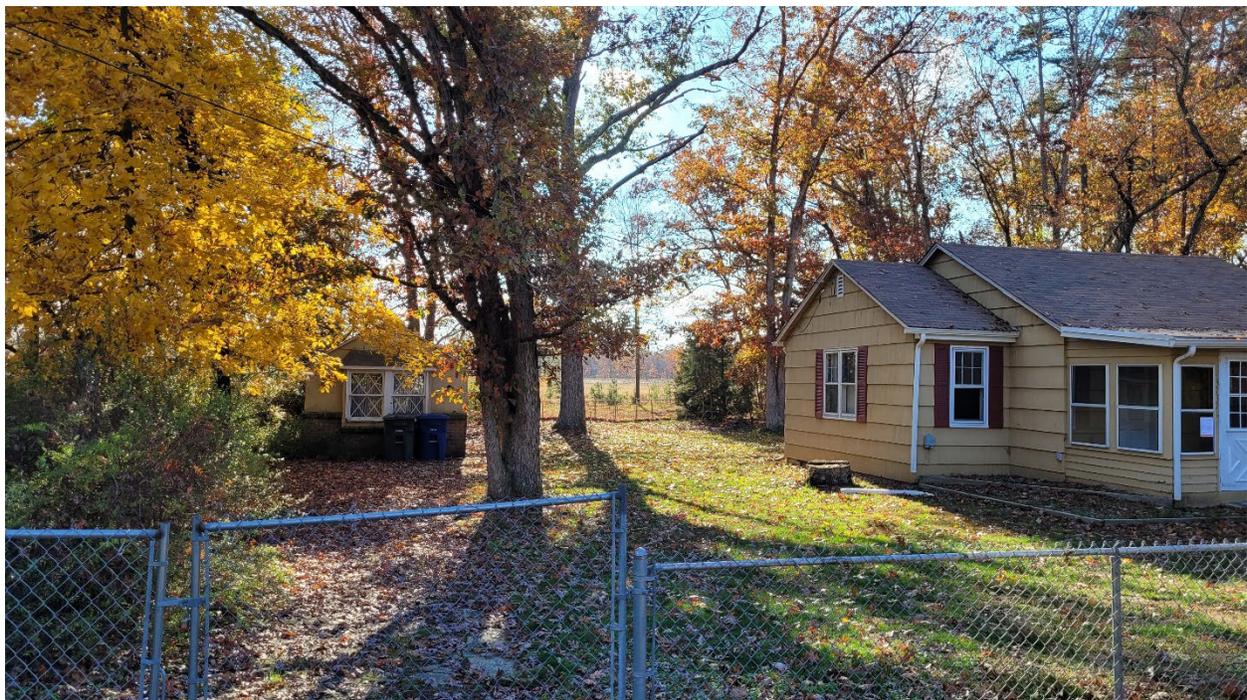


Figure 23: Single-family home and shed (Block 4724, Lot 1)



Figure 24: Single-family home (Block 4724, Lot 4)



Figure 25: Side yard (Block 4724, Lot 4)



Figure 26: Commercial property (Block 4724, Lot 5)



Figure 27: Commercial property frontage (Block 4724, Lot 5)



Figure 28: Commercial property (Block 4724, Lot 5)



Figure 29: Single-family home (Block 4725, Lot 3)



Figure 30: Vehicles on property (Block 4725, Lot 3)

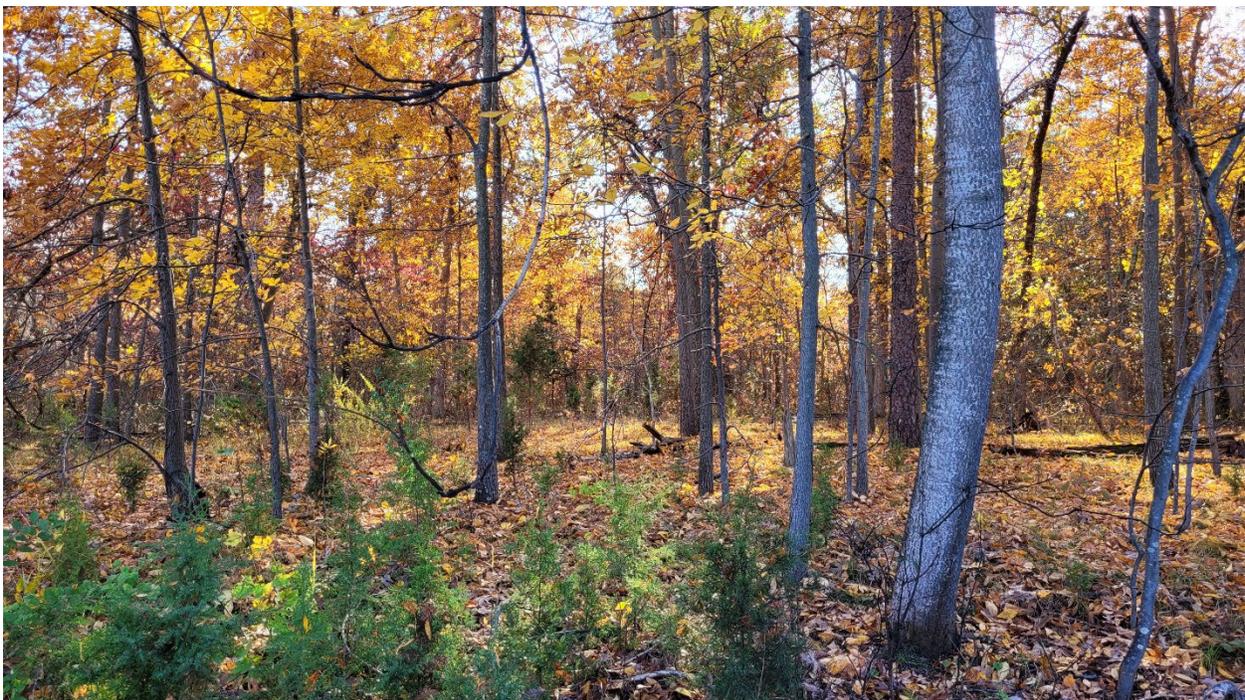


Figure 31: Woodlands (Block 4731)



Figure 32: Harding Highway frontage (Block 4731)



Figure 33: Route 55 frontage (Block 4717)



Figure 34: Route 55 frontage (Block 4704)

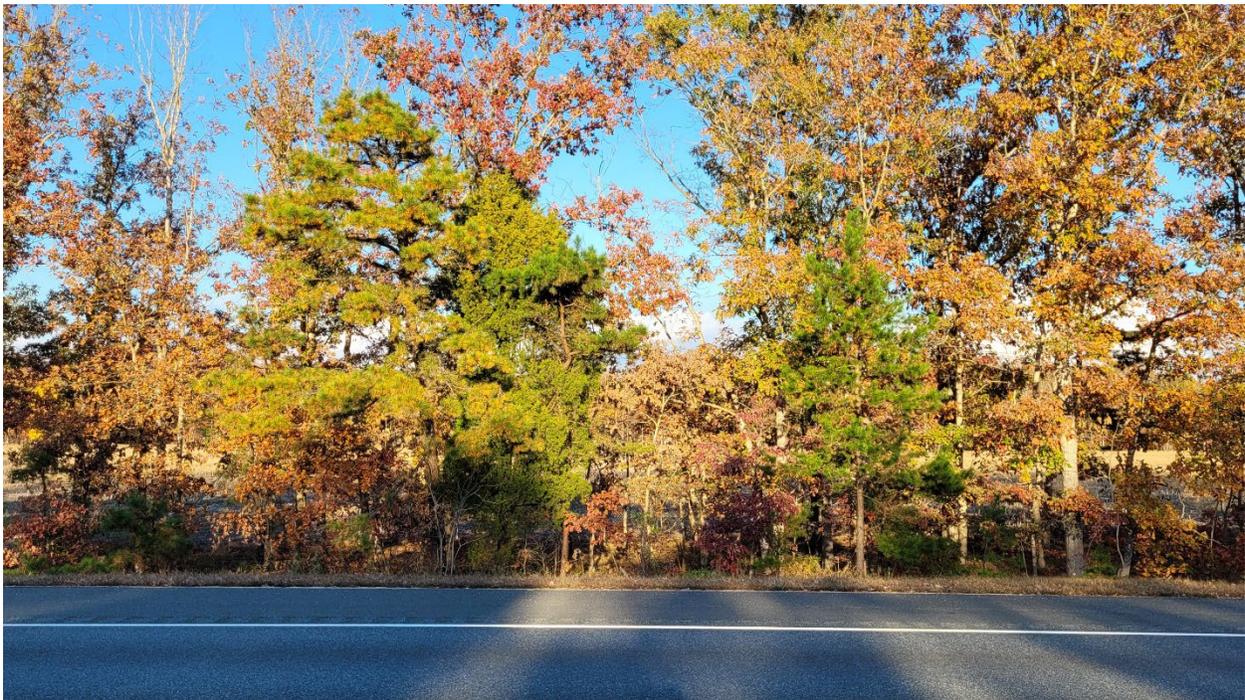


Figure 35: Route 55 frontage (Block 4709)

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### Redevelopment Criteria – Study Area Section 3:

#### C – Vacant;

With the exception of the developed lots within Blocks 4724 and 4725, all of the properties in this Section are vacant and unimproved lands, and have been in this vacant state for a period of greater than 10 years since the adoption of the resolution to investigate the Area. With the lack of available sewer service and the remoteness of the properties away from the Harding Highway frontage, it seems unlikely that these properties would be developed through private capital alone. The lack of development despite a use variance approval for most of these lots is evidence of this.

In addition, the following properties in this Section are vacant Township owned lots:

Block 4731, Lot 1; Block 4725, Lots 5 and 6; Block 4726, Lots 1, 3, 4, and 5; Block 4805, Lot 1; Block 4814, Lots 11 and 13.

The property has shown a persistent vacancy for a period of greater than ten (10) years based on aerial imagery of the site. These conditions may qualify the property under criterion ‘c’ for an Area in Need of Redevelopment.

#### E – Stagnant and Unproductive, Underutilized;

Also with the exception of the developed lots on Blocks 4724 and 4725, all of the properties within this Section are underutilized with an improvement value of 0 despite many of the properties otherwise being available for development. The many paper streets crisscrossing the area have made land assemblage difficult and may be impeding the use of the lands for more productive functions that would be contributing to the economic vitality of the community by providing jobs, services, and tax revenues to the Township as called for in the Township’s Master Plan and in the Interchange Commercial district vision and regulations.

#### H – Smart Growth Area

Almost all of the properties in this section fall within Planning Area 2 of the State Plan Policy Map and are designated as “Smart Growth Areas”. As this is a non-condemnation investigation, these properties may qualify as an area in need of redevelopment under this criterion. All of the lots in this Section are in a Smart Growth Area, except for the eastern portions of Block 4731, Lot 1.

### Section 3 – Property necessary for effective redevelopment

For Blocks 4724 and 4725, which are the two blocks that include developed properties, although they on their own do not meet any of the substantive criteria necessary for a designation other than being in a Smart Growth Area, they can potentially also be included under Section 3 of the LRHL. Although each of the structures and improvements on these properties are in good shape, and well maintained, the access that they provide to Harding Highway may make their inclusion necessary for the effective redevelopment of the Area as a whole.

## 5: Study Conclusion and Recommendations

After investigation, we find that each of the properties within the Study Area do show qualities indicative of being an Area in Need of Redevelopment in accordance with the criteria listed in the Local Redevelopment and Housing Law, and can be designated as an area in need of redevelopment.

The properties within the Study Area can be designated under the following Criteria:

### **Criterion C** –

With just a few exceptions, all of the properties in each Section of the Study Area are unimproved vacant lands that have been in a vacant state going back to at least 1995. The remoteness of many of these properties having no direct access to an improved Right-of-Way is likely contributing to their persistent vacancy, and leaves them unlikely to be developed through private capital. Many of these vacant properties are also Township owned. The persistent vacancy can qualify the majority of the Study Area under Criterion ‘c’ of the LRHL.

### **Criterion D** –

The improvements located on, or at least partially on Block 4301 Lot 11, have a faulty arrangement and obsolete layout that is detrimental to the general welfare of the community. Having multiple homes and accessory structures that straddle property boundaries and are potentially located on a paper street that is a Township ROW creates a condition where improvements and property boundaries are unclear, and lot line adjustments or vacation of the ROW may be necessary in order to legally permit the conditions as they exist. The arrangement of buildings, one dwelling behind the other with the second dwelling set far interior into the lot creates issues for emergency vehicular access, detrimental to the general welfare of the area.

Further currently per the buildings layout which may potentially be located on the ROW, it is limiting the access of the commercial zoned property to Leonard Cake Road, resulting in underutilized commercially zoned properties not contributing to the general welfare of the community.

### **Criterion E** –

With the exception of the homes on Block 4301 Lot 11, and the improved properties on Blocks 4724 and 4725, all of the properties in the Study Area are vacant lands with an assessed improvement value of \$0.00. Of these lands with no improvements, all of the properties that are not encumbered by wetlands or within a flood hazard area are otherwise developable lands that could be utilized for the economic benefit of the community. The stagnant condition of these underutilized properties is having a negative economic impact on the Township, as these are lands that could contribute to the community by providing jobs, products and services, and tax revenues. The properties that are developable correspond with the State Plan Policy Map’s designation of lands within Planning Area 2 as Smart Growth Areas. The underutilization of many of the properties can qualify them under Criterion ‘e’ of the LRHL.

**Criterion G** –

Approximately half of the area is located within Planning Area 2, the Suburban Planning Area of the State Plan Policy Map, where development and redevelopment are encouraged by the State Plan. Planning Area 2 is recognized by the Department of Community Affairs as a designated “Smart Growth Area”. This Smart Growth Area designation, much like the Township’s Interchange Commercial zoning district regulations, recognizes the potential utility in the overall area given its proximity to a highway interchange, the lack of environmental constraints, and the potential for sewer service. As such, development of these lands would be consistent with Smart Growth planning principles, and these designated Smart Growth areas can be designated under Criterion ‘g’ of the LRHL.

**Section 3** –

The properties that are currently developed: Block 4301 Lot 11; Block 4724, Lots 1, 4, 5, and 9; and Block 4725, Lot 3, themselves do not meet any of the substantive criteria necessary for a redevelopment designation. Each of these lots are already developed with either single-family homes or businesses that are in good condition and are contributing to the community. However, given the access that these properties provide to Harding Highway and Leonard Cake Road, their inclusion may be necessary for an effective redevelopment of the Study Area as a whole, and they can be included in a larger redevelopment designation under Section 3 of the LRHL.

## 6. Appendices

Appendix A.1 – Resolution R-173-22

Appendix A.2 – Resolution R-191-22

Appendix B.1 – Study Area Map

Appendix B.2 – Study Area Environmental Conditions Map

Appendix B.3 – Study Area Section 1 Map

Appendix B.4 – Study Area Section 2 Map

Appendix B.5 – Study Area Section 3 Map

Appendix B.6 – Township Owned Properties Map

Appendix C – Tax Records

Appendix D – Development Records

## Appendix A: Resolutions



Block 4350 Lot 1; Block 4351 Lot 1; Block 4352 Lot 1; Block 4353 Lot 1; block 4354 Lot 1; Block 4355 Lot 1; Block 4356 Lot 1; Block 4357 Lot 1; Block 4358 Lot 1; Block 4359 Lot 1; Block 4360 Lot 1; Block 4361 Lot 1; Block 4362 Lot 1; Block 4363 Lot 1; Block 4364 Lot 1; Block 4365 Lot 1; Block 4366 Lot 1; Block 4367 Lot 1; Block 4368 Lot 1; Block 4369 Lot 1; Block 4370 Lot 1; (the “Study Area”); and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-6*, the Township Committee has determined to use of all of the powers provided to it by the Legislature for use in a redevelopment area other than the use of eminent domain and, therefore, this Resolution authorizes the Planning Board to investigate the Study Area as a potential Non-Condensation Redevelopment Area; and

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Franklin, Gloucester County, New Jersey, as follows:

1. The foregoing recitals are incorporated into and made a part hereof as if fully restated herein.
2. The Planning Board is hereby authorized and directed to conduct an Investigation pursuant to *N.J.S.A. 40A:12A-1*, et seq., to determine whether the Study Area should be designated as a Non-Condensation Redevelopment Area.
3. As part of the Investigation, the Planning Board shall prepare a map showing the boundaries of the Study Area and the locations of the properties included therein and shall append to the map a statement setting forth the basis for the Investigation.
4. As part of the Investigation and prior to rendering a determination, the Planning Board shall conduct a public hearing in accordance with the notice and hearing requirements of the Redevelopment Law, *N.J.S.A. 40A:12A-6*, during which it shall hear all persons who are interested in or would be affected by a determination that the Study Area is a Non-Condensation Redevelopment Area.
5. All objections to such a determination and evidence in support of those objections, whether oral or in writing, shall be received and considered and made a part of the public record.
6. After conducting its Investigation, the Planning Board shall make a recommendation to the Township Committee as to whether the all or a portion of the Study Area should be designated as a Non-Condensation Redevelopment Area.
7. The Planning Board may enlist the assistance of the Township Engineer, CME Associates (“CME”), in the Investigation subject to its first entering into a Memorandum of Understanding (“MOU”) with CME that sets forth the associated costs and after such MOU is approved by the Township Committee.

Adopted: October 25, 2022

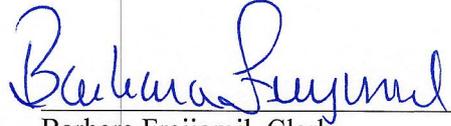
COMMITTEE MEMBER	MOTION	2 <sup>nd</sup>	YES	ABSTAIN	NO	ABSENT
<b>T. Doyle</b>						✓
<b>D. Deegan</b>	✓		✓			
<b>M. Petsch-Wilson</b>						✓

Barbara Freijomil, Clerk

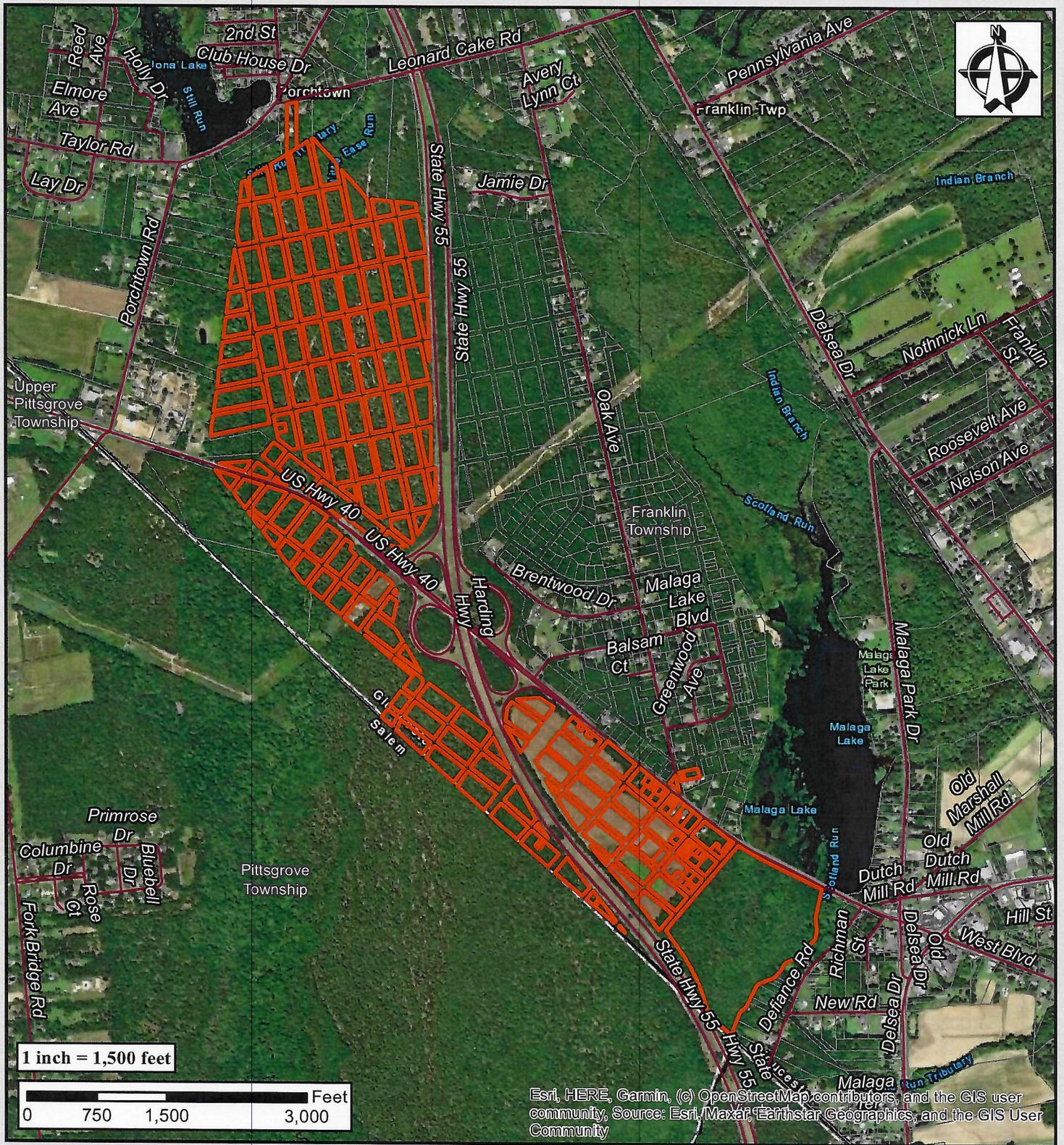
John Bruno, Mayor

CERTIFICATION

I, Barbara Freijomil, Clerk of the Township of Franklin, do hereby certify that the foregoing Resolution was presented and duly adopted by the Township Committee at a meeting held on Tuesday, October 25, 2022.

  
Barbara Freijomil, Clerk

# Study Area Boundary



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## Redevelopment Study Franklin Township

-  Study Area Parcels
-  Parcel Boundaries

DATE: 10/07/22

Source: NJGIN, NJDEP



3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102  
WWW.CMEUSAI.COM

**TOWNSHIP OF FRANKLIN  
GLOUCESTER COUNTY, NEW JERSEY**

**R-191-22**

**RESOLUTION AMENDING RESOLUTION R-173-22 AUTHORIZING THE  
PLANNING BOARD TO CONDUCT AN INVESTIGATION OF THE LAND AREA  
TO INCLUDE BLOCK 4601 LOT 17 AND BLOCK 4724 LOT 4 IN THE “STUDY  
AREA” TO DETERMINE WHETHER IT IS AN AREA IN NEED OF NON-  
CONDEMNATION REDEVELOPMENT IN ACCORDANCE WITH THE LOCAL  
REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ.**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land within the municipality constitute an area in need of redevelopment; and

**WHEREAS**, to make such a determination, the Township Committee of the Township of Franklin (the “Township”) must first authorize the Township Planning Board (“Planning Board”) to conduct a preliminary investigation to determine in accordance with the criteria set forth in N.J.S.A. 40A:12A-5 whether the area in question is an area in need of redevelopment (“Investigation”); and

**WHEREAS**, on October 25, 2022, the Township Committee adopted R-173-22 that such an Investigation is undertaken with respect to certain properties within the Township and authorized and directed the Planning Board to conduct an Investigation of properties identified in R-173-22; and (See Exhibit A- R-173-22)

**WHEREAS**, R-173-22 inadvertently did not include the properties located at Block 4601 Lot 17 and Block 4724 Lot 4 on the tax map of the Township in the “Study Area”; and. (See Exhibit A- R-173-22)

**WHEREAS**, the Township Committee believes it is in the best interest of the Township that such an Investigation is undertaken to include the properties located at Block 4601 Lot 17 and Block 4724 Lot 4 within the Township and therefore authorizes and directs the Planning Board to conduct an Investigation to include Block 4601 Lot 17 and Block 4724 Lot 4 in the “Study Area” as well as all the properties identified in R-173-22.

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Franklin, Gloucester County, New Jersey that R-173-22 be amended to include the properties located at Block 4601 Lot 17 and Block 4724 Lot 4 on the tax map of the Township in the “Study Area”.

Adopted: November 9, 2022

COMMITTEE MEMBER	MOTION	2 <sup>nd</sup>	YES	ABSTAIN	NO	ABSENT
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<b>T. Doyle</b>						
<b>D. Deegan</b>						
<b>M. Petsch-Wilson</b>						
<b>H. Flaim</b>						
<b>J. Bruno</b>						

Attest:

Township of Franklin

\_\_\_\_\_  
Barbara Freijomil, Clerk

\_\_\_\_\_  
John Bruno, Mayor

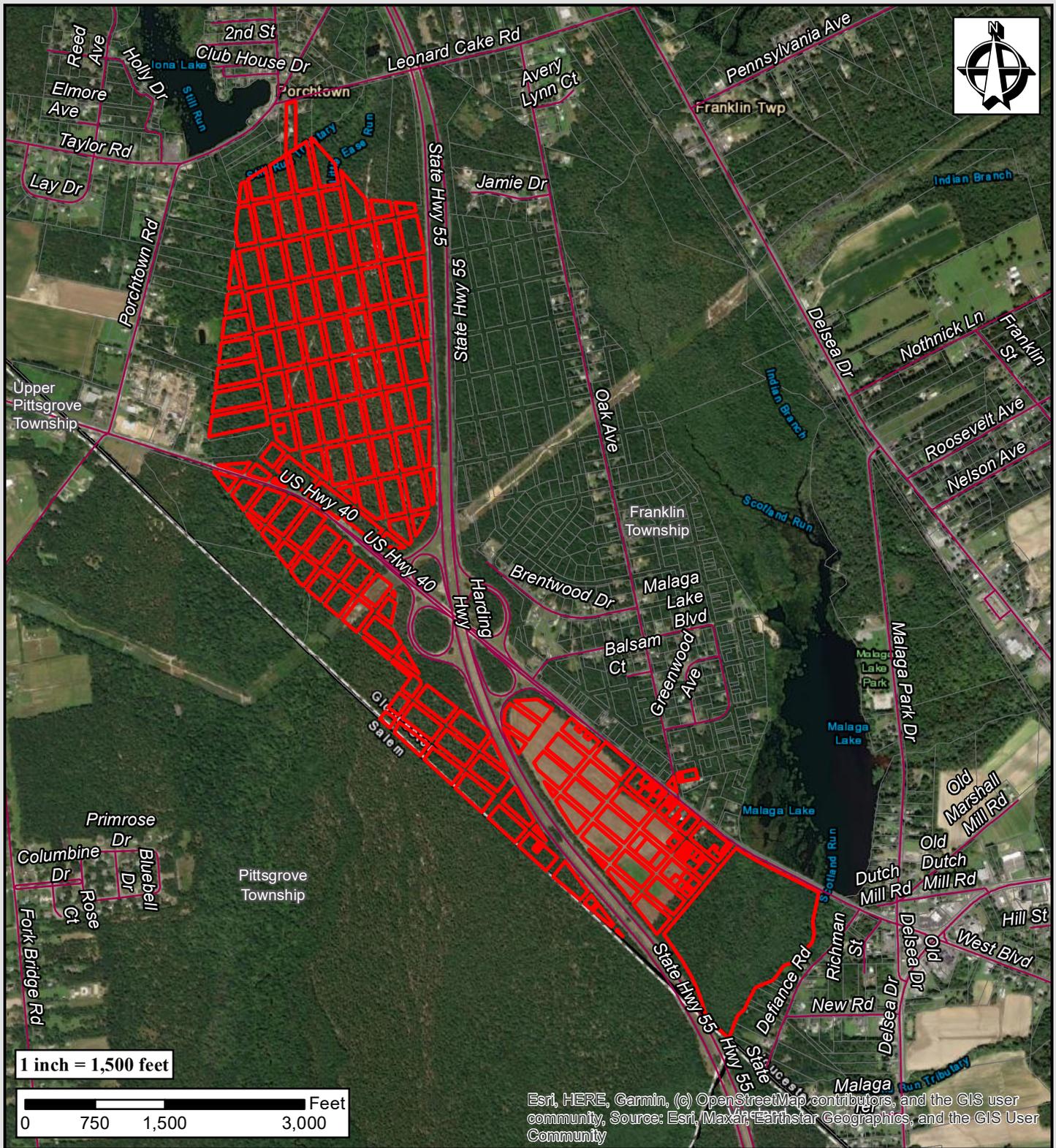
CERTIFICATION

I, Barbara Freijomil, Clerk of the Township of Franklin, do hereby certify that the foregoing Resolution was presented and duly adopted by the Township Committee at a meeting held on Tuesday, November 9, 2022.

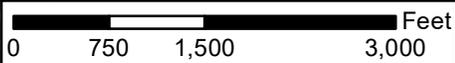
\_\_\_\_\_  
Barbara Freijomil, Clerk

## Appendix B: Study Area Maps

# Study Area Boundary



1 inch = 1,500 feet



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## Redevelopment Study Franklin Township

- Study Area Parcels
- Parcel Boundaries

DATE: 10/07/22

Source: NJGIN, NJDEP

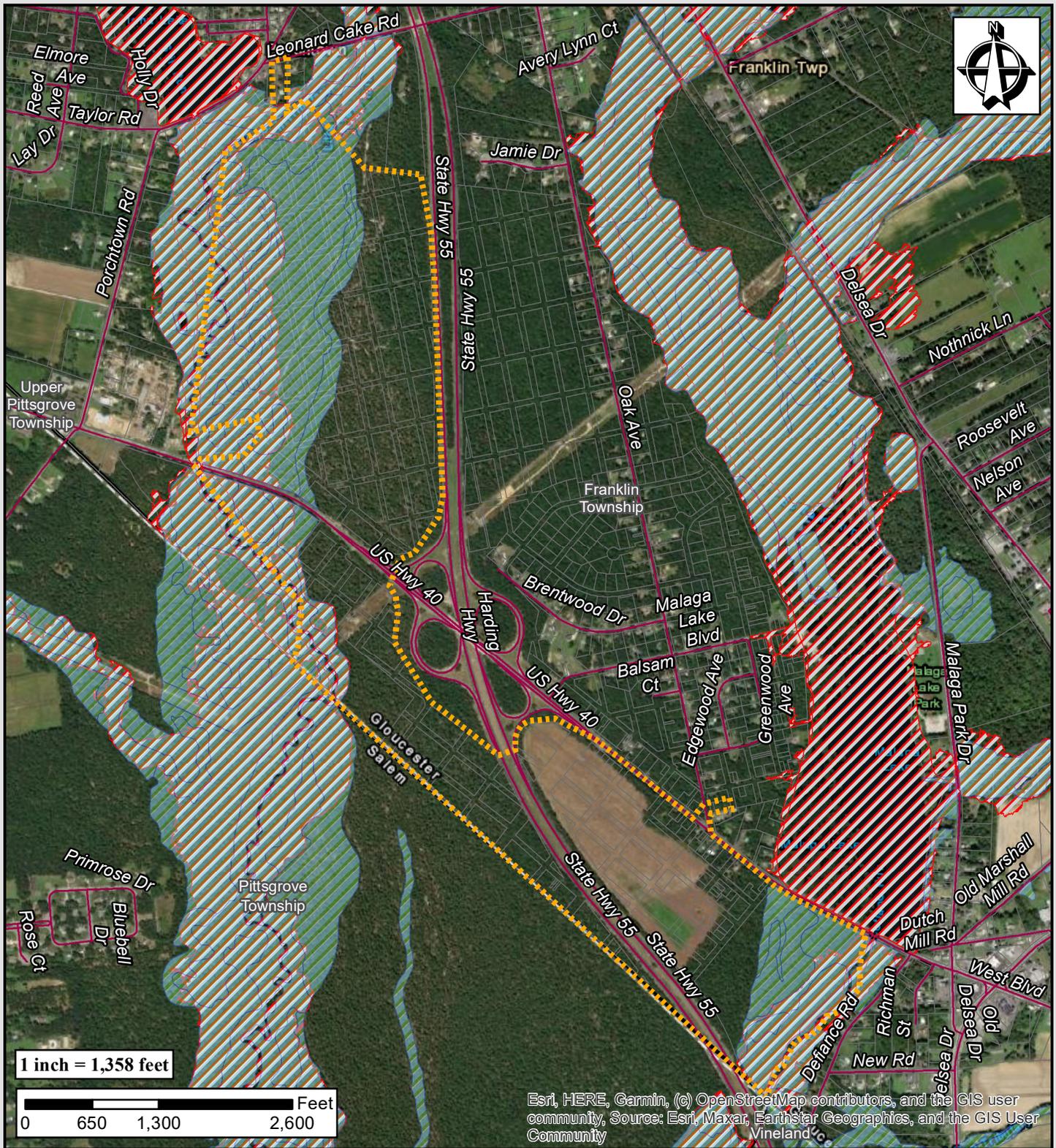


CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1468 ROUTE 9 SOUTH HOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

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# Environmental Conditions



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## Redevelopment Study Franklin Township

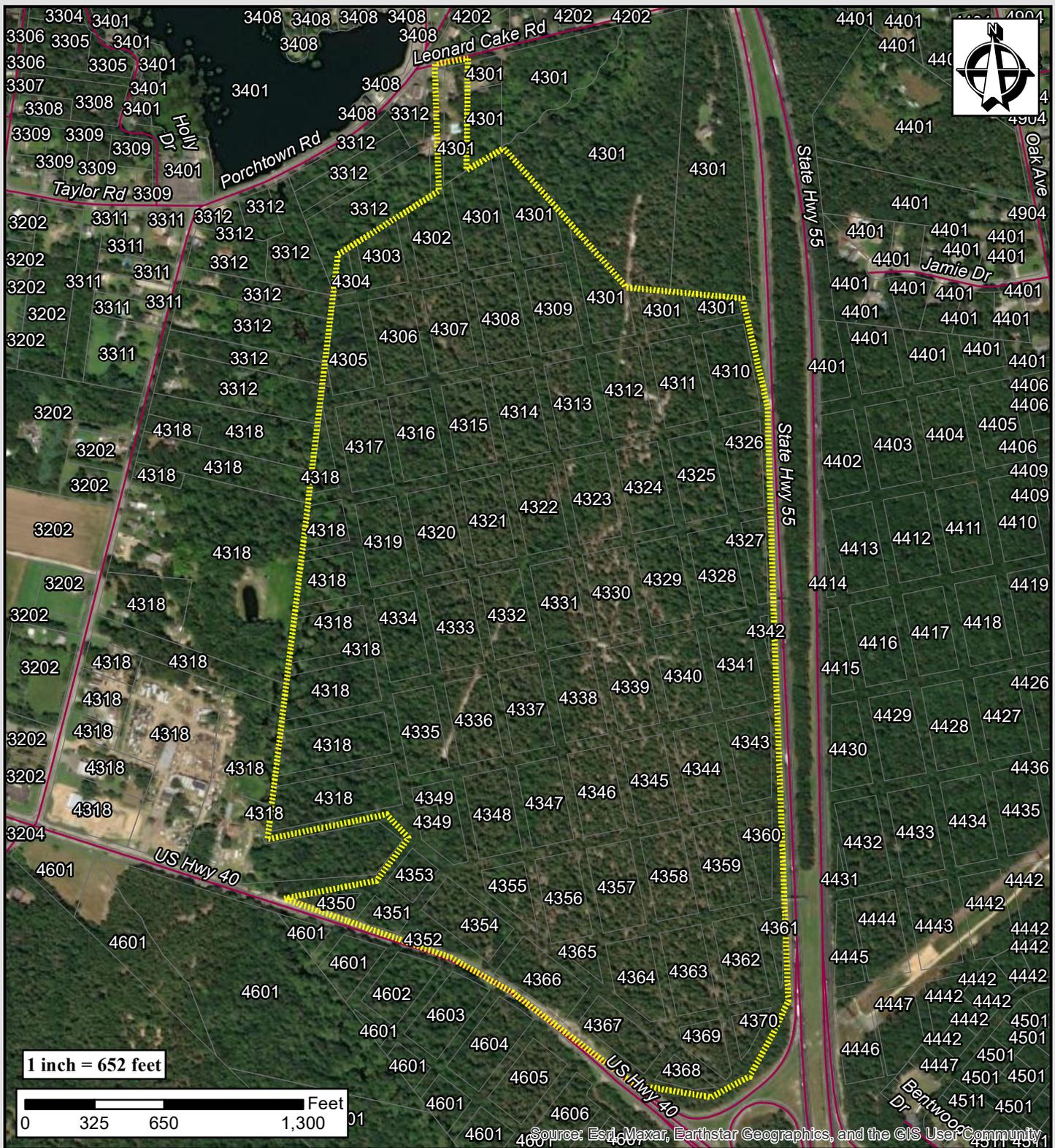
- Study Area
- Flood Hazard Area
- Wetlands
- Parcel Boundaries

**DATE:** 11/01/22  
**Source:** NJGIN, NJDEP



**CONSULTING & MUNICIPAL ENGINEERS**  
 3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
 1460 ROUTE 9 SOUTH HOWELL, N.J. 07731  
 3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
 ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102  
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# Section 1



## Redevelopment Study Franklin Township

-  IC\_Section 1
-  Parcel Boundaries

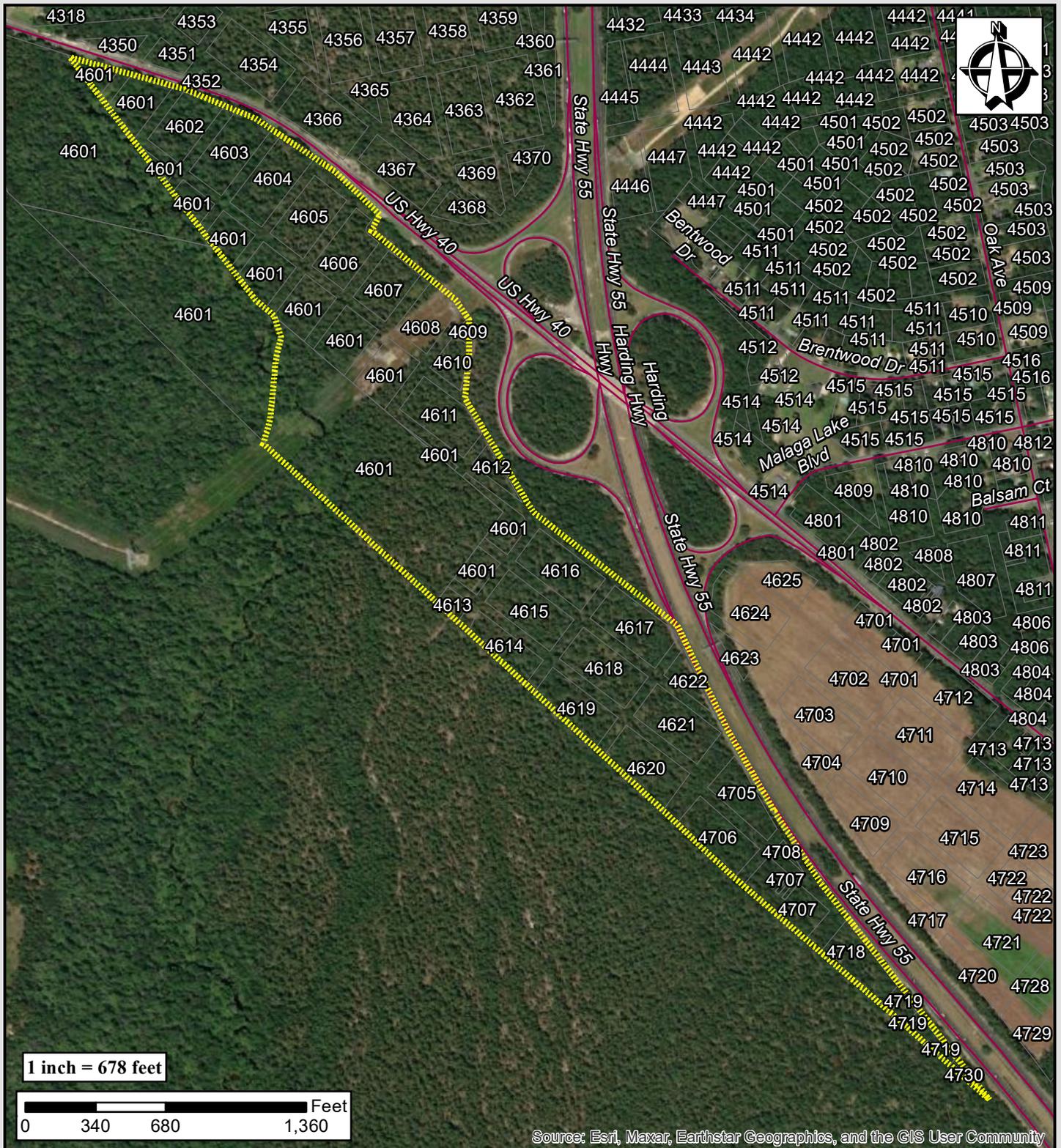
DATE: 11/28/22  
Source: NJGIN, NJDEP



3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1468 ROUTE 9 SOUTH BOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

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# Section 2



## Redevelopment Study Franklin Township

-  IC\_Section2
-  Parcel Boundaries

DATE: 11/28/22  
Source: NJGIN, NJDEP

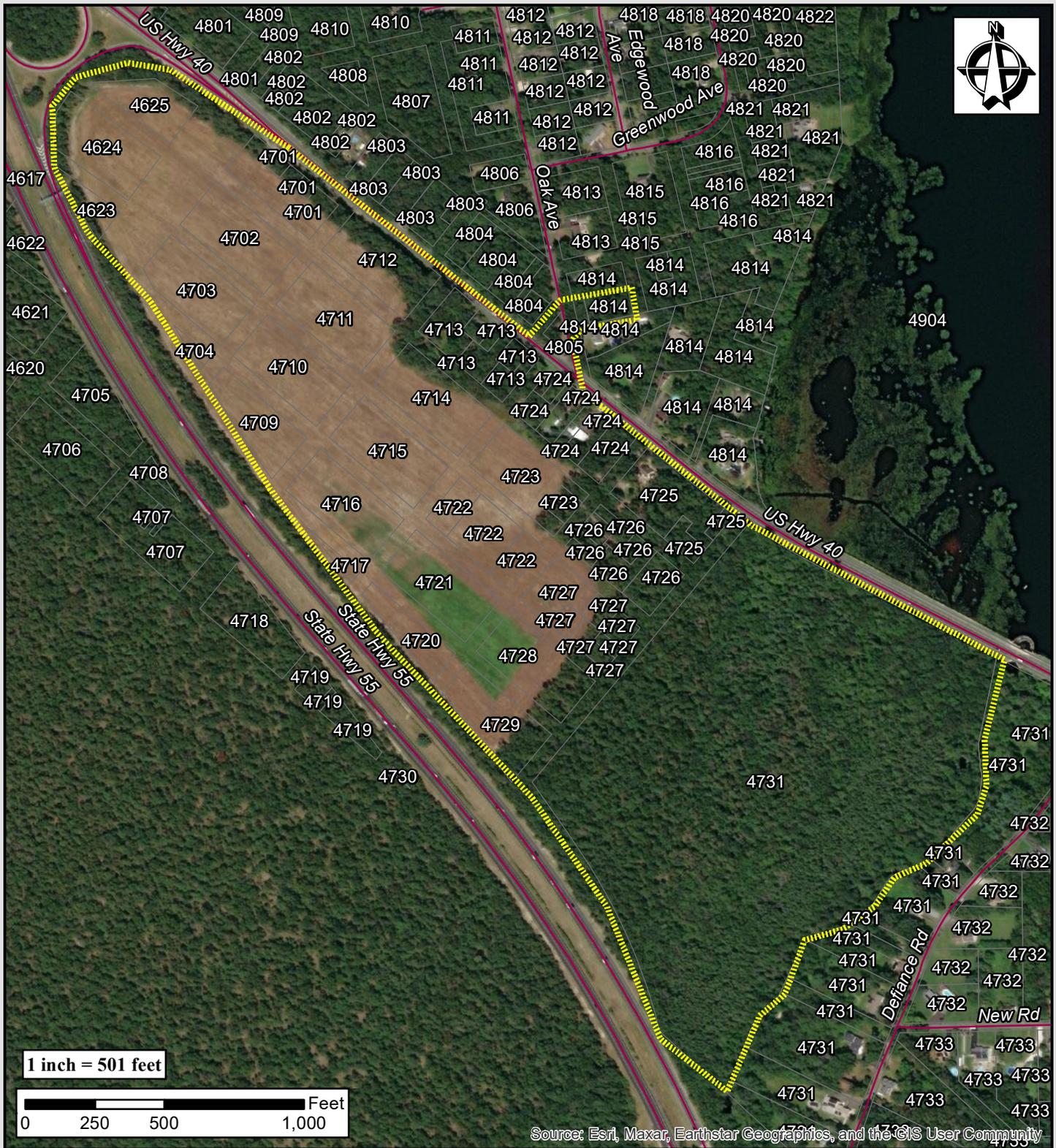


**CME ASSOCIATES**  
CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1468 ROUTE 1 SOUTH BOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

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# Section 3



## Redevelopment Study Franklin Township

-  IC\_Section3
-  Parcel Boundaries

DATE: 11/28/22  
Source: NJGIN, NJDEP

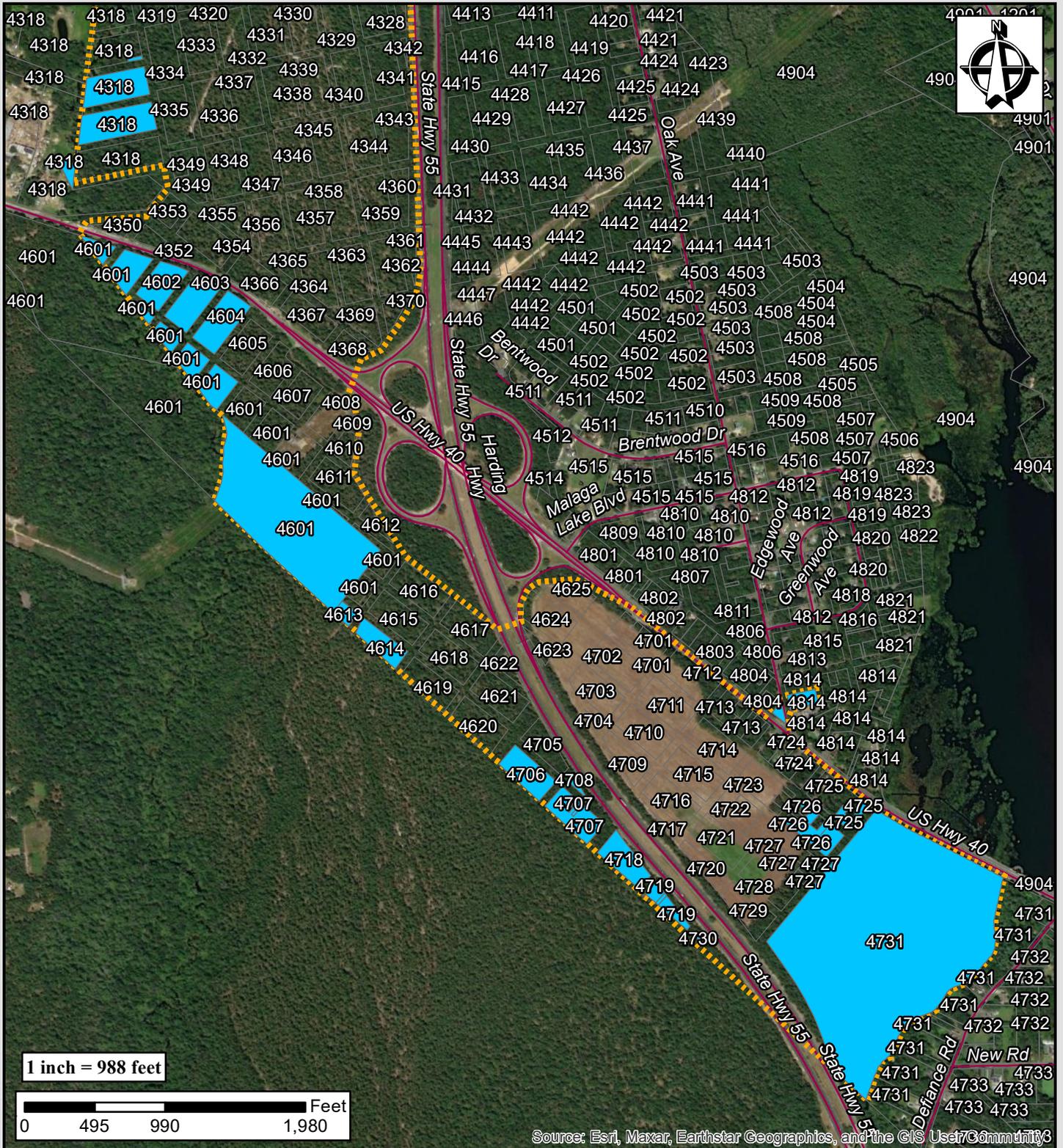


**CME ASSOCIATES**  
CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1468 ROUTE 9 SOUTH BOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

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# Township Owned Property



## Redevelopment Study Franklin Township

DATE: 11/28/22

Source: NJGIN, NJDEP

- Township Owned
- Study Area
- Parcel Boundaries



CONSULTING & MUNICIPAL ENGINEERS

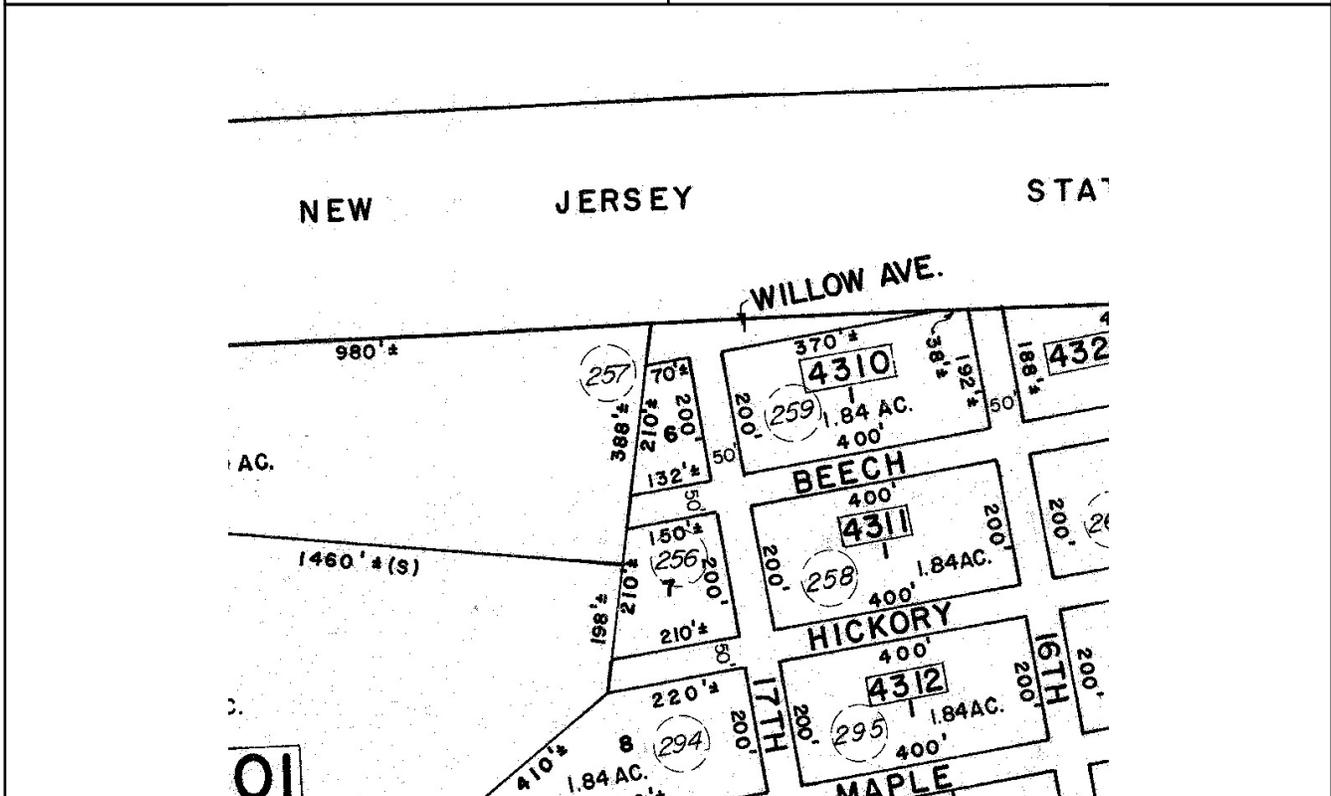
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ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

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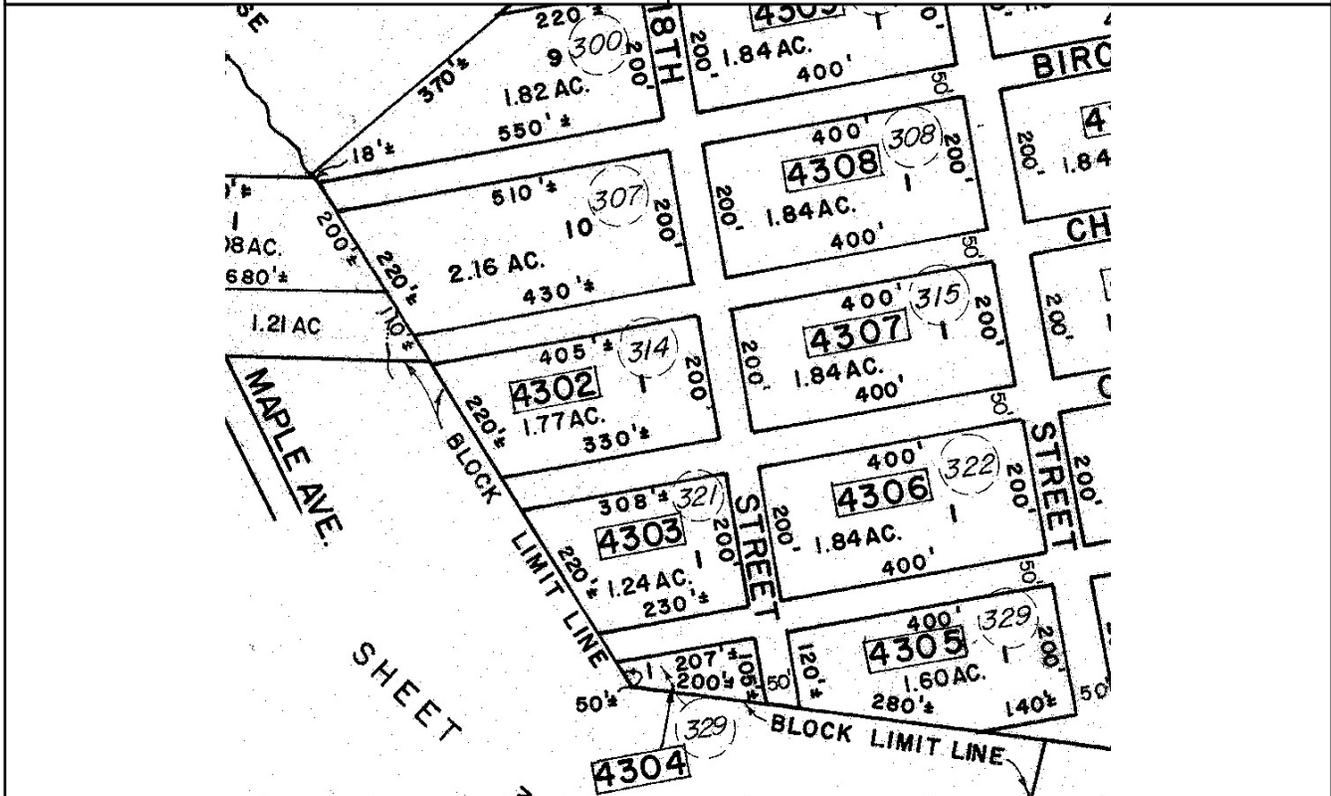
## Appendix C: Tax Records



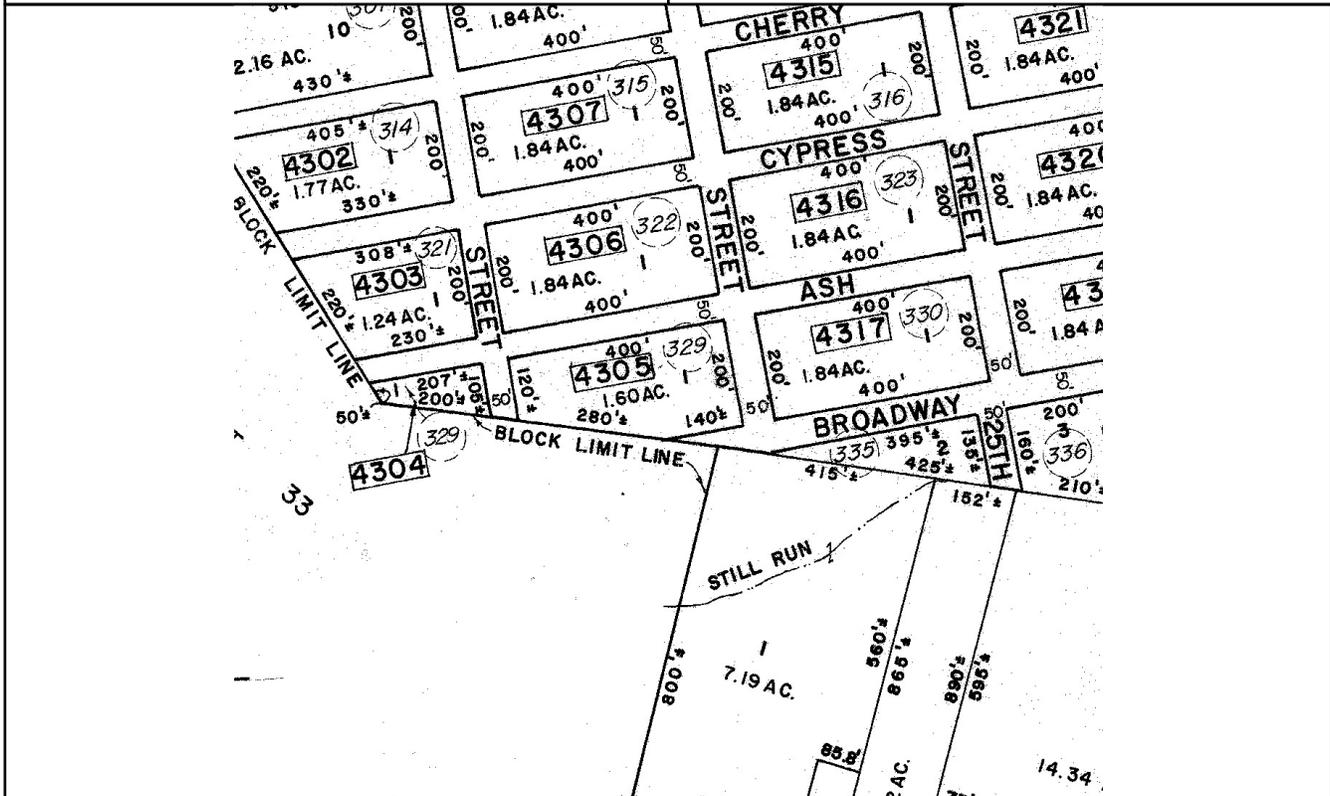
<b>Property Location</b>			
17TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4301, Lot: 6, Qualifier: QFARM (Old Block: 4301, Old Lot: 6)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$1,000.00		
Additional Lots: 7,8,9,10	Land Value: \$1,000.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 7.52AC	% Improvement: 0.0		
Acreage: 7.52	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$38.41		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$33.79		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$34.18		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F 4375 S LINCOLN AVE Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



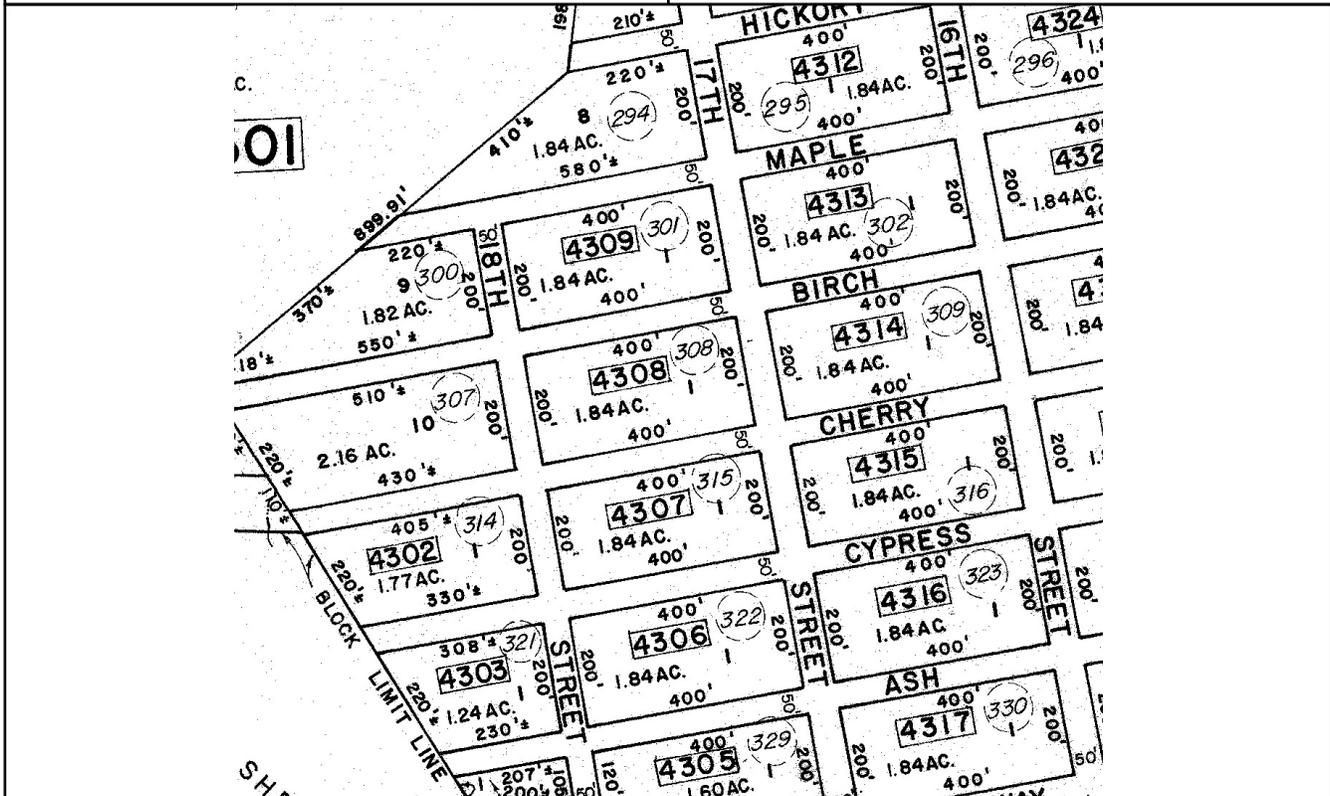
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18TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4302, Lot: 1, Qualifier: QFARM (Old Block: 4302, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$400.00		
Additional Lots: :4303,1:4304,1	Land Value: \$400.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 3.380AC	% Improvement: 0.0		
Acreage: 3.38	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$17.46		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$16.89		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$13.67		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



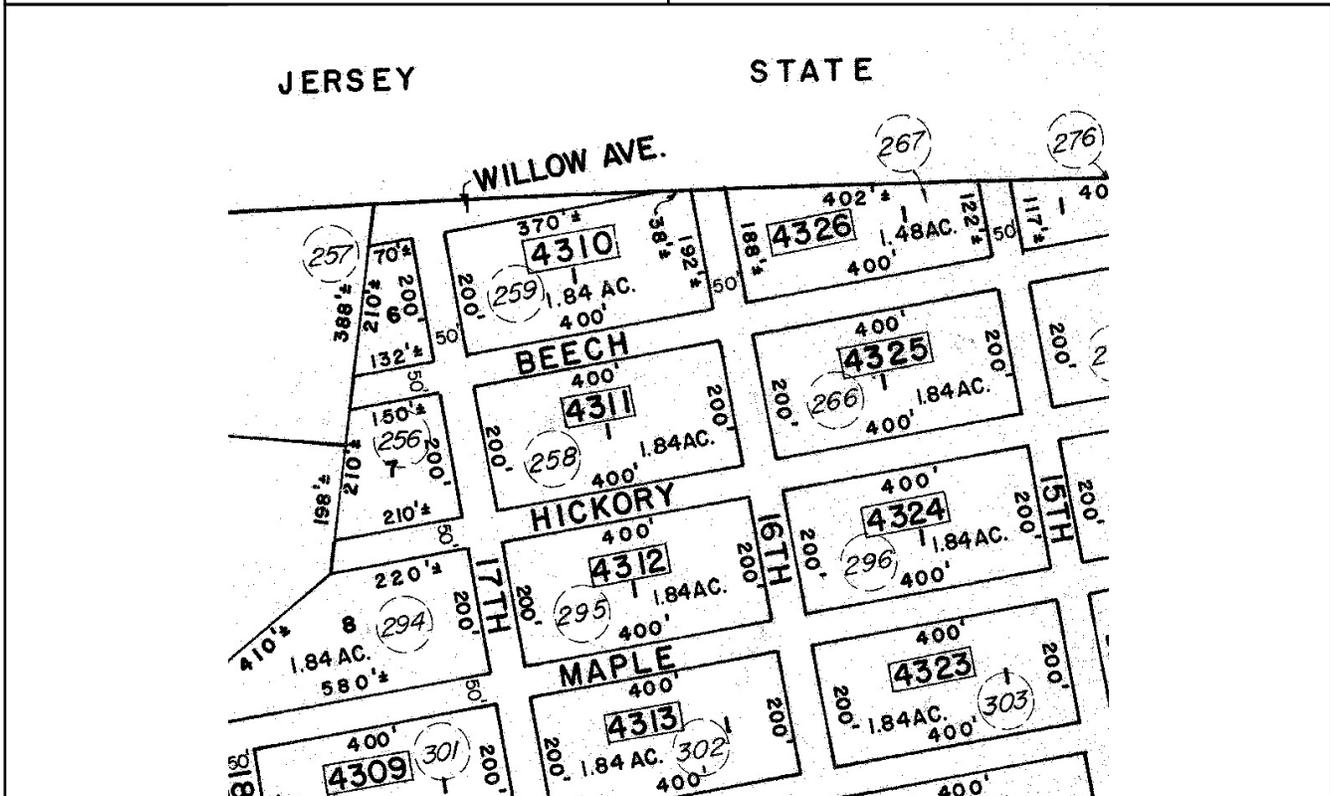
<b>Property Location</b>			
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<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$700.00		
Additional Lots: :4306,1:4307,1	Land Value: \$700.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 5.50AC	% Improvement: 0.0		
Acreage: 5.5	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$27.93		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$27.04		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



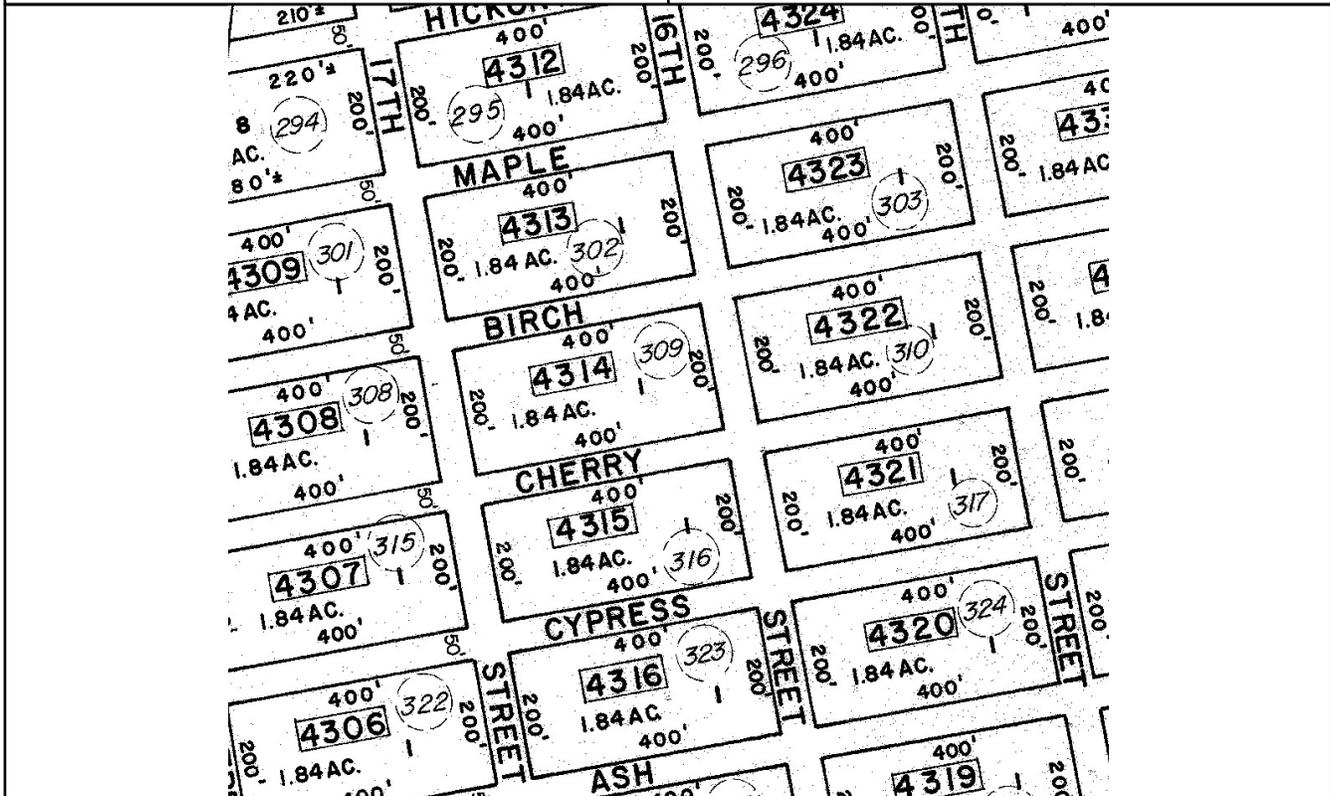
<b>Property Location</b>			
17TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4308, Lot: 1, Qualifier: QFARM (Old Block: 4308, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$700.00	
Additional Lots: :4309,1:4310,1		Land Value: \$700.00	
Bld Description: WMP 16-25 C628		Improvement Value: \$0.00	
Land Description: 5.52AC		% Improvement: 0.0	
Acreage: 5.52		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$27.93	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$27.04	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92	
<b>Current Owner</b>			<b>Sale Data</b>
RONE, VICTOR F			Date:
4375 S LINCOLN AVE			Price:
Vineland, NJ 08361-7757			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>			<b>Seller</b>



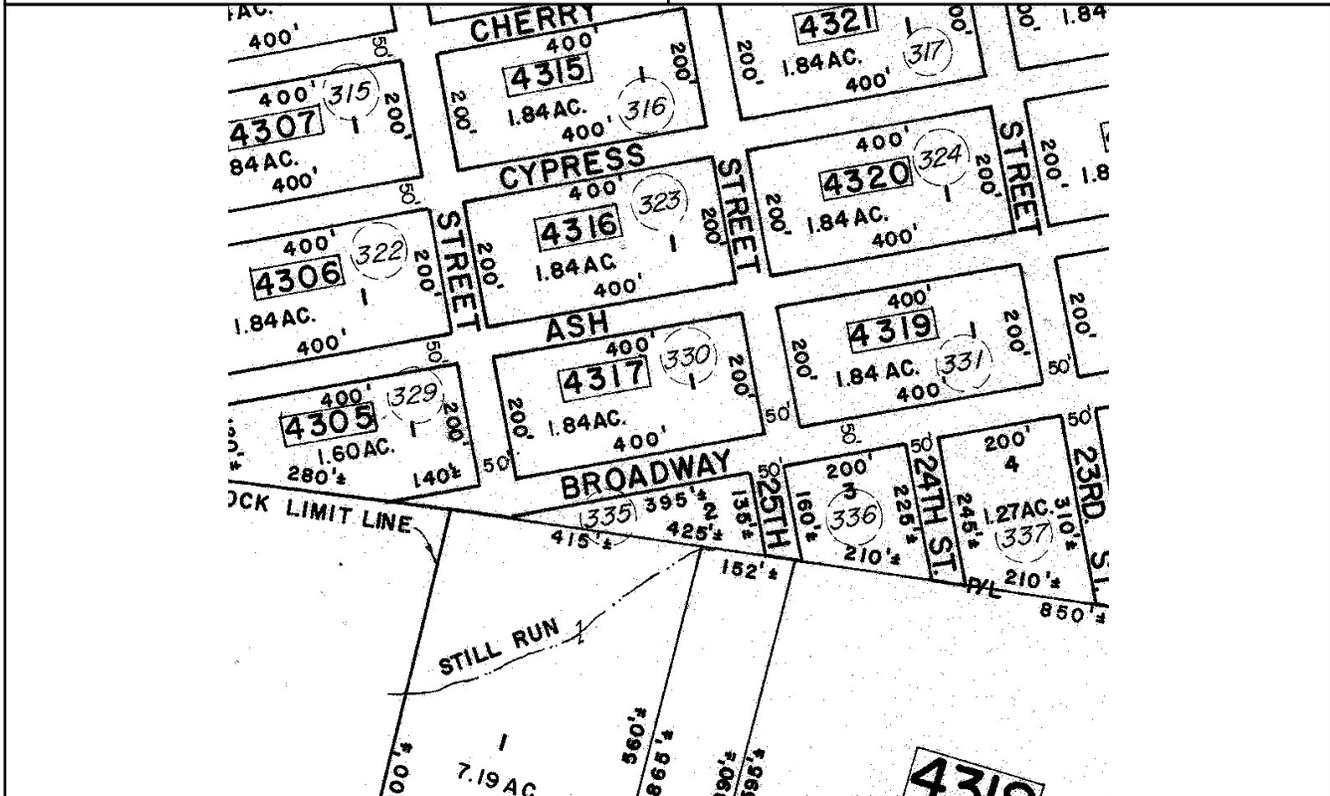
<b>Property Location</b>			
16TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4311, Lot: 1, Qualifier: QFARM (Old Block: 4311, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$700.00		
Additional Lots: :4312,1:4313,1	Land Value: \$700.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 5.52AC	% Improvement: 0.0		
Acreage: 5.52	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$27.93		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$27.04		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F 4375 S LINCOLN AVE Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



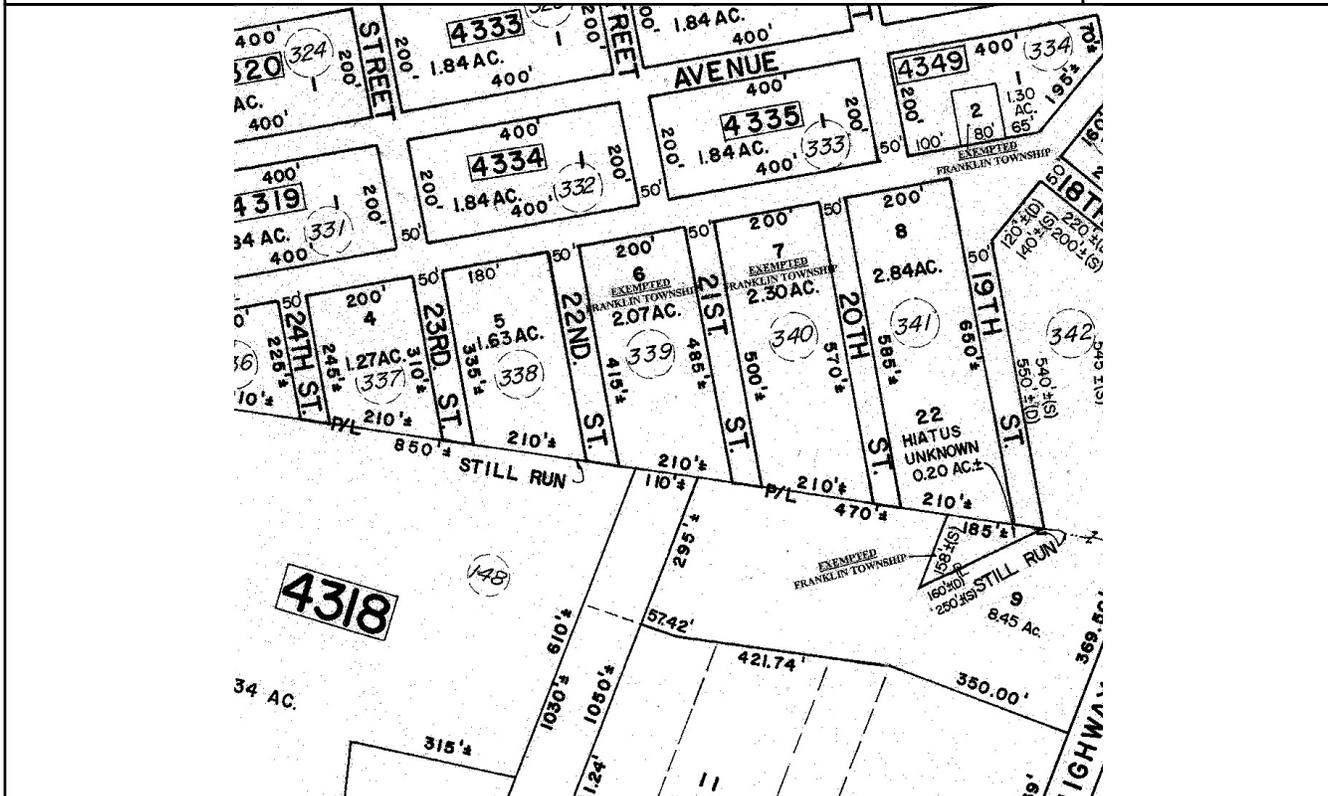
<b>Property Location</b>			
16TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4314, Lot: 1, Qualifier: QFARM (Old Block: 4314, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$700.00		
Additional Lots: :4315,1:4316,1	Land Value: \$700.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 5.52AC	% Improvement: 0.0		
Acreage: 5.52	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$27.93		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$27.04		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F 4375 S LINCOLN AVE Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



<b>Property Location</b>			
16TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4317, Lot: 1, Qualifier: QFARM (Old Block: 4317, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$1,600.00		
Additional Lots: :4318,2,3,4,5,8	Land Value: \$1,600.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 11.95AC	% Improvement: 0.0		
Acreage: 11.95	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$59.36		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$54.08		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$54.68		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>			<b>Seller</b>

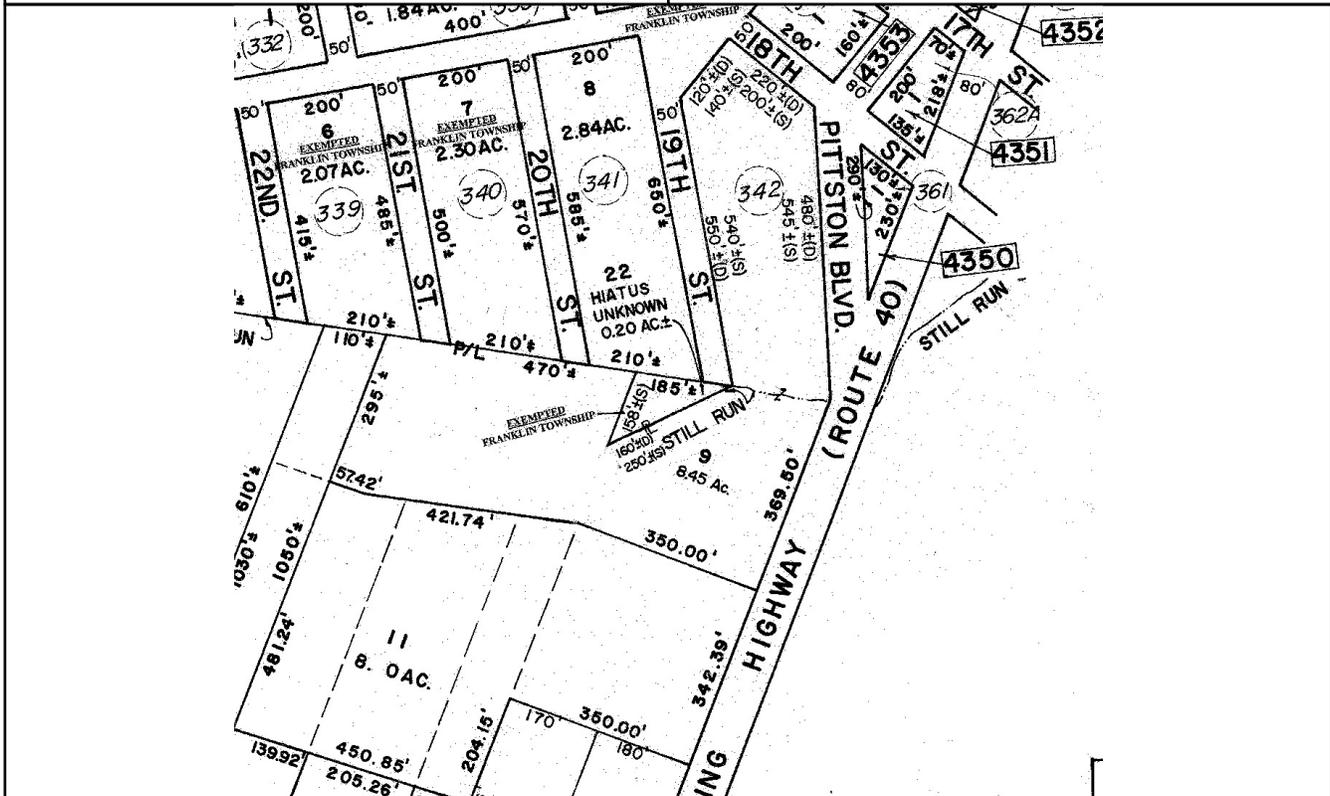


<b>Property Location</b>			
21ST ST & BROADWAY, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4318, Lot: 6 (Old Block: 339, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$1,600.00	
Additional Lots:		Land Value: \$1,600.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 2.14AC		% Improvement: 0.0	
Acreage: 2.14		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage: TAX LIEN FORECLOSUR		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$55.87	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$54.08	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$54.68	
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF		Date: 07/16/2008	
PO BOX 300		Price: \$100.00	
Franklinville, NJ 08322-0300		Ratio: 16.0%	
Previous Owner:		Deed Book: 04568	
		Deed Page: 00339	
<b>Latest Sales Detail</b>			
Recorded: 08/08/2008	Sales Price: \$100.00	Recorded:	Sales Price:
Sales Date: 07/16/2008	Sales Ratio: 1600.0%	Sales Date:	Sales Ratio:
Deed Book: 45680	Use Code:	Deed Book:	Use Code:
Deed Page: 33900	Not Usable: 12	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF PO BOX 300 Franklinville, NJ 08322-0300			
<b>Seller</b>			<b>Seller</b>
MORINA, CARMEL M SHERIFF COUNTY GLOUCESTER WOODBURY, NJ 08096			

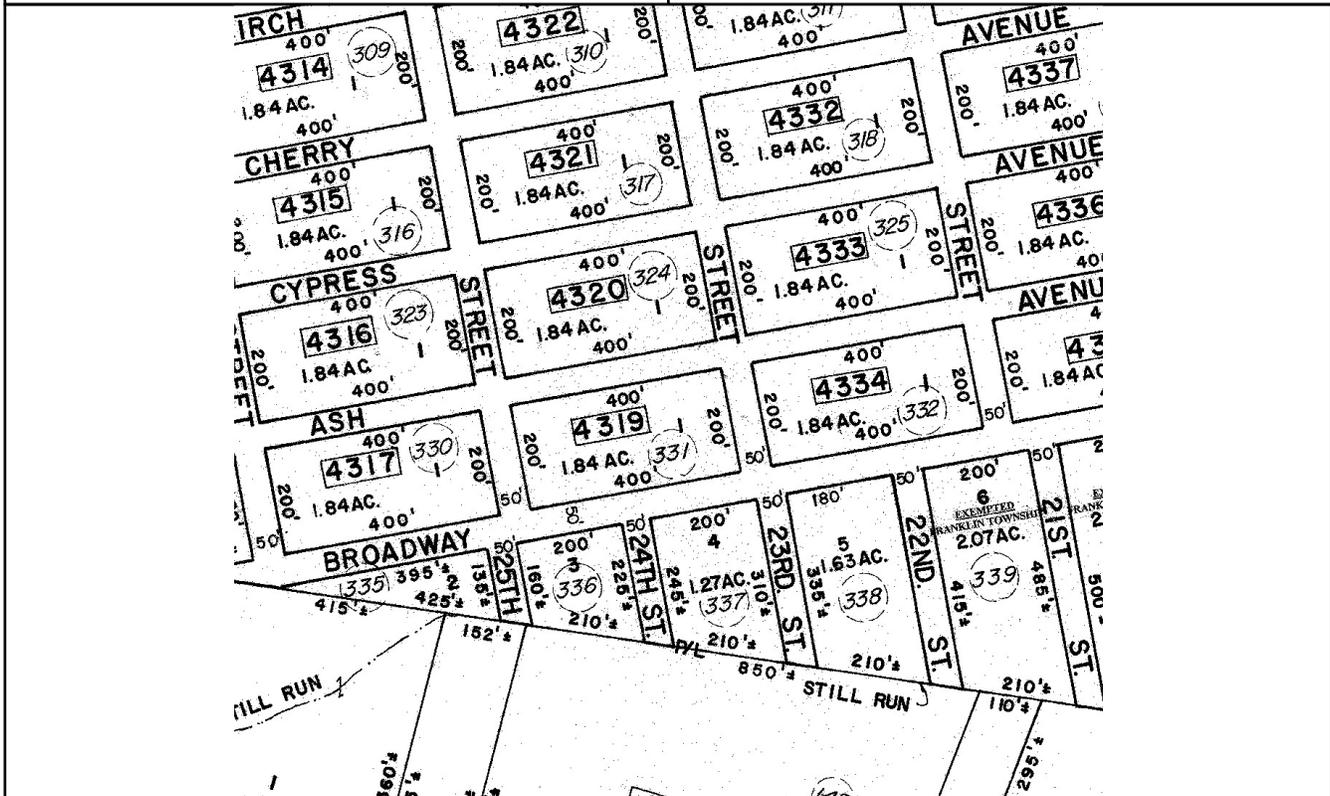




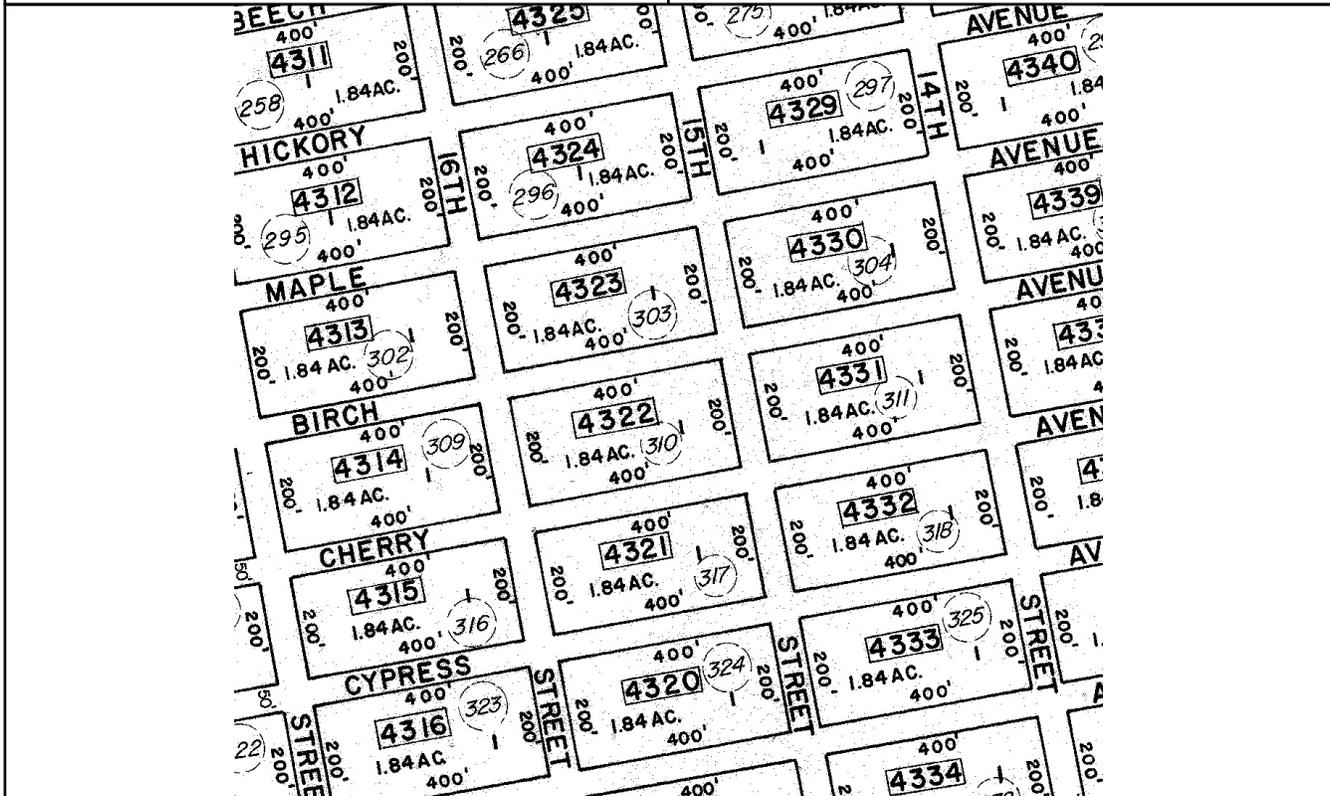
<b>Property Location</b>			
19TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4318, Lot: 22			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property	Total Value: \$500.00		
Additional Lots:	Land Value: \$500.00		
Bld Description: VACANT LAND	Improvement Value: \$0.00		
Land Description: 185X158IRR .34AC	% Improvement: 0.0		
Acreage: 0.34	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage: TAX LIEN #F5188-07	Exemption: 1		
Year Constructed: 0	Exemption statute: 54:04-03.03		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$17.46		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$16.89		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$17.09		
<b>Current Owner</b>			<b>Sale Data</b>
FRANKLIN TOWNSHIP OF			Date:
1571 DELSEA DR			Price:
Franklinville, NJ 08322-2391			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>			<b>Seller</b>



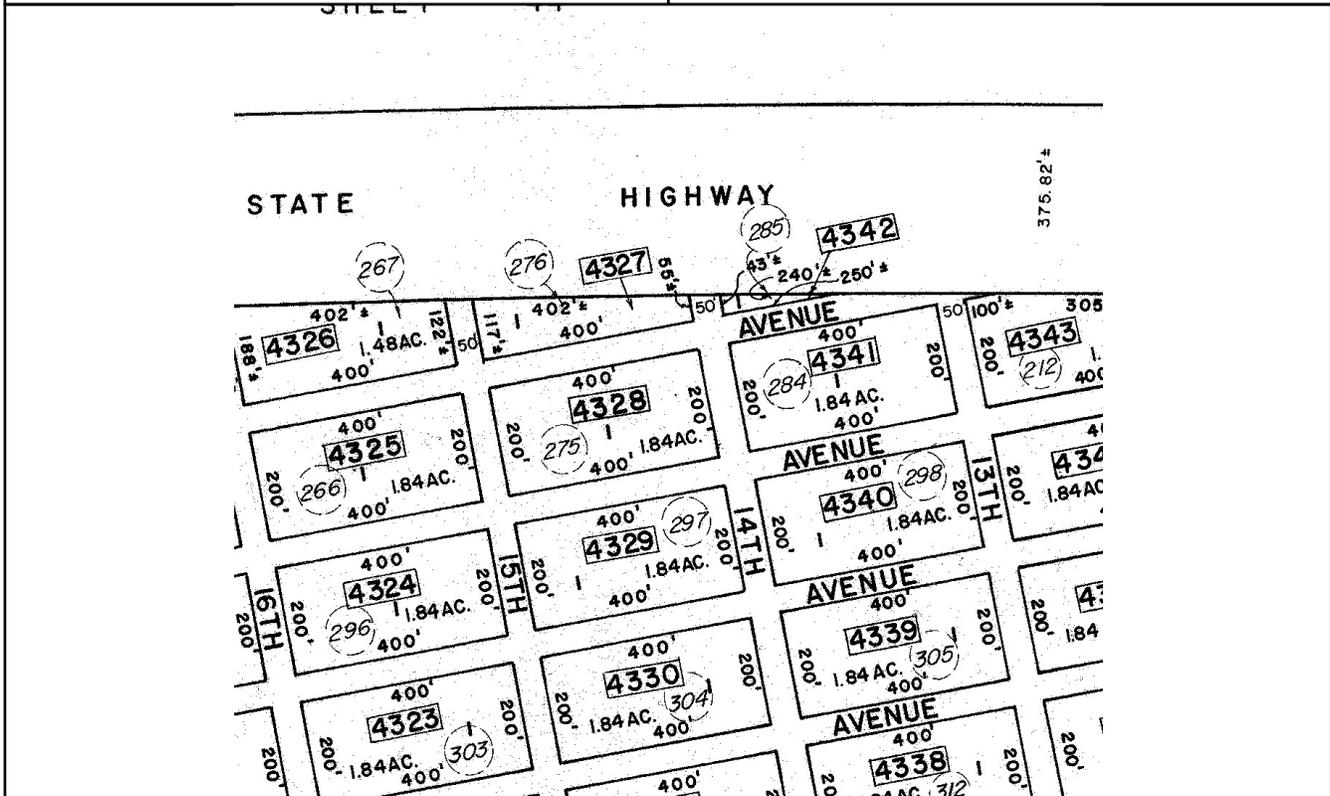
<b>Property Location</b>			
15TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4319, Lot: 1, Qualifier: QFARM (Old Block: 4319, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$700.00		
Additional Lots: :4320,1:4321,1	Land Value: \$700.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 5.52AC	% Improvement: 0.0		
Acreage: 5.52	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$27.93		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$27.04		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F 4375 S LINCOLN AVE Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



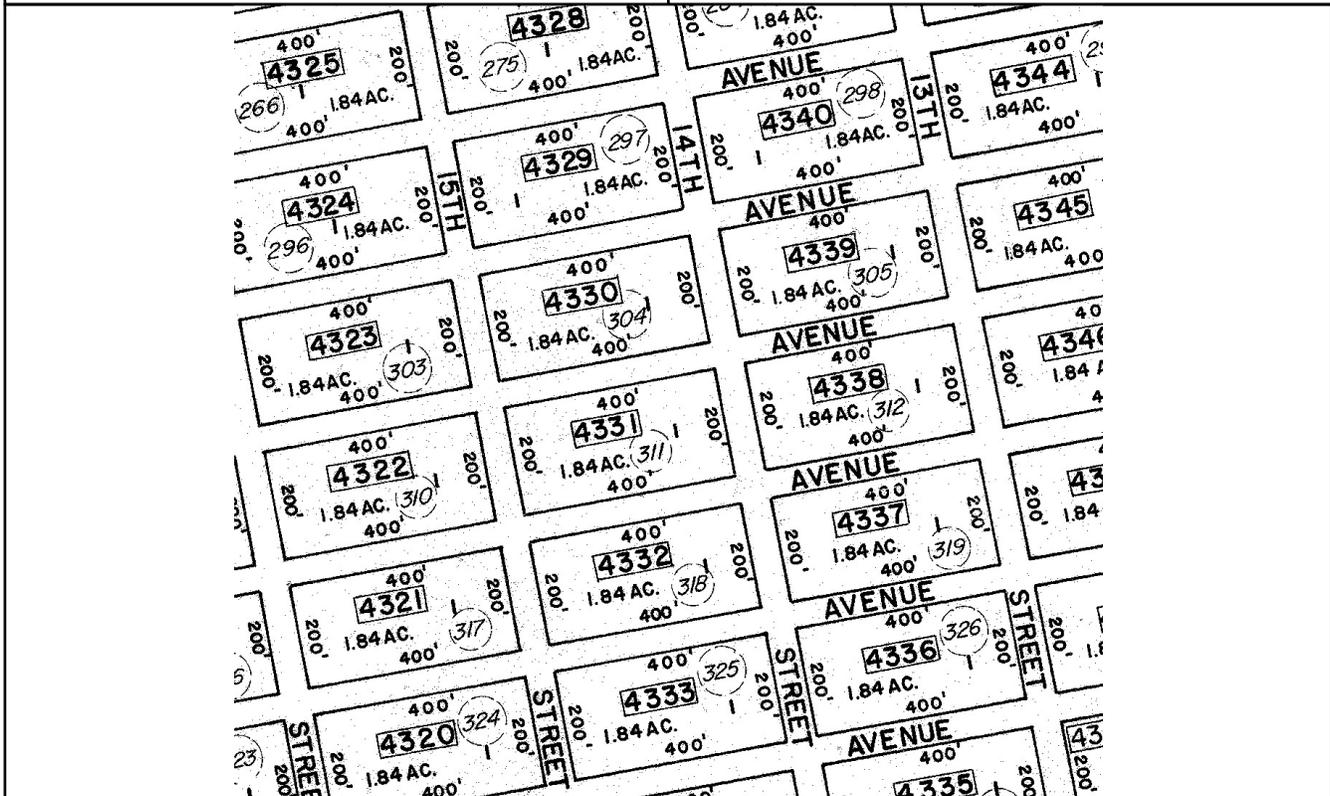
<b>Property Location</b>			
15TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4322, Lot: 1, Qualifier: QFARM (Old Block: 4322, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$700.00		
Additional Lots: :4323,1:4324,1	Land Value: \$700.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 5.52AC	% Improvement: 0.0		
Acreage: 5.52	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$27.93		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$27.04		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



<b>Property Location</b>			
14TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4328, Lot: 1, Qualifier: QFARM (Old Block: 4328, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$700.00	
Additional Lots: :4329,1:4330,1		Land Value: \$700.00	
Bld Description: WMP 16-25 C628		Improvement Value: \$0.00	
Land Description: 5.52AC		% Improvement: 0.0	
Acreage: 5.52		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$27.93	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$27.04	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92	
<b>Current Owner</b>			<b>Sale Data</b>
RONE, VICTOR F			Date:
4375 S LINCOLN AVE			Price:
Vineland, NJ 08361-7757			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>			<b>Seller</b>

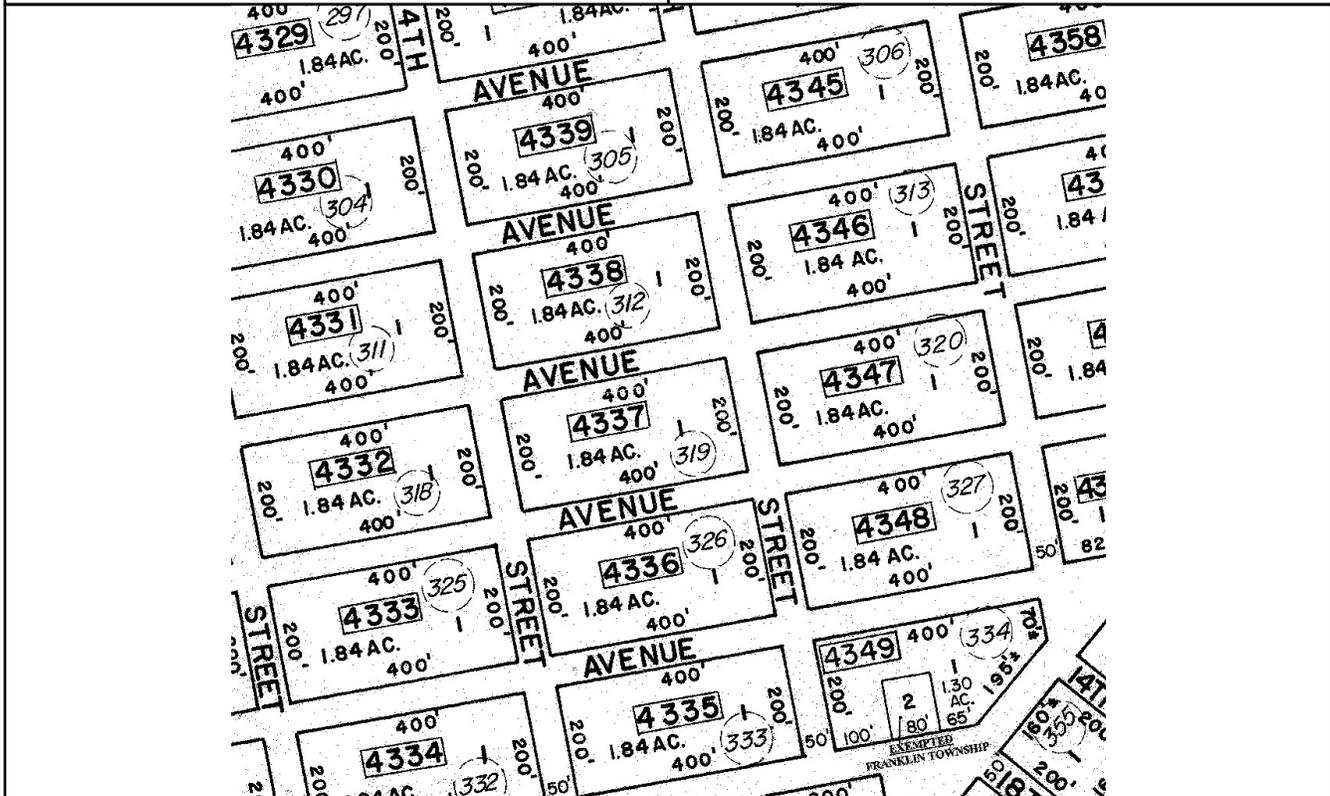


<b>Property Location</b>			
14TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4331, Lot: 1, Qualifier: QFARM (Old Block: 4331, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$700.00		
Additional Lots: :4332,1:4333,1	Land Value: \$700.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 5.52	% Improvement: 0.0		
Acreage: 5.52	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$27.93		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$27.04		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F 4375 S LINCOLN AVE Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	

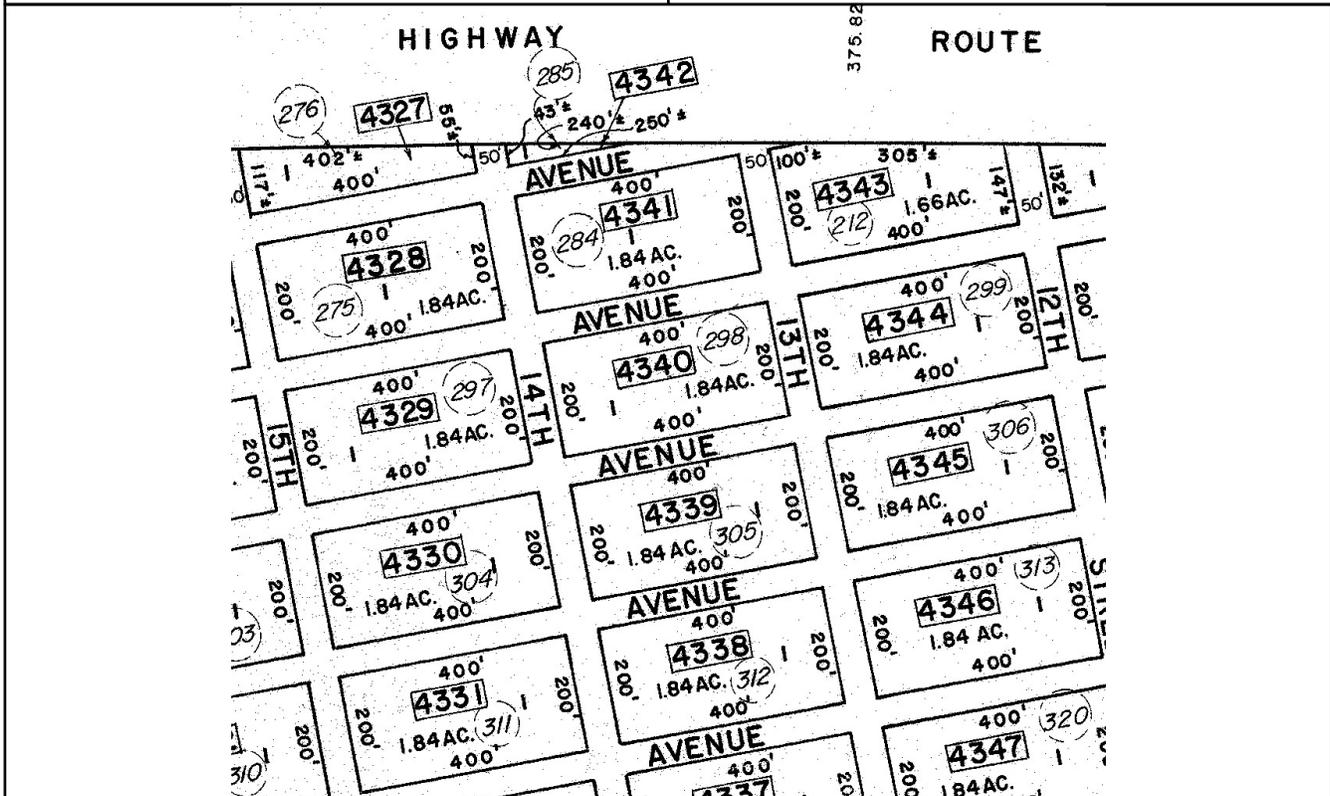


<b>Property Location</b>			
14TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4334, Lot: 1, Qualifier: QFARM (Old Block: 4334, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$700.00	
Additional Lots: :4335,1:4336,1		Land Value: \$700.00	
Bld Description: WMP 16-25 C628		Improvement Value: \$0.00	
Land Description: 5.52AC		% Improvement: 0.0	
Acreage: 5.52		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$27.93	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$27.04	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92	
<b>Current Owner</b>			<b>Sale Data</b>
RONE, VICTOR F			Date:
4375 S LINCOLN AVE			Price:
Vineland, NJ 08361-7757			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	

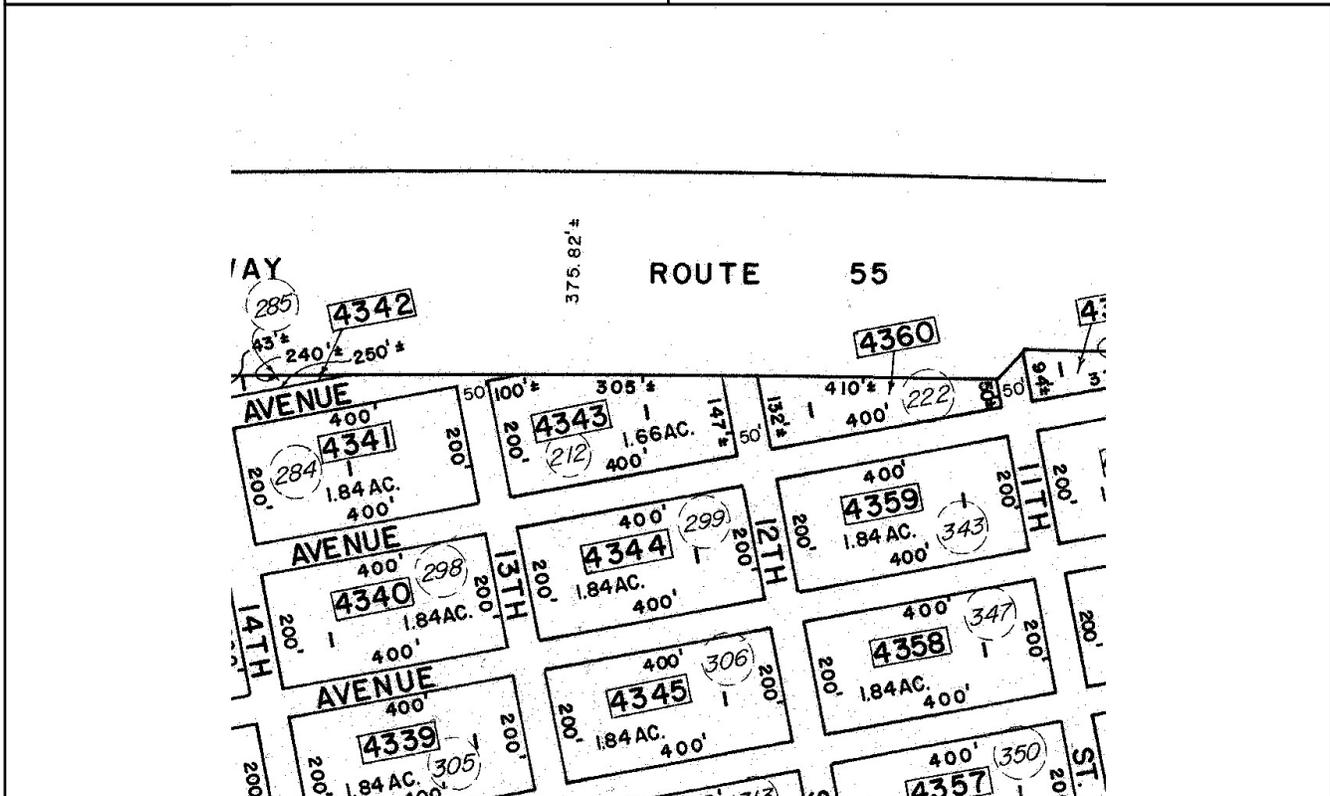
<b>Property Location</b>			
13TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4337, Lot: 1, Qualifier: QFARM (Old Block: 4337, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$700.00		
Additional Lots: :4338,1:4339,1	Land Value: \$700.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 5.52AC	% Improvement: 0.0		
Acreage: 5.52	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$27.93		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$27.04		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F 4375 S LINCOLN AVE Vineland, NJ 08361-7757			
<b>Seller</b>			<b>Seller</b>



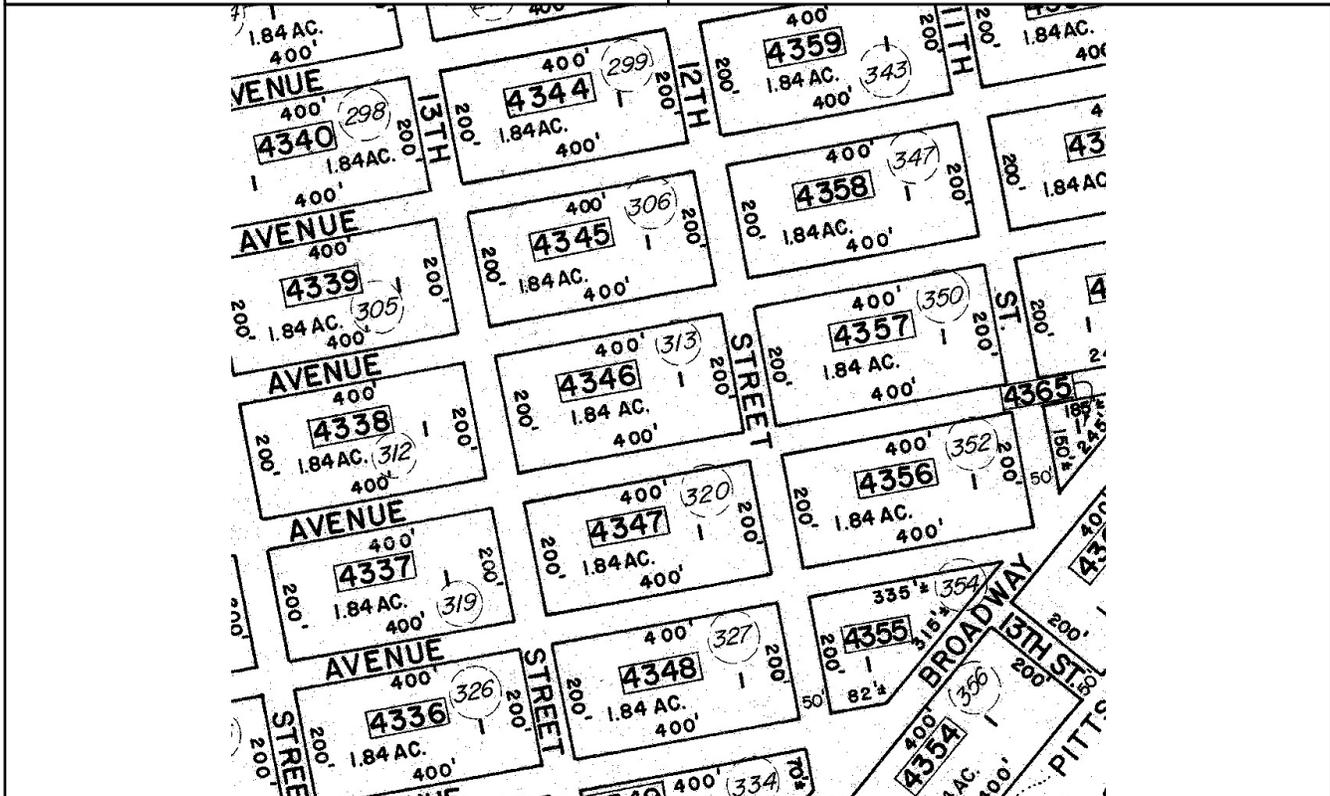
<b>Property Location</b>			
13TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4340, Lot: 1, Qualifier: QFARM (Old Block: 4340, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$500.00		
Additional Lots: :4341,1:4342,1	Land Value: \$500.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 3.80AC	% Improvement: 0.0		
Acreage: 3.8	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$17.46		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$16.89		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$17.09		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F 4375 S LINCOLN AVE Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



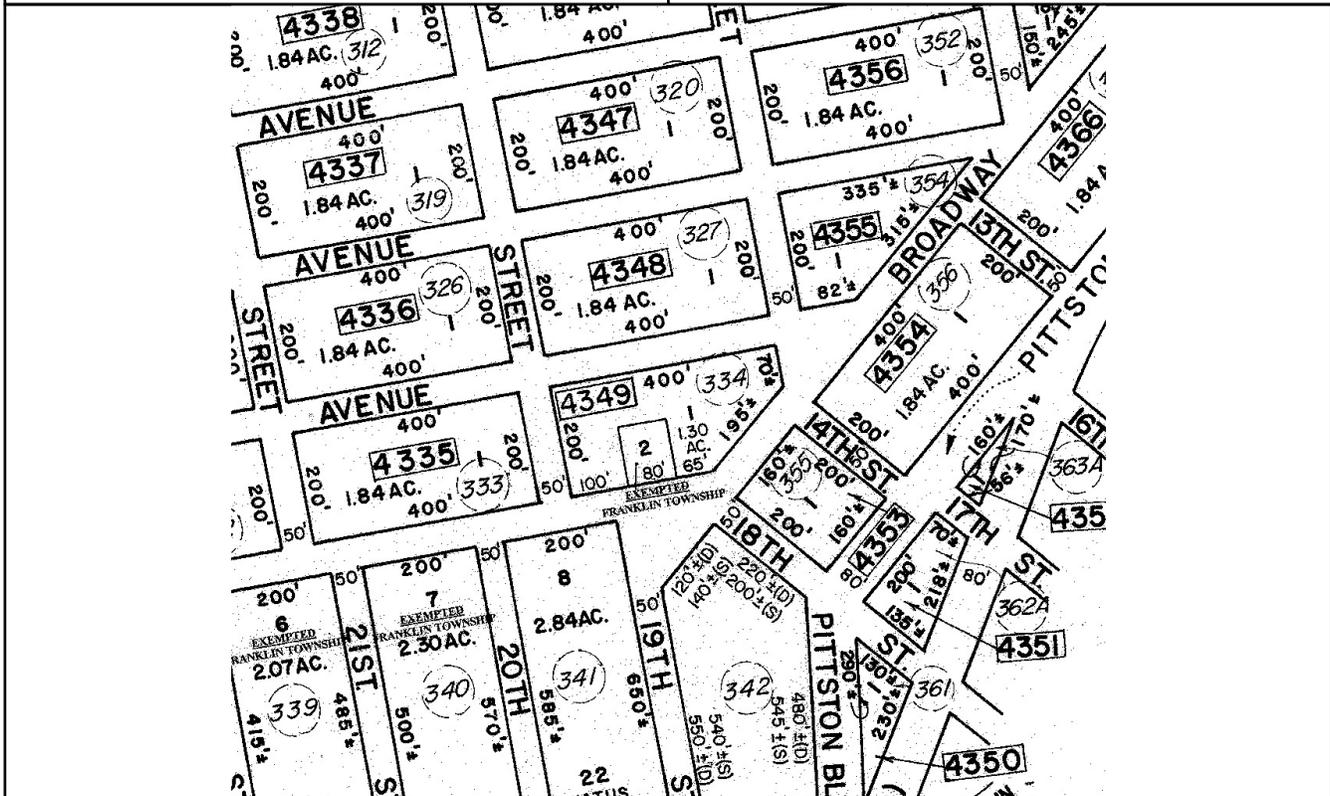
<b>Property Location</b>			
12TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4343, Lot: 1, Qualifier: QFARM (Old Block: 4343, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$700.00		
Additional Lots: :4344,1:4345,1	Land Value: \$700.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 5.34 AC	% Improvement: 0.0		
Acreage: 5.34	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$24.44		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$23.65		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



<b>Property Location</b>			
12TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4346, Lot: 1, Qualifier: QFARM (Old Block: 4346, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$700.00	
Additional Lots: :4347,1:4348,1		Land Value: \$700.00	
Bld Description: WMP 16-25 C628		Improvement Value: \$0.00	
Land Description: 5.52AC		% Improvement: 0.0	
Acreage: 5.52		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$27.93	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$27.04	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92	
<b>Current Owner</b>			<b>Sale Data</b>
RONE, VICTOR F			Date:
4375 S LINCOLN AVE			Price:
Vineland, NJ 08361-7757			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>			<b>Seller</b>

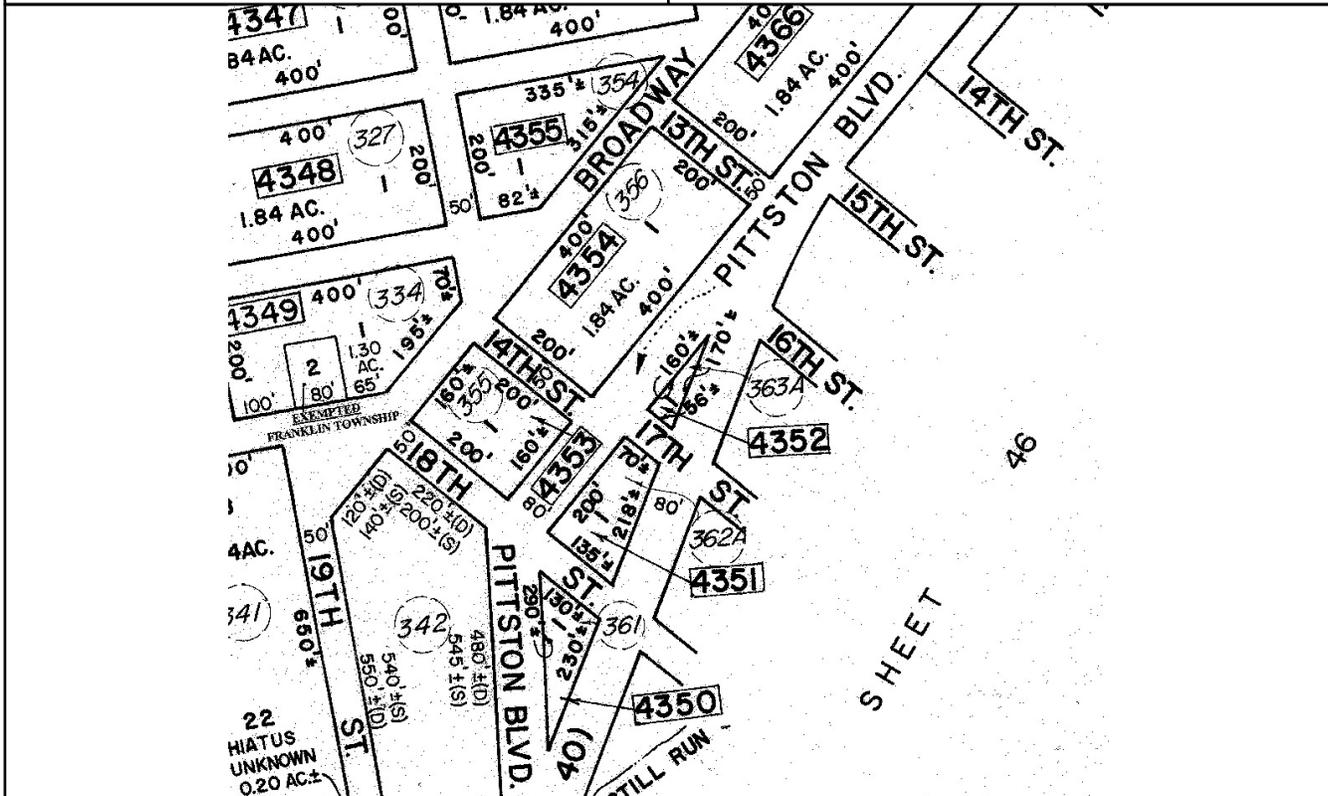


<b>Property Location</b>			
12TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4349, Lot: 1, Qualifier: QFARM (Old Block: 4349, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$300.00	
Additional Lots: :4350,1:4351,1		Land Value: \$300.00	
Bld Description: WMP 16-25 C628		Improvement Value: \$0.00	
Land Description: 2.11AC		% Improvement: 0.0	
Acreage: 2.11		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$10.47	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$10.13	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$10.25	
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date: 05/05/1999	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book: 02999	
		Deed Page: 00020	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F 4375 S LINCOLN AVE Vineland, NJ 08361-7757			
<b>Seller</b>			<b>Seller</b>

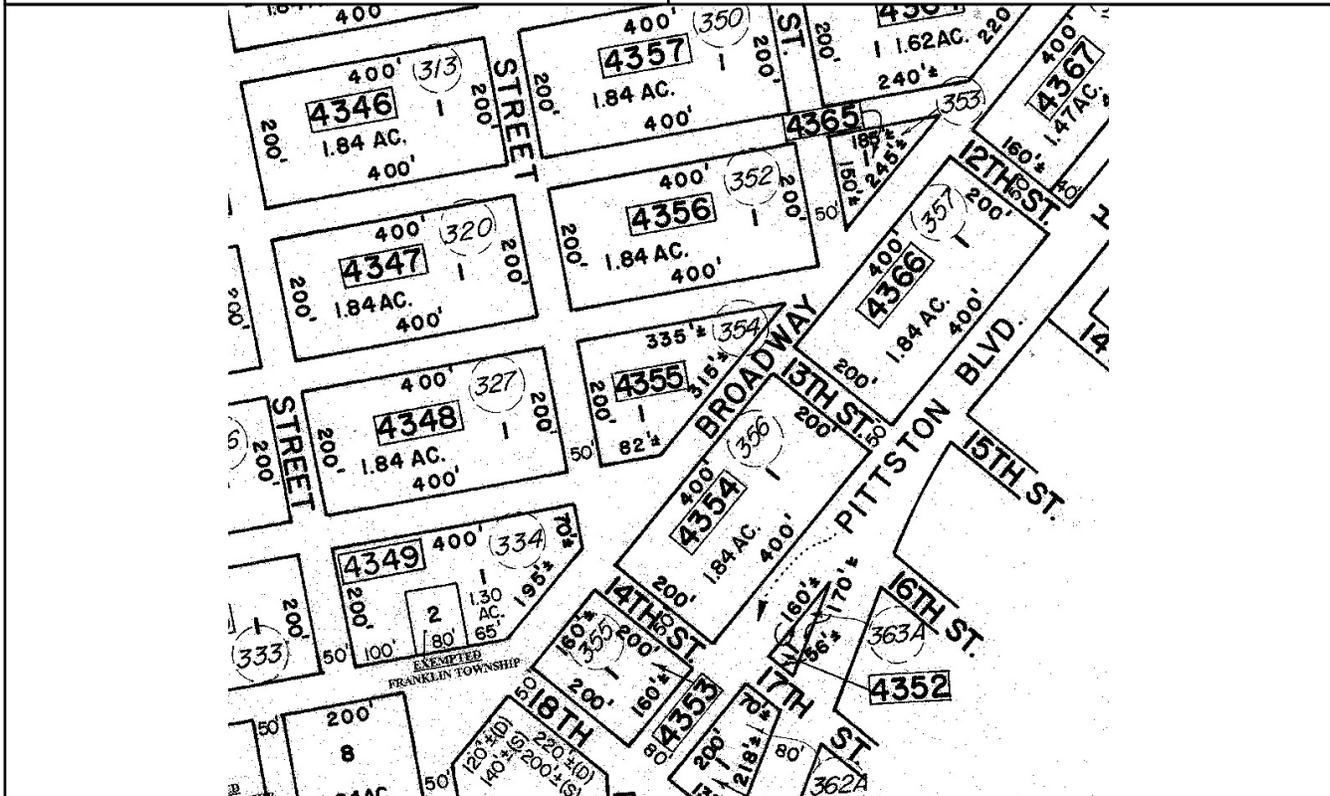




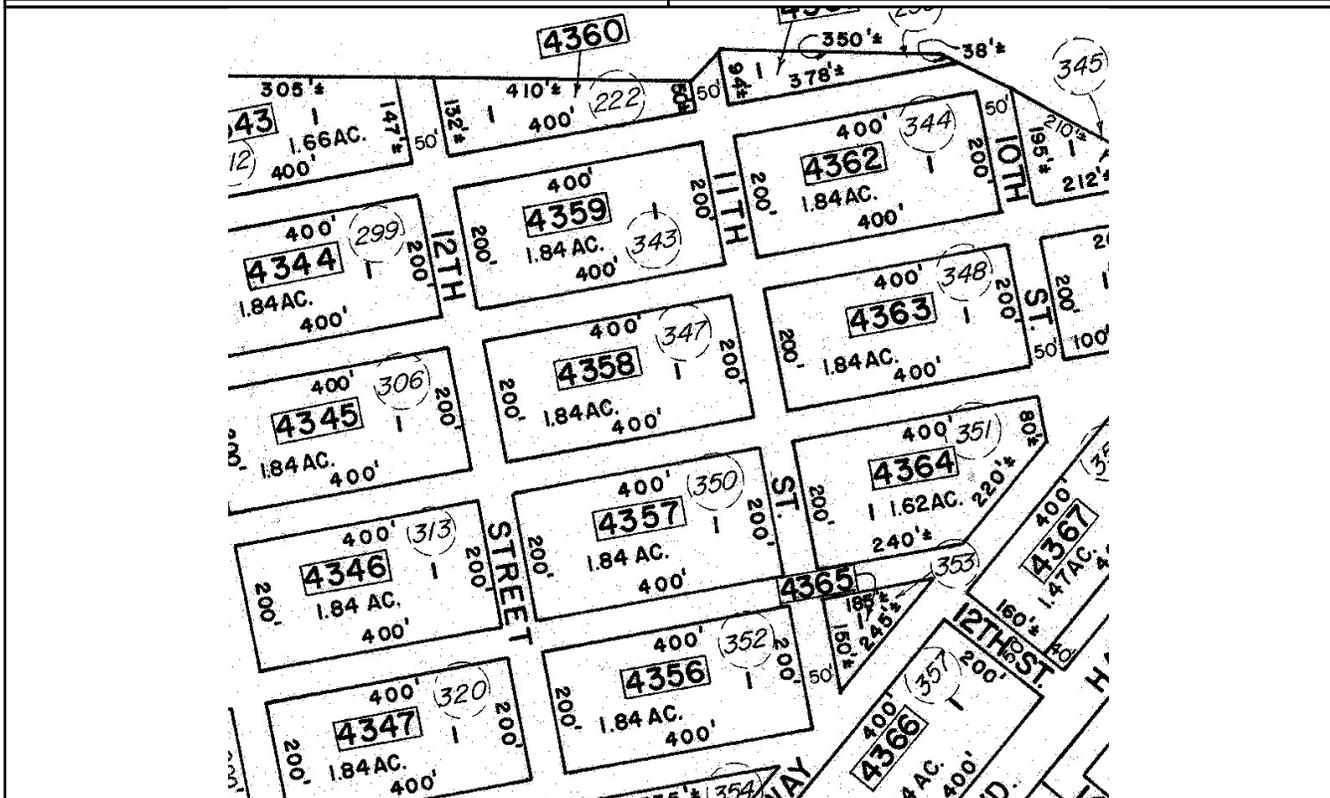
<b>Property Location</b>			
HARDING HWY, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4352, Lot: 1, Qualifier: QFARM (Old Block: 4352, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$400.00		
Additional Lots: :4353,1:4354,1	Land Value: \$400.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 2.68AC	% Improvement: 0.0		
Acreage: 2.68	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$13.96		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$13.52		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$13.67		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F 4375 S LINCOLN AVE Vineland, NJ 08361-7757			
<b>Seller</b>			<b>Seller</b>



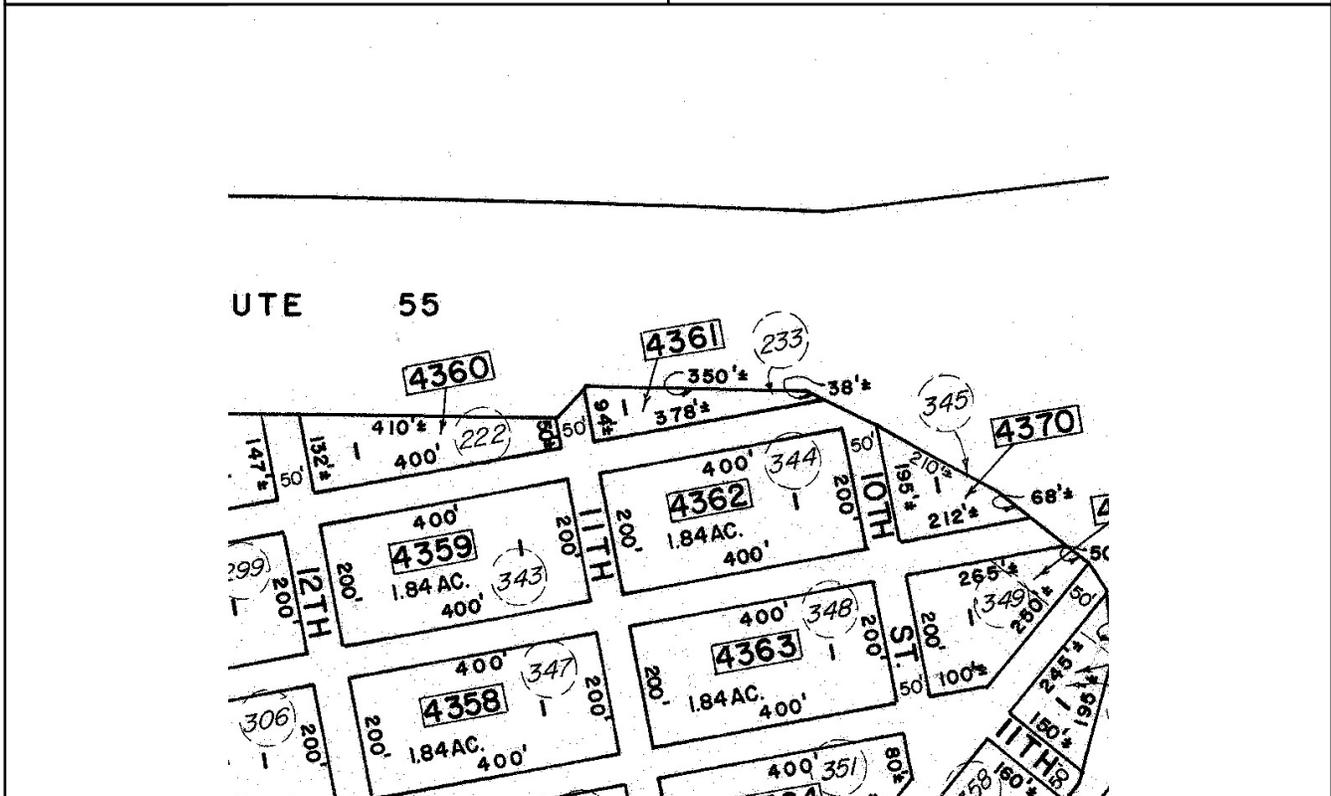
<b>Property Location</b>			
12TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4355, Lot: 1, Qualifier: QFARM (Old Block: 4355, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$600.00		
Additional Lots: :4356,1:4357,1	Land Value: \$600.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 4.64AC	% Improvement: 0.0		
Acreage: 4.64	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$20.95		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$20.27		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$20.50		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



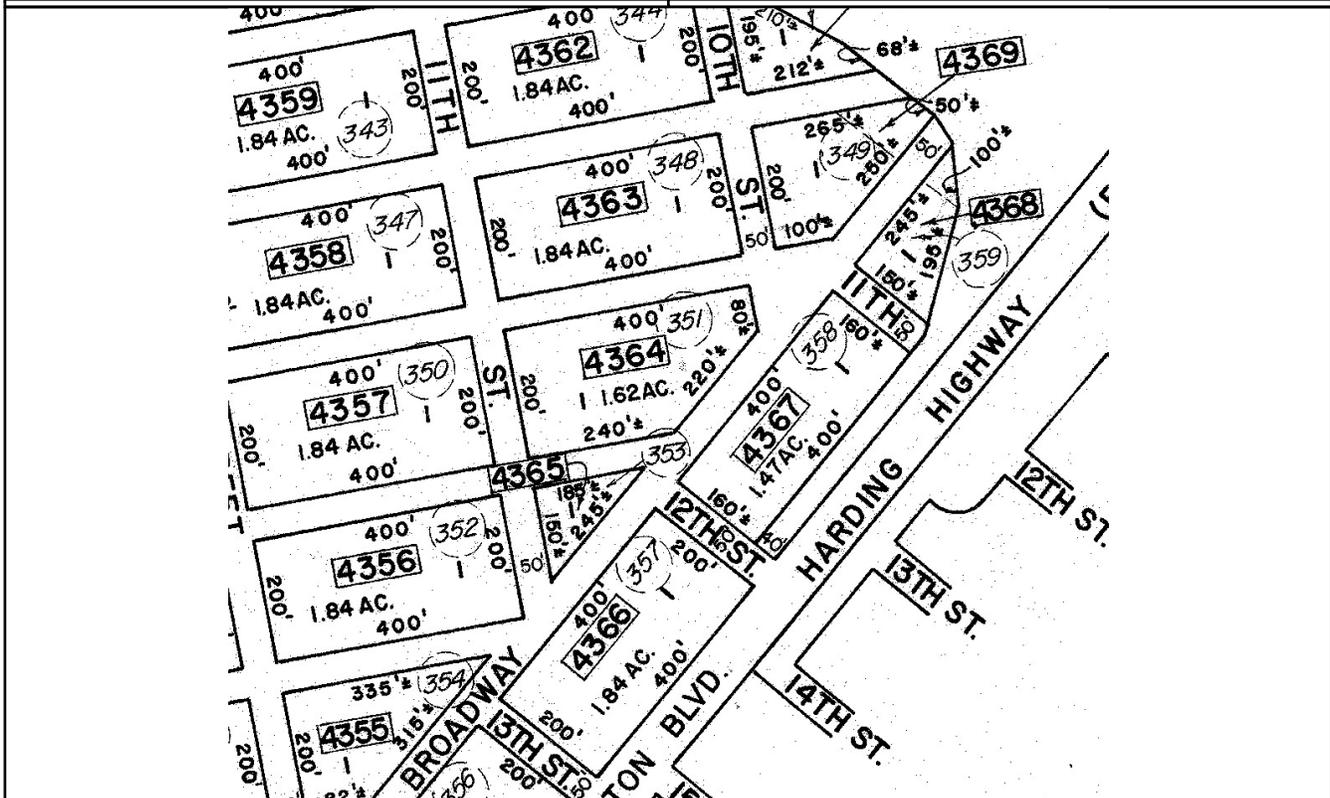
<b>Property Location</b>			
11TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4358, Lot: 1, Qualifier: QFARM (Old Block: 4358, Old Lot: 1)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$600.00	
Additional Lots: :4359,1:4360,1		Land Value: \$600.00	
Bld Description: WMP 16-25 C628		Improvement Value: \$0.00	
Land Description: 4.52AC		% Improvement: 0.0	
Acreage: 4.52		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$20.95	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$20.27	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$20.50	
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>		<b>Buyer</b>	
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



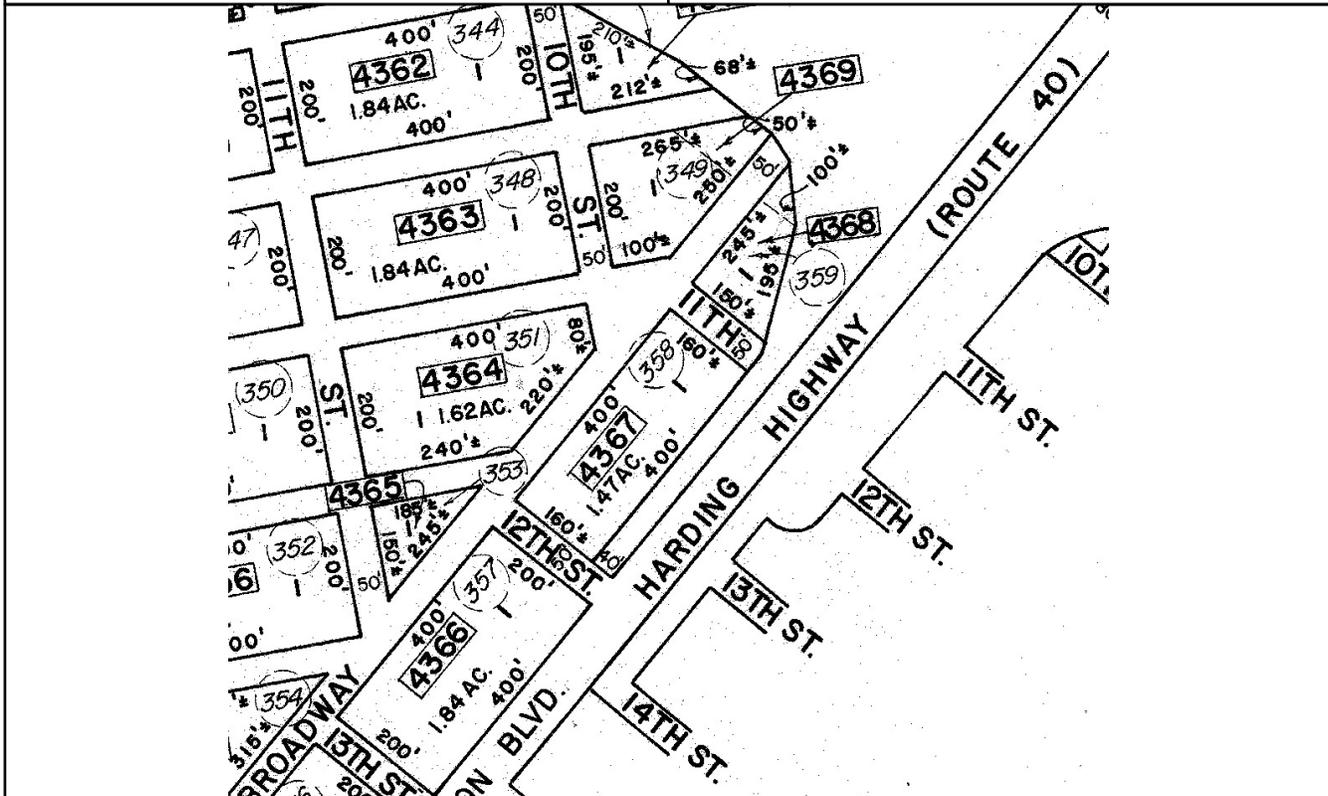
<b>Property Location</b>			
10TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4361, Lot: 1, Qualifier: QFARM (Old Block: 4361, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$600.00	
Additional Lots: :4362,1:4363,1		Land Value: \$600.00	
Bld Description: WMP 16-25 C628		Improvement Value: \$0.00	
Land Description: 4.25AC		% Improvement: 0.0	
Acreage: 4.25		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$20.95	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$20.27	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$20.50	
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



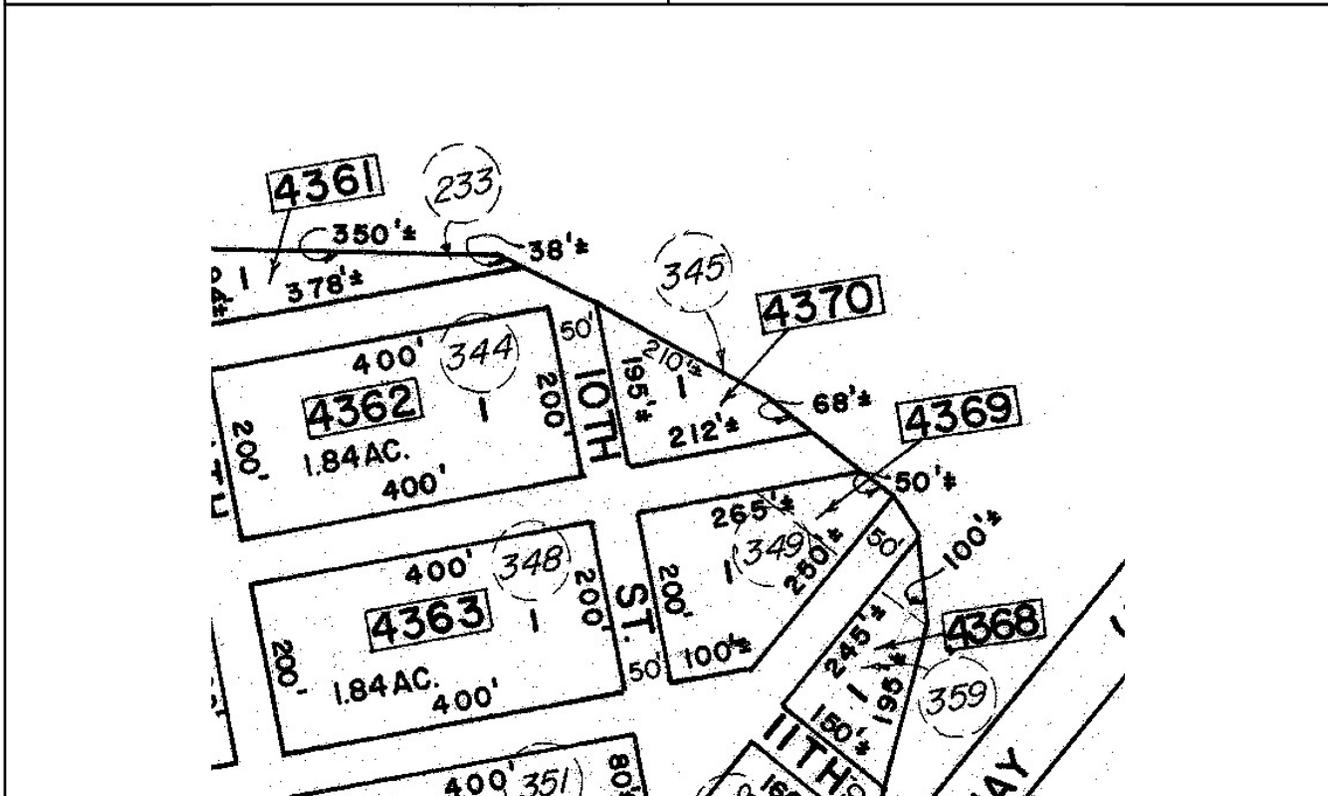
<b>Property Location</b>			
10TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4364, Lot: 1, Qualifier: QFARM (Old Block: 4364, Old Lot: 1)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$500.00	
Additional Lots: :4365,1:4366,1		Land Value: \$500.00	
Bld Description: WMP 16-25 C628		Improvement Value: \$0.00	
Land Description: 3.78AC		% Improvement: 0.0	
Acreage: 3.78		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$17.46	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$16.89	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$17.09	
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>		<b>Buyer</b>	
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



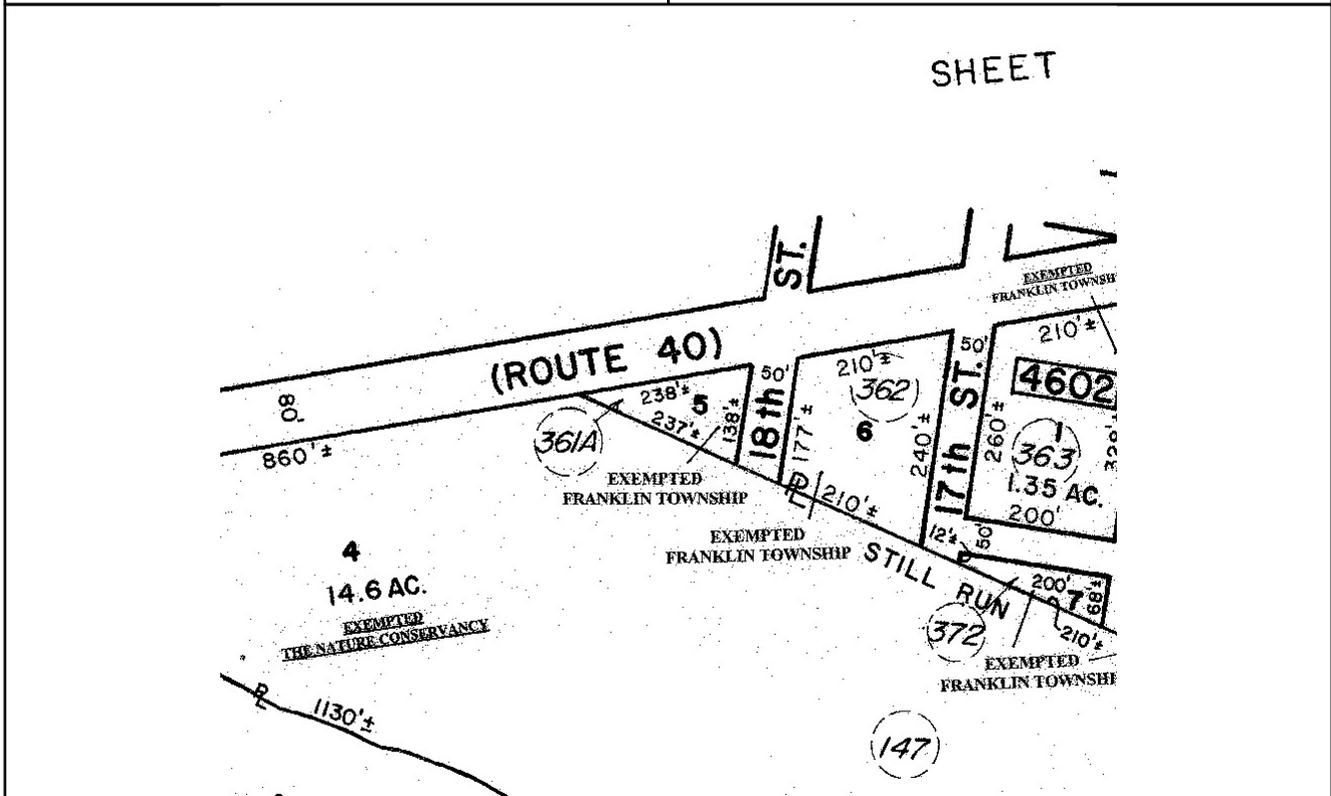
<b>Property Location</b>			
HARDING HWY, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4367, Lot: 1, Qualifier: QFARM (Old Block: 4367, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$400.00		
Additional Lots: :4368,1:4369,1	Land Value: \$400.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 3.18AC	% Improvement: 0.0		
Acreage: 3.18	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$13.96		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$13.52		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$13.67		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>			<b>Seller</b>



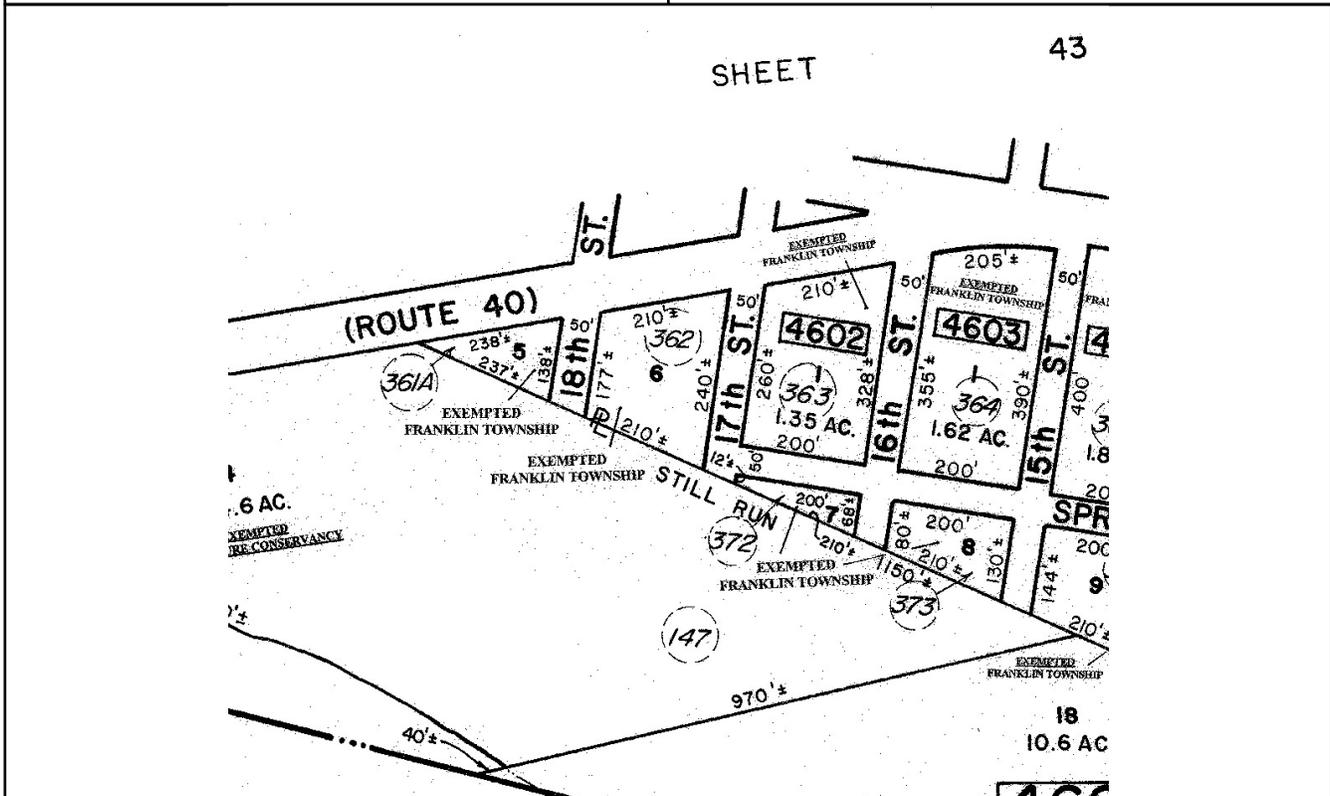
<b>Property Location</b>			
10TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4370, Lot: 1, Qualifier: QFARM (Old Block: 4370, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$100.00		
Additional Lots:	Land Value: \$100.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: .57AC	% Improvement: 0.0		
Acreage: 0.57	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$3.49		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$3.38		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$3.41		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date:	
4375 S LINCOLN AVE		Price:	
Vineland, NJ 08361-7757		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



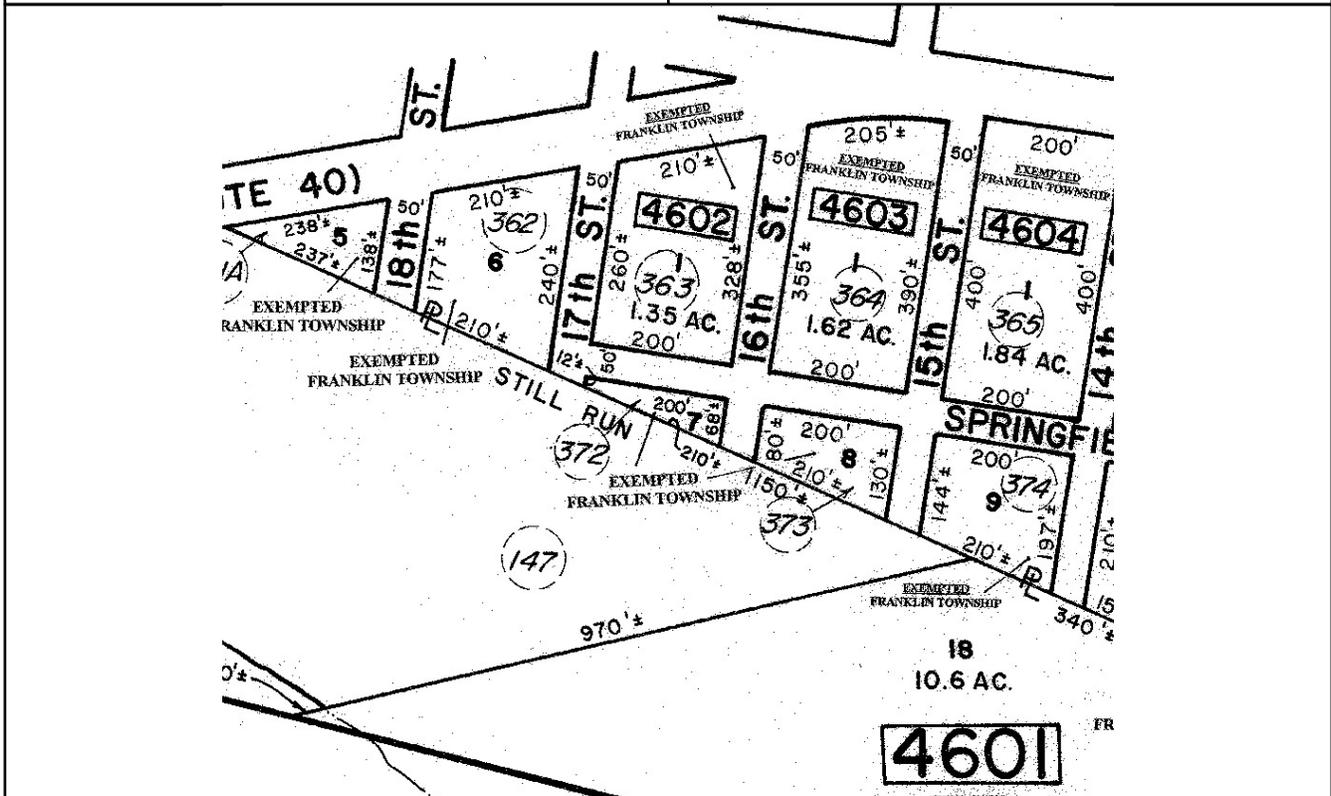
<b>Property Location</b>			
18TH & HARDING HWY, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4601, Lot: 5 (Old Block: 361A, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$1,400.00	
Additional Lots:		Land Value: \$1,400.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .38AC		% Improvement: 0.0	
Acreage: 0.38		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$48.88	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$47.31	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$47.85	
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF		Date:	
1571 DELSEA DR		Price:	
Franklinville, NJ 08322-2391		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



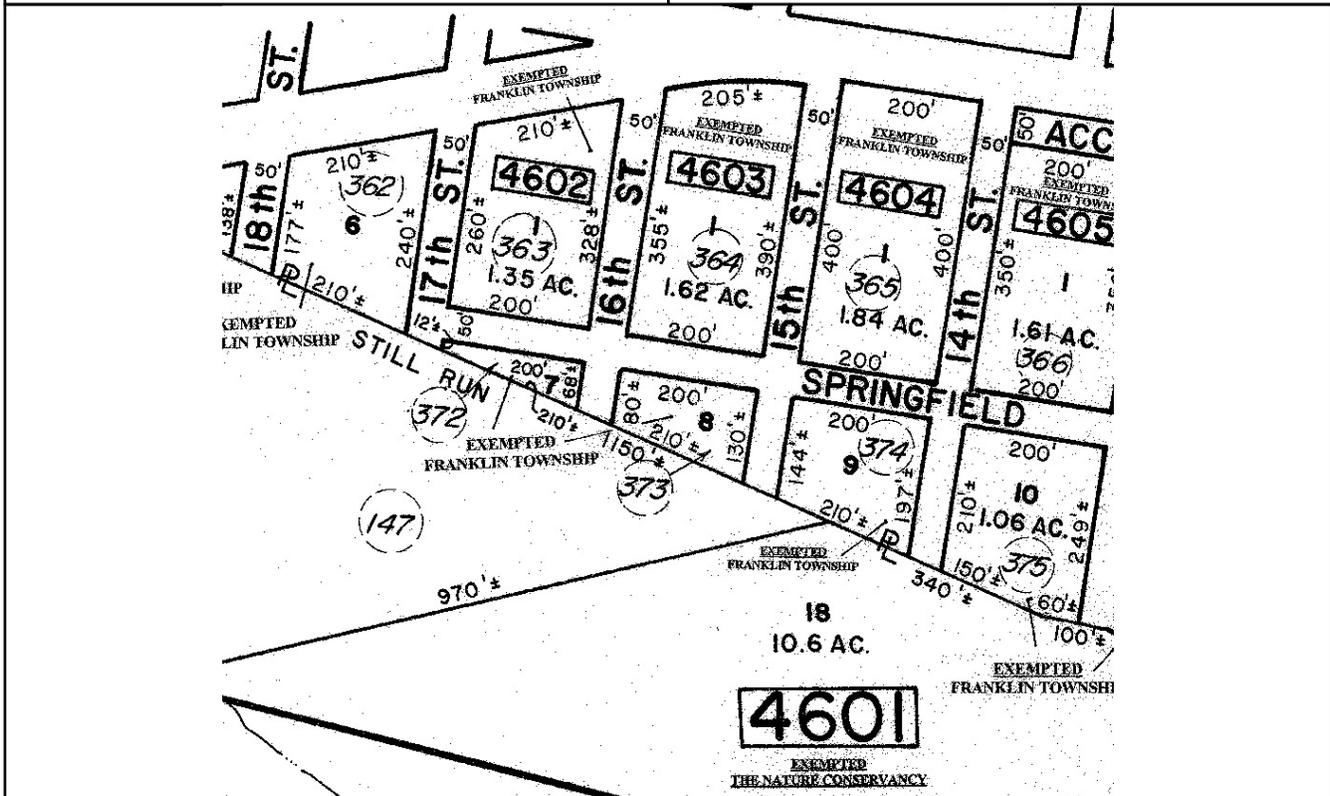
<b>Property Location</b>			
17TH ST & HARDING HWY, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4601, Lot: 6 (Old Block: 362, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property	Total Value: \$50,000.00		
Additional Lots:	Land Value: \$50,000.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 1.00AC	% Improvement: 0.0		
Acreage: 1.0	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage: VACANT LAND	Exemption: 1		
Year Constructed: 0	Exemption statute: 54:04-03.03		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$1,746.00		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$1,689.99		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$1,709.00		
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF		Date:	
1571 DELSEA DR		Price:	
Franklinville, NJ 08322-2391		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



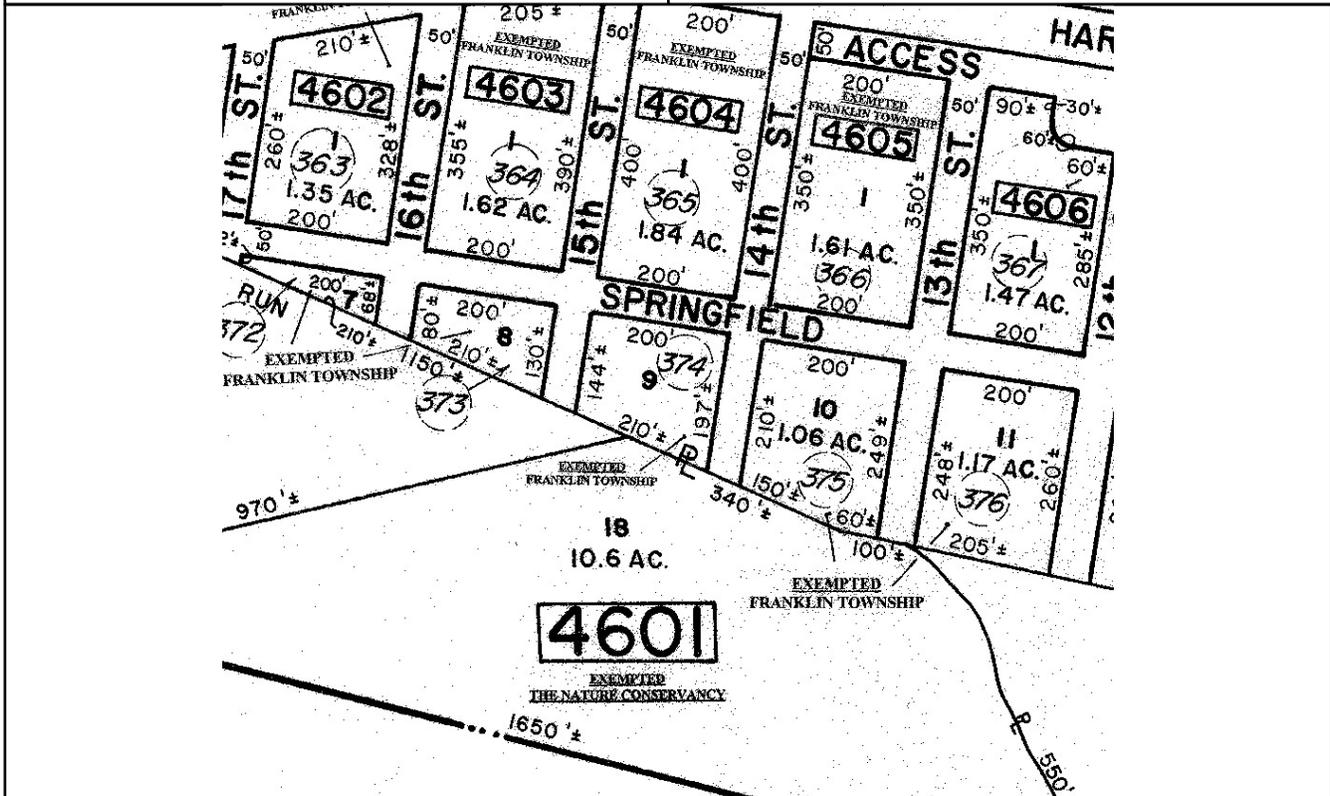
<b>Property Location</b>			
17TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4601, Lot: 7 (Old Block: 372, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$1,800.00	
Additional Lots:		Land Value: \$1,800.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .18AC		% Improvement: 0.0	
Acreage: 0.18		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$62.85	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$60.84	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$61.52	
<b>Current Owner</b>			<b>Sale Data</b>
FRANKLIN TOWNSHIP OF			Date:
1571 DELSEA DR			Price:
Franklinville, NJ 08322-2391			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



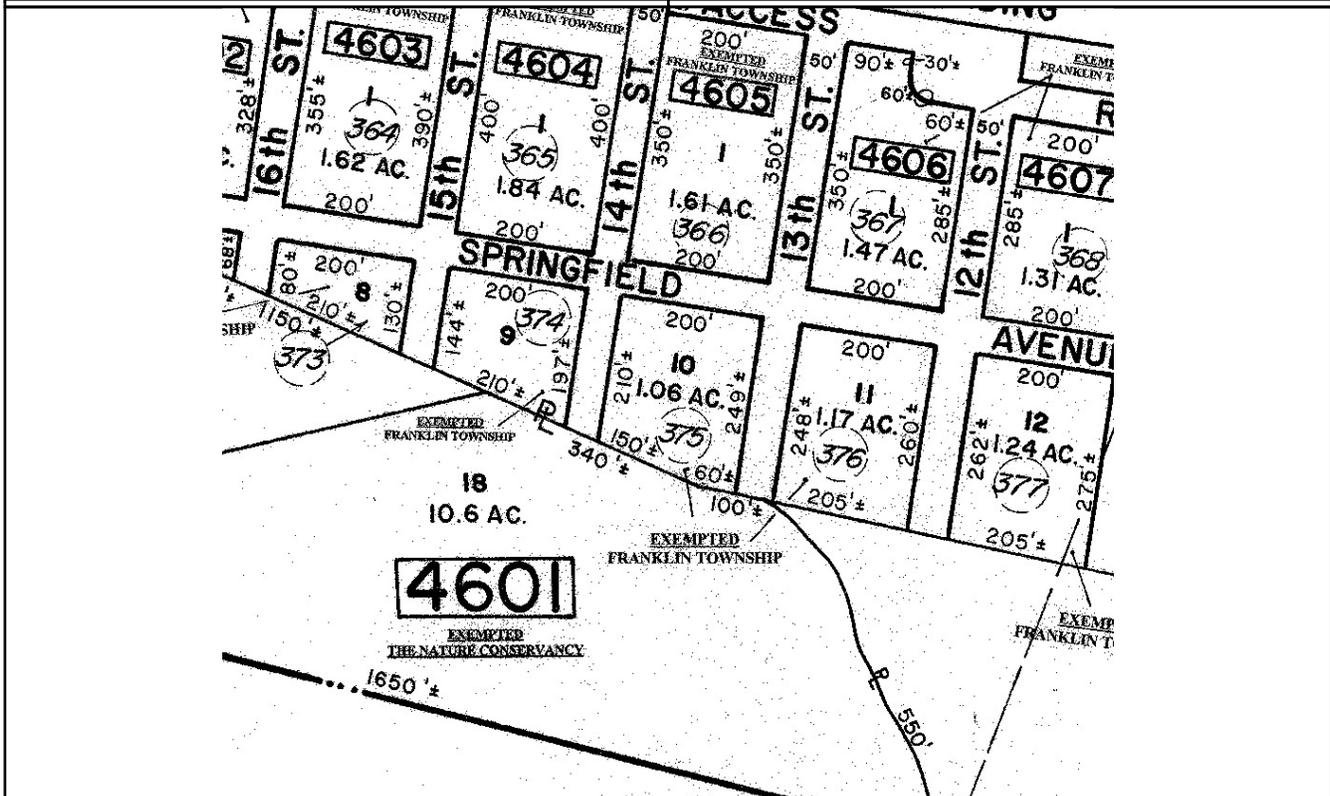
<b>Property Location</b>			
16TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4601, Lot: 8 (Old Block: 373, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$5,500.00	
Additional Lots:		Land Value: \$5,500.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .48AC		% Improvement: 0.0	
Acreage: 0.48		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$192.06	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$185.89	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$187.99	
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF		Date:	
1571 DELSEA DR		Price:	
Franklinville, NJ 08322-2391		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



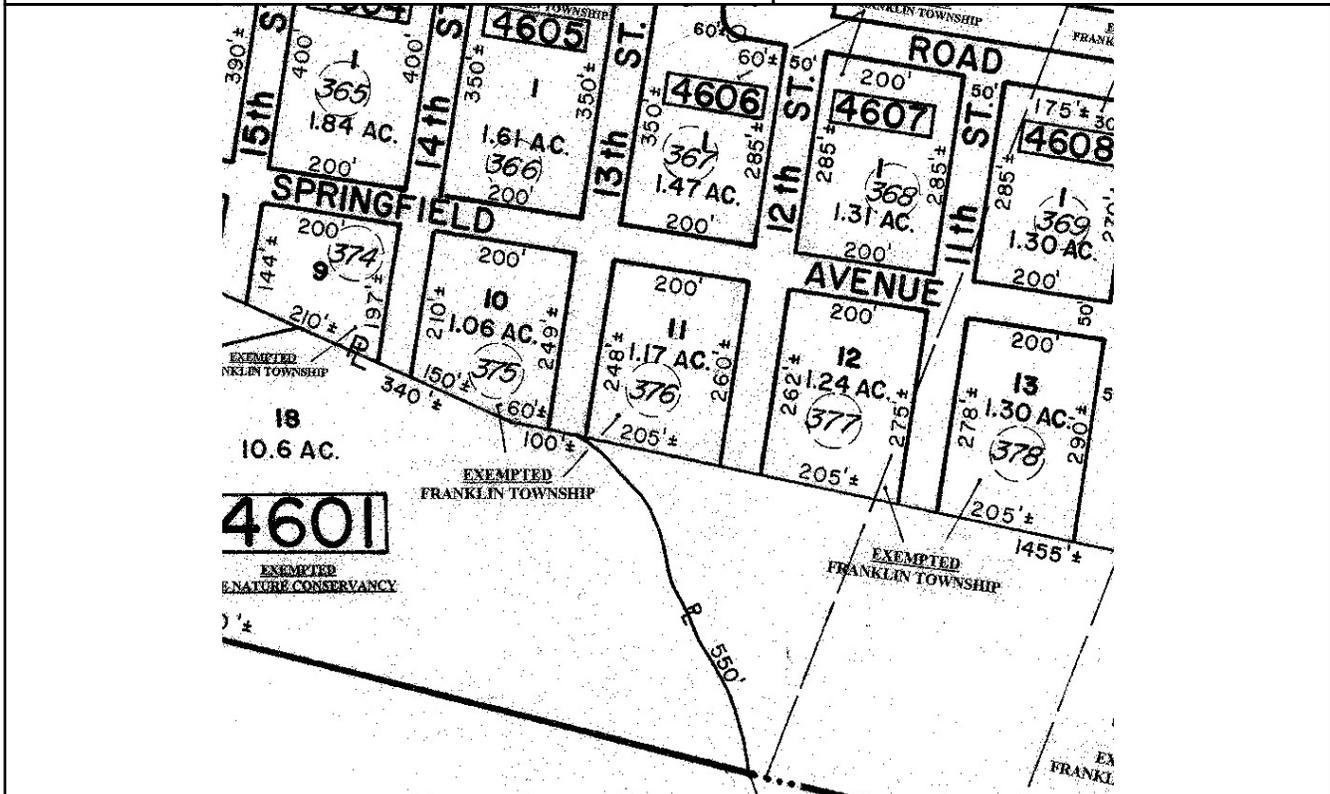
<b>Property Location</b>			
15TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4601, Lot: 9 (Old Block: 374, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property	Total Value: \$7,800.00		
Additional Lots:	Land Value: \$7,800.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: .78AC	% Improvement: 0.0		
Acreage: 0.78	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage: VACANT LAND	Exemption: 1		
Year Constructed: 0	Exemption statute: 54:04-03.03		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$272.37		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$263.64		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$266.60		
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF		Date:	
1571 DELSEA DR		Price:	
Franklinville, NJ 08322-2391		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



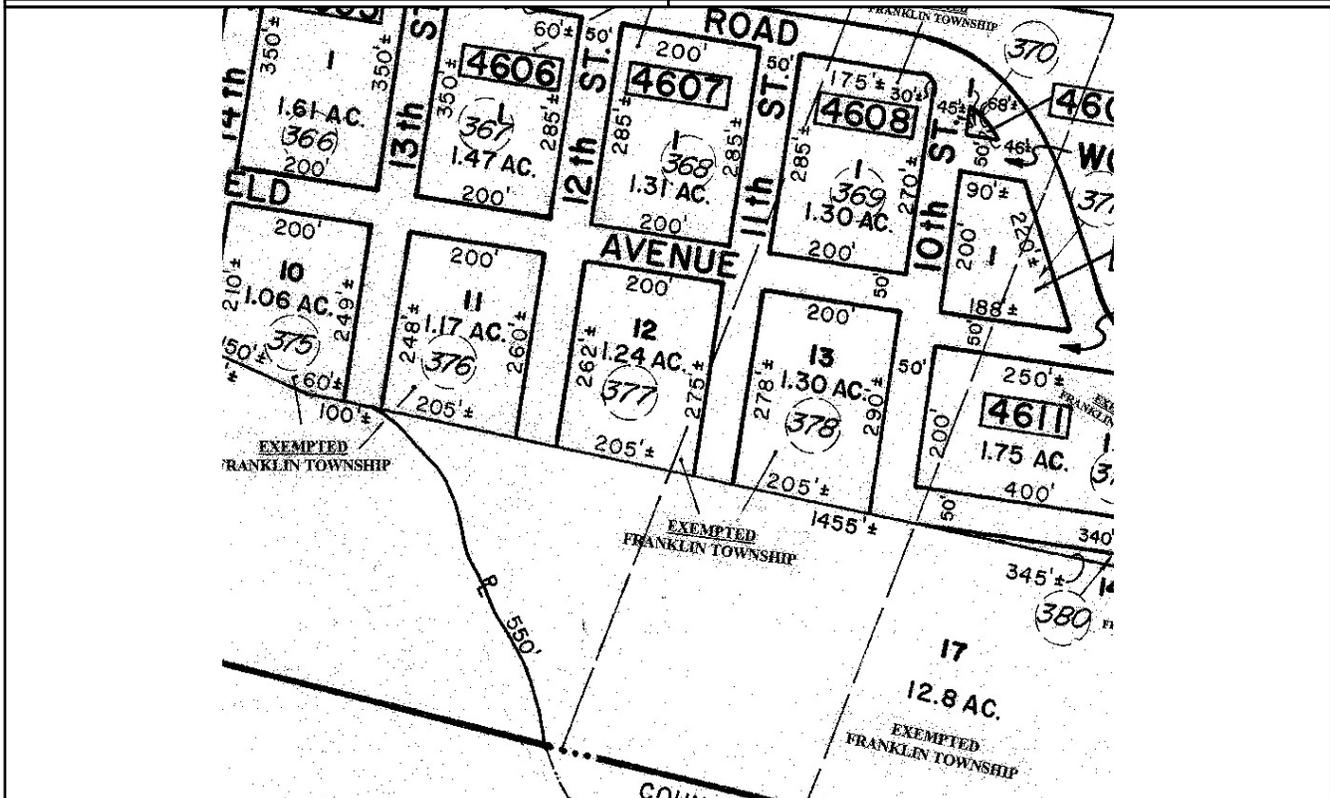
<b>Property Location</b>			
14TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4601, Lot: 10 (Old Block: 375, Old Lot: 1)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$10,200.00	
Additional Lots:		Land Value: \$10,200.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 1.06AC		% Improvement: 0.0	
Acreage: 1.06		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54;04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$356.18	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$344.76	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$348.63	
<b>Current Owner</b>			<b>Sale Data</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391			Date:
Previous Owner:			Price:
			Ratio:
			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



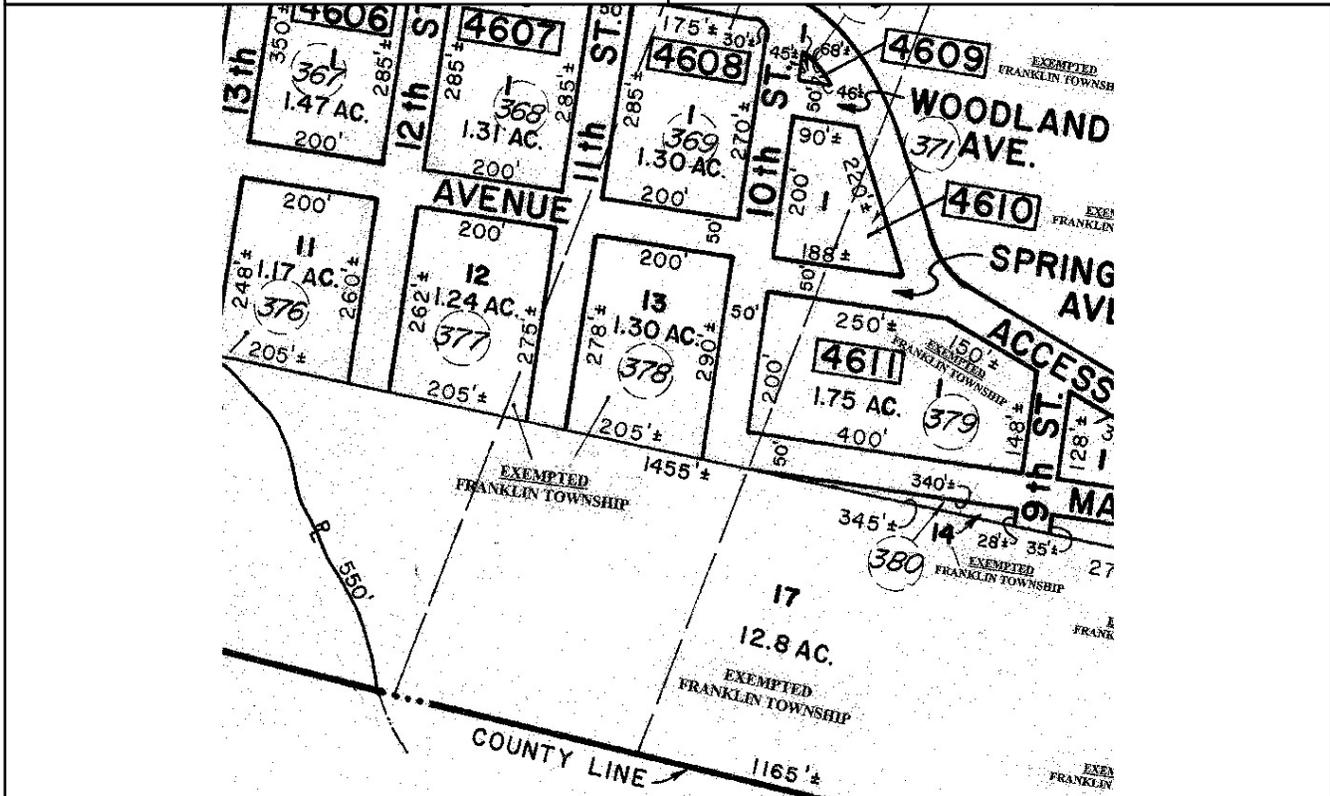
<b>Property Location</b>			
13TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4601, Lot: 11, Qualifier: QFARM (Old Block: 4601, Old Lot: 11)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$200.00	
Additional Lots:		Land Value: \$200.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 1.23AC		% Improvement: 0.0	
Acreage: 1.23		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$6.98	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$6.76	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$6.83	
<b>Current Owner</b>		<b>Sale Data</b>	
MALAGA PROPERTIES LLC		Date: 12/11/2012	
1221 PINEY HOLLOW RD		Price: \$11,200.00	
Newfield, NJ 08344-5731		Ratio: 0.02%	
Previous Owner:		Deed Book: 05028	
		Deed Page: 00112	
<b>Latest Sales Detail</b>			
Recorded: 12/18/2012	Sales Price: \$11,200.00	Recorded: 12/18/2012	Sales Price: \$1.00
Sales Date: 12/11/2012	Sales Ratio: 612.5%	Sales Date: 12/11/2012	Sales Ratio: 5760000.0%
Deed Book: 50280	Use Code:	Deed Book: 50280	Use Code:
Deed Page: 11200	Not Usable: 26	Deed Page: 10700	Not Usable: 26
<b>Buyer</b>		<b>Buyer</b>	
MALAGA PROPERTIES LLC 1221 PINEY HOLLOW RD Newfield, NJ 08344-5731		BRANDT, JASON & GENNA, VITO JR 688 ROSEMONT AVENUE Newfield, NJ 08344-5236	
<b>Seller</b>		<b>Seller</b>	
GENNA, VITO JR & BRANDT, JASON 688 ROSEMONT AVENUE Newfield, NJ 08344-5236		ROSELAKE LLC 676 ROSEMONT AVENUE Newfield, NJ 08344-5236	



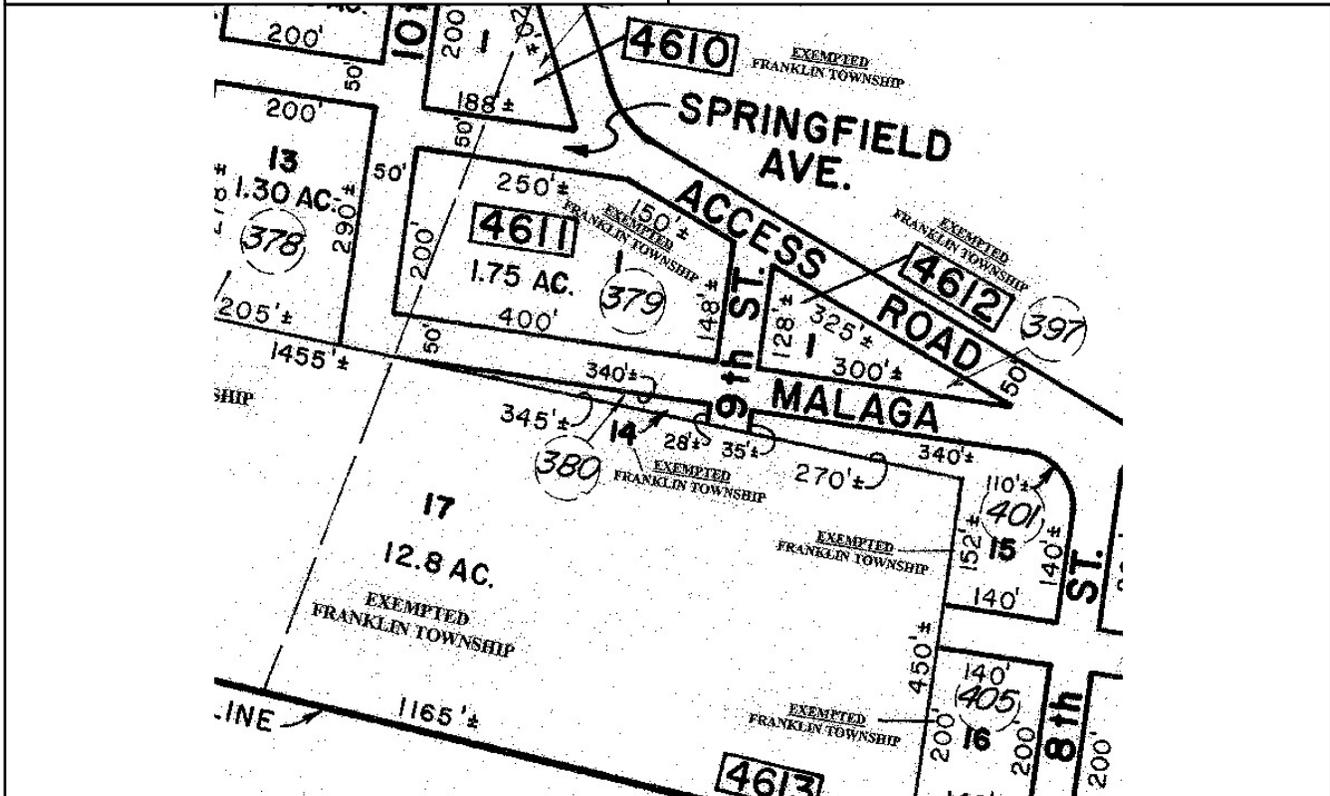
<b>Property Location</b>			
12TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4601, Lot: 12, Qualifier: QFARM (Old Block: 4601, Old Lot: 12)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$200.00	
Additional Lots:		Land Value: \$200.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 1.31AC		% Improvement: 0.0	
Acreage: 1.31		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$6.98	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$6.76	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$6.83	
<b>Current Owner</b>		<b>Sale Data</b>	
MALAGA PROPERTIES LLC		Date: 12/11/2012	
1221 PINEY HOLLOW RD		Price: \$11,200.00	
Newfield, NJ 08344-5731		Ratio: 0.02%	
Previous Owner:		Deed Book: 05028	
		Deed Page: 00112	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
MALAGA PROPERTIES LLC			
1221 PINEY HOLLOW RD			
Newfield, NJ 08344-5731			
<b>Seller</b>			<b>Seller</b>



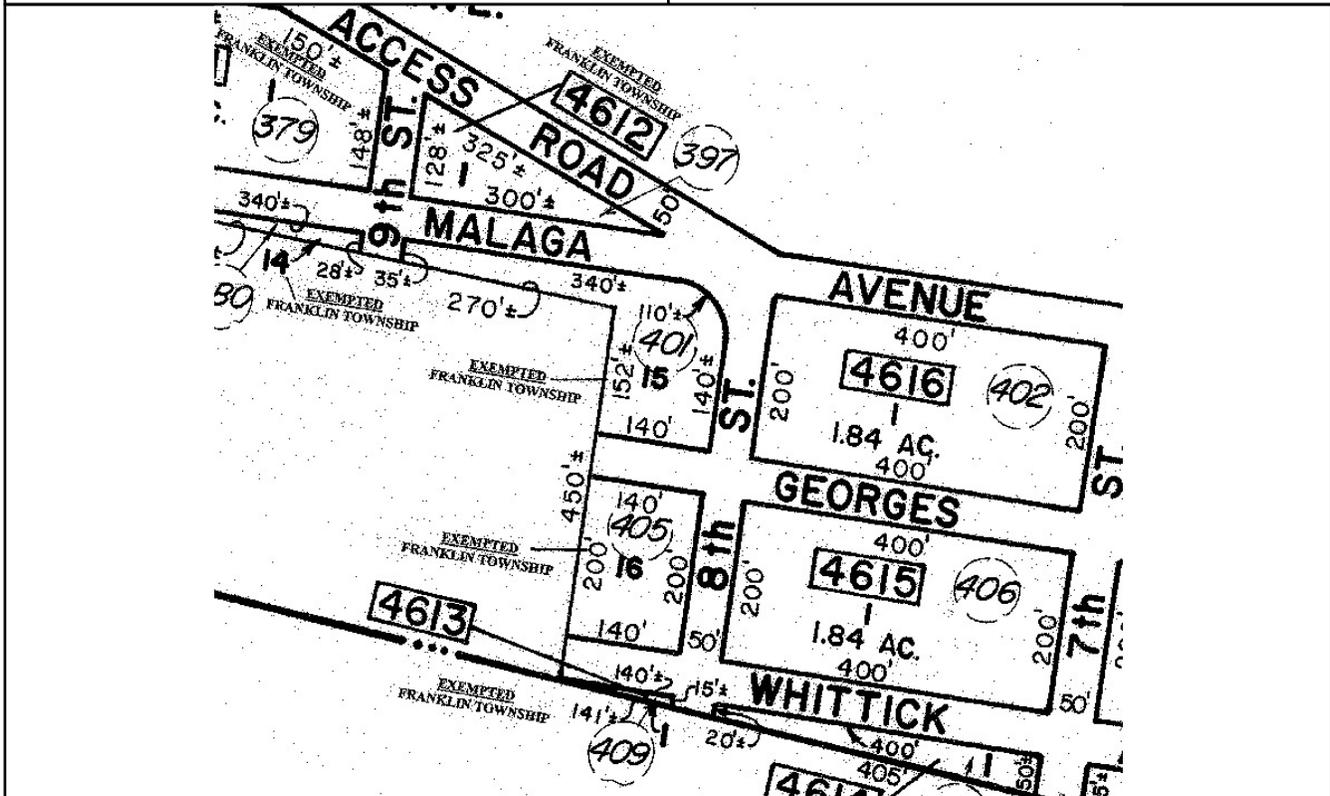
<b>Property Location</b>			
11TH ST, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4601, Lot: 13, Qualifier: QFARM (Old Block: 4601, Old Lot: 13)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$200.00	
Additional Lots:		Land Value: \$200.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 1.38AC		% Improvement: 0.0	
Acreage: 1.38		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$6.98	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$6.76	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$6.83	
<b>Current Owner</b>		<b>Sale Data</b>	
MALAGA PROPERTIES LLC		Date: 12/11/2012	
1221 PINEY HOLLOW RD		Price: \$11,200.00	
Newfield, NJ 08344-5731		Ratio: 0.02%	
Previous Owner:		Deed Book: 05028	
		Deed Page: 00112	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
MALAGA PROPERTIES LLC 1221 PINEY HOLLOW RD Newfield, NJ 08344-5731			
<b>Seller</b>			<b>Seller</b>



<b>Property Location</b>			
10TH & MALAGA RD, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4601, Lot: 14, Qualifier: QFARM (Old Block: 4601, Old Lot: 14)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$100.00	
Additional Lots:		Land Value: \$100.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .11AC		% Improvement: 0.0	
Acreage: 0.11		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$3.49	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$3.38	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$3.41	
<b>Current Owner</b>		<b>Sale Data</b>	
MALAGA PROPERTIES LLC		Date: 12/11/2012	
1221 PINEY HOLLOW RD		Price: \$11,200.00	
Newfield, NJ 08344-5731		Ratio: 0.01%	
Previous Owner:		Deed Book: 05028	
		Deed Page: 00112	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
MALAGA PROPERTIES LLC 1221 PINEY HOLLOW RD Newfield, NJ 08344-5731			
<b>Seller</b>			<b>Seller</b>

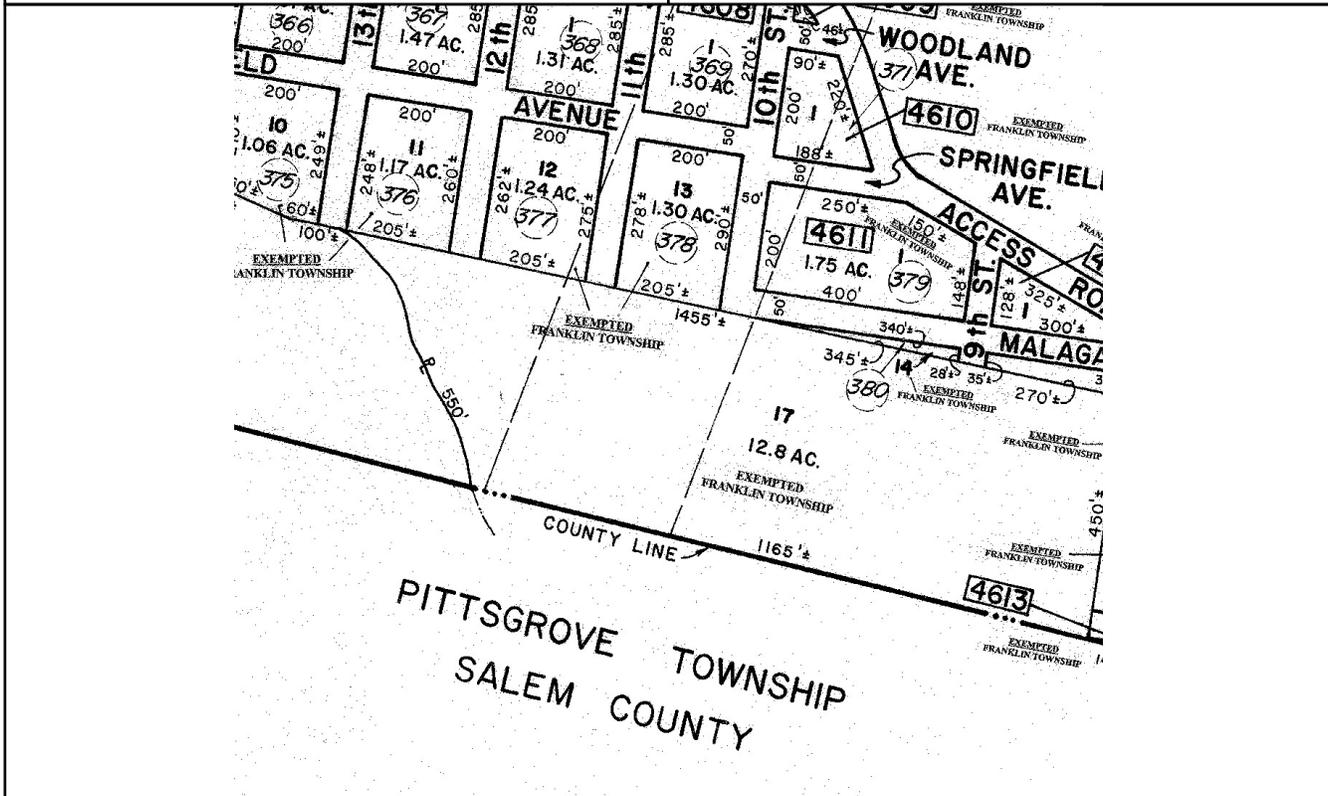


<b>Property Location</b>			
8TH & MALAGA AVE, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4601, Lot: 15, Qualifier: QFARM (Old Block: 4601, Old Lot: 15)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$100.00	
Additional Lots:		Land Value: \$100.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .76AC		% Improvement: 0.0	
Acreage: 0.76		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$3.49	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$3.38	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$3.41	
<b>Current Owner</b>		<b>Sale Data</b>	
MALAGA PROPERTIES LLC		Date: 12/11/2012	
1221 PINEY HOLLOW RD		Price: \$11,200.00	
Newfield, NJ 08344-5731		Ratio: 0.01%	
Previous Owner:		Deed Book: 05028	
		Deed Page: 00112	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
MALAGA PROPERTIES LLC			
1221 PINEY HOLLOW RD			
Newfield, NJ 08344-5731			
<b>Seller</b>			<b>Seller</b>

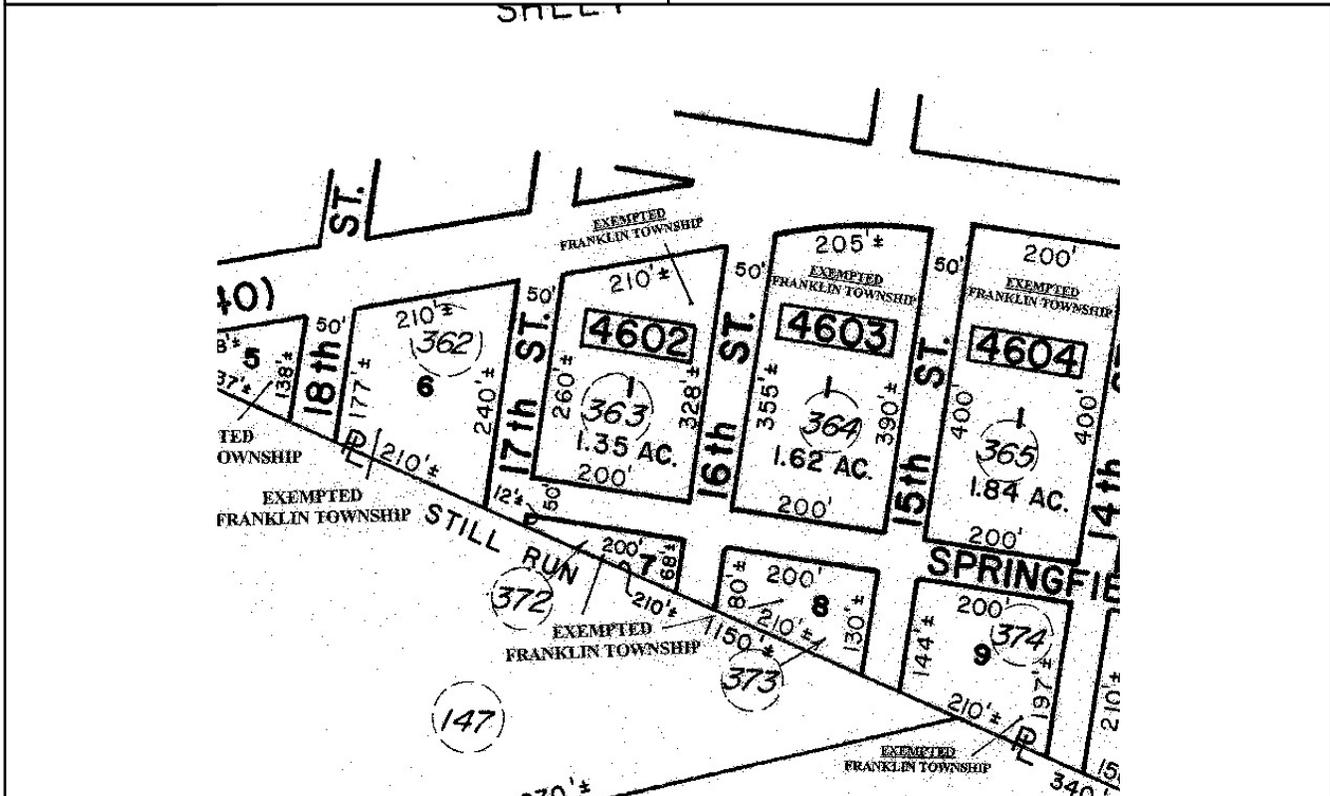




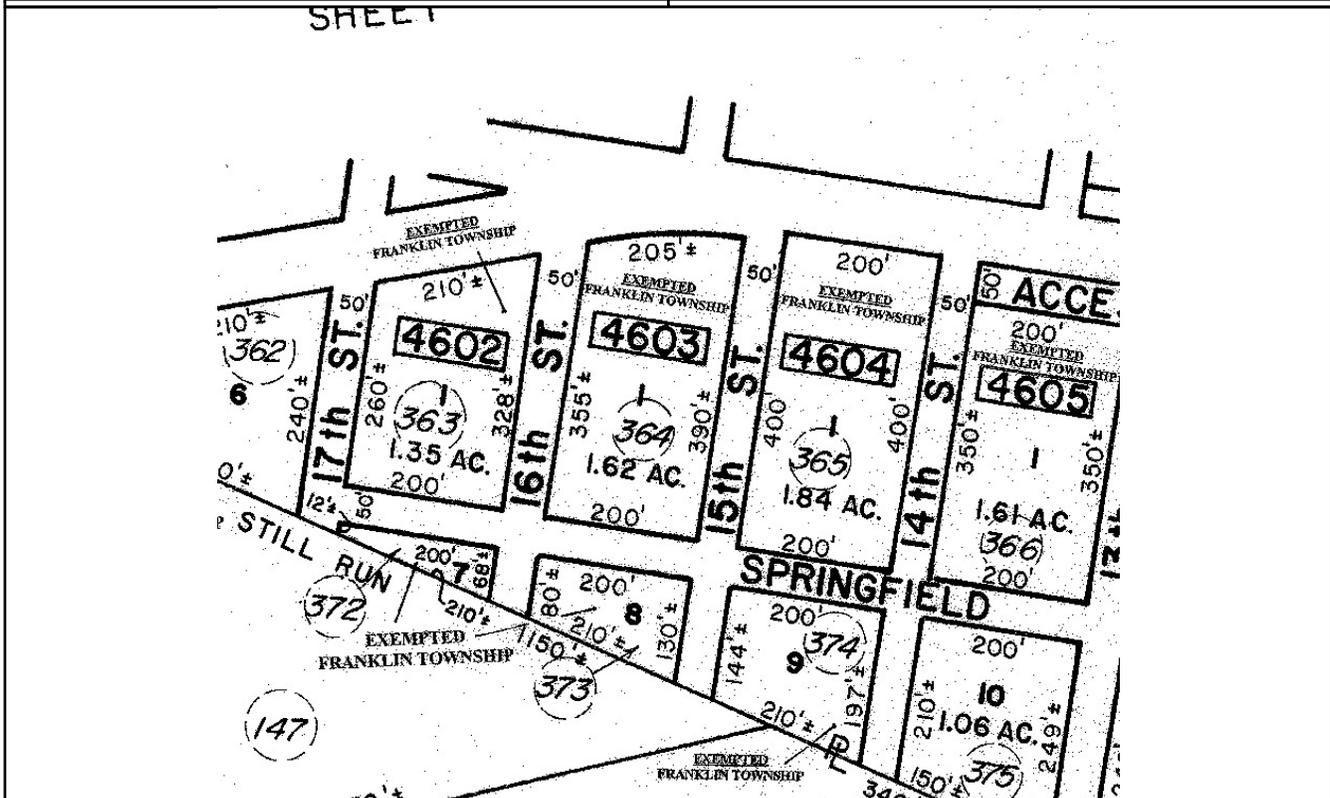
<b>Property Location</b>			
HARDING HWY (BACK), FRANKLINVILLE 08322-805 (Franklin Township), Block: 4601, Lot: 17 (Old Block: 147, Old Lot: 5)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property	Total Value: \$73,400.00		
Additional Lots:	Land Value: \$73,400.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 11.68AC	% Improvement: 0.0		
Acreage: 11.68	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage: TAX LIEN #F18842-05	Exemption: 1		
Year Constructed: 0	Exemption statute: 54:04-03.03		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$2,563.12		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$2,480.91		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$2,508.81		
<b>Current Owner</b>			<b>Sale Data</b>
FRANKLIN TOWNSHIP OF			Date:
1571 DELSEA DR			Price:
Franklinville, NJ 08322-2391			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>			



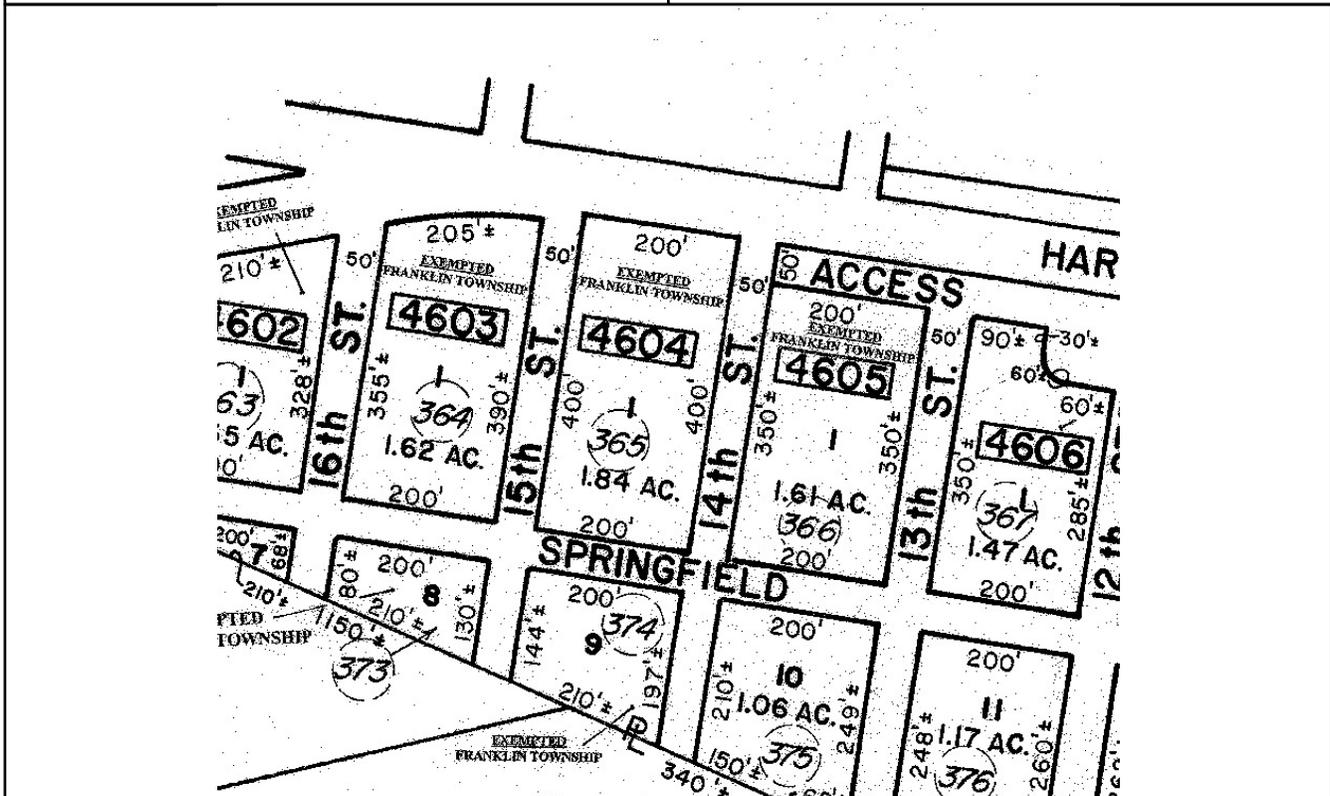
<b>Property Location</b>			
16TH & HARDING HWY, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4602, Lot: 1 (Old Block: 363, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property	Total Value: \$54,400.00		
Additional Lots:	Land Value: \$54,400.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 1.35AC	% Improvement: 0.0		
Acreage: 1.35	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage: VACANT LAND	Exemption: 1		
Year Constructed: 0	Exemption statute: 54:04-03.03		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$1,899.64		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$1,838.71		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$1,859.39		
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391		Date:	
Previous Owner:		Price:	
		Ratio:	
		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



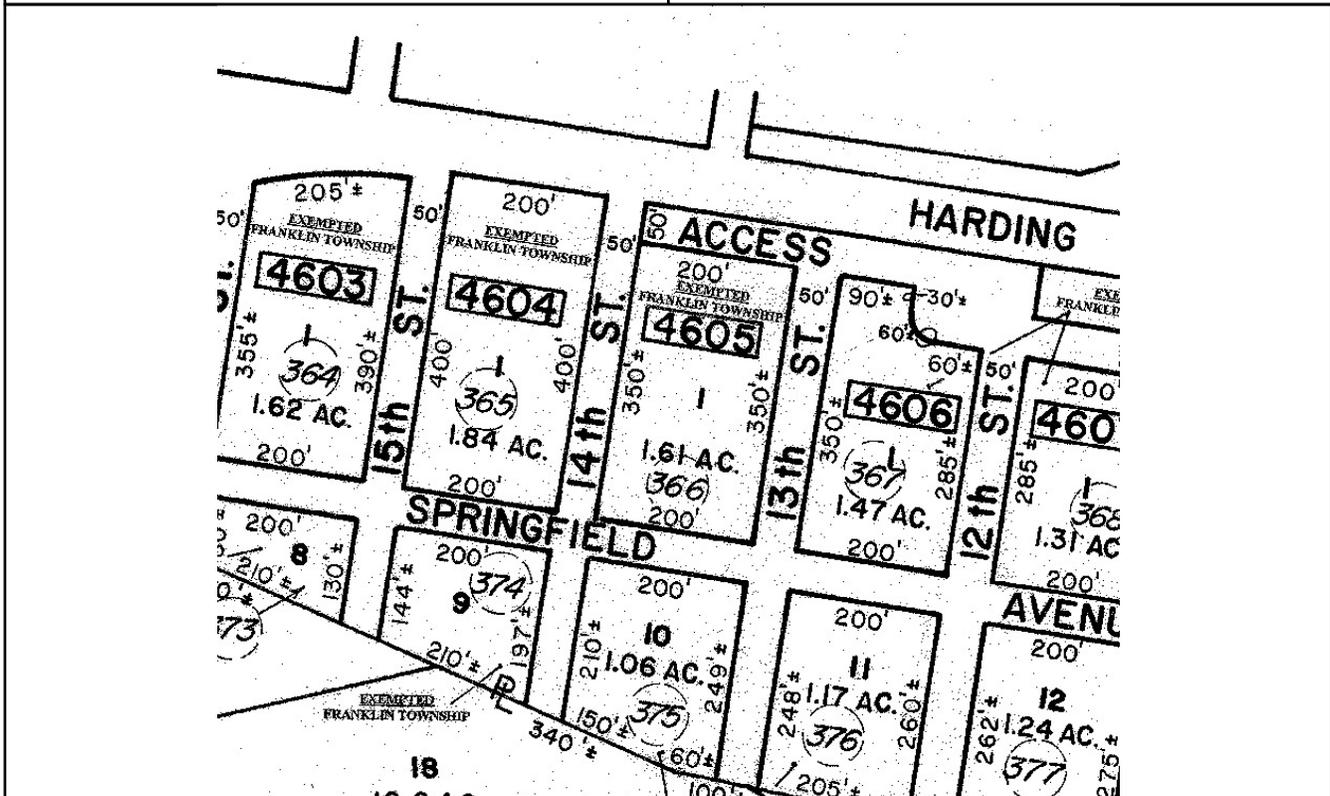
<b>Property Location</b>	
16TH & HARDING HWY, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4603, Lot: 1 (Old Block: 364, Old Lot: 1)	
<b>Year</b>	
2021	
<b>Property Information</b>	<b>Assessment Data</b>
Class: Class: 15C - Public Property	Total Value: \$57,800.00
Additional Lots:	Land Value: \$57,800.00
Bld Description:	Improvement Value: \$0.00
Land Description: 1.62AC	% Improvement: 0.0
Acreage: 1.62	Special Tax Codes: F02
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: IC, Usage: VACANT LAND	Exemption: 1
Year Constructed: 0	Exemption statute: 54:04-03.03
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$2,018.37
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$1,953.64
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$1,975.60
<b>Current Owner</b>	<b>Sale Data</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391	Date:
Previous Owner:	Price:
	Ratio:
	Deed Book:
	Deed Page:
<b>Latest Sales Detail</b>	
Recorded:	Sales Price:
Sales Date:	Sales Ratio:
Deed Book:	Use Code:
Deed Page:	Not Usable:
<b>Buyer</b>	<b>Buyer</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391	
<b>Seller</b>	<b>Seller</b>



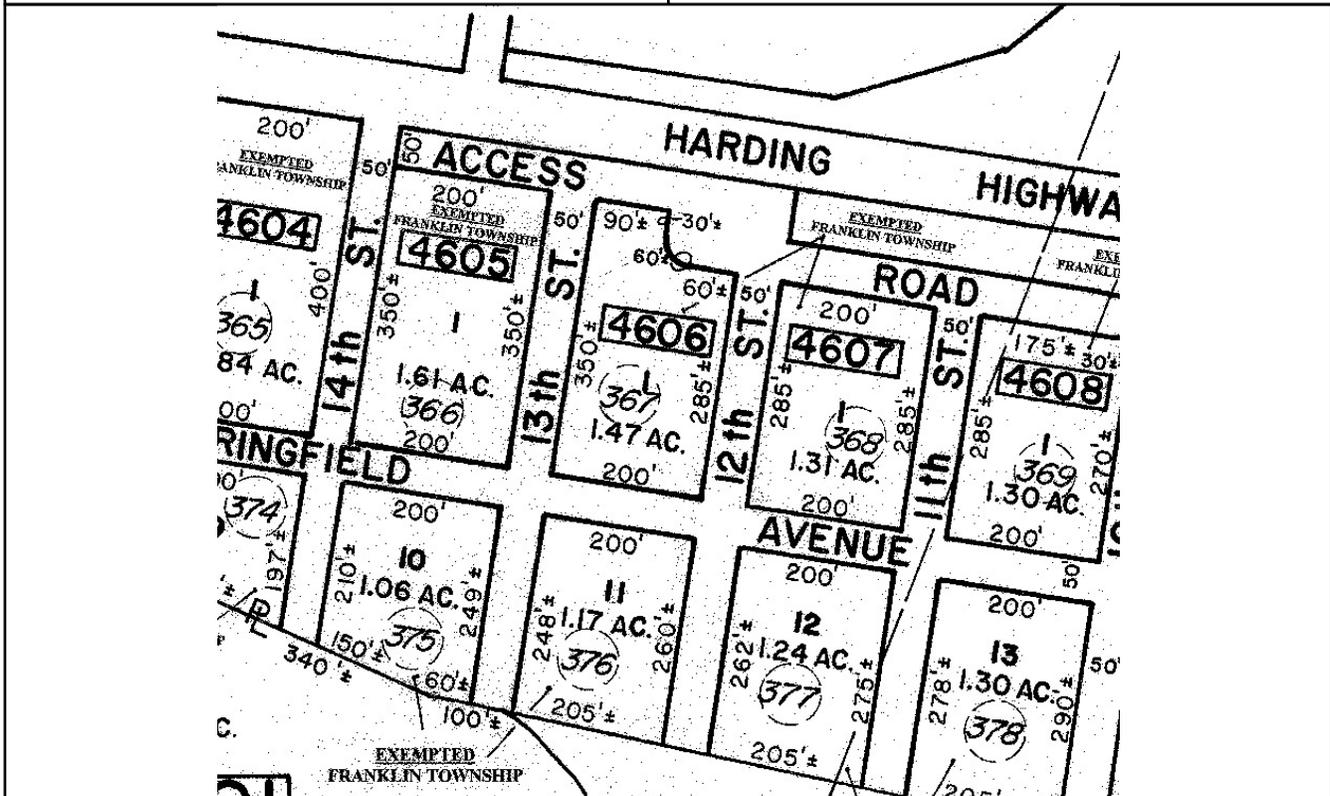
<b>Property Location</b>			
14TH & HARDING HWY, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4604, Lot: 1 (Old Block: 365, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$60,500.00	
Additional Lots:		Land Value: \$60,500.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 1.84AC		% Improvement: 0.0	
Acreage: 1.84		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$2,112.66	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$2,044.90	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$2,067.89	
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF		Date:	
1571 DELSEA DR		Price:	
Franklinville, NJ 08322-2391		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



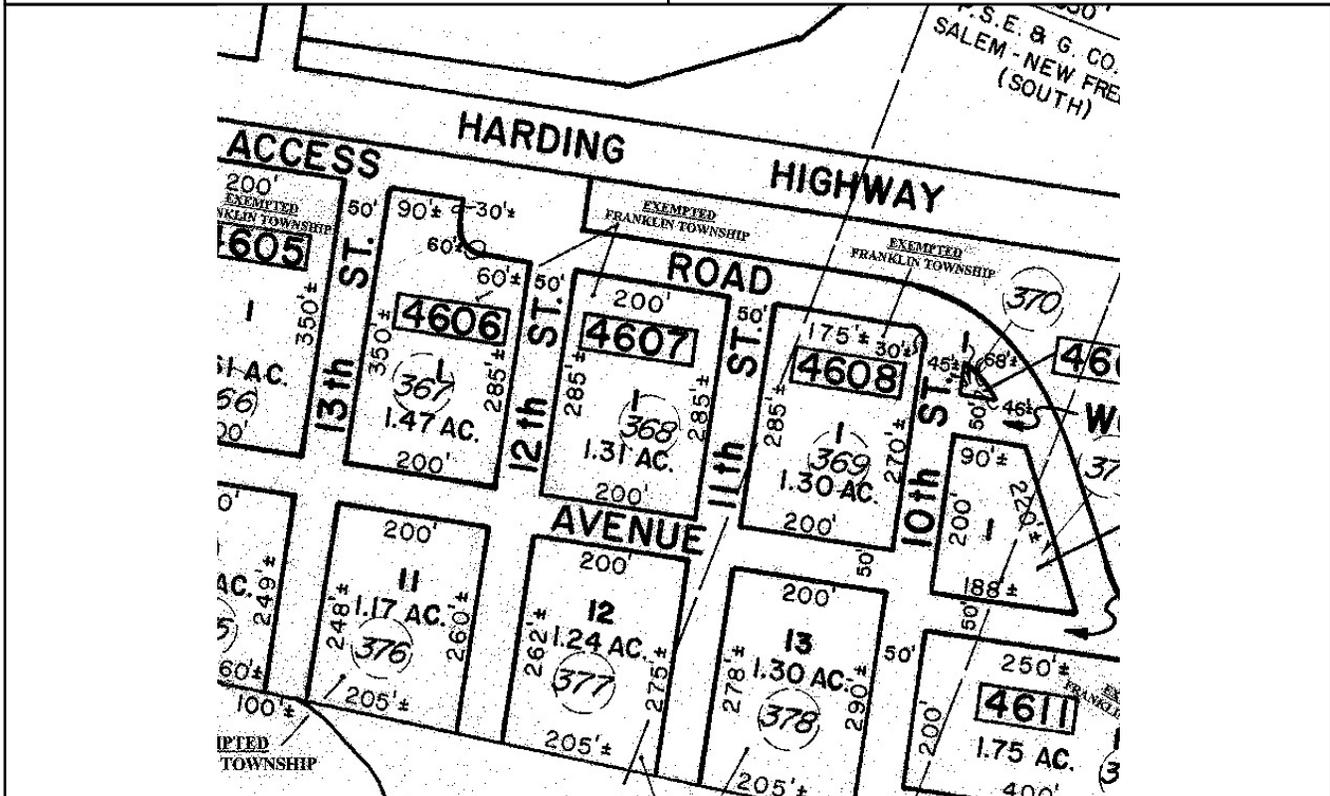
<b>Property Location</b>			
ACCESS RD, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4605, Lot: 1, Qualifier: QFARM (Old Block: 4605, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$200.00		
Additional Lots:	Land Value: \$200.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 1.61AC	% Improvement: 0.0		
Acreage: 1.61	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$6.98		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$6.76		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$6.83		
<b>Current Owner</b>		<b>Sale Data</b>	
MALAGA PROPERTIES LLC		Date: 12/11/2012	
1221 PINEY HOLLOW RD		Price: \$11,200.00	
Newfield, NJ 08344-5731		Ratio: 0.02%	
Previous Owner:		Deed Book: 05028	
		Deed Page: 00112	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
MALAGA PROPERTIES LLC 1221 PINEY HOLLOW RD Newfield, NJ 08344-5731			
<b>Seller</b>		<b>Seller</b>	



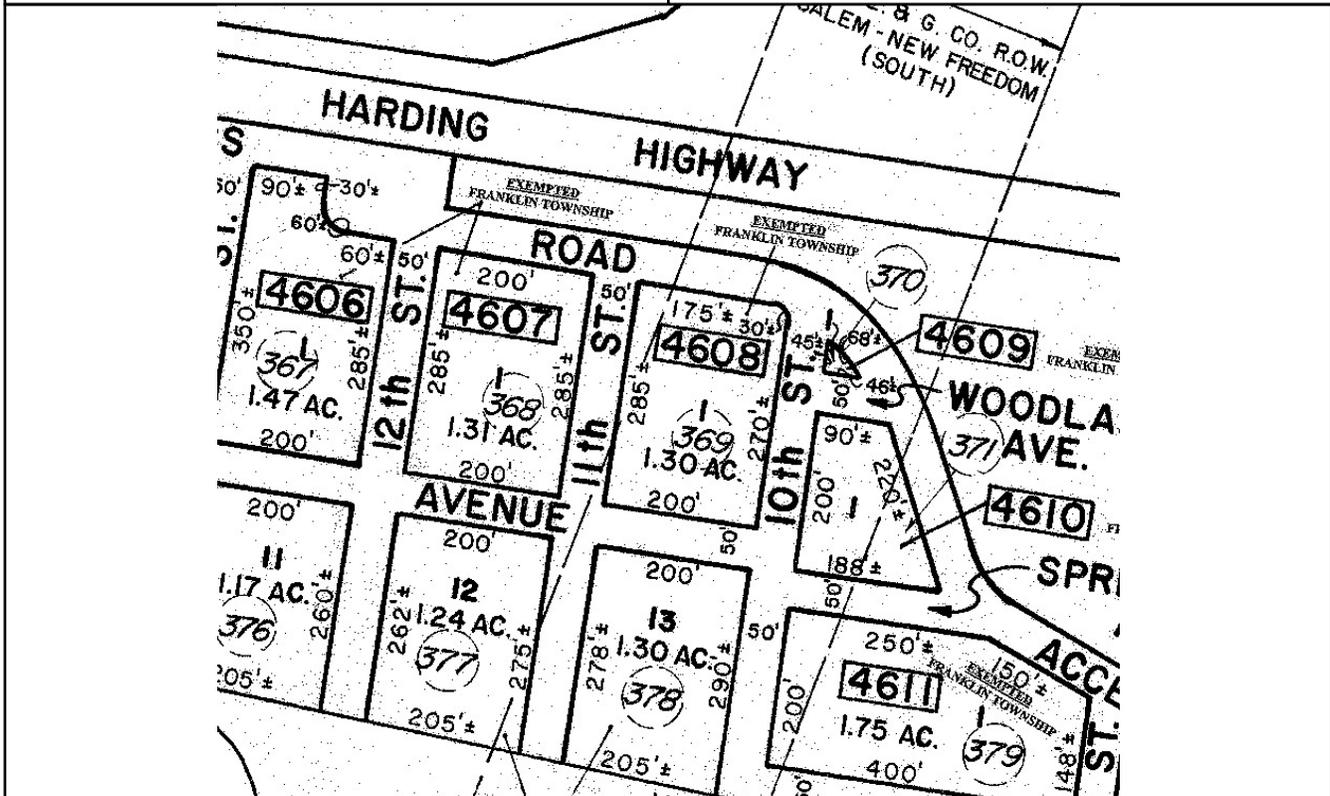
<b>Property Location</b>			
ACCESS RD, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4606, Lot: 1, Qualifier: QFARM (Old Block: 4606, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$200.00		
Additional Lots:	Land Value: \$200.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 1.47AC	% Improvement: 0.0		
Acreage: 1.47	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$6.98		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$6.76		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$6.83		
<b>Current Owner</b>		<b>Sale Data</b>	
MALAGA PROPERTIES LLC		Date: 12/11/2012	
1221 PINEY HOLLOW RD		Price: \$11,200.00	
Newfield, NJ 08344-5731		Ratio: 0.02%	
Previous Owner:		Deed Book: 05028	
		Deed Page: 00112	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
MALAGA PROPERTIES LLC			
1221 PINEY HOLLOW RD			
Newfield, NJ 08344-5731			
<b>Seller</b>			<b>Seller</b>



<b>Property Location</b>			
ACCESS RD, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4607, Lot: 1, Qualifier: QFARM (Old Block: 4607, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$200.00	
Additional Lots:		Land Value: \$200.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 1.24AC		% Improvement: 0.0	
Acreage: 1.24		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$6.98	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$6.76	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$6.83	
<b>Current Owner</b>		<b>Sale Data</b>	
MALAGA PROPERTIES LLC		Date: 12/11/2012	
1221 PINEY HOLLOW RD		Price: \$11,200.00	
Newfield, NJ 08344-5731		Ratio: 0.02%	
Previous Owner:		Deed Book: 05028	
		Deed Page: 00112	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
MALAGA PROPERTIES LLC 1221 PINEY HOLLOW RD Newfield, NJ 08344-5731			
<b>Seller</b>		<b>Seller</b>	



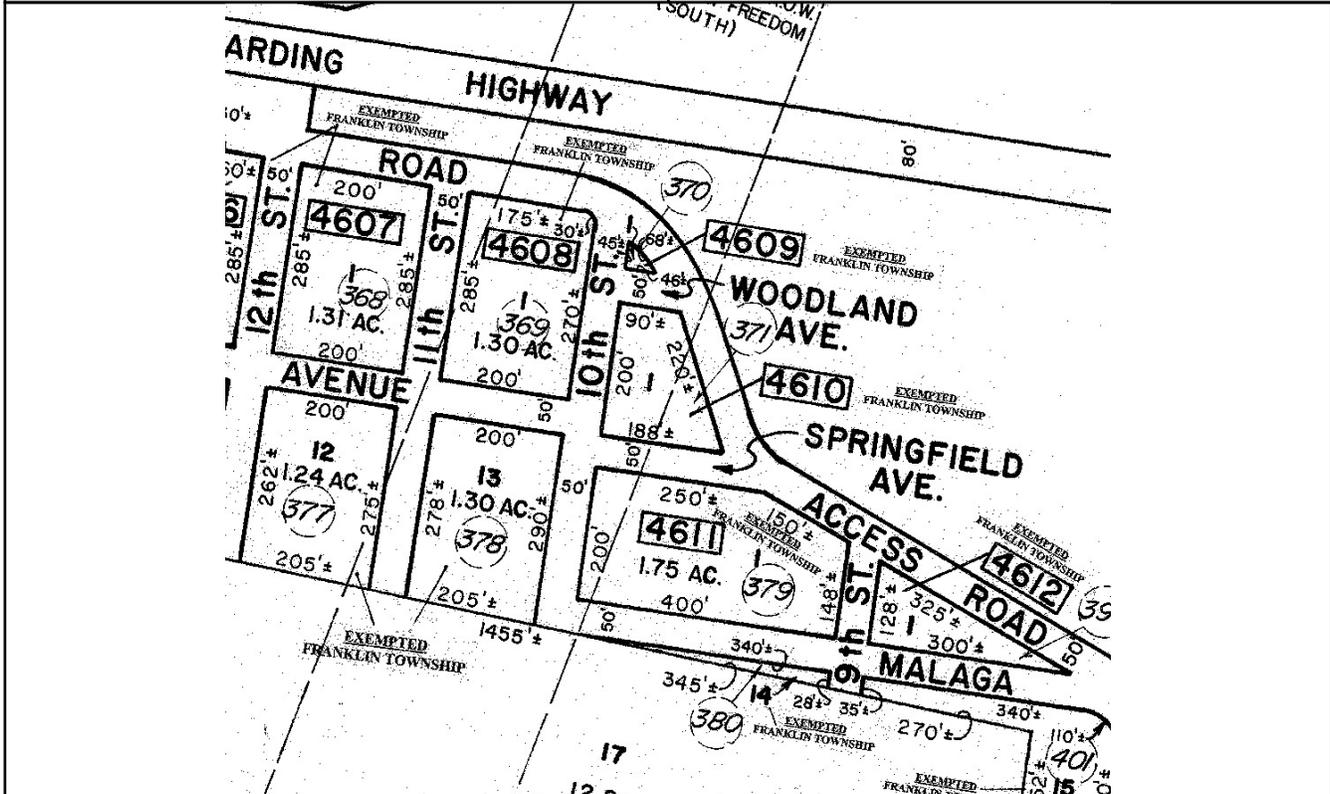
<b>Property Location</b>			
ACCESS RD, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4608, Lot: 1, Qualifier: QFARM (Old Block: 4608, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$200.00		
Additional Lots:	Land Value: \$200.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 1.30AC	% Improvement: 0.0		
Acreage: 1.3	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$6.98		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$6.76		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$6.83		
<b>Current Owner</b>		<b>Sale Data</b>	
MALAGA PROPERTIES LLC		Date: 12/11/2012	
1221 PINEY HOLLOW RD		Price: \$11,200.00	
Newfield, NJ 08344-5731		Ratio: 0.02%	
Previous Owner:		Deed Book: 05028	
		Deed Page: 00112	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
MALAGA PROPERTIES LLC			
1221 PINEY HOLLOW RD			
Newfield, NJ 08344-5731			
<b>Seller</b>		<b>Seller</b>	



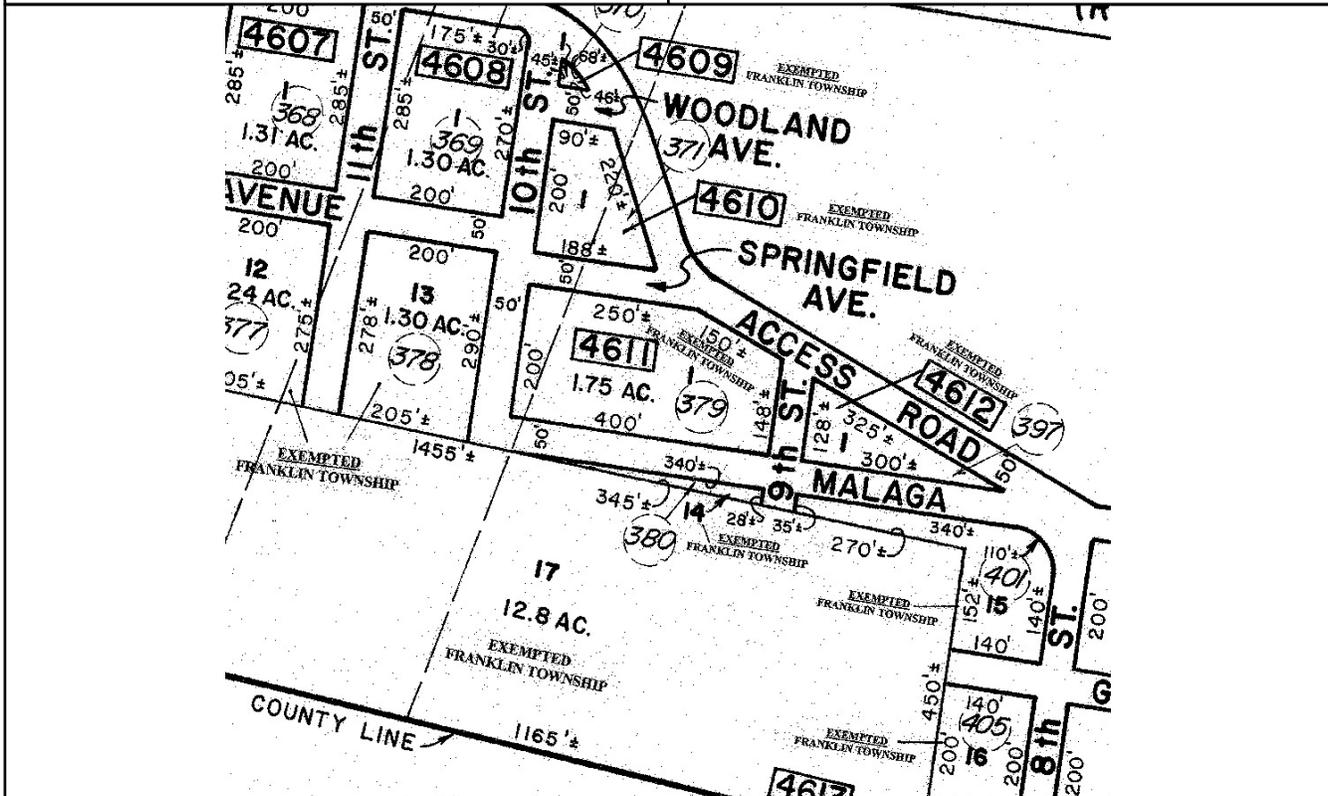
<b>Property Location</b>			
ACCESS RD, MALAGA 08328-805 (Franklin Township), Block: 4609, Lot: 1, Qualifier: QFARM (Old Block: 4609, Old Lot: 1)			
<b>Year</b>			
2021			
<b>Property Information</b>	<b>Assessment Data</b>		
Class: Class: 3B - Farm (Qualified)	Total Value: \$100.00		
Additional Lots:	Land Value: \$100.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: .02AC	% Improvement: 0.0		
Acreage: 0.02	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$3.49		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$3.38		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$3.41		
<b>Current Owner</b>	<b>Sale Data</b>		
MALAGA PROPERTIES LLC 1221 PINEY HOLLOW RD Newfield, NJ 08344-5731 Previous Owner:	Date: 12/11/2012 Price: \$11,200.00 Ratio: 0.01% Deed Book: 05028 Deed Page: 00112		
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>	<b>Buyer</b>		
MALAGA PROPERTIES LLC 1221 PINEY HOLLOW RD Newfield, NJ 08344-5731			
<b>Seller</b>	<b>Seller</b>		



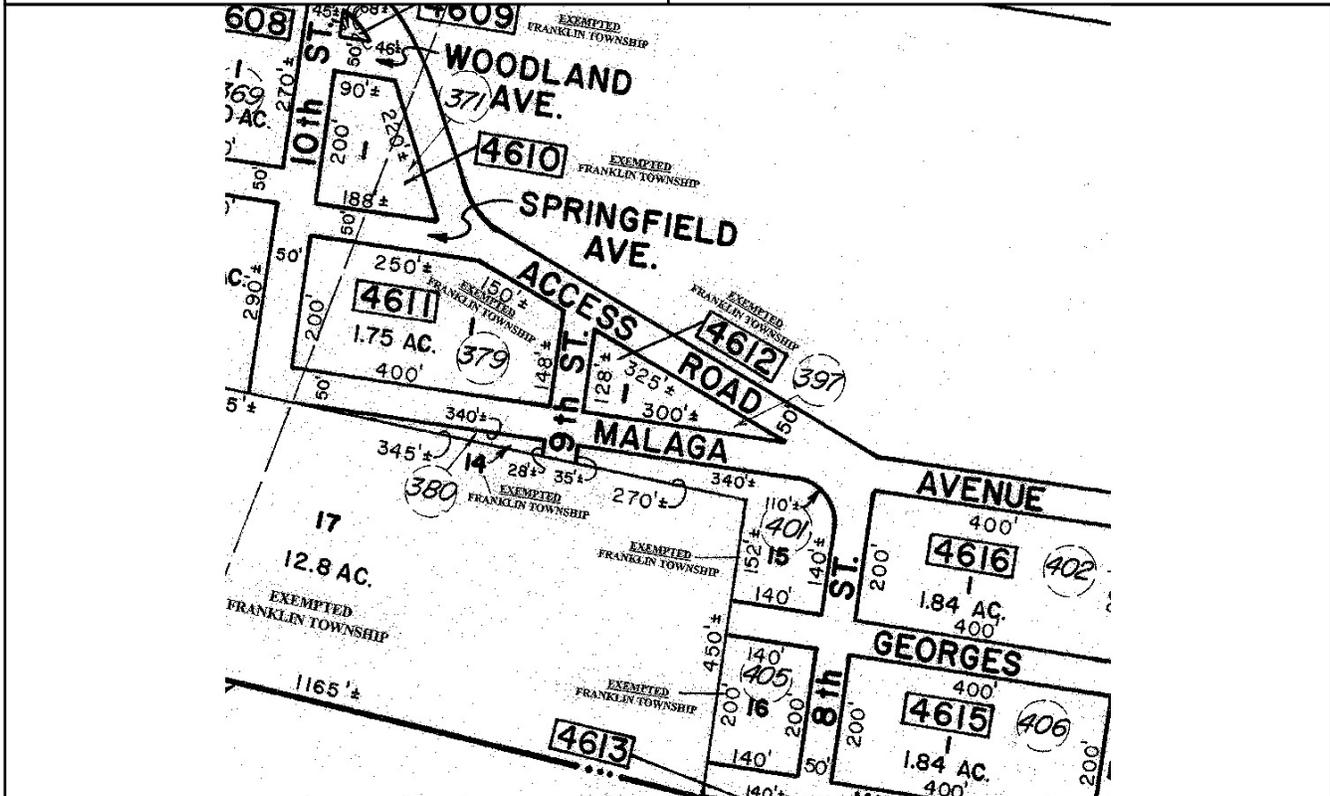
<b>Property Location</b>			
ACCESS RD, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4610, Lot: 1, Qualifier: QFARM (Old Block: 4610, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$100.00	
Additional Lots:		Land Value: \$100.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .64AC		% Improvement: 0.0	
Acreage: 0.64		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$3.49	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$3.38	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$3.41	
<b>Current Owner</b>		<b>Sale Data</b>	
MALAGA PROPERTIES LLC		Date: 12/11/2012	
1221 PINEY HOLLOW RD		Price: \$11,200.00	
Newfield, NJ 08344-5731		Ratio: 0.01%	
Previous Owner:		Deed Book: 05028	
		Deed Page: 00112	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
MALAGA PROPERTIES LLC			
1221 PINEY HOLLOW RD			
Newfield, NJ 08344-5731			
<b>Seller</b>			<b>Seller</b>



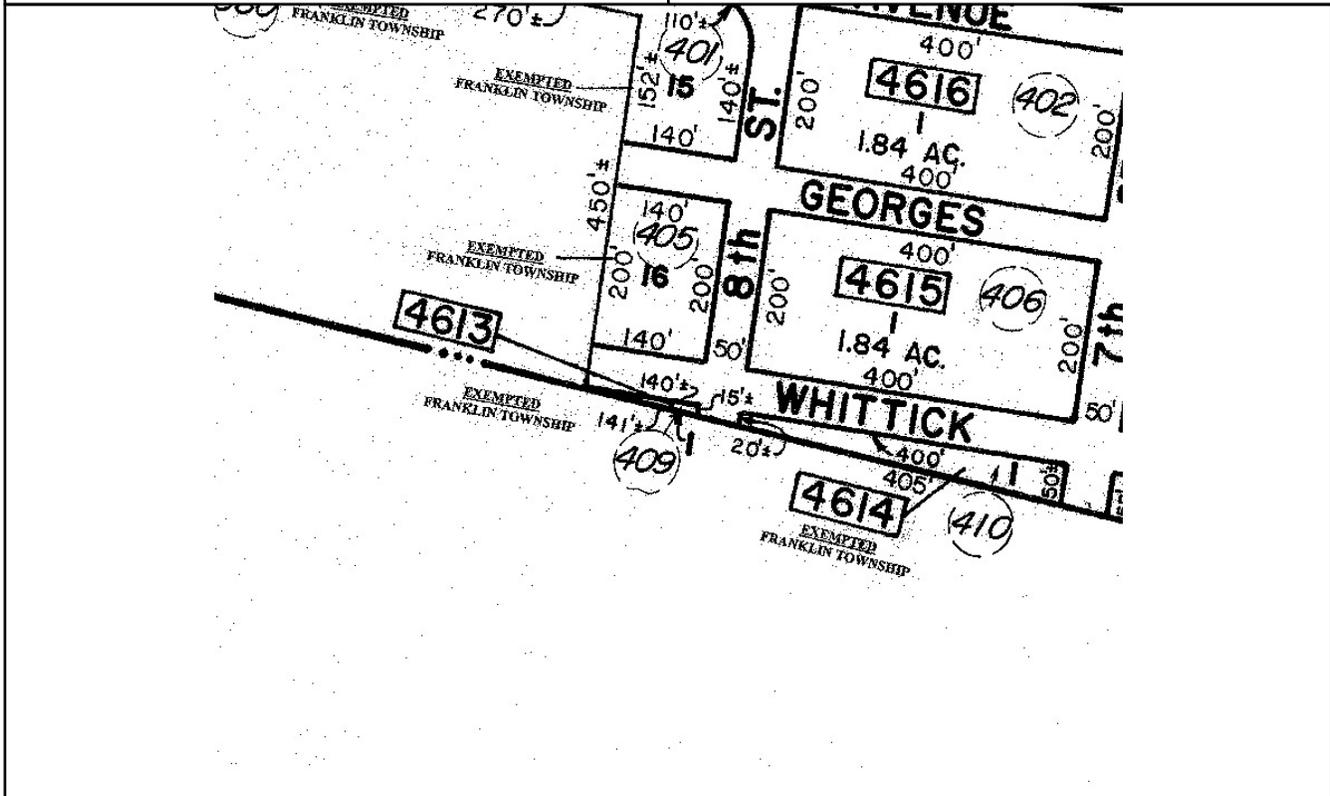
<b>Property Location</b>			
ACCESS RD, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4611, Lot: 1, Qualifier: QFARM (Old Block: 4611, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$200.00	
Additional Lots:		Land Value: \$200.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 1.75AC		% Improvement: 0.0	
Acreage: 1.75		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$6.98	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$6.76	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$6.83	
<b>Current Owner</b>		<b>Sale Data</b>	
MALAGA PROPERTIES LLC		Date: 12/11/2012	
1221 PINEY HOLLOW RD		Price: \$11,200.00	
Newfield, NJ 08344-5731		Ratio: 0.02%	
Previous Owner:		Deed Book: 05028	
		Deed Page: 00112	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
MALAGA PROPERTIES LLC 1221 PINEY HOLLOW RD Newfield, NJ 08344-5731			
<b>Seller</b>			<b>Seller</b>



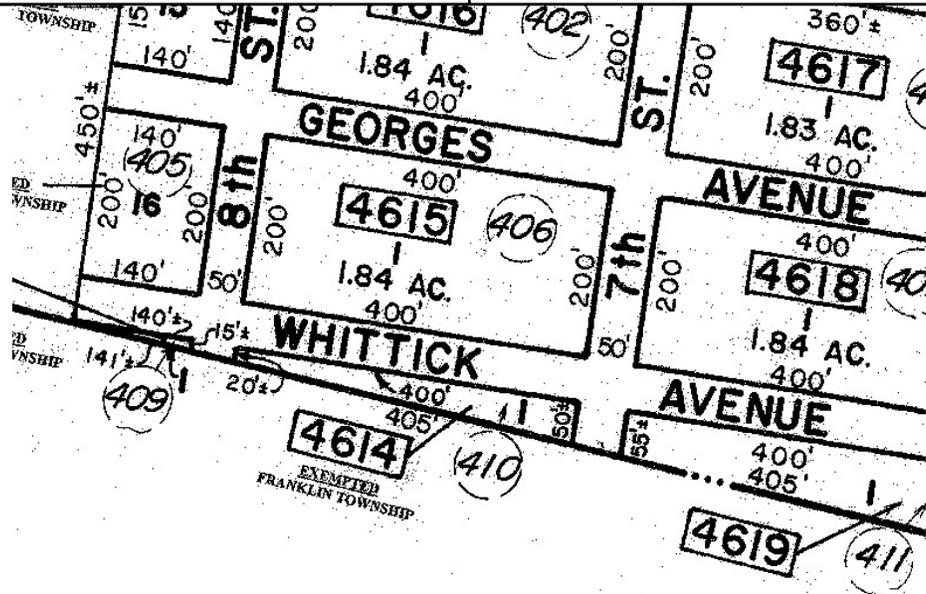
<b>Property Location</b>			
ACCESS RD, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4612, Lot: 1, Qualifier: QFARM (Old Block: 4612, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$100.00	
Additional Lots:		Land Value: \$100.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .44AC		% Improvement: 0.0	
Acreage: 0.44		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$3.49	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$3.38	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$3.41	
<b>Current Owner</b>		<b>Sale Data</b>	
MALAGA PROPERTIES LLC		Date: 12/11/2012	
1221 PINEY HOLLOW RD		Price: \$11,200.00	
Newfield, NJ 08344-5731		Ratio: 0.01%	
Previous Owner:		Deed Book: 05028	
		Deed Page: 00112	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
MALAGA PROPERTIES LLC			
1221 PINEY HOLLOW RD			
Newfield, NJ 08344-5731			
<b>Seller</b>			<b>Seller</b>



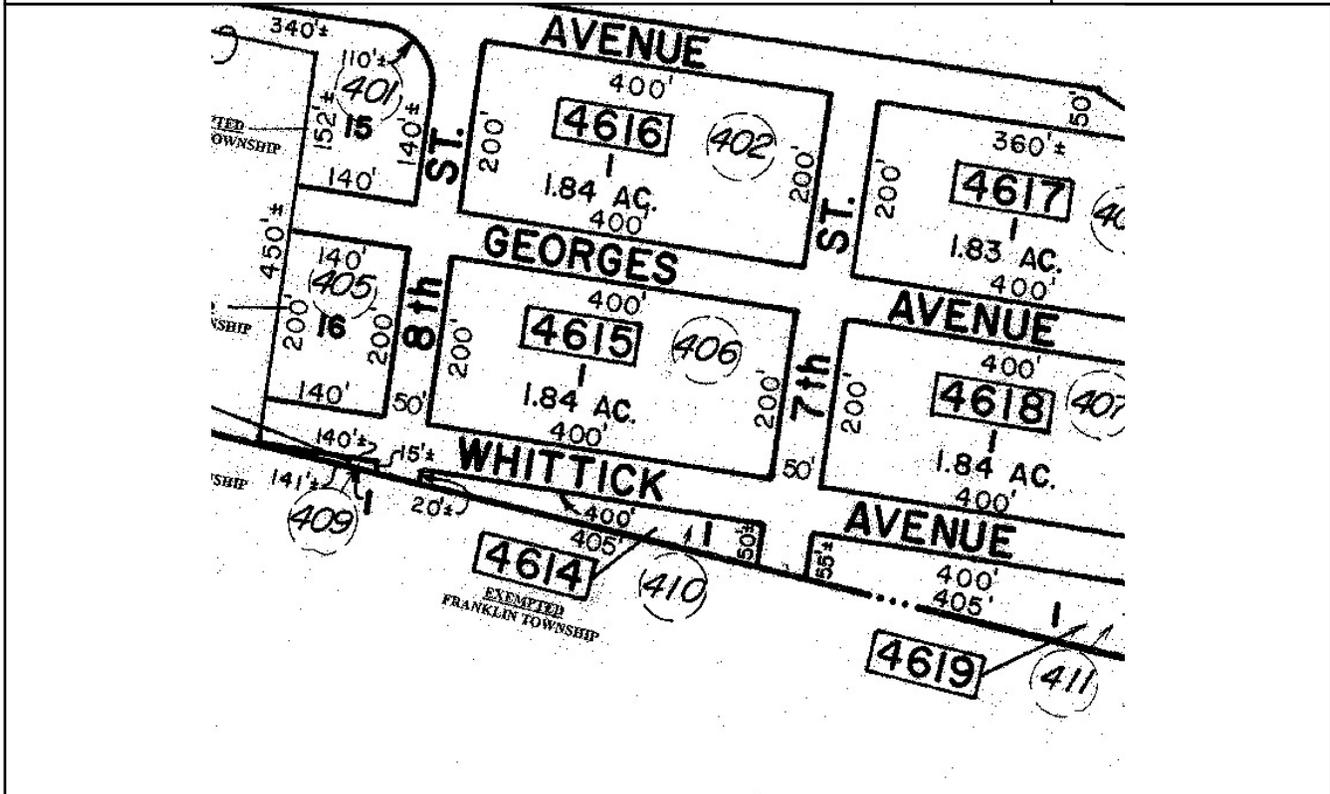
<b>Property Location</b>			
WHITTICK AVE, FRANKLINVILLE 08322-805 (Franklin Township), Block: 4613, Lot: 1 (Old Block: 409, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$1,300.00	
Additional Lots:		Land Value: \$1,300.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .02AC		% Improvement: 0.0	
Acreage: 0.02		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$45.39	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$43.94	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$44.43	
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF		Date:	
1571 DELSEA DR		Price:	
Franklinville, NJ 08322-2391		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>			<b>Seller</b>



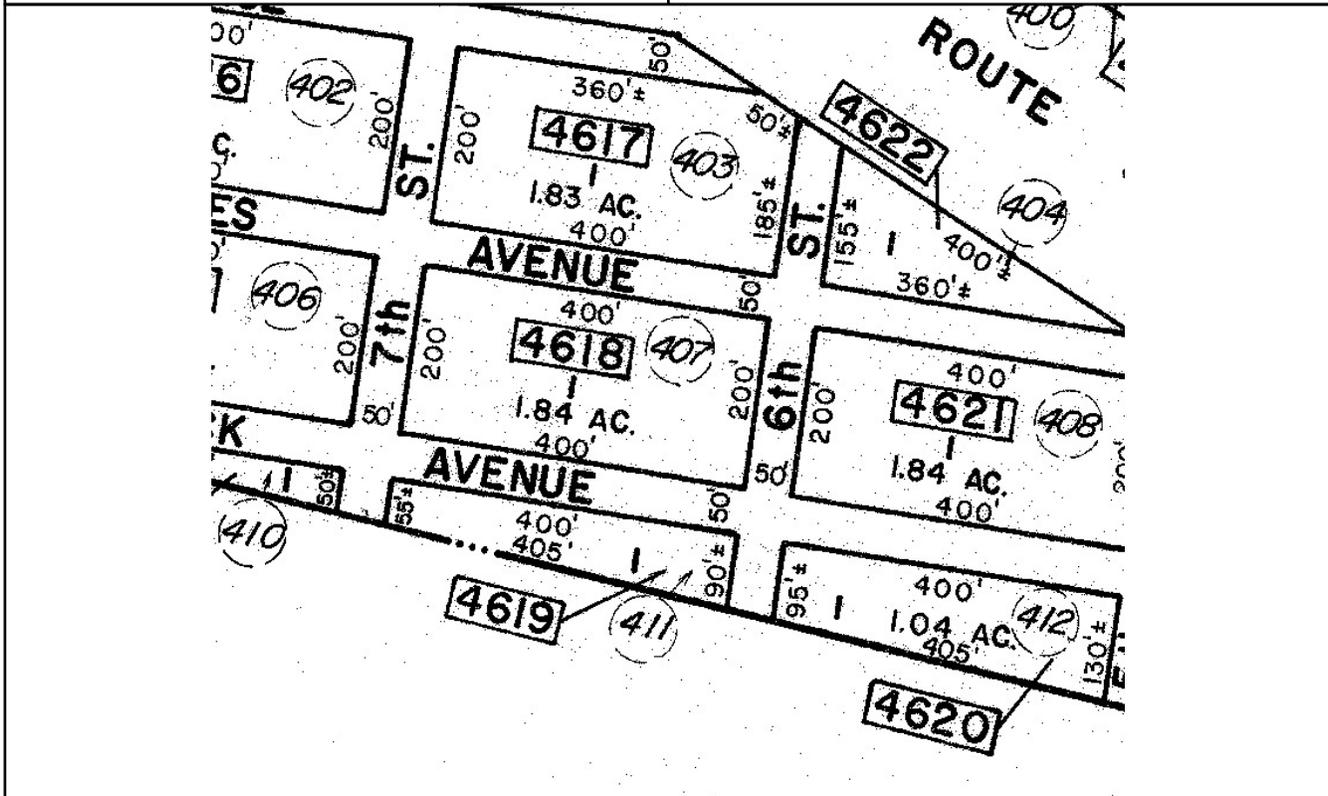
<b>Property Location</b>			
WHITTICK AVE, MALAGA 08328-805 (Franklin Township), Block: 4614, Lot: 1 (Old Block: 410, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$4,300.00	
Additional Lots:		Land Value: \$4,300.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .32AC		% Improvement: 0.0	
Acreage: 0.32		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$150.15	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$145.33	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$146.97	
<b>Current Owner</b>			<b>Sale Data</b>
FRANKLIN TOWNSHIP OF			Date:
1571 DELSEA DR			Price:
Franklinville, NJ 08322-2391			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>			<b>Seller</b>



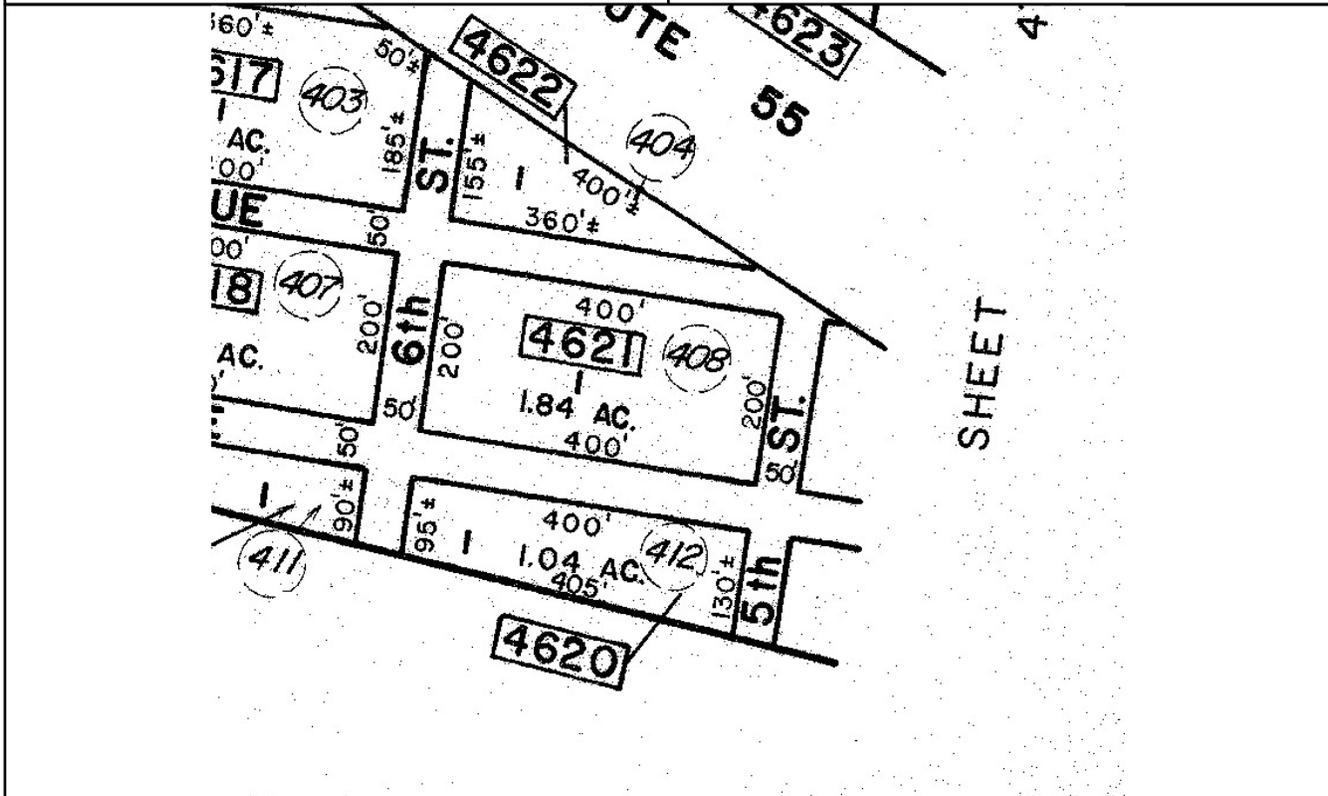
<b>Property Location</b>			
WHITTICK AVE, MALAGA 08328-805 (Franklin Township), Block: 4615, Lot: 1, Qualifier: QFARM (Old Block: 4615, Old Lot: 1)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$700.00	
Additional Lots: :4616,1:4617,1		Land Value: \$700.00	
Bld Description: WMP 16-25 C628		Improvement Value: \$0.00	
Land Description: 5.23 AC		% Improvement: 0.0	
Acreage: 5.23		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$24.44	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$23.65	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$23.92	
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date: 06/07/2000	
4375 S LINCOLN AVE		Price: \$13,307.00	
Vineland, NJ 08361-7757		Ratio: 0.05%	
Previous Owner:		Deed Book: 03136	
		Deed Page: 00195	
<b>Latest Sales Detail</b>			
Recorded: 07/11/2000	Sales Price: \$13,307.00	Recorded:	Sales Price:
Sales Date: 06/07/2000	Sales Ratio: 1407.53%	Sales Date:	Sales Ratio:
Deed Book: 03136	Use Code:	Deed Book:	Use Code:
Deed Page: 00195	Not Usable: 14	Deed Page:	Not Usable:
<b>Buyer</b>		<b>Buyer</b>	
RONE, VICTOR F			
4375 S LINCOLN AVE			
Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	
FUNB			
101 FARNSWORTH AVENUE			
Bordentown, NJ 08505-1307			



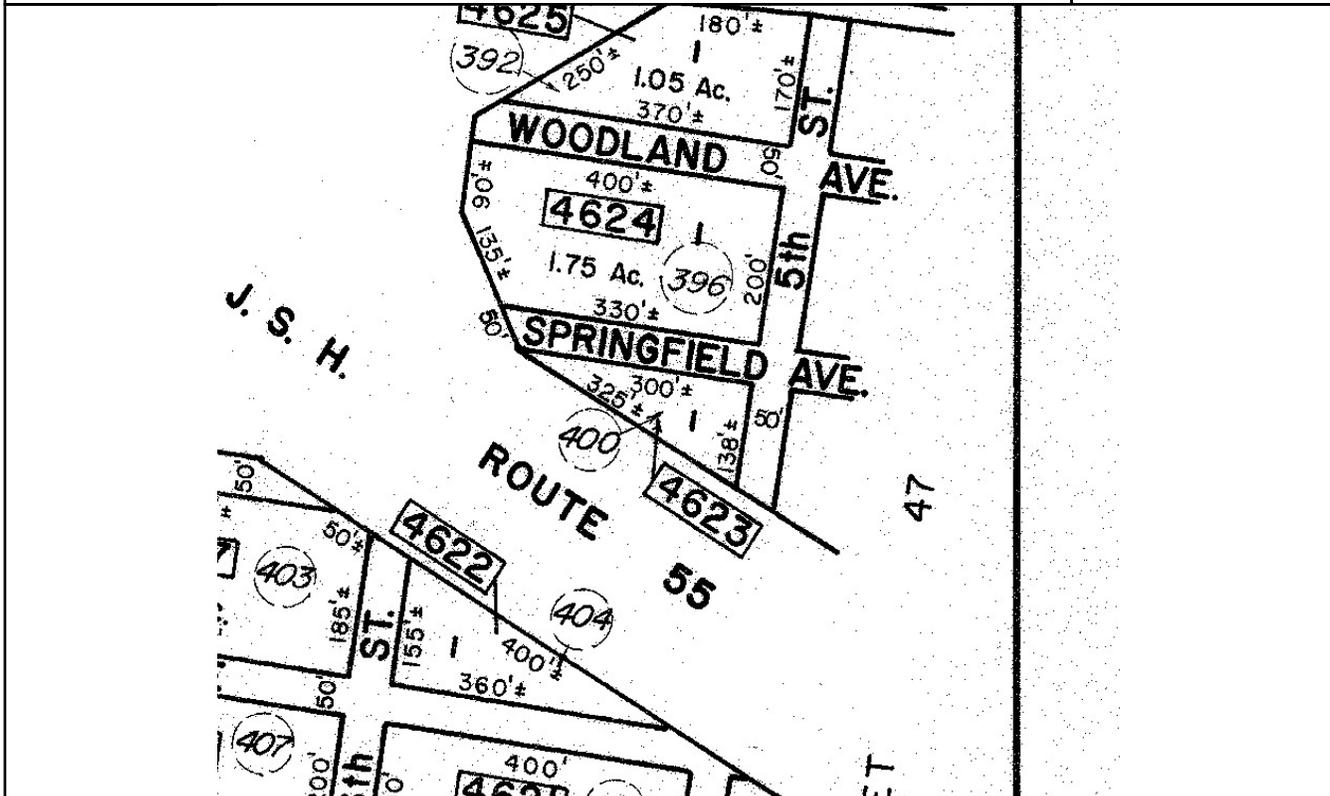
<b>Property Location</b>			
WHITTICK AVE, MALAGA 08328-805 (Franklin Township), Block: 4618, Lot: 1, Qualifier: QFARM (Old Block: 4618, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$500.00		
Additional Lots: :4619,1:4620,1	Land Value: \$500.00		
Bld Description: WMP 16-25 C628	Improvement Value: \$0.00		
Land Description: 3.71AC	% Improvement: 0.0		
Acreage: 3.71	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$17.46		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$16.89		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$17.09		
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date: 06/07/2000	
4375 S LINCOLN AVE		Price: \$13,307.00	
Vineland, NJ 08361-7757		Ratio: 0.04%	
Previous Owner:		Deed Book: 03136	
		Deed Page: 00195	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F 4375 S LINCOLN AVE Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



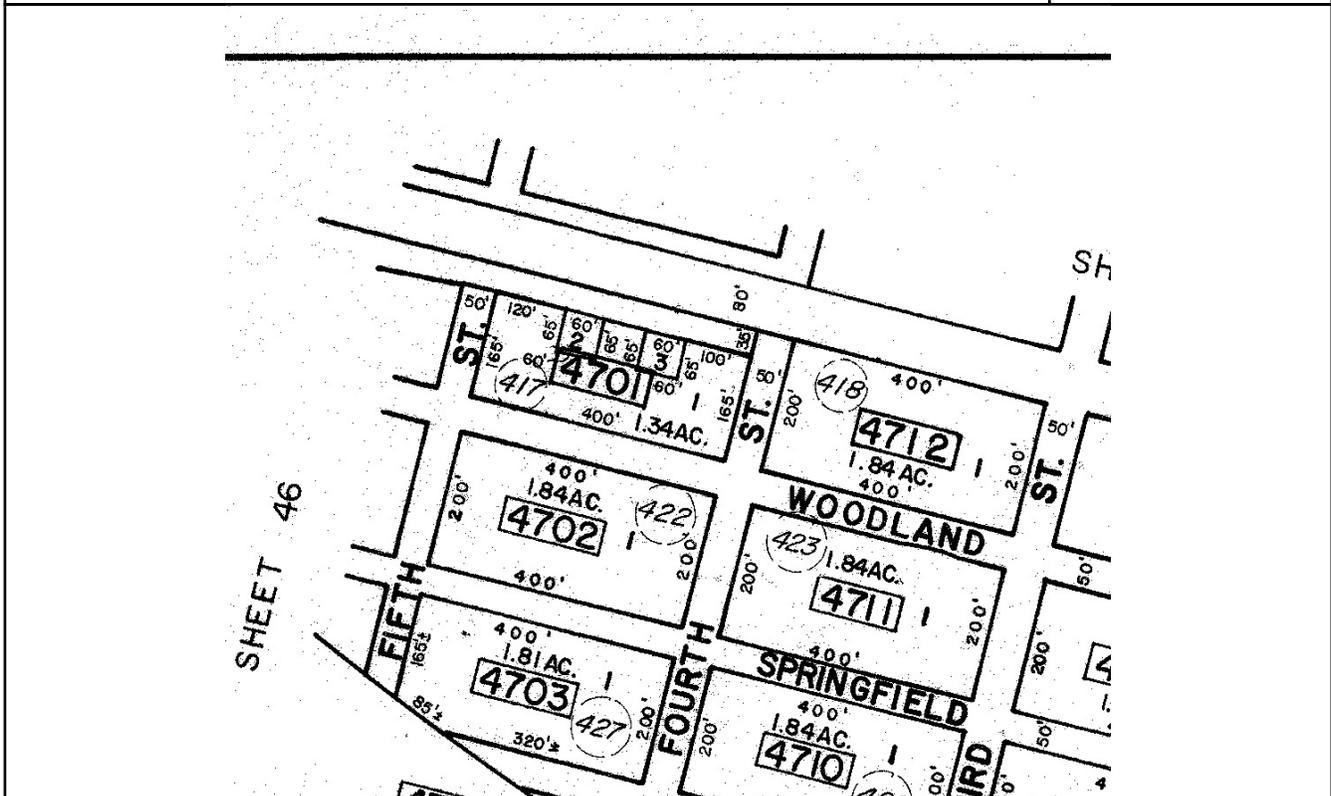
<b>Property Location</b>			
WHITTICK AVE, MALAGA 08328-805 (Franklin Township), Block: 4621, Lot: 1, Qualifier: QFARM (Old Block: 4621, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$500.00	
Additional Lots: :4622,1:4705,1		Land Value: \$500.00	
Bld Description: WMP 16-25 C628		Improvement Value: \$0.00	
Land Description: 3.97AC		% Improvement: 0.0	
Acreage: 3.97		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$20.95	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$16.89	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$17.09	
<b>Current Owner</b>		<b>Sale Data</b>	
RONE, VICTOR F		Date: 06/07/2000	
4375 S LINCOLN AVE		Price: \$13,307.00	
Vineland, NJ 08361-7757		Ratio: 0.04%	
Previous Owner:		Deed Book: 03136	
		Deed Page: 00195	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
RONE, VICTOR F 4375 S LINCOLN AVE Vineland, NJ 08361-7757			
<b>Seller</b>		<b>Seller</b>	



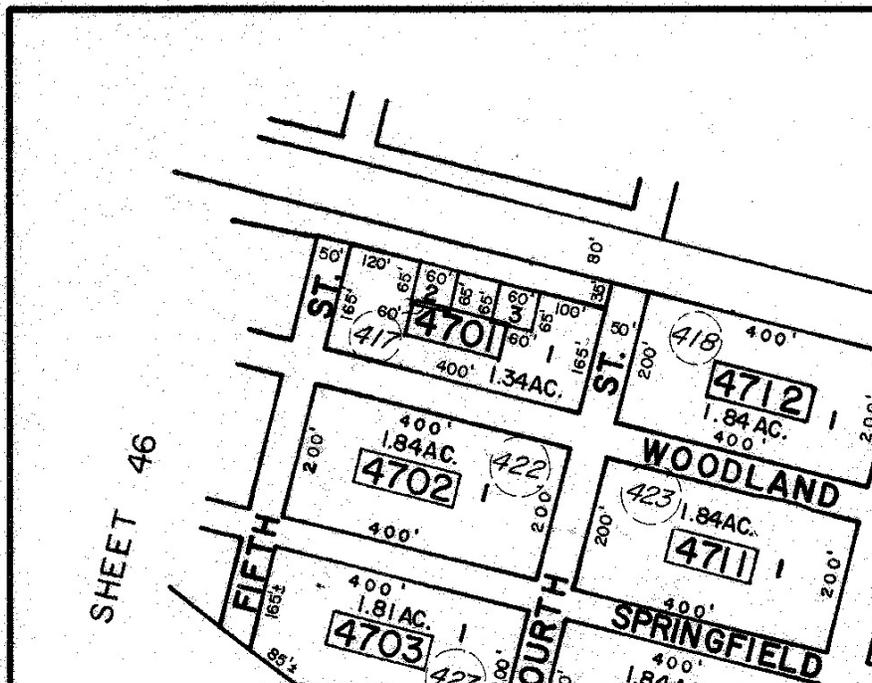
<b>Property Location</b>			
5TH & SPRINGFIELD, MALAGA 08328-805 (Franklin Township), Block: 4623, Lot: 1, Qualifier: QFARM (Old Block: 4623, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Additional Lots: :4624,1:4625,1	Total Value: \$2,500.00	Land Value: \$2,500.00
Bld Description:	Land Description: 3.28AC	Improvement Value: \$0.00	% Improvement: 0.0
Acreage: 3.28	Square Footage: 0	Special Tax Codes: F02	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: IC, Usage:	Year Constructed: 0	Exemption: 0	Exemption statute:
Use Code: 0	# Dwellings: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$90.79	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$87.88
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$85.45	
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND CORPORATION		Date: 09/15/2004	
2760 GLASSBORO CROSS KEYS		Price: \$1,000,000.00	
Glassboro, NJ 08028-2713		Ratio:	
Previous Owner:		Deed Book: 03912	
		Deed Page: 00320	
<b>Latest Sales Detail</b>			
Recorded: 01/19/2005	Sales Price: \$1,000,000.00	Recorded:	Sales Price:
Sales Date: 09/15/2004	Sales Ratio: 0.35%	Sales Date:	Sales Ratio:
Deed Book: 39120	Use Code:	Deed Book:	Use Code:
Deed Page: 32000	Not Usable: 26	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION 2760 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>
RONE, VICTOR F 3475 SOUTH LINCOLN AVENUE VINELAND, NJ 08361			



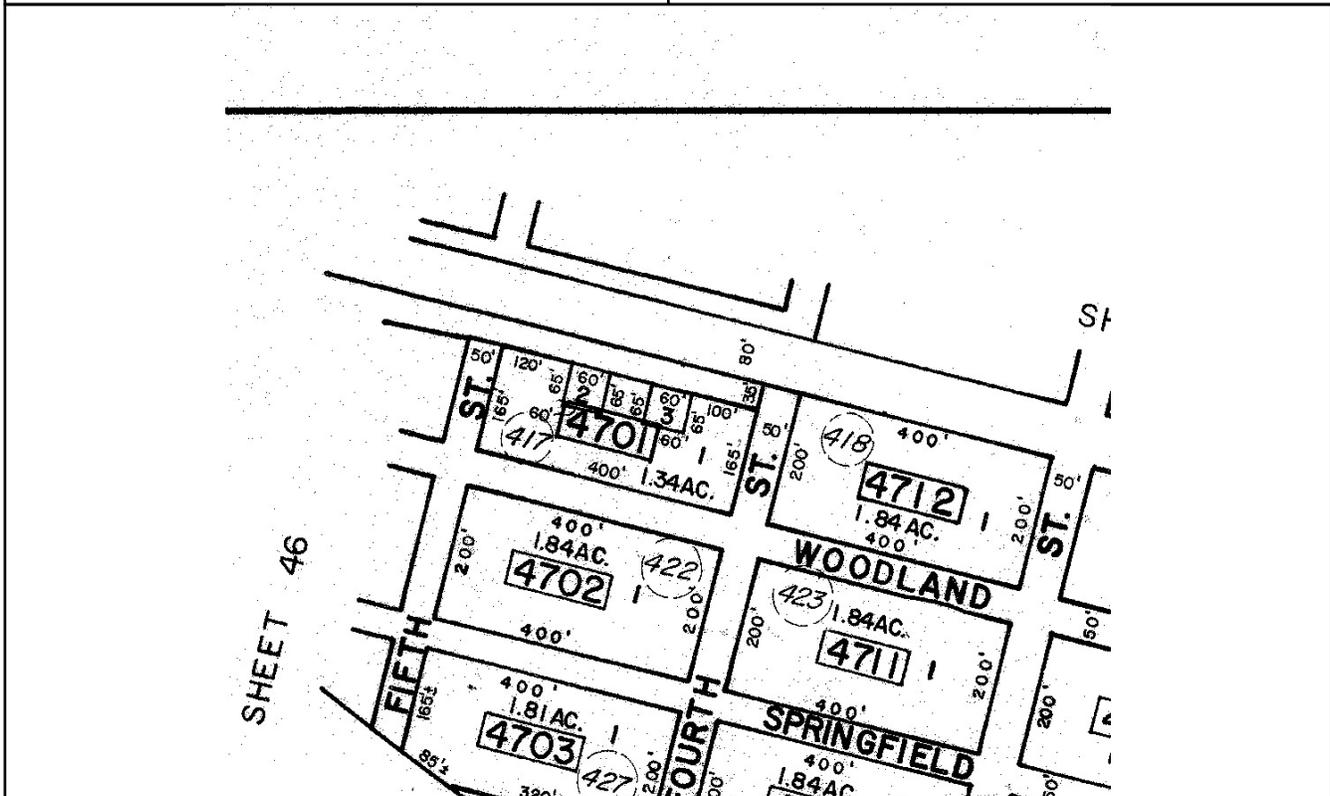
<b>Property Location</b>			
HARDING HWY, MALAGA 08328-805 (Franklin Township), Block: 4701, Lot: 1, Qualifier: QFARM (Old Block: 4701, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$3,800.00	
Additional Lots: :4702,1:4703,1		Land Value: \$3,800.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 4.96AC		% Improvement: 0.0	
Acreage: 4.96		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$139.68	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$131.82	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$129.88	
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND CORPORATION		Date: 09/15/2004	
2760 GLASSBORO CROSS KEYS		Price: \$1,000,000.00	
Glassboro, NJ 08028-2713		Ratio:	
Previous Owner:		Deed Book: 03912	
		Deed Page: 00320	
<b>Latest Sales Detail</b>			
Recorded: 10/25/2006	Sales Price: \$5,000.00	Recorded:	Sales Price:
Sales Date: 08/14/2006	Sales Ratio: 4.0%	Sales Date:	Sales Ratio:
Deed Book: 42970	Use Code:	Deed Book:	Use Code:
Deed Page: 82000	Not Usable: 33	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION 2760 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>
STATE OF NJ, DOT 1035 PARKWAY AVE, PO 616 TRENTON, NJ 08625			



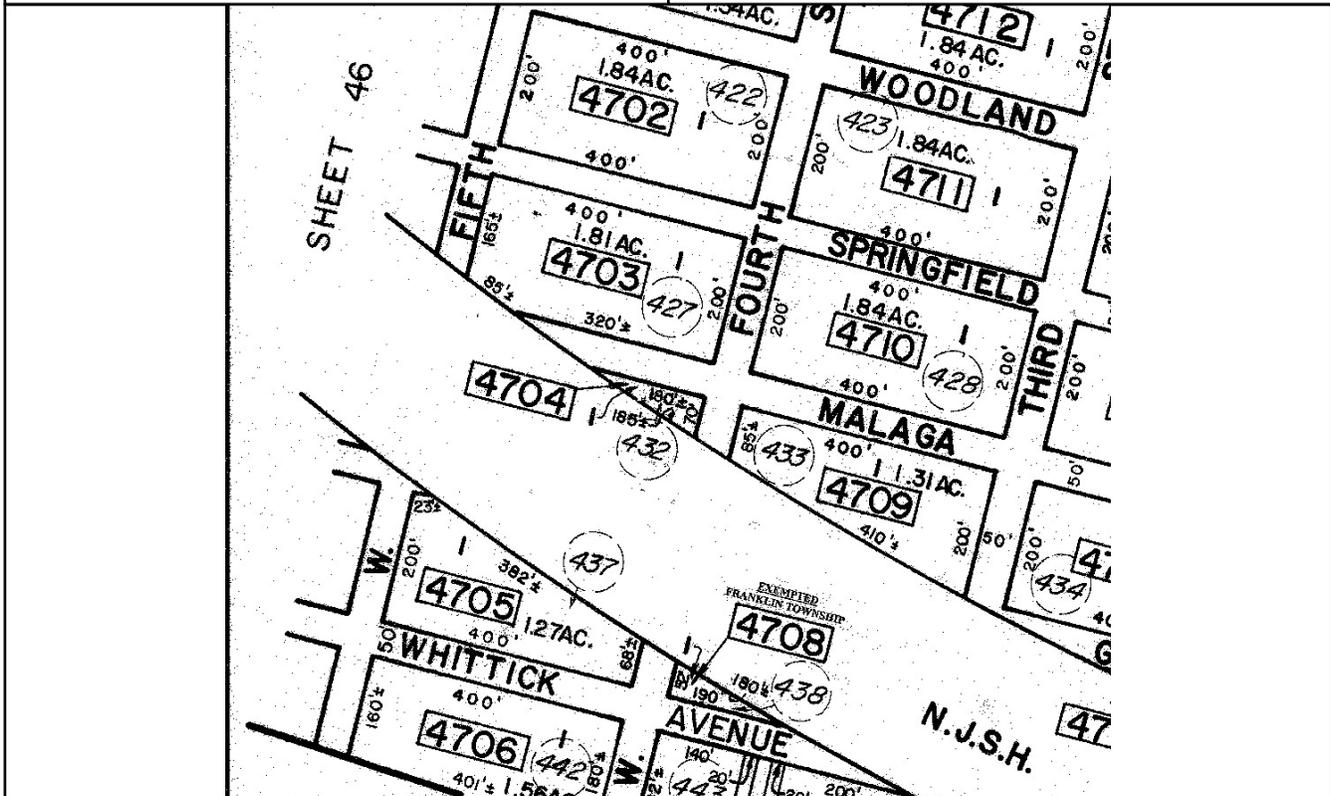
<b>Property Location</b>			
HARDING HWY, MALAGA 08328-805 (Franklin Township), Block: 4701, Lot: 2			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$1,300.00	
Additional Lots:		Land Value: \$1,300.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 60X65 .09AC		% Improvement: 0.0	
Acreage: 0.09		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$45.39	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$43.94	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$44.43	
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND CORPORATION		Date: 08/14/2006	
2768 GLASSBORO CROSS KEYS		Price: \$5,000.00	
Glassboro, NJ 08028-2713		Ratio: 0.26%	
Previous Owner:		Deed Book: 04297	
		Deed Page: 00082	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION 2768 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>		<b>Seller</b>	



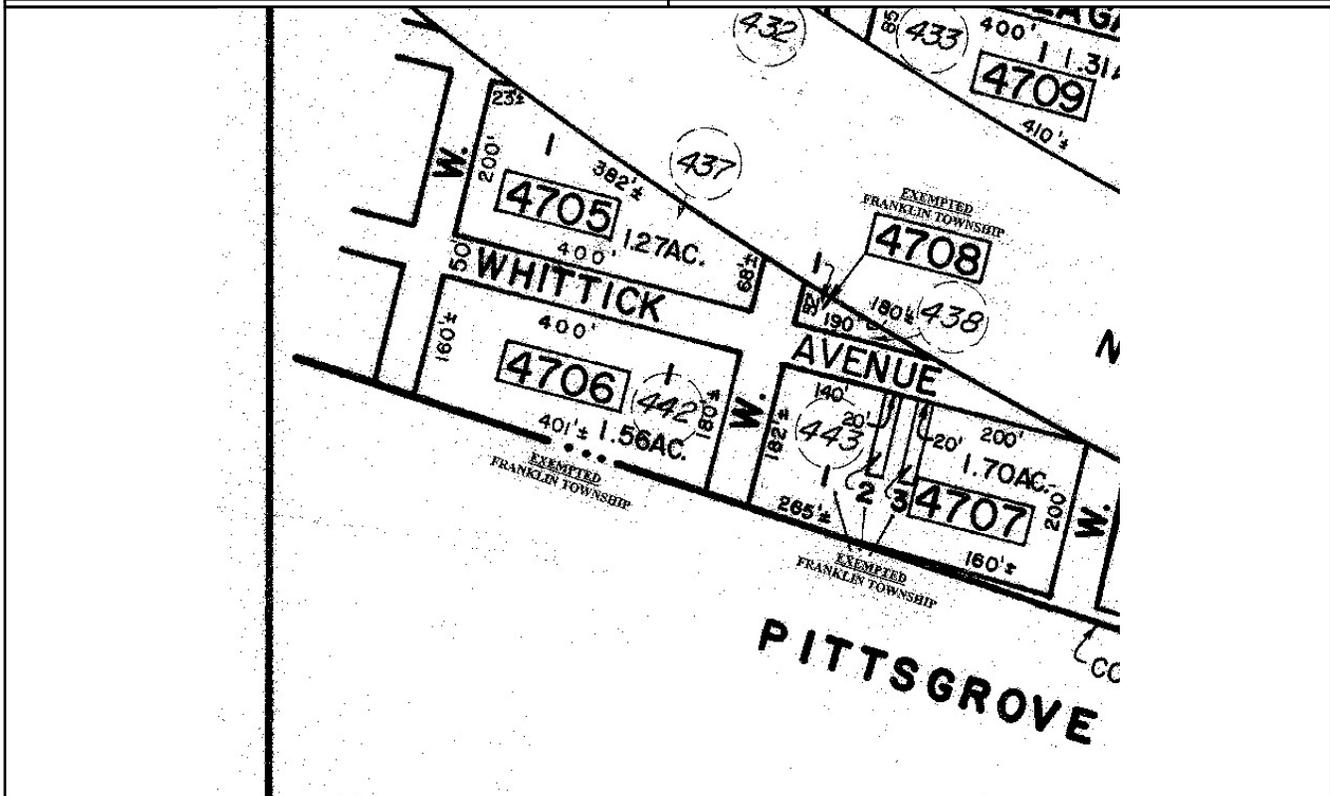
<b>Property Location</b>			
HARDING HWY, MALAGA 08328-805 (Franklin Township), Block: 4701, Lot: 3			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$1,300.00	
Additional Lots:		Land Value: \$1,300.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 60X65 .09AC		% Improvement: 0.0	
Acreage: 0.09		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$45.39	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$43.94	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$44.43	
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND CORPORATION		Date: 08/14/2006	
2768 GLASSBORO CROSS KEYS		Price: \$5,000.00	
Glassboro, NJ 08028-2713		Ratio: 0.26%	
Previous Owner:		Deed Book: 04297	
		Deed Page: 00082	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION 2768 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>		<b>Seller</b>	



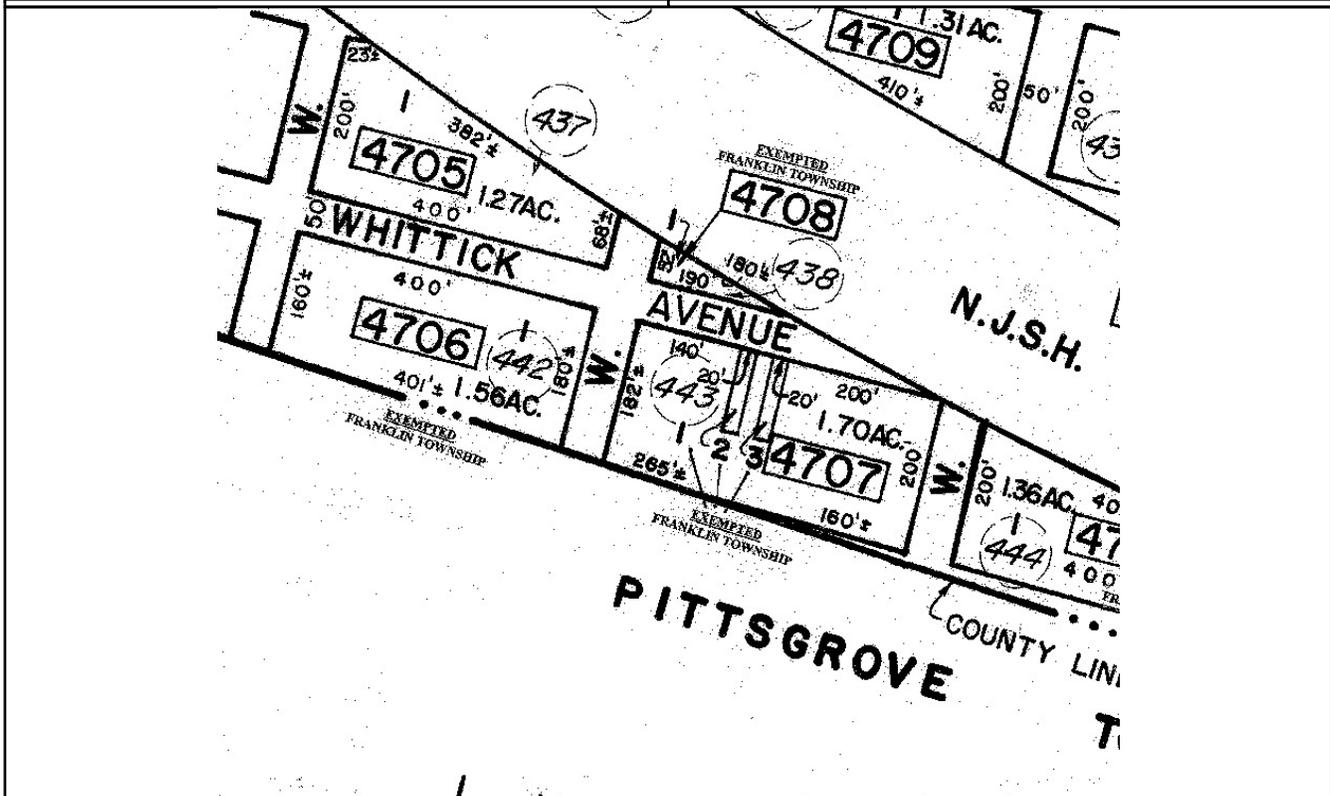
<b>Property Location</b>			
MALAGA AVE, MALAGA 08328-805 (Franklin Township), Block: 4704, Lot: 1, Qualifier: QFARM (Old Block: 4704, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$2,500.00		
Additional Lots: :4709,1:4710,1	Land Value: \$2,500.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 3.25AC	% Improvement: 0.0		
Acreage: 3.25	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$90.79		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$84.49		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$85.45		
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND CORPORATION		Date: 09/15/2004	
2760 GLASSBORO CROSS KEYS		Price: \$1,000,000.00	
Glassboro, NJ 08028-2713		Ratio:	
Previous Owner:		Deed Book: 03912	
		Deed Page: 00320	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION 2760 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>		<b>Seller</b>	



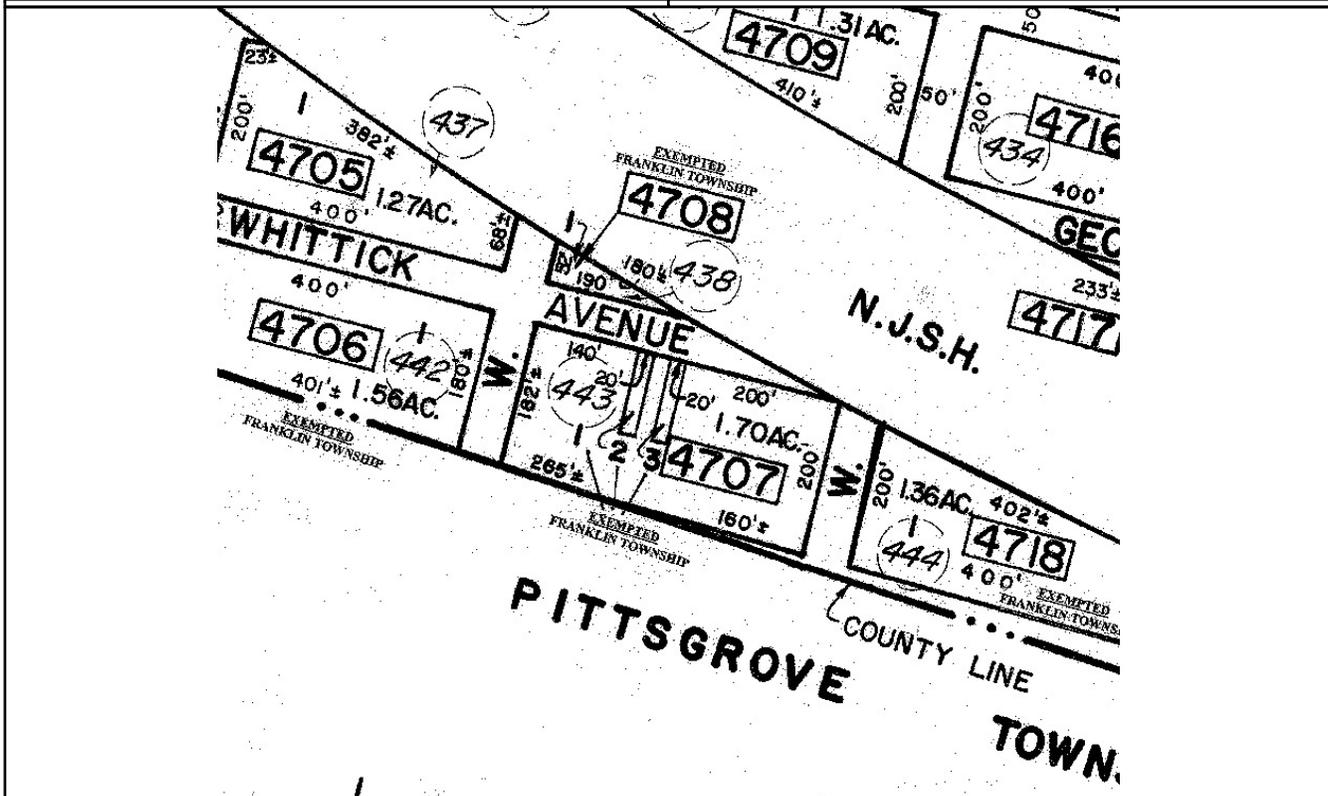
<b>Property Location</b>			
WHITTICK AVE, MALAGA 08328-805 (Franklin Township), Block: 4706, Lot: 1 (Old Block: 442, Old Lot: 1)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$11,200.00	
Additional Lots:		Land Value: \$11,200.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 1.47AC		% Improvement: 0.0	
Acreage: 1.47		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$391.10	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$378.55	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$382.81	
<b>Current Owner</b>			<b>Sale Data</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391			Date:
Previous Owner:			Price:
			Ratio:
			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



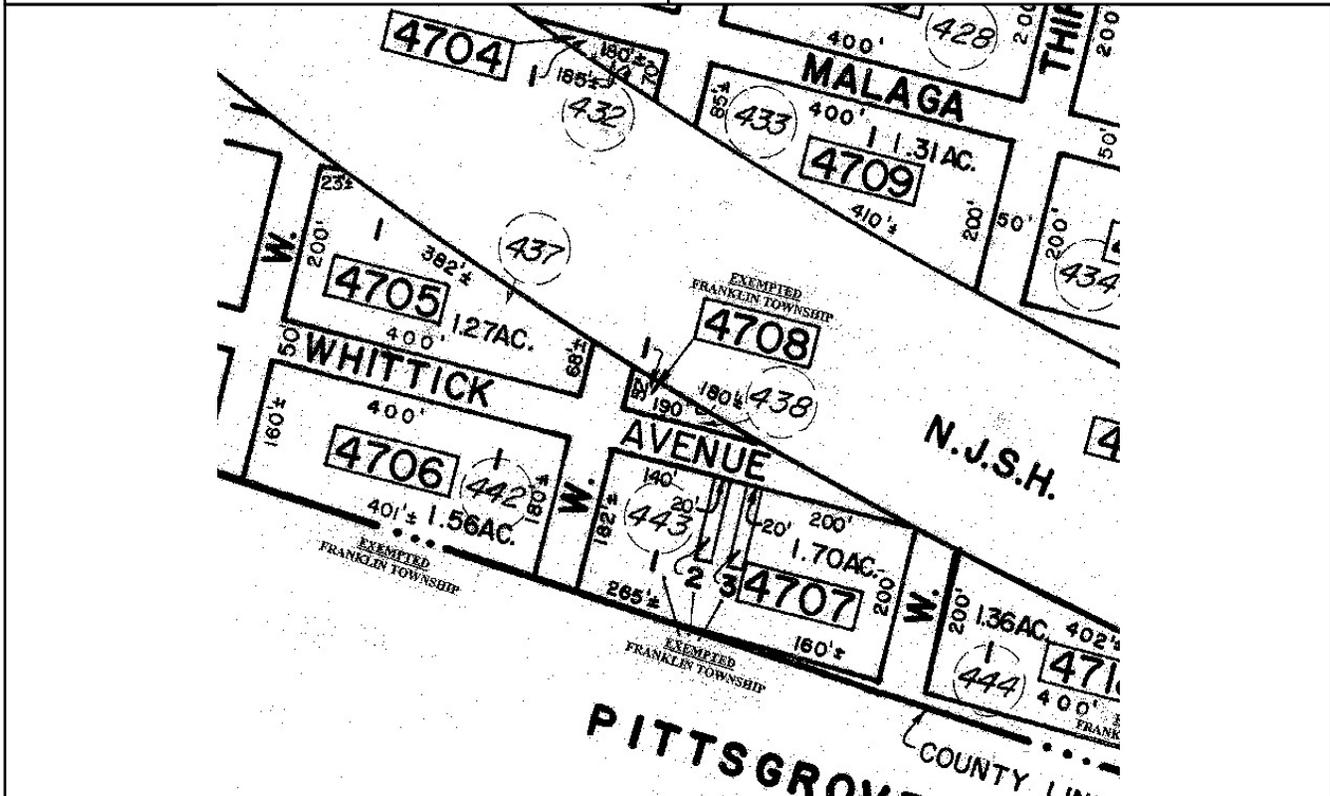
<b>Property Location</b>	
WHITTICK AVE, MALAGA 08328-805 (Franklin Township), Block: 4707, Lot: 1 (Old Block: 443, Old Lot: 1)	
<b>Year</b>	
2021	
<b>Property Information</b>	<b>Assessment Data</b>
Class: Class: 15C - Public Property	Total Value: \$23,500.00
Additional Lots:	Land Value: \$23,500.00
Bld Description:	Improvement Value: \$0.00
Land Description: 1.70AC	% Improvement: 0.0
Acreage: 1.7	Special Tax Codes: F02
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: IC, Usage: VACANT LAND	Exemption: 1
Year Constructed: 0	Exemption statute: 54:04-03.03
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$820.62
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$794.30
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$803.23
<b>Current Owner</b>	<b>Sale Data</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391	Date:
Previous Owner:	Price:
	Ratio:
	Deed Book:
	Deed Page:
<b>Latest Sales Detail</b>	
Recorded:	Sales Price:
Sales Date:	Sales Ratio:
Deed Book:	Use Code:
Deed Page:	Not Usable:
<b>Buyer</b>	<b>Buyer</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391	
<b>Seller</b>	<b>Seller</b>



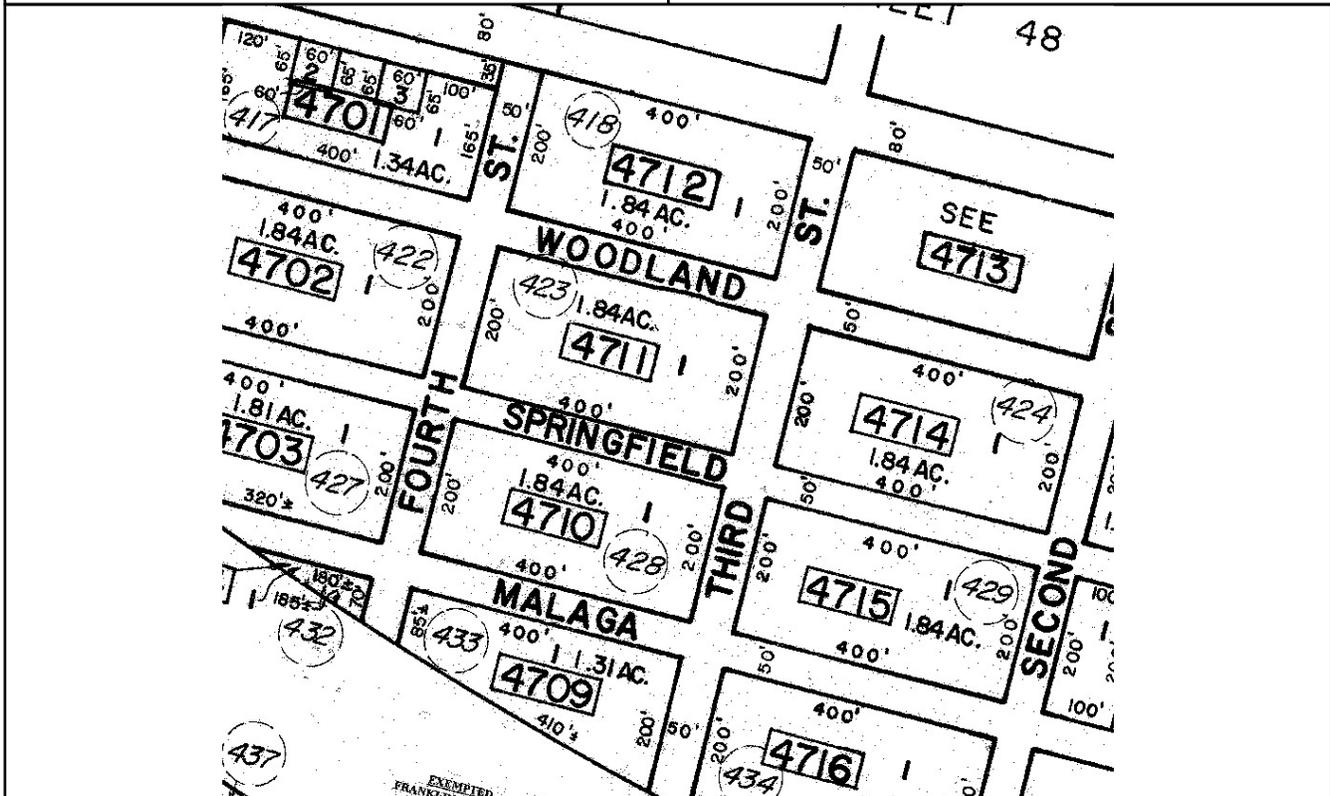
<b>Property Location</b>	
WHITTICK AVE, MALAGA 08328-805 (Franklin Township), Block: 4707, Lot: 3 (Old Block: 443, Old Lot: 2)	
<b>Year</b>	
2021	
<b>Property Information</b>	<b>Assessment Data</b>
Class: Class: 15C - Public Property	Total Value: \$1,100.00
Additional Lots: 2	Land Value: \$1,100.00
Bld Description:	Improvement Value: \$0.00
Land Description: .09AC	% Improvement: 0.0
Acreage: 0.09	Special Tax Codes: F02
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: IC, Usage: VACANT LAND	Exemption: 1
Year Constructed: 0	Exemption statute: 54:04-03.03
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$38.41
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$37.18
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$37.59
<b>Current Owner</b>	<b>Sale Data</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391	Date:
Previous Owner:	Price:
	Ratio:
	Deed Book:
	Deed Page:
<b>Latest Sales Detail</b>	
Recorded:	Sales Price:
Sales Date:	Sales Ratio:
Deed Book:	Use Code:
Deed Page:	Not Usable:
<b>Buyer</b>	<b>Buyer</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391	
<b>Seller</b>	<b>Seller</b>



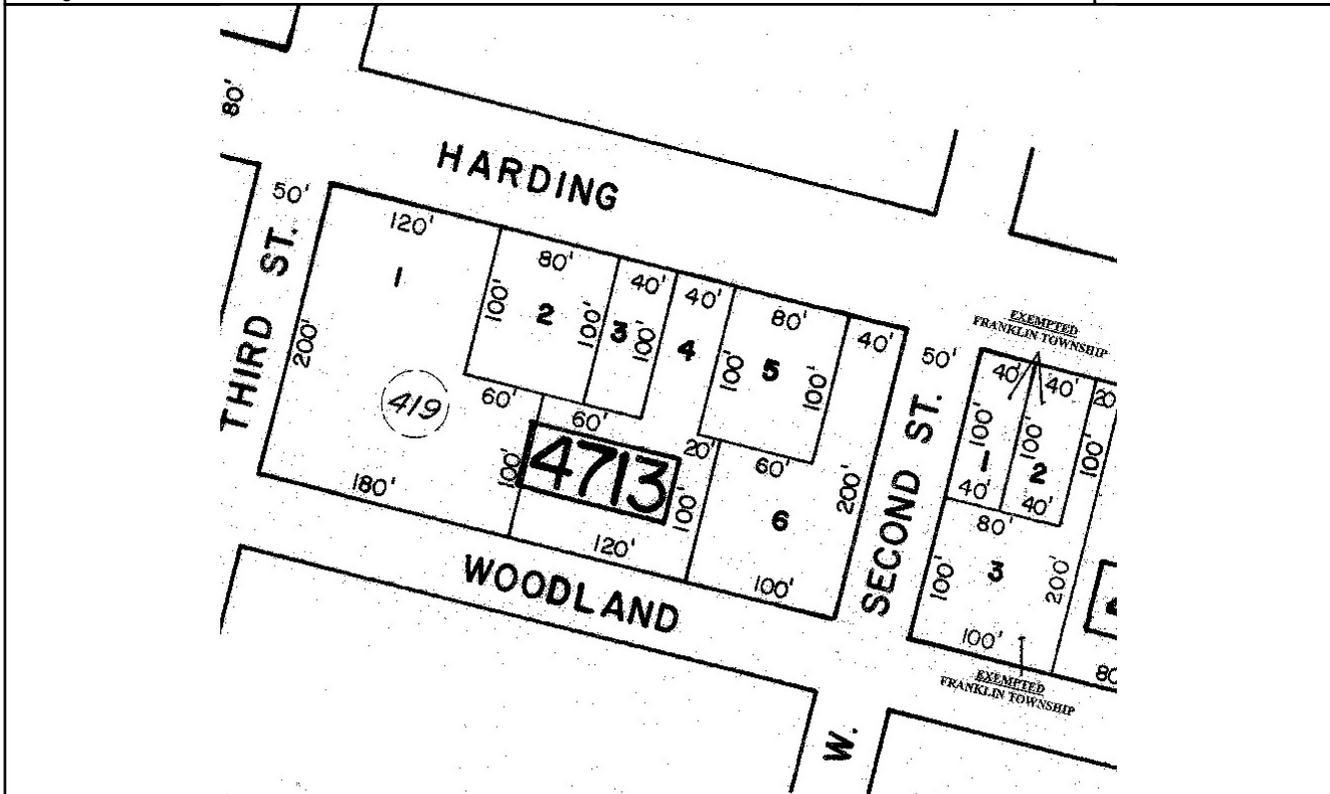
<b>Property Location</b>			
GEORGES & WHITTICK, MALAGA 08328-805 (Franklin Township), Block: 4708, Lot: 1 (Old Block: 438, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$1,100.00	
Additional Lots:		Land Value: \$1,100.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .11AC		% Improvement: 0.0	
Acreage: 0.11		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$38.41	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$37.18	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$37.59	
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391		Date:	
Previous Owner:		Price:	
		Ratio:	
		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391			
<b>Seller</b>			<b>Seller</b>



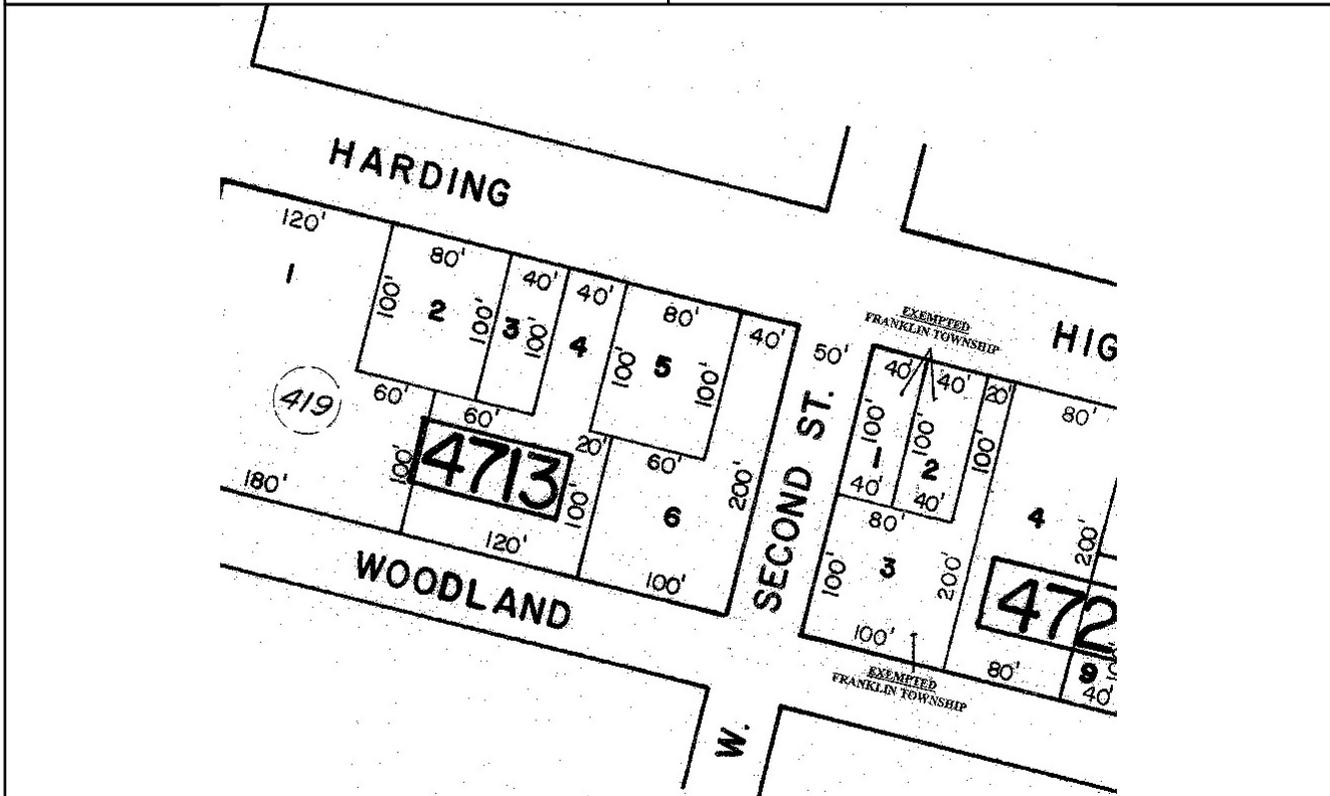
<b>Property Location</b>			
SPRINGFIELD, MALAGA 08328-805 (Franklin Township), Block: 4711, Lot: 1, Qualifier: QFARM (Old Block: 4711, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$3,300.00	
Additional Lots: :4712,1:4713,1		Land Value: \$3,300.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 4.39AC		% Improvement: 0.0	
Acreage: 4.39		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$122.22	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$114.91	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$112.79	
<b>Current Owner</b>			<b>Sale Data</b>
FAZZLAND CORPORATION			Date: 09/15/2004
2760 GLASSBORO CROSS KEYS			Price: \$1,000,000.00
Glassboro, NJ 08028-2713			Ratio:
Previous Owner:			Deed Book: 03912
			Deed Page: 00320
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION			
2760 GLASSBORO CROSS KEYS			
Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>



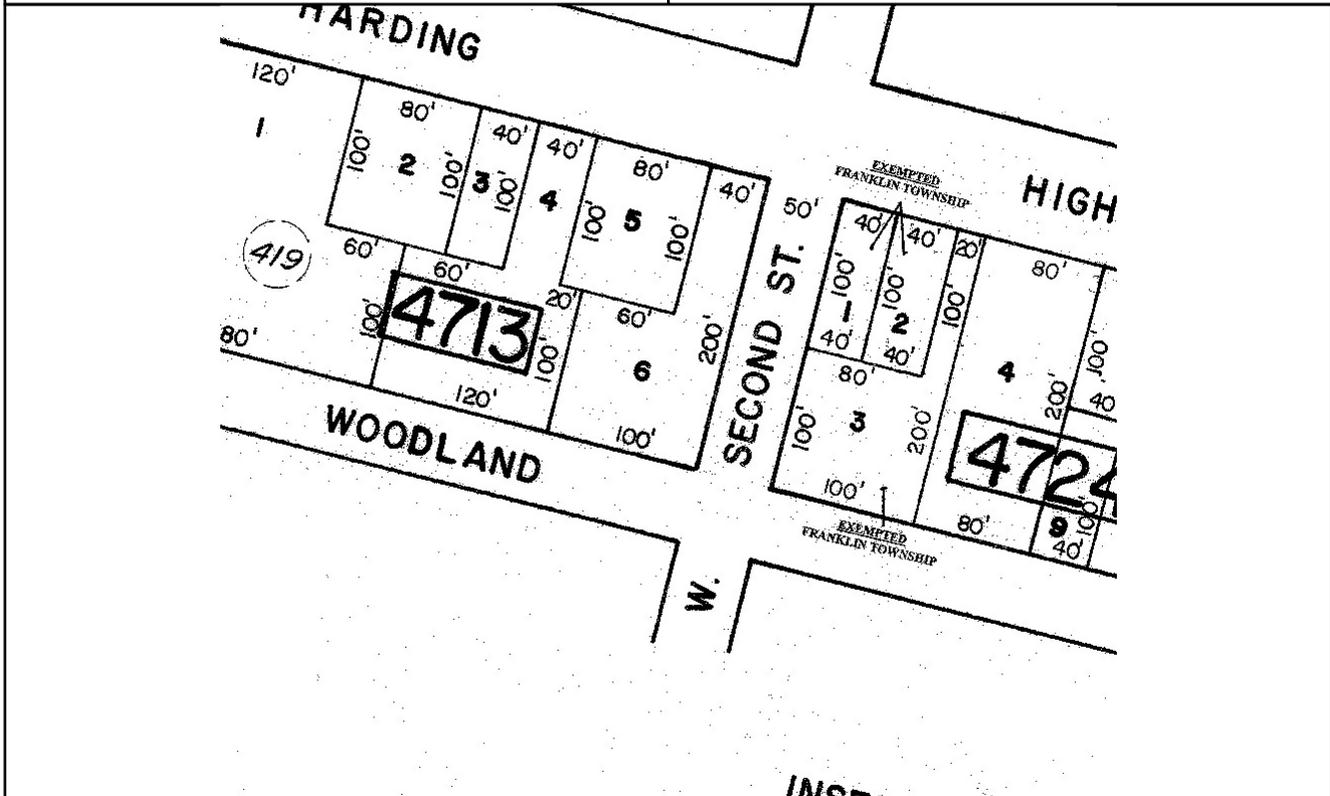
<b>Property Location</b>			
3771 HARDING HWY, Malaga 08328-4313 805 (Franklin Township), Block: 4713, Lot: 4 (Old Block: 419, Old Lot: 10)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land	Total Value: \$22,700.00		
Additional Lots:	Land Value: \$22,700.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: .37AC	% Improvement: 0.0		
Acreage: 0.37	Special Tax Codes: F02		
Square Footage: 672	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: RA, Usage:	Exemption: 0		
Year Constructed: 1940	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$792.68		
# Dwellings: 1	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$767.25		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$775.88		
<b>Current Owner</b>		<b>Sale Data</b>	
FBG LLC		Date: 04/06/2005	
2760 GLASSBORO CROSS KEYS		Price: \$250,000.00	
Glassboro, NJ 08028-2713		Ratio: 0.09%	
Previous Owner:		Deed Book: 03962	
		Deed Page: 00238	
<b>Latest Sales Detail</b>			
Recorded: 04/15/2005	Sales Price: \$250,000.00	Recorded:	Sales Price:
Sales Date: 04/06/2005	Sales Ratio: 38.76%	Sales Date:	Sales Ratio:
Deed Book: 39620	Use Code:	Deed Book:	Use Code:
Deed Page: 23800	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FBG LLC 2760 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>
ALBERTSON, RALPH W JR & DORIS 3771 HARDING HWY Malaga, NJ 08328-4313			



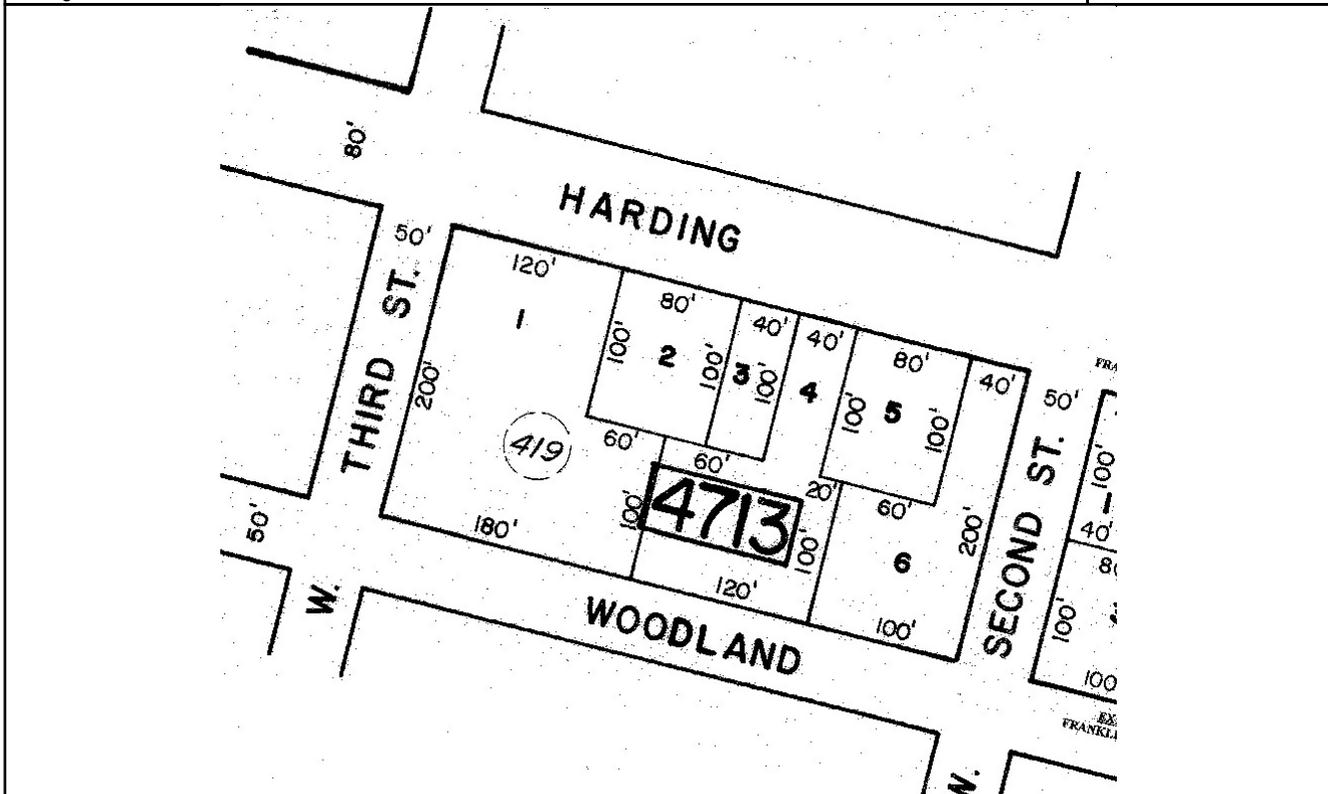
<b>Property Location</b>			
3763 HARDING HWY, Malaga 08328-4313 805 (Franklin Township), Block: 4713, Lot: 5 (Old Block: 419, Old Lot: 7)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$20,000.00	
Additional Lots:		Land Value: \$20,000.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 80X100 .18AC		% Improvement: 0.0	
Acreage: 0.18		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: RA, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$698.40	
# Dwellings: 1		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$675.99	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$683.60	
<b>Current Owner</b>		<b>Sale Data</b>	
FBG LLC		Date: 04/06/2005	
2760 GLASSBORO CROSS KEYS		Price: \$250,000.00	
Glassboro, NJ 08028-2713		Ratio: 0.08%	
Previous Owner:		Deed Book: 03962	
		Deed Page: 00238	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FBG LLC 2760 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>		<b>Seller</b>	



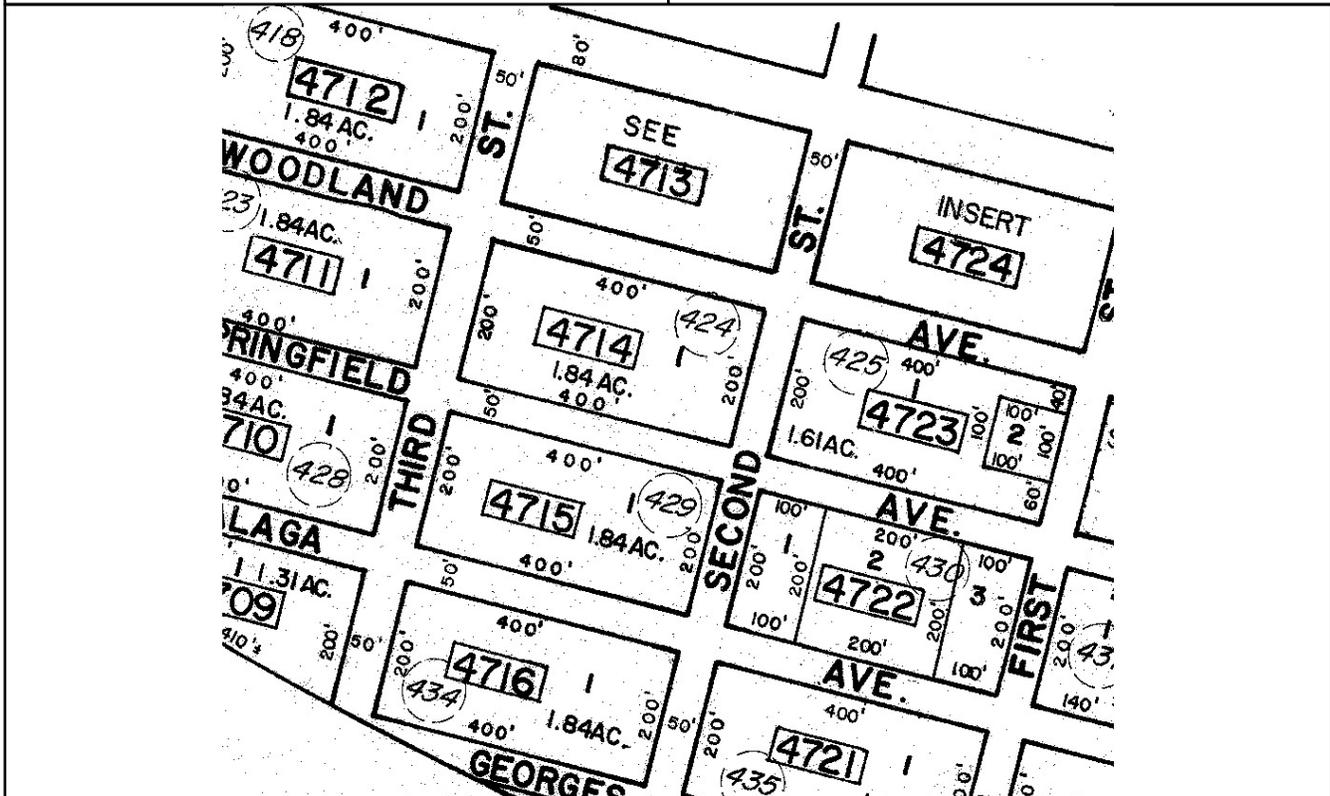
<b>Property Location</b>			
HARDING HWY & WOODLAND, MALAGA 08328-805 (Franklin Township), Block: 4713, Lot: 6, Qualifier: QFARM (Old Block: 4713, Old Lot: 6)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$1,500.00	
Additional Lots: :4723,1:4724,9		Land Value: \$1,500.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 2.02AC		% Improvement: 0.0	
Acreage: 2.02		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: RA, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$55.87	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$54.08	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$51.27	
<b>Current Owner</b>			<b>Sale Data</b>
FAZZLAND LLC			Date:
2760 GLASSBORO CROSSKEYS			Price:
Glassboro, NJ 08028-2713			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND LLC 2760 GLASSBORO CROSSKEYS Glassboro, NJ 08028-2713			
<b>Seller</b>		<b>Seller</b>	



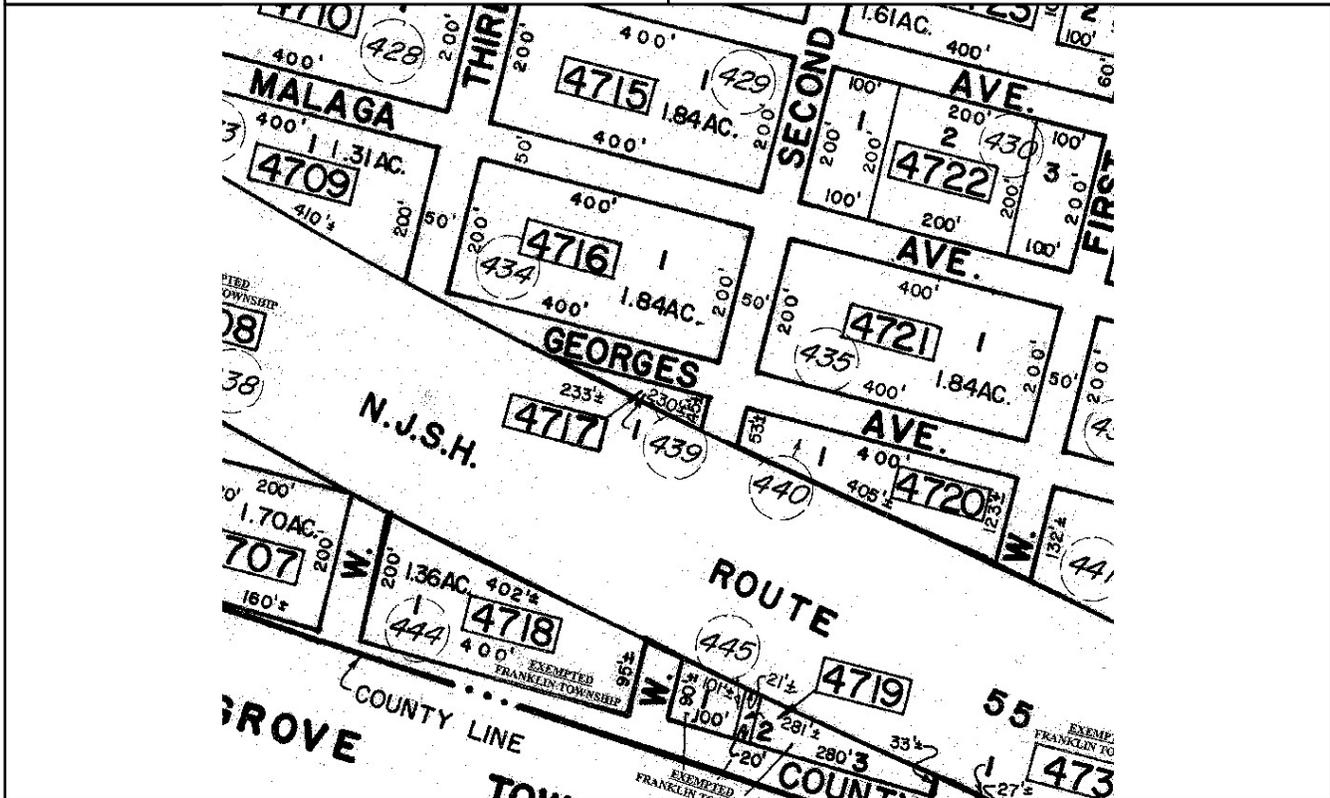
<b>Property Location</b>			
HARDING HWY, MALAGA 08328-805 (Franklin Township), Block: 4713, Lot: 2, Qualifier: QFARM (Old Block: 4713, Old Lot: 2)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$200.00		
Additional Lots: 3,	Land Value: \$200.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: .27AC	% Improvement: 0.0		
Acreage: 0.27	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: RA, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$3.49		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$3.38		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$6.83		
<b>Current Owner</b>		<b>Sale Data</b>	
FBG LLC		Date: 04/06/2005	
2760 GLASSBORO CROSS KEYS		Price: \$1.00	
Glassboro, NJ 08028-2713		Ratio: 200.0%	
Previous Owner:		Deed Book: 03962	
		Deed Page: 00243	
<b>Latest Sales Detail</b>			
Recorded: 04/15/2005	Sales Price: \$1.00	Recorded:	Sales Price:
Sales Date: 04/06/2005	Sales Ratio: 2100000.0%	Sales Date:	Sales Ratio:
Deed Book: 39620	Use Code:	Deed Book:	Use Code:
Deed Page: 24300	Not Usable: 14	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FBG LLC 2760 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>
ALBERTSON, RALPH W JR & ETAL 3771 HARDING HIGHWAY Malaga, NJ 08328-4313			



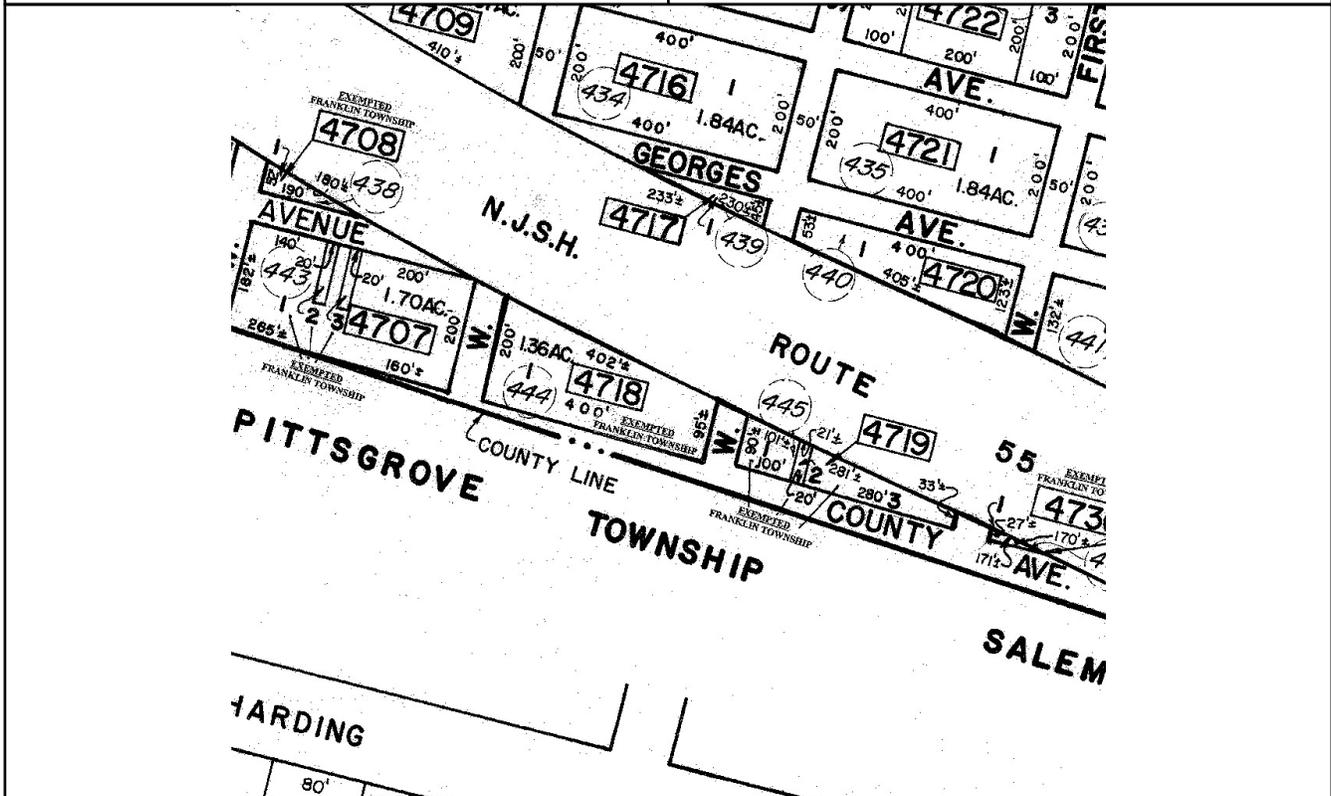
<b>Property Location</b>			
SPRINGFIELD AVE, MALAGA 08328-805 (Franklin Township), Block: 4714, Lot: 1, Qualifier: QFARM (Old Block: 4714, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$4,200.00		
Additional Lots: :4715,1:4716,1	Land Value: \$4,200.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 5.52AC	% Improvement: 0.0		
Acreage: 5.52	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$153.64		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$145.33		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$143.55		
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND CORPORATION		Date: 09/15/2004	
2760 GLASSBORO CROSS KEYS		Price: \$1,000,000.00	
Glassboro, NJ 08028-2713		Ratio:	
Previous Owner:		Deed Book: 03912	
		Deed Page: 00320	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION 2760 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>		<b>Seller</b>	



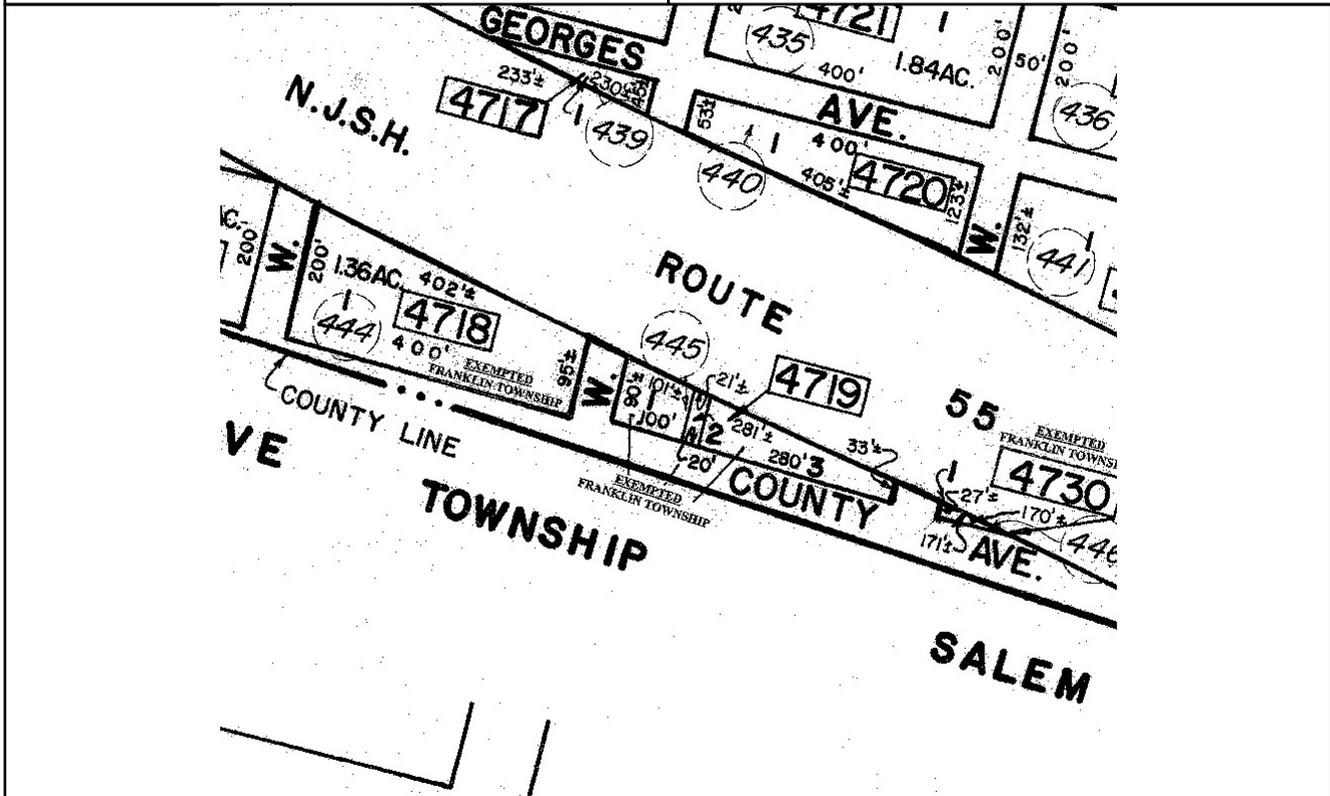
<b>Property Location</b>			
GEORGES & WHITTICK, MALAGA 08328-805 (Franklin Township), Block: 4717, Lot: 1, Qualifier: QFARM (Old Block: 4717, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$2,100.00		
Additional Lots: :4720,1:4721,1	Land Value: \$2,100.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 2.77AC	% Improvement: 0.0		
Acreage: 2.77	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$76.82		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$74.36		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$71.77		
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND CORPORATION		Date: 09/15/2004	
2760 GLASSBORO CROSS KEYS		Price: \$1,000,000.00	
Glassboro, NJ 08028-2713		Ratio:	
Previous Owner:		Deed Book: 03912	
		Deed Page: 00320	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION 2760 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>



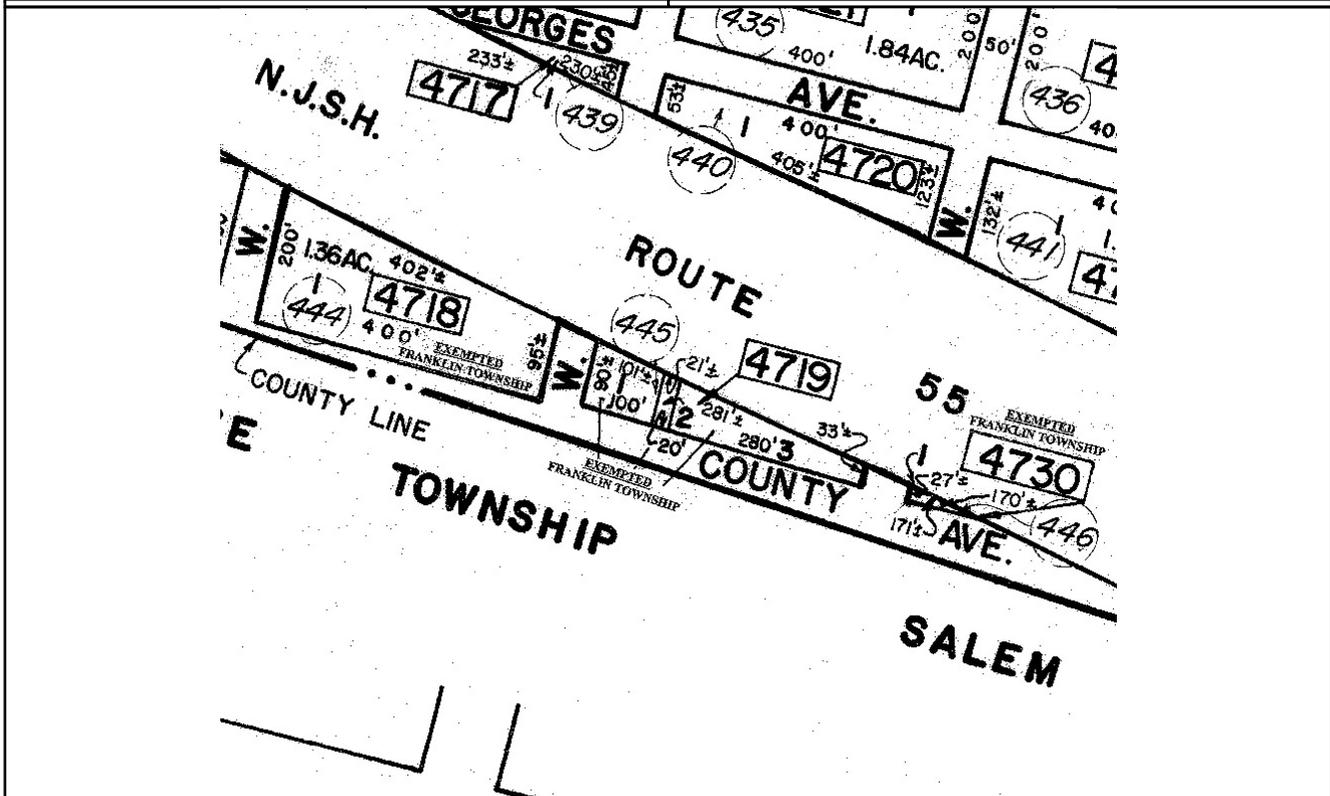
<b>Property Location</b>			
WHITTICK AVE, MALAGA 08328-805 (Franklin Township), Block: 4718, Lot: 1 (Old Block: 444, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property	Total Value: \$10,600.00		
Additional Lots:	Land Value: \$10,600.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 1.25AC	% Improvement: 0.0		
Acreage: 1.25	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage: VACANT LAND	Exemption: 1		
Year Constructed: 0	Exemption statute: 54:04-03.03		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$370.15		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$358.28		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$362.30		
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391		Date:	
Previous Owner:		Price:	
		Ratio:	
		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



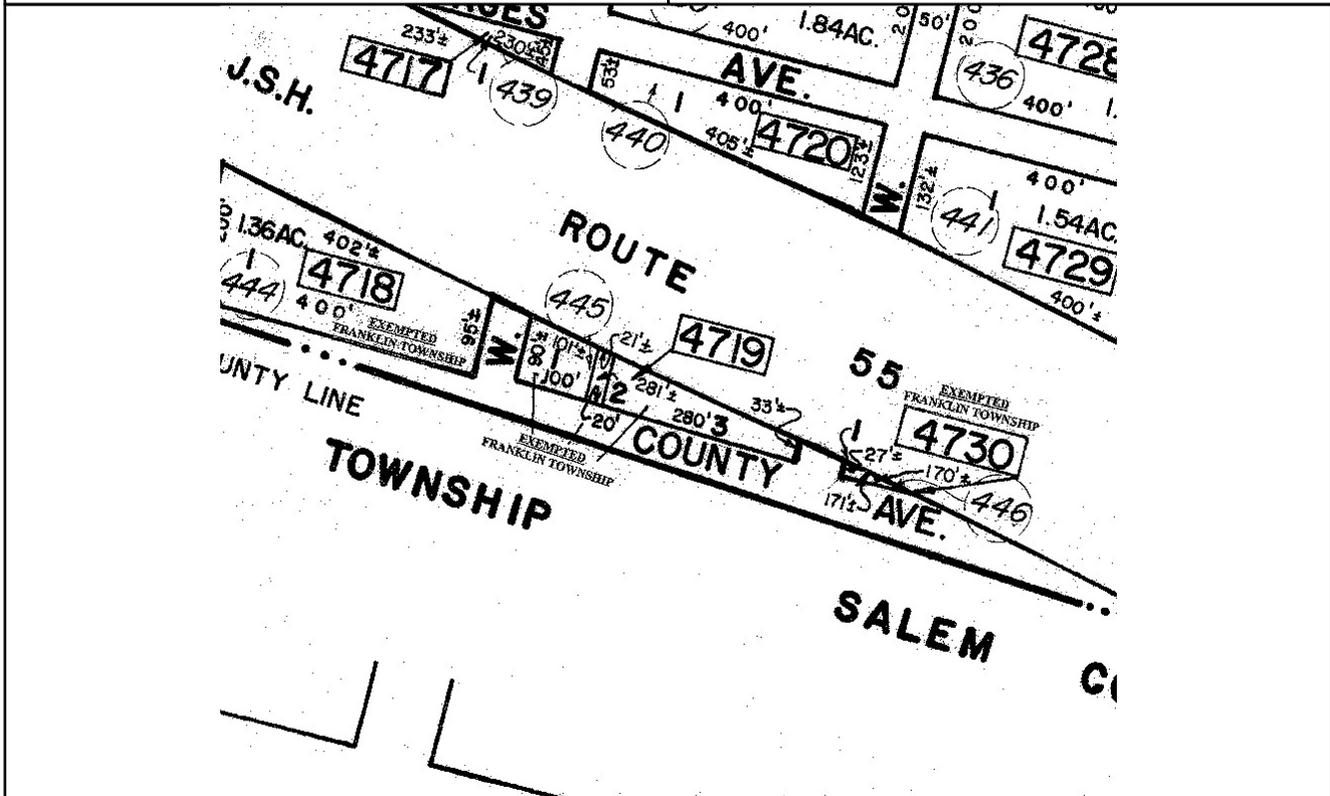
<b>Property Location</b>			
WHITTICK AVE, MALAGA 08328-805 (Franklin Township), Block: 4719, Lot: 1 (Old Block: 445, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property	Total Value: \$2,400.00		
Additional Lots:	Land Value: \$2,400.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: .18AC	% Improvement: 0.0		
Acreage: 0.18	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage: VACANT LAND	Exemption: 1		
Year Constructed: 0	Exemption statute: 54:04-03.03		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$83.80		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$81.11		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$82.03		
<b>Current Owner</b>			<b>Sale Data</b>
FRANKLIN TOWNSHIP OF			Date:
1571 DELSEA DR			Price:
Franklinville, NJ 08322-2391			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>			<b>Seller</b>



<b>Property Location</b>	
COUNTY AVE, MALAGA 08328-805 (Franklin Township), Block: 4719, Lot: 2 (Old Block: 445, Old Lot: 2)	
<b>Year</b>	
2021	
<b>Property Information</b>	<b>Assessment Data</b>
Class: Class: 15C - Public Property	Total Value: \$500.00
Additional Lots:	Land Value: \$500.00
Bld Description:	Improvement Value: \$0.00
Land Description: .03AC	% Improvement: 0.0
Acreage: 0.03	Special Tax Codes: F02
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: IC, Usage: VACANT LAND	Exemption: 1
Year Constructed: 0	Exemption statute: 54:04-03.03
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$17.46
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$16.89
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$17.09
<b>Current Owner</b>	<b>Sale Data</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391	Date:
Previous Owner:	Price:
	Ratio:
	Deed Book:
	Deed Page:
<b>Latest Sales Detail</b>	
Recorded:	Sales Price:
Sales Date:	Sales Ratio:
Deed Book:	Use Code:
Deed Page:	Not Usable:
<b>Buyer</b>	<b>Buyer</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391	
<b>Seller</b>	<b>Seller</b>



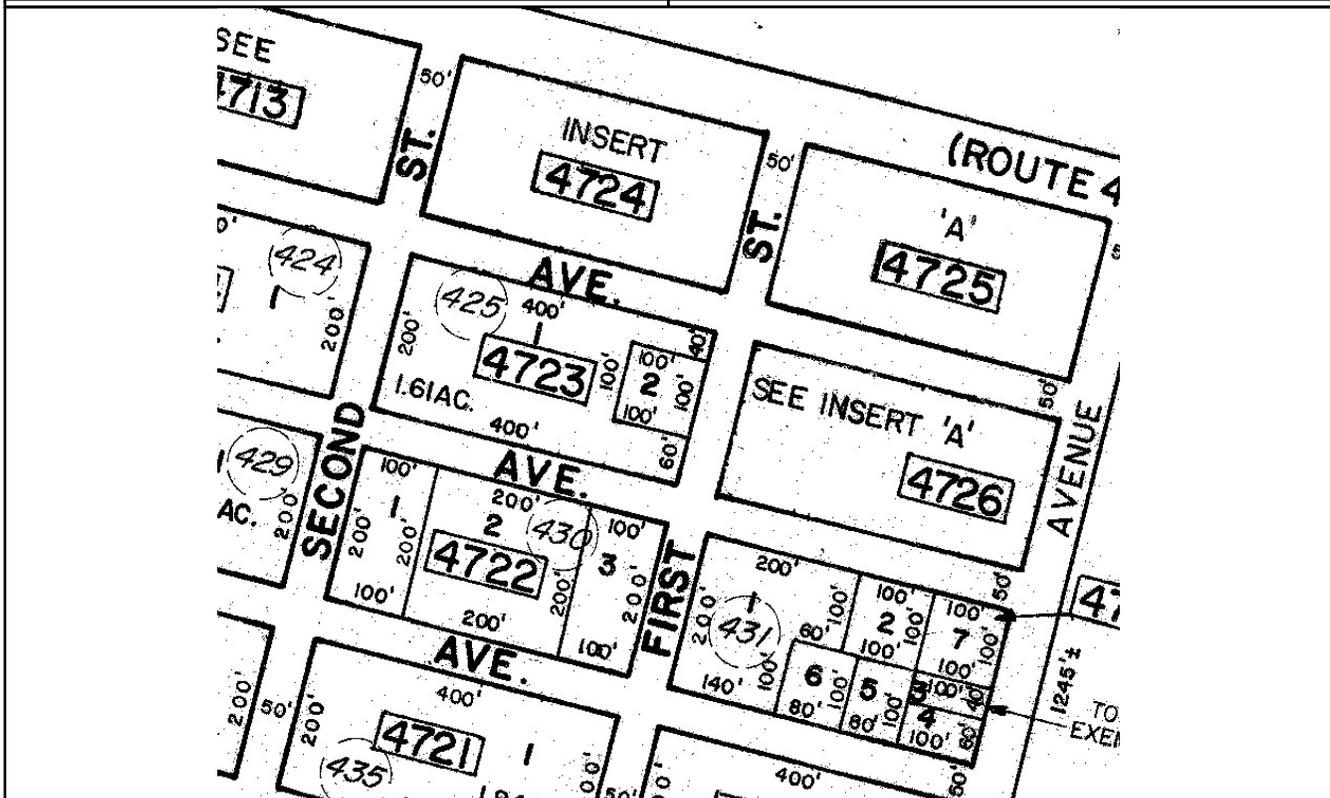
<b>Property Location</b>			
COUNTY AVE, MALAGA 08328-805 (Franklin Township), Block: 4719, Lot: 3 (Old Block: 445, Old Lot: 3)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property	Total Value: \$5,800.00		
Additional Lots:	Land Value: \$5,800.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: .33AC	% Improvement: 0.0		
Acreage: 0.33	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage: VACANT LAND	Exemption: 1		
Year Constructed: 0	Exemption statute: 54:04-03.03		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$202.53		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$196.04		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$198.24		
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF		Date:	
1571 DELSEA DR		Price:	
Franklinville, NJ 08322-2391		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



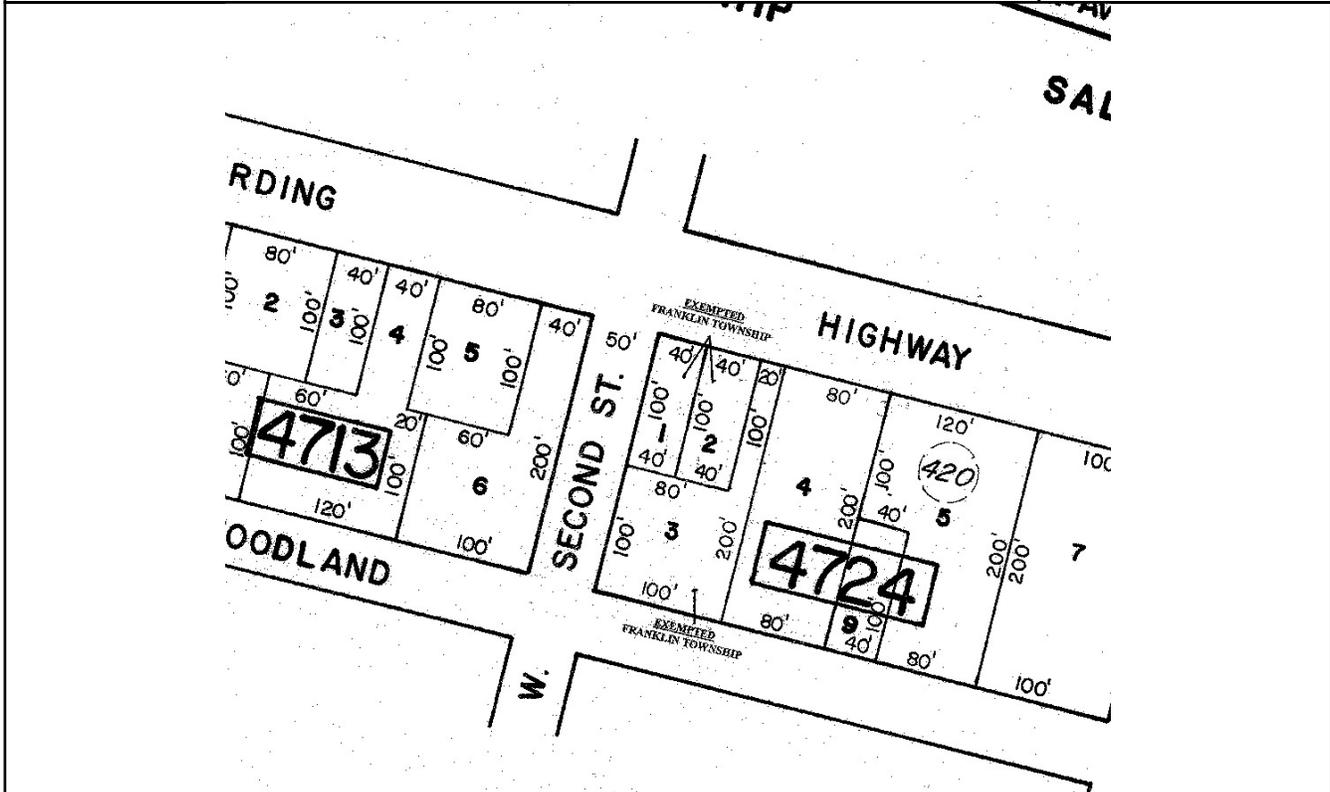
<b>Property Location</b>			
SPRINGFIELD & MALAGA, MALAGA 08328-805 (Franklin Township), Block: 4722, Lot: 1, Qualifier: QFARM (Old Block: 4722, Old Lot: 1)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$1,400.00	
Additional Lots: :4722,2:4722,3		Land Value: \$1,400.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 1.84AC		% Improvement: 0.0	
Acreage: 1.84		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$52.38	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$47.31	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$47.85	
<b>Current Owner</b>			<b>Sale Data</b>
FAZZLAND LLC			Date:
2760 GLASSBORO CROSSKEYS			Price:
Glassboro, NJ 08028-2713			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND LLC			
2760 GLASSBORO CROSSKEYS			
Glassboro, NJ 08028-2713			
<b>Seller</b>		<b>Seller</b>	



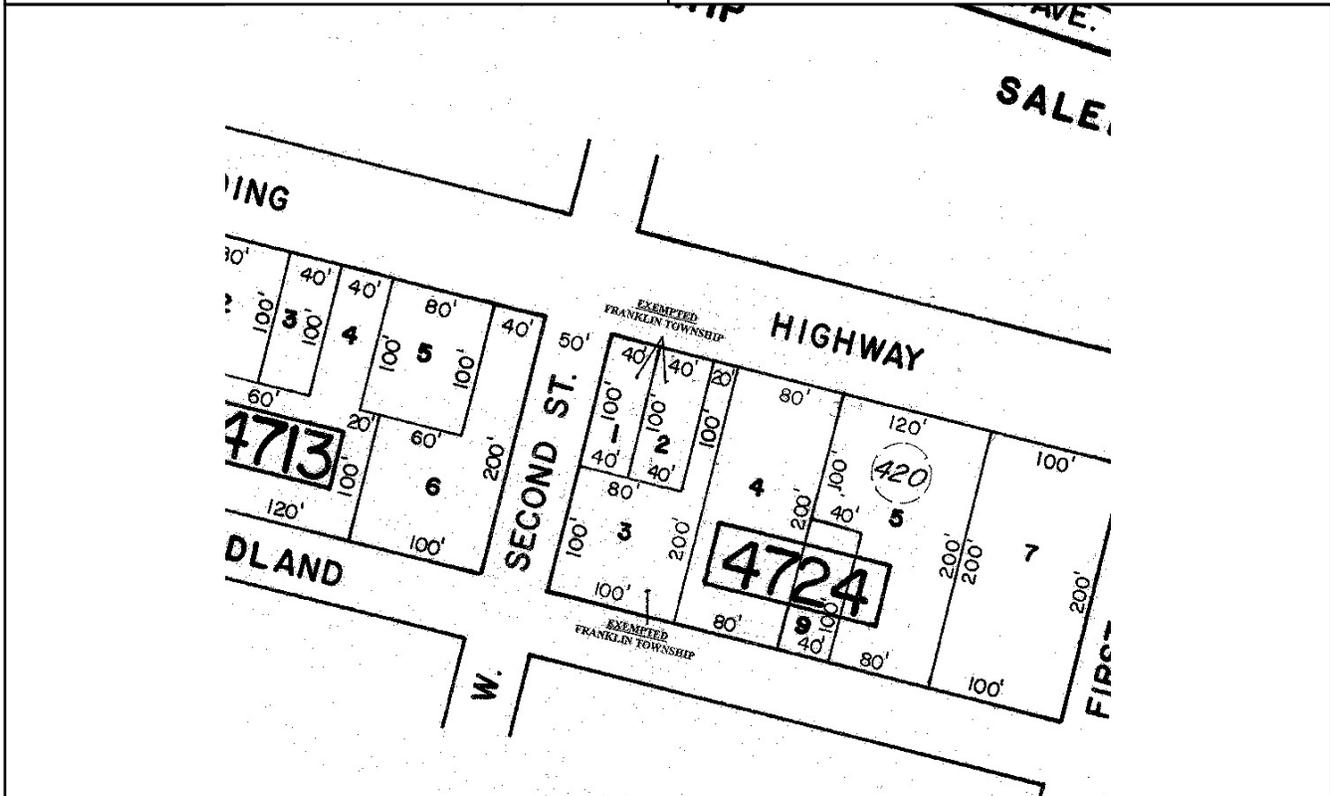
<b>Property Location</b>			
W FIRST ST, MALAGA 08328-805 (Franklin Township), Block: 4723, Lot: 2 (Old Block: 425, Old Lot: 10)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$2,100.00	
Additional Lots:		Land Value: \$2,100.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 100X100 .23AC		% Improvement: 0.0	
Acreage: 0.23		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$73.33	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$70.97	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$71.77	
<b>Current Owner</b>			<b>Sale Data</b>
FAZZLAND CORPORATION			Date:
2760 GLASSBORO CROSS KEYS			Price:
Glassboro, NJ 08028-2713			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION			
2760 GLASSBORO CROSS KEYS			
Glassboro, NJ 08028-2713			
<b>Seller</b>		<b>Seller</b>	



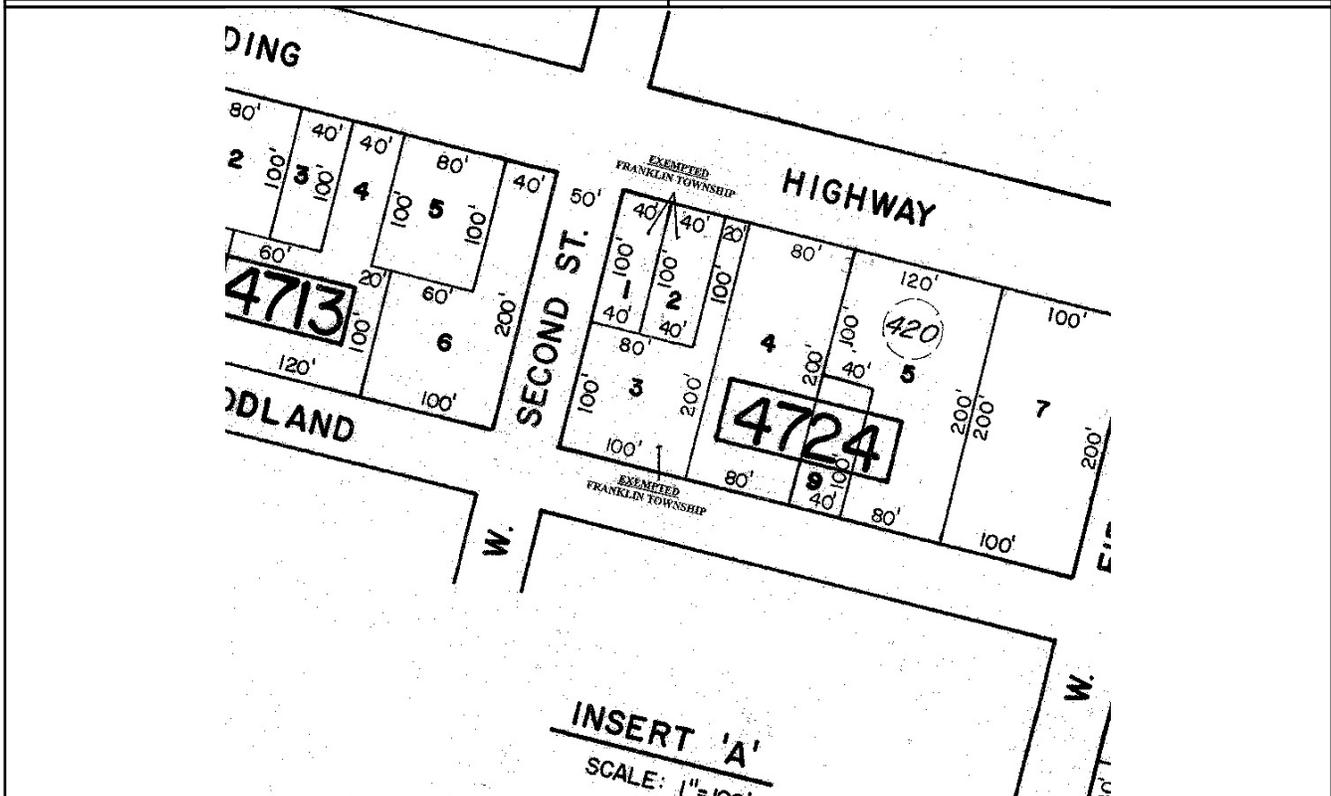
<b>Property Location</b>			
HARDING HWY, MALAGA 08328-805 (Franklin Township), Block: 4724, Lot: 1 (Old Block: 420, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$1,800.00	
Additional Lots:		Land Value: \$1,800.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 40X100		% Improvement: 0.0	
Acreage: 0.0918		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: RA, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$62.85	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$60.84	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$61.52	
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND CORPORATION		Date: 12/20/2011	
2760 GLASSBORO CROSSKEYS		Price: \$6,485.00	
Glassboro, NJ 08028-2713		Ratio: 0.28%	
Previous Owner:		Deed Book: 04933	
		Deed Page: 00296	
<b>Latest Sales Detail</b>			
Recorded: 01/19/2012	Sales Price: \$6,485.00	Recorded:	Sales Price:
Sales Date: 12/20/2011	Sales Ratio: 53.97%	Sales Date:	Sales Ratio:
Deed Book: 49330	Use Code:	Deed Book:	Use Code:
Deed Page: 29600	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION 2760 GLASSBORO CROSSKEYS Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>
FRANKLIN TWP OF 1571 DELSEA DR Franklinville, NJ 08322-2391			



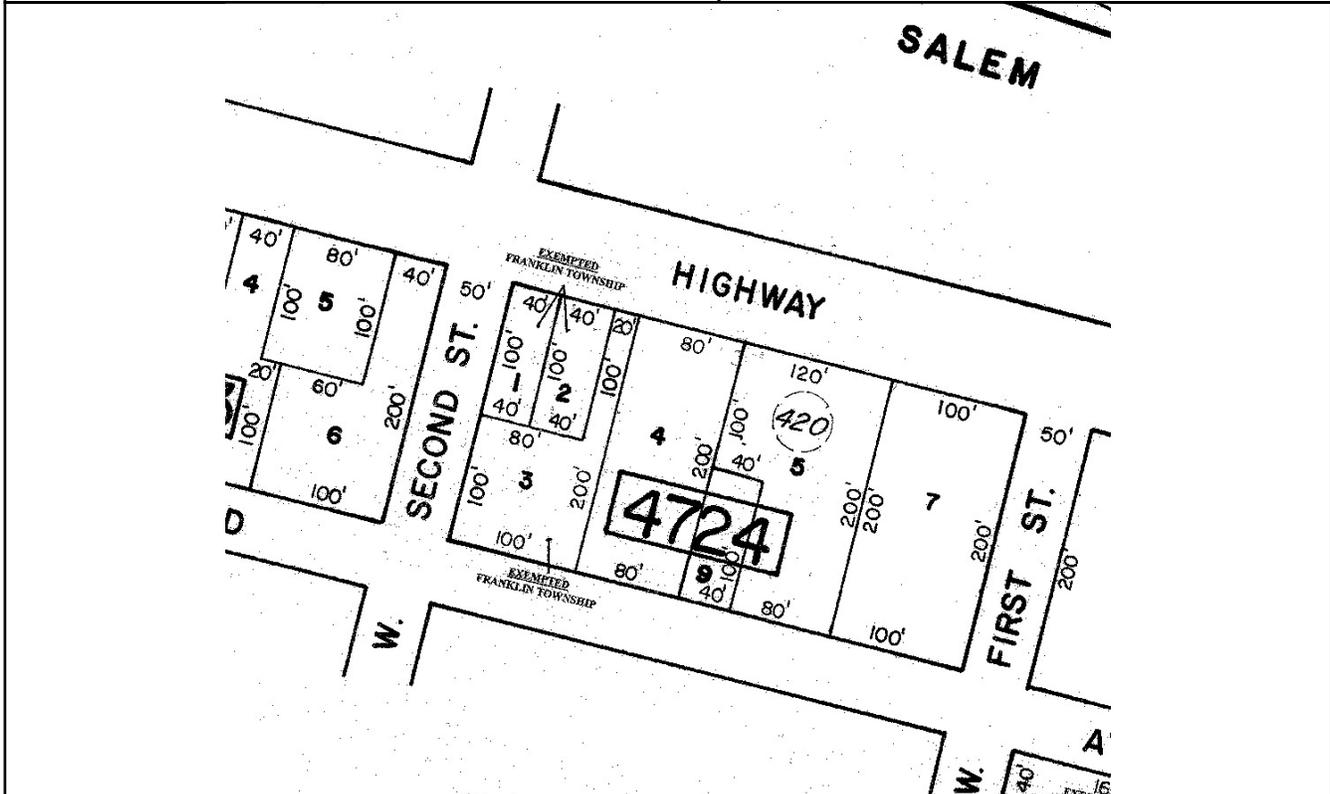
<b>Property Location</b>			
HARDING HWY, MALAGA 08328-805 (Franklin Township), Block: 4724, Lot: 2 (Old Block: 420, Old Lot: 2)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$1,800.00	
Additional Lots:		Land Value: \$1,800.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 40X100		% Improvement: 0.0	
Acreage: 0.0918		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: RA, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$62.85	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$60.84	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$61.52	
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND CORPORATION		Date: 12/20/2011	
2760 GLASSBORO CROSSKEYS		Price: \$6,485.00	
Glassboro, NJ 08028-2713		Ratio: 0.28%	
Previous Owner:		Deed Book: 04933	
		Deed Page: 00296	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION 2760 GLASSBORO CROSSKEYS Glassboro, NJ 08028-2713			
<b>Seller</b>		<b>Seller</b>	



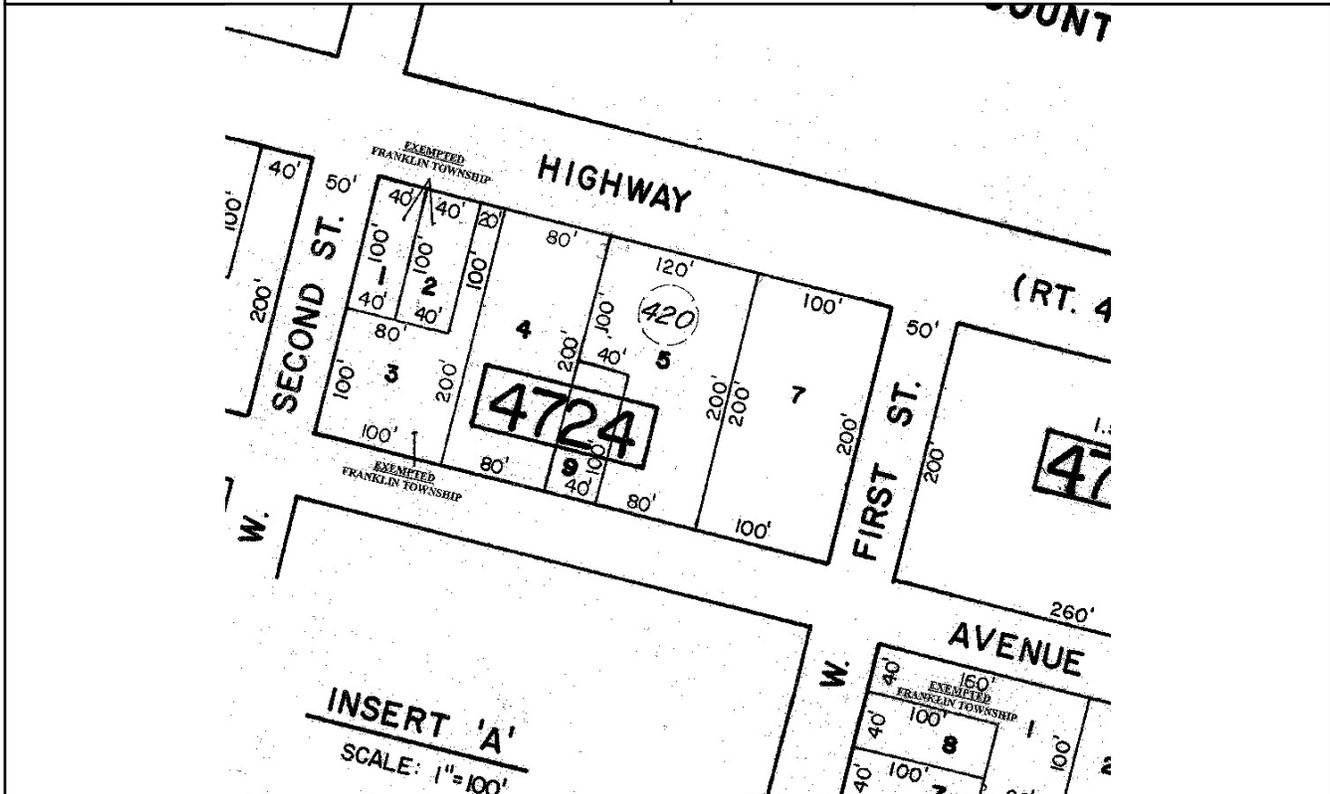
<b>Property Location</b>			
HARDING HWY, MALAGA 08328-805 (Franklin Township), Block: 4724, Lot: 3 (Old Block: 420, Old Lot: 3)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$5,600.00	
Additional Lots:		Land Value: \$5,600.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .28AC		% Improvement: 0.0	
Acreage: 0.28		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: RA, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$195.55	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$189.27	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$191.40	
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND CORPORATION		Date: 12/20/2011	
2760 GLASSBORO CROSSKEYS		Price: \$6,485.00	
Glassboro, NJ 08028-2713		Ratio: 0.86%	
Previous Owner:		Deed Book: 04933	
		Deed Page: 00296	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION			
2760 GLASSBORO CROSSKEYS			
Glassboro, NJ 08028-2713			
<b>Seller</b>		<b>Seller</b>	



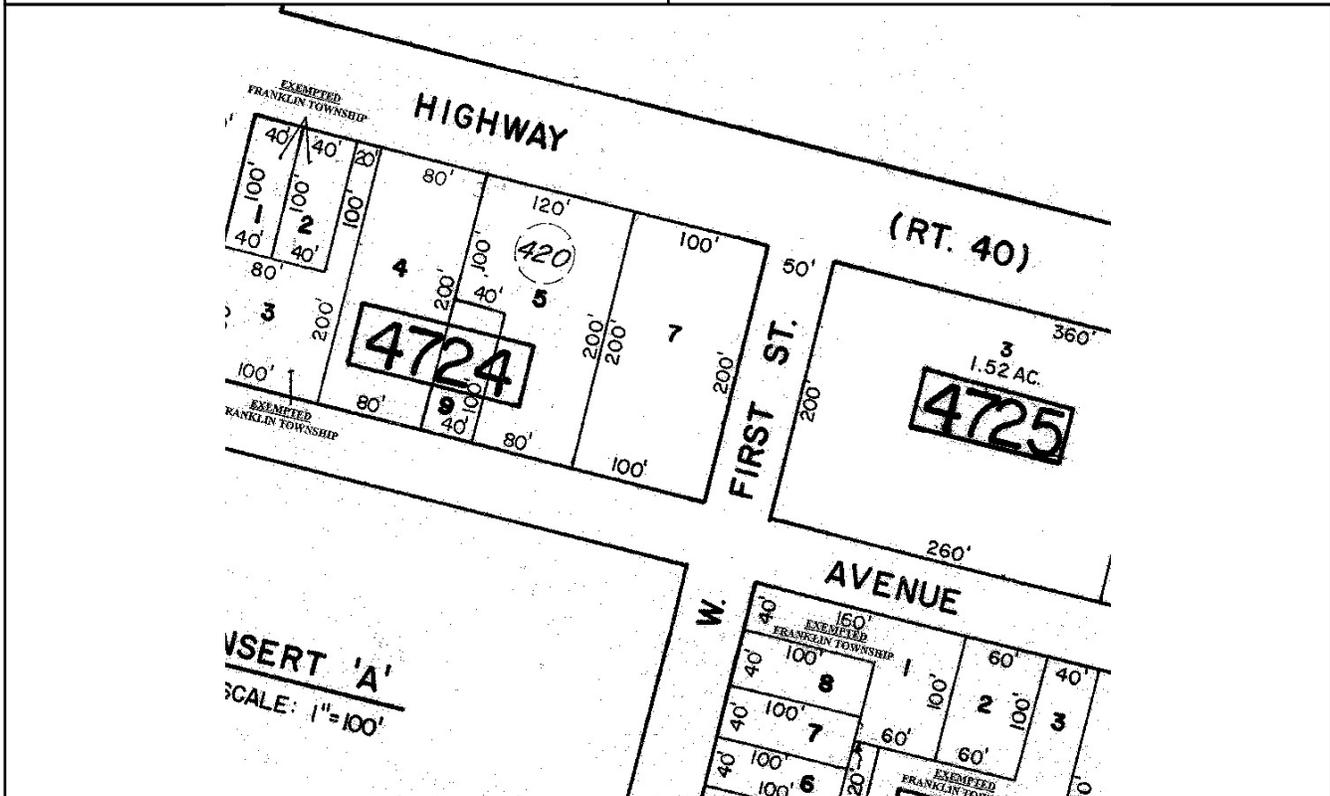
<b>Property Location</b>			
3737 HARDING HWY, Malaga 08328-4313 805 (Franklin Township), Block: 4724, Lot: 4 (Old Block: 420, Old Lot: 4)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 2 - Residential		Total Value: \$76,500.00	
Additional Lots:		Land Value: \$22,700.00	
Bld Description: 1SF BUNGALOW		Improvement Value: \$53,800.00	
Land Description: .37AC		% Improvement: 70.33	
Acreage: 0.37		Special Tax Codes: F02	
Square Footage: 591		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: RA, Usage:		Exemption: 0	
Year Constructed: 1940		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$2,671.38	
# Dwellings: 1		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$2,585.69	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$2,614.77	
<b>Current Owner</b>		<b>Sale Data</b>	
HORTON, GARY		Date: 04/23/2004	
3737 HARDING HWY		Price: \$92,000.00	
Malaga, NJ 08328-4313		Ratio: 0.83%	
Previous Owner:		Deed Book: 03760	
		Deed Page: 00245	
<b>Latest Sales Detail</b>			
Recorded: 04/27/2004	Sales Price: \$92,000.00	Recorded: 06/19/2000	Sales Price: \$1.00
Sales Date: 04/23/2004	Sales Ratio: 64.67%	Sales Date: 05/08/2000	Sales Ratio: 5680000.0%
Deed Book: 37600	Use Code:	Deed Book: 03127	Use Code:
Deed Page: 24500	Not Usable:	Deed Page: 00092	Not Usable: 1
<b>Buyer</b>		<b>Buyer</b>	
HORTON, GARY 3737 HARDING HWY Malaga, NJ 08328-4313		GREEN, JENNIFER L 3737 HARDING HWY Malaga, NJ 08328-4313	
<b>Seller</b>		<b>Seller</b>	
LLOYD, JENNIFER & JOHN 3737 HARDING HIGHWAY Malaga, NJ 08328-4313		GREEN, JENNIFER L 3737 HARDING WAY Malaga, NJ 08328-4313	



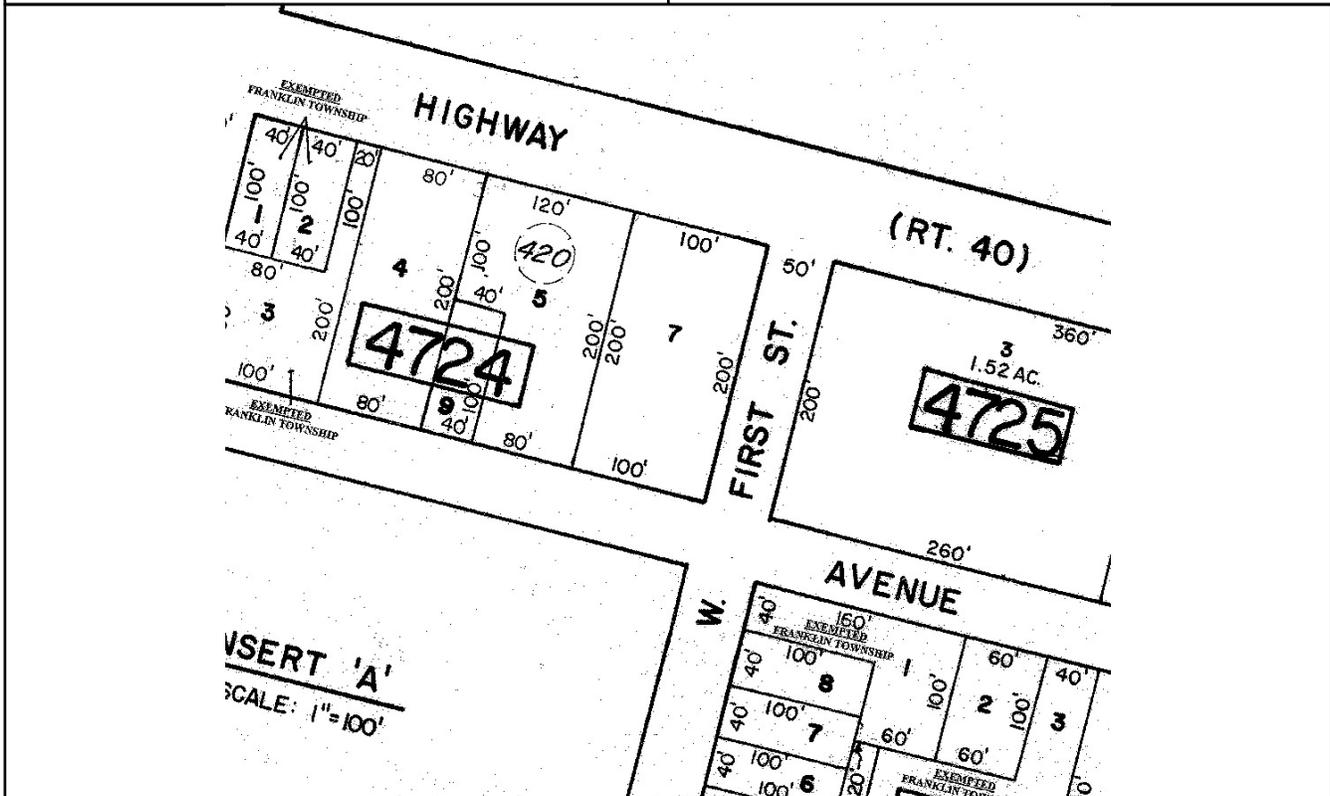
<b>Property Location</b>			
3725 HARDING HWY, Malaga 08328-4313 805 (Franklin Township), Block: 4724, Lot: 5 (Old Block: 420, Old Lot: 6)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 2 - Residential		Total Value: \$129,400.00	
Additional Lots:		Land Value: \$23,900.00	
Bld Description: 1SF/1SM		Improvement Value: \$105,500.00	
Land Description: .46AC		% Improvement: 81.53	
Acreage: 0.46		Special Tax Codes: F02	
Square Footage: 1642		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: RA, Usage:		Exemption: 0	
Year Constructed: 1943		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$4,518.64	
# Dwellings: 1		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$4,373.71	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$4,422.89	
<b>Current Owner</b>		<b>Sale Data</b>	
IN DEMAND RENTALS LLC		Date: 06/20/2017	
660 CENTRAL AVE		Price: \$1.00	
Franklinville, NJ 08322-2049		Ratio: 129400.0%	
Previous Owner:		Deed Book: 05681	
		Deed Page: 00186	
<b>Latest Sales Detail</b>			
Recorded: 07/03/2017	Sales Price: \$1.00	Recorded: 07/03/2017	Sales Price: \$50,000.00
Sales Date: 06/20/2017	Sales Ratio: 11620000.0%	Sales Date: 06/09/2017	Sales Ratio: 232.4%
Deed Book: 56810	Use Code:	Deed Book: 56810	Use Code:
Deed Page: 18600	Not Usable: 25	Deed Page: 18000	Not Usable: 31
<b>Buyer</b>		<b>Buyer</b>	
IN DEMAND RENTALS LLC		VANDZURA, ANDREA & MARK	
660 CENTRAL AVE		660 CENTRAL AVE	
Franklinville, NJ 08322-2049		Franklinville, NJ 08322-2049	
<b>Seller</b>		<b>Seller</b>	
VANDZURA, ANDREA & MARK		US BANK NA TRUSTEE	
660 CENTRAL AVE		15480 LAGUNA CANYON #100	
Franklinville, NJ 08322-2049		Irvine, CA 92618-2132	



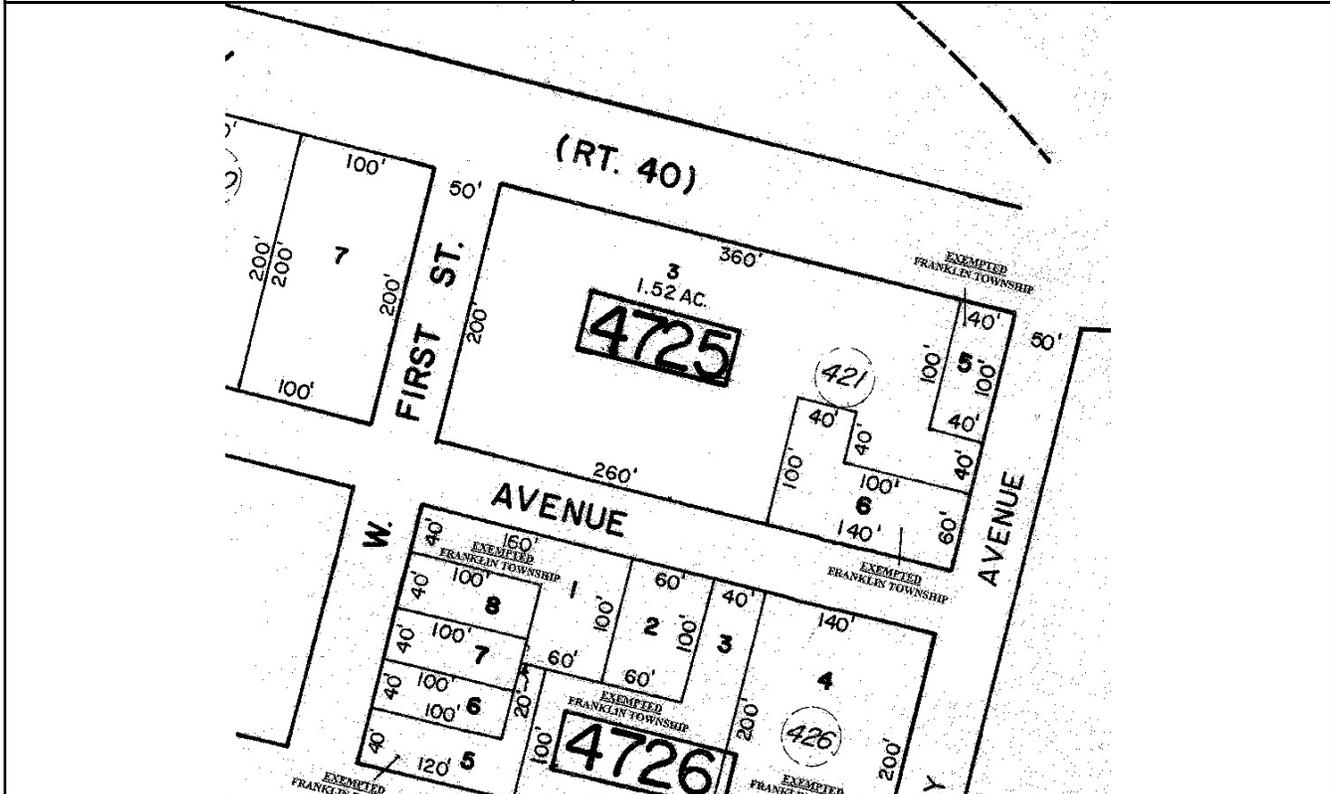
<b>Property Location</b>			
3715 HARDING HWY, Malaga 08328-4313 805 (Franklin Township), Block: 4724, Lot: 7, Qualifier: T01			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 4A - Commercial		Total Value: \$337,900.00	
Additional Lots:		Land Value: \$0.00	
Bld Description: CELL TOWER		Improvement Value: \$337,900.00	
Land Description:		% Improvement: 100.0	
Acreage: N/A		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: RA, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 783		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$11,799.46	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$11,421.01	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$11,549.42	
<b>Current Owner</b>		<b>Sale Data</b>	
THOMPSON, HARRY E III		Date:	
4017 WASHINGTON RD		Price:	
McMurray, PA 15317-2520		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
THOMPSON, HARRY E III 4017 WASHINGTON RD McMurray, PA 15317-2520			
<b>Seller</b>		<b>Seller</b>	



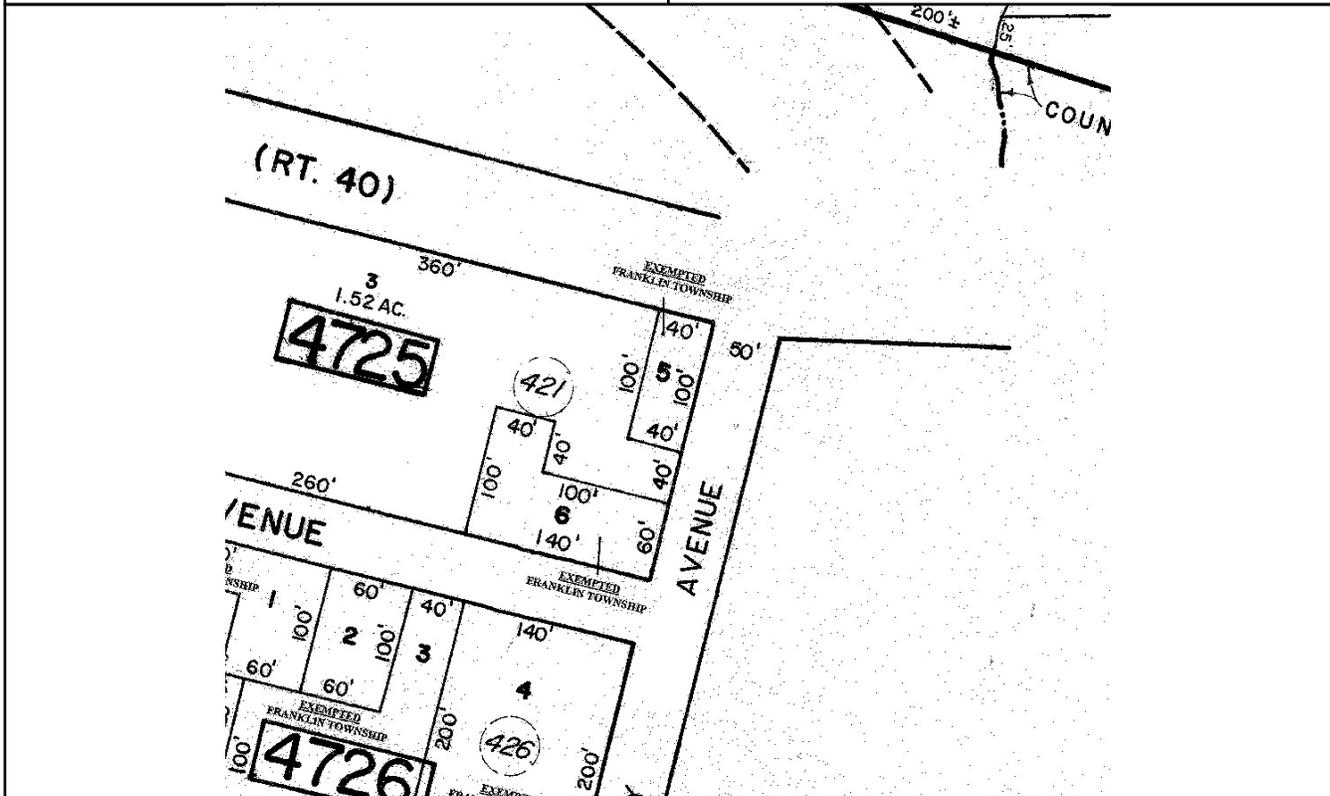
<b>Property Location</b>			
3715 HARDING HWY, Malaga 08328-4313 805 (Franklin Township), Block: 4724, Lot: 7			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 4A - Commercial	Total Value: \$170,500.00		
Additional Lots:	Land Value: \$34,200.00		
Bld Description: 1SM3G & TOWER	Improvement Value: \$136,300.00		
Land Description: .46AC	% Improvement: 79.94		
Acreage: 0.46	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: RA, Usage:	Exemption: 0		
Year Constructed: 1980	Exemption statute:		
Use Code: 959	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$5,953.86		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$5,762.90		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$5,827.69		
<b>Current Owner</b>		<b>Sale Data</b>	
THOMPSON, HARRY E III		Date: 05/30/1998	
PO BOX 916		Price: \$1.00	
Malaga, NJ 08328-1916		Ratio: 170500.0%	
Previous Owner:		Deed Book: 02884	
		Deed Page: 00213	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
THOMPSON, HARRY E III PO BOX 916 Malaga, NJ 08328-1916			
<b>Seller</b>		<b>Seller</b>	



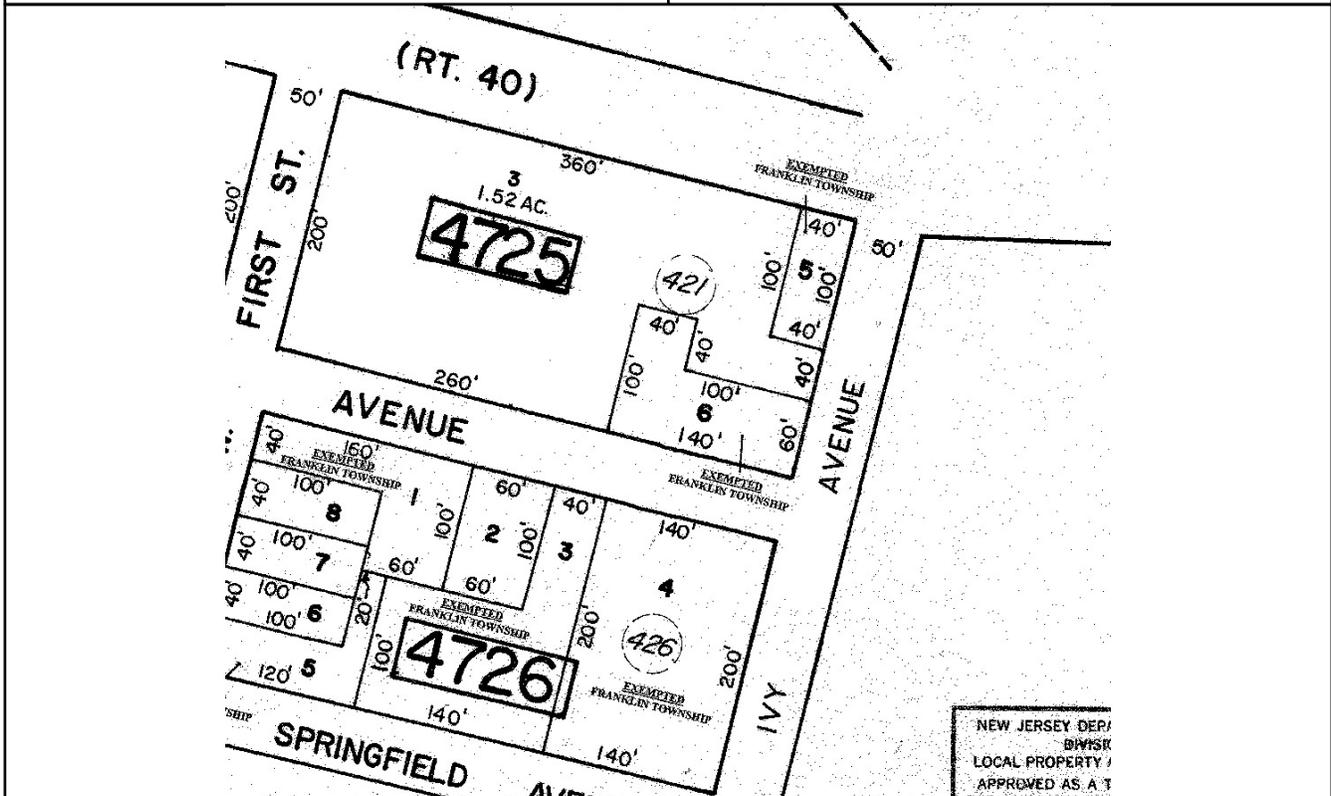
<b>Property Location</b>			
3691 HARDING HWY, Malaga 08328-4312 805 (Franklin Township), Block: 4725, Lot: 3 (Old Block: 421, Old Lot: 3)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 2 - Residential		Total Value: \$134,200.00	
Additional Lots:		Land Value: \$35,100.00	
Bld Description: 1.5SF OLD STYLE		Improvement Value: \$99,100.00	
Land Description: 360X200IRR 1.52AC		% Improvement: 73.85	
Acreage: 1.52		Special Tax Codes: F02	
Square Footage: 1536		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: RA, Usage:		Exemption: 0	
Year Constructed: 1940		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$4,686.26	
# Dwellings: 1		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$4,535.95	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$4,586.95	
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND LLC		Date: 08/14/2017	
2760 GLASSBORO CROSS KEYS		Price: \$145,000.00	
Glassboro, NJ 08028-2713		Ratio: 0.93%	
Previous Owner:		Deed Book: 05712	
		Deed Page: 00082	
<b>Latest Sales Detail</b>			
Recorded: 08/16/2017	Sales Price: \$145,000.00	Recorded: 05/26/2017	Sales Price: \$140,000.00
Sales Date: 08/14/2017	Sales Ratio: 93.45%	Sales Date: 05/08/2017	Sales Ratio: 96.79%
Deed Book: 57120	Use Code:	Deed Book: 56590	Use Code:
Deed Page: 82000	Not Usable:	Deed Page: 23000	Not Usable:
<b>Buyer</b>		<b>Buyer</b>	
FAZZLAND LLC 2760 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713		LJR REAL ESTATE LLC 350 S LINCOLN AVE Vineland, NJ 08361-7803	
<b>Seller</b>		<b>Seller</b>	
LJR REAL ESTATE LLC 350 LINCOLN AVE Vineland, NJ 08360-9242		REIN, ELIZABETH E & ROBERT J 230 W 40TH ST APT 2 Minneapolis, MN 55409-1530	



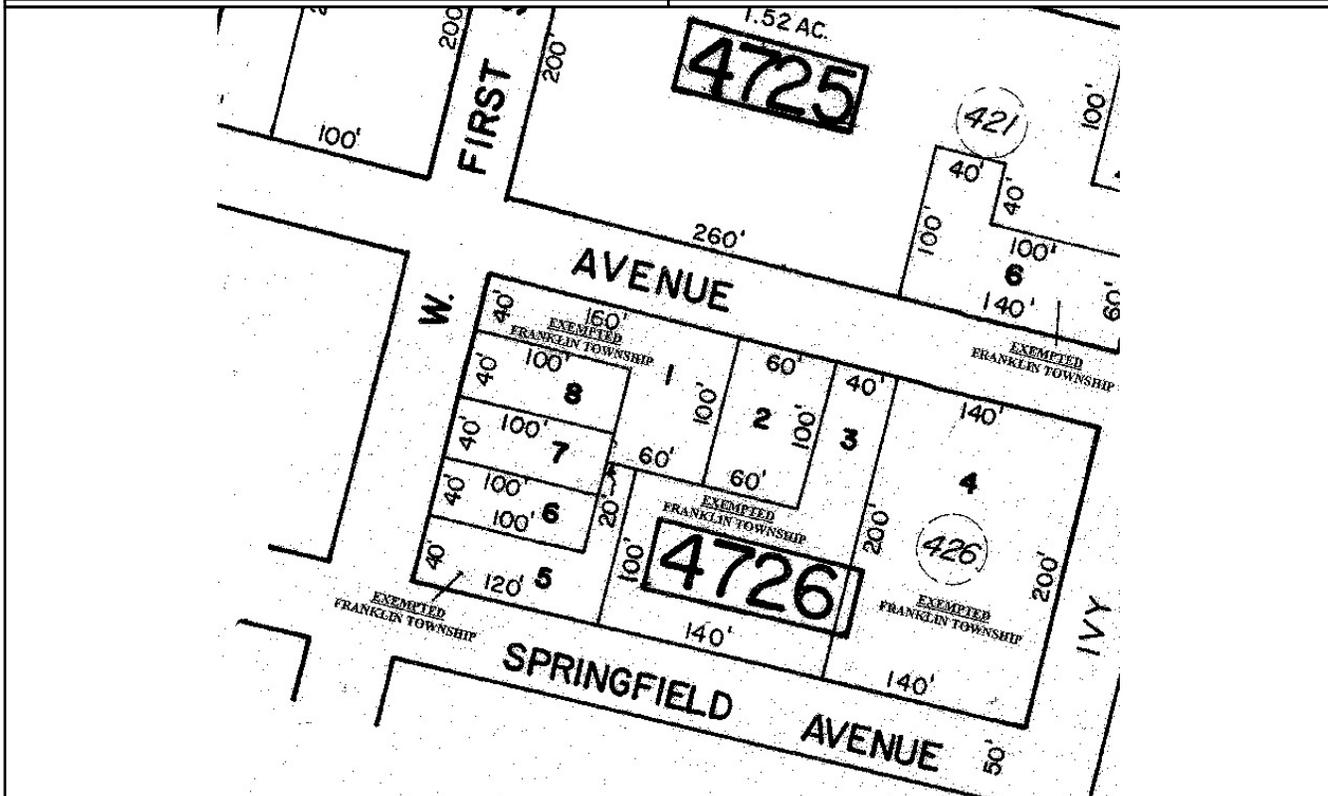
<b>Property Location</b>			
HARDING HWY, MALAGA 08328-805 (Franklin Township), Block: 4725, Lot: 5 (Old Block: 421, Old Lot: 9)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$1,800.00	
Additional Lots:		Land Value: \$1,800.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .09AC		% Improvement: 0.0	
Acreage: 0.09		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: RA, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$62.85	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$60.84	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$61.52	
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF		Date:	
1571 DELSEA DR		Price:	
Franklinville, NJ 08322-2391		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



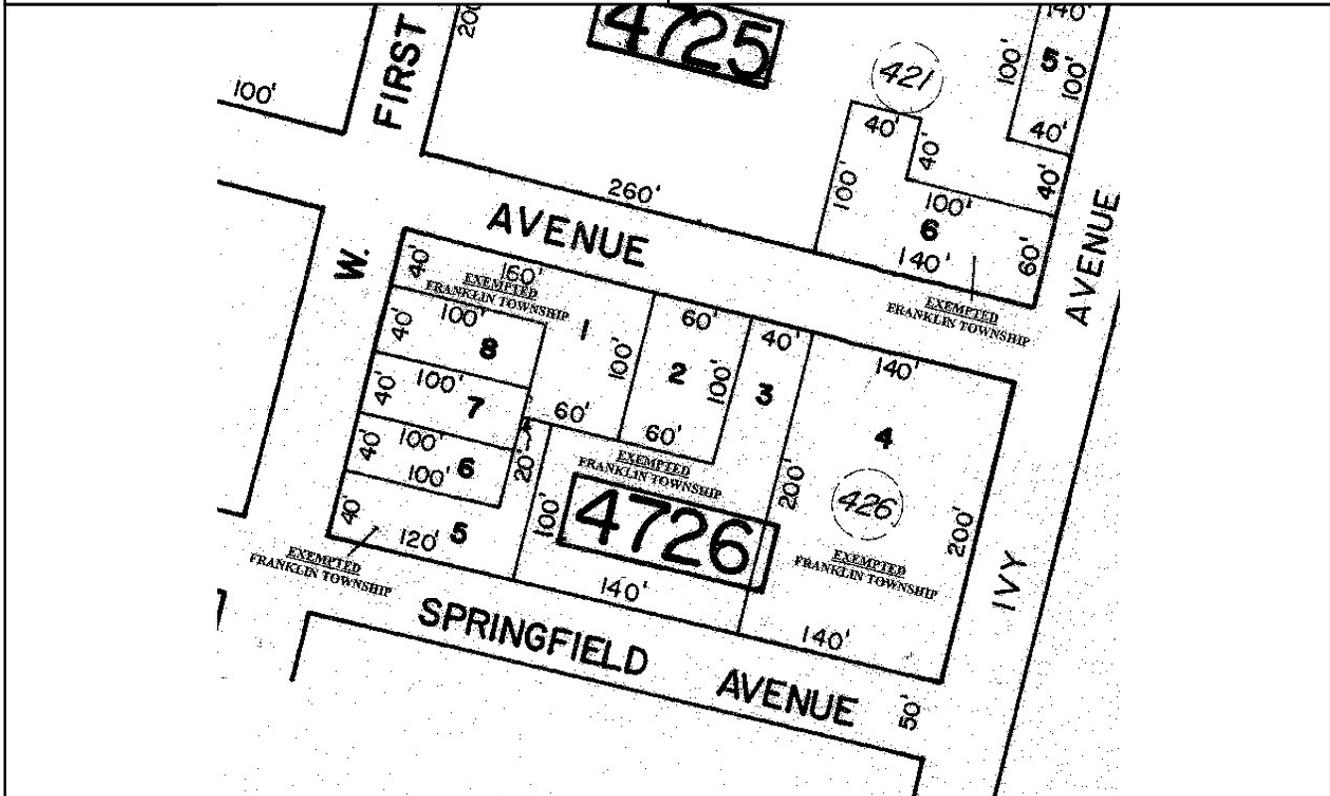
<b>Property Location</b>			
WOODLAND AVE, MALAGA 08328-805 (Franklin Township), Block: 4725, Lot: 6 (Old Block: 421, Old Lot: 16)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property	Total Value: \$4,600.00		
Additional Lots:	Land Value: \$4,600.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: .23AC	% Improvement: 0.0		
Acreage: 0.23	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: RA, Usage: VACANT LAND	Exemption: 1		
Year Constructed: 0	Exemption statute: 54:04-03.03		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$160.63		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$155.47		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$157.22		
<b>Current Owner</b>			<b>Sale Data</b>
FRANKLIN TOWNSHIP OF			Date:
1571 DELSEA DR			Price:
Franklinville, NJ 08322-2391			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



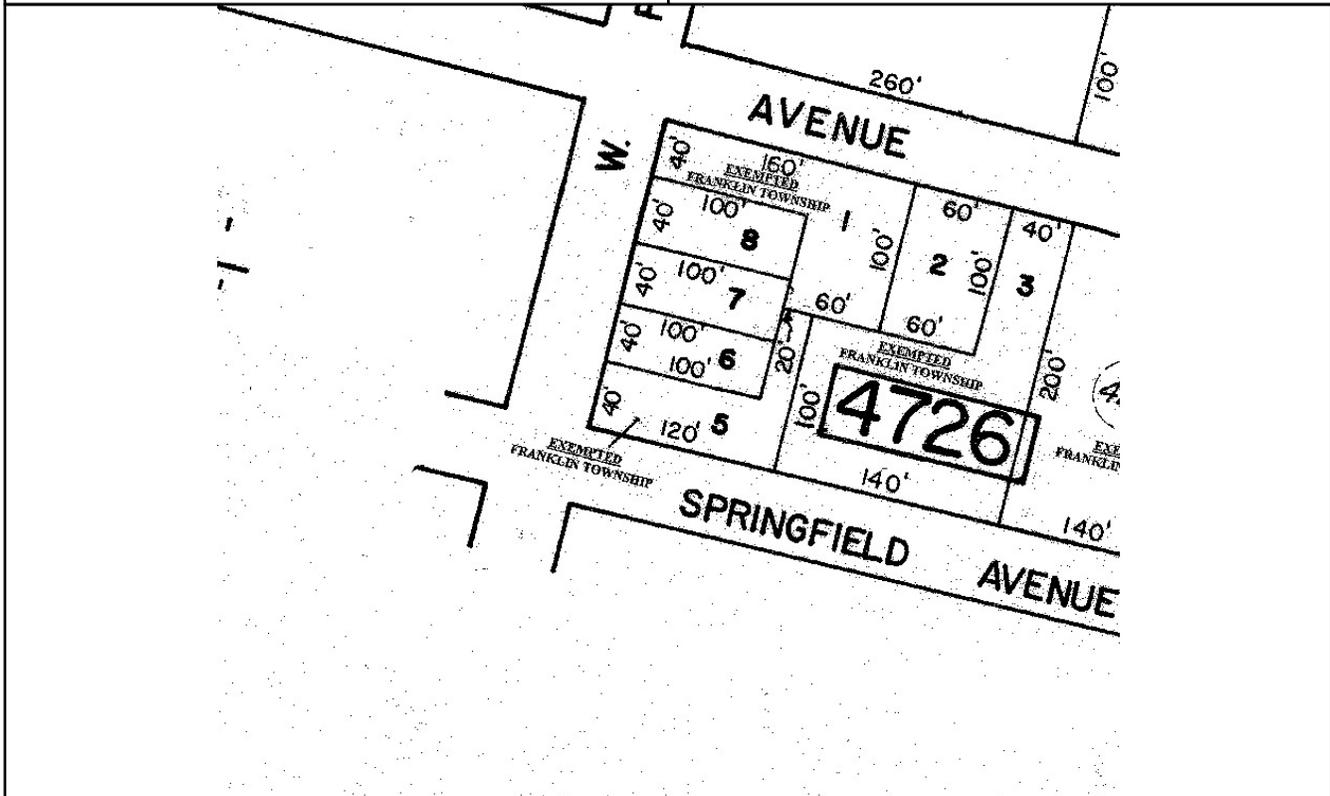
<b>Property Location</b>			
SPRINGFIELD AVE, MALAGA 08328-805 (Franklin Township), Block: 4726, Lot: 1 (Old Block: 426, Old Lot: 1)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$10,700.00	
Additional Lots: 3,4		Land Value: \$10,700.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 1.29AC		% Improvement: 0.0	
Acreage: 1.29		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$373.64	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$361.66	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$365.72	
<b>Current Owner</b>			<b>Sale Data</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391			Date:
Previous Owner:			Price:
			Ratio:
			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



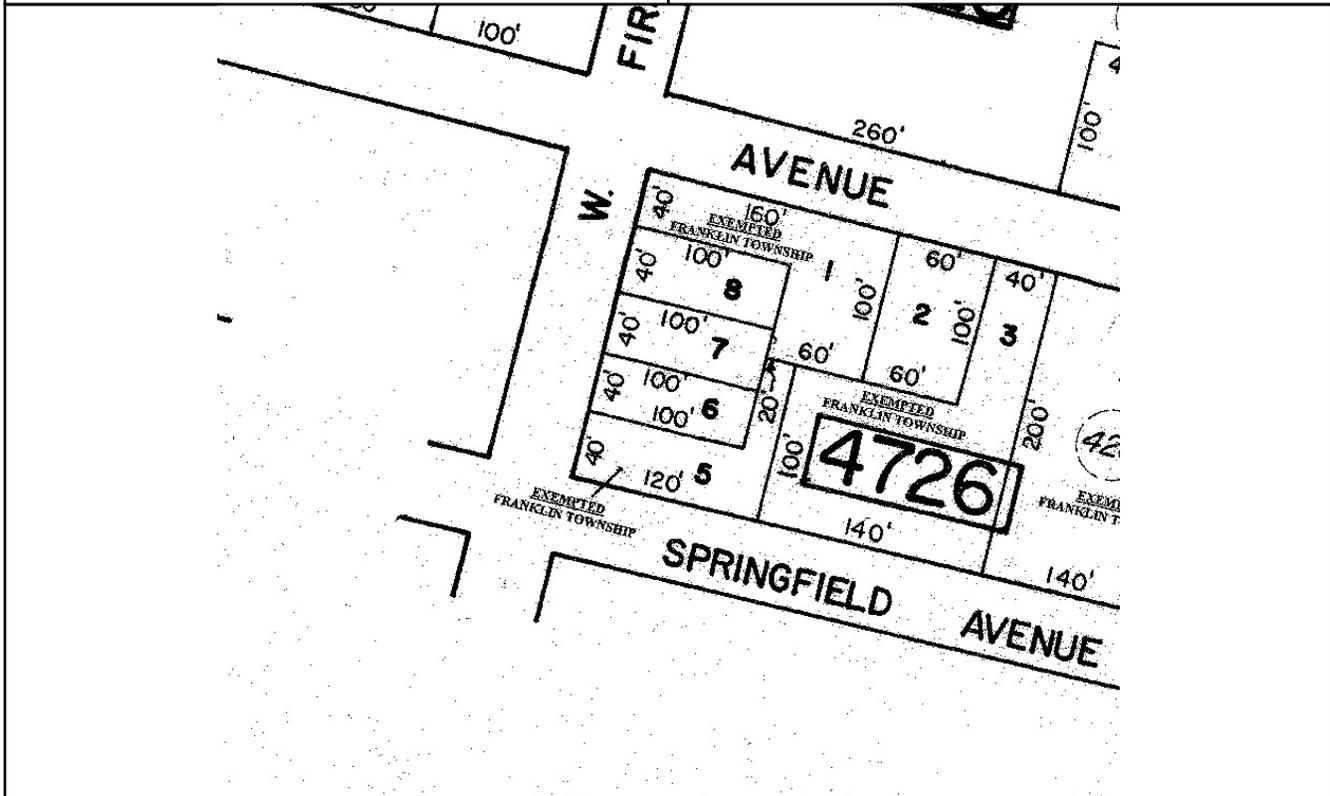
<b>Property Location</b>			
WOODLAND AVE, MALAGA 08328-805 (Franklin Township), Block: 4726, Lot: 2 (Old Block: 426, Old Lot: 3)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land	Total Value: \$1,300.00		
Additional Lots:	Land Value: \$1,300.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 60X100 .14AC	% Improvement: 0.0		
Acreage: 0.14	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$45.39		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$43.94		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$44.43		
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND LLC		Date: 08/14/2017	
2760 GLASSBORO CROSS KEYS		Price: \$145,000.00	
Glassboro, NJ 08028-2713		Ratio: 0.01%	
Previous Owner:		Deed Book: 05712	
		Deed Page: 00082	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND LLC 2760 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>



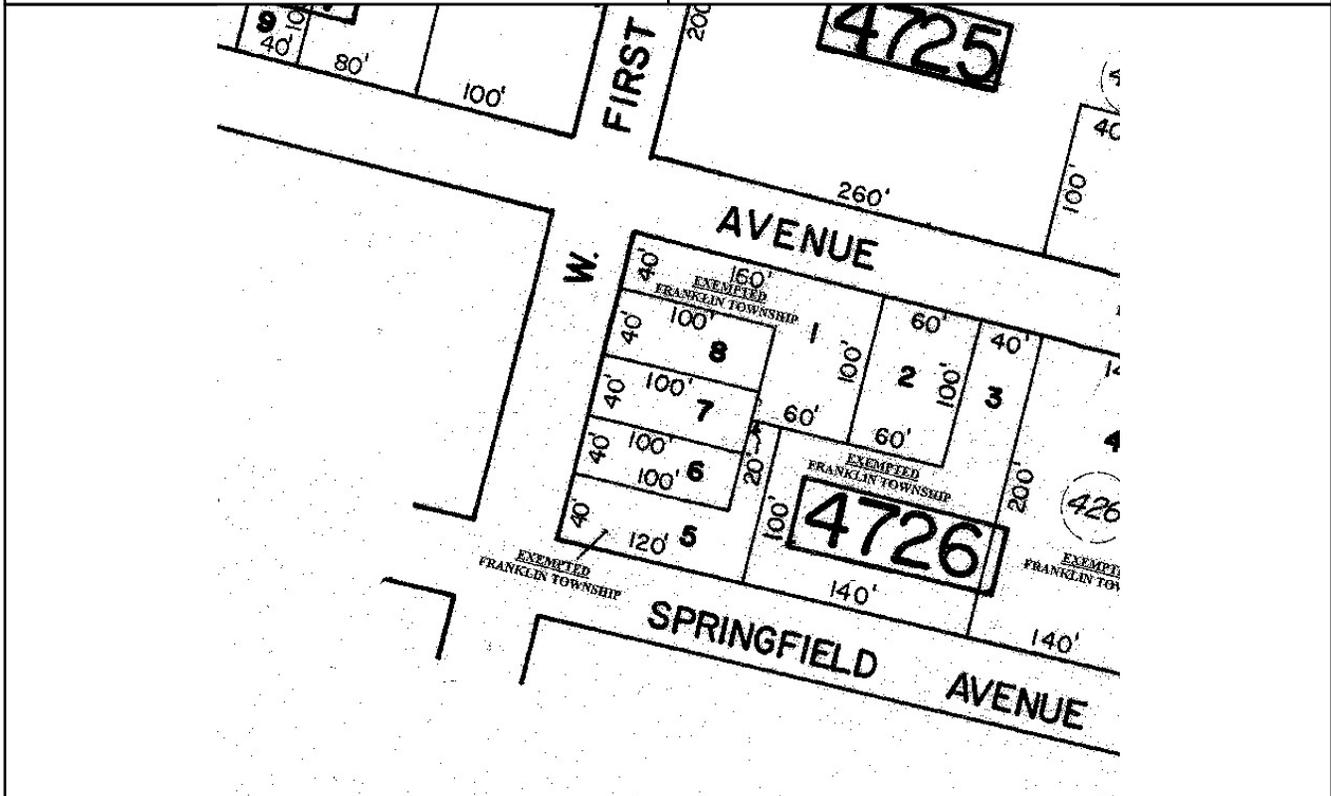
<b>Property Location</b>			
SPRINGFIELD AVE, MALAGA 08328-805 (Franklin Township), Block: 4726, Lot: 5 (Old Block: 426, Old Lot: 8)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property	Total Value: \$1,900.00		
Additional Lots:	Land Value: \$1,900.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: .14AC	% Improvement: 0.0		
Acreage: 0.14	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage: VACANT LAND	Exemption: 1		
Year Constructed: 0	Exemption statute: 54:04-03.03		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$66.34		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$64.22		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$64.94		
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF		Date:	
1571 DELSEA DR		Price:	
Franklinville, NJ 08322-2391		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



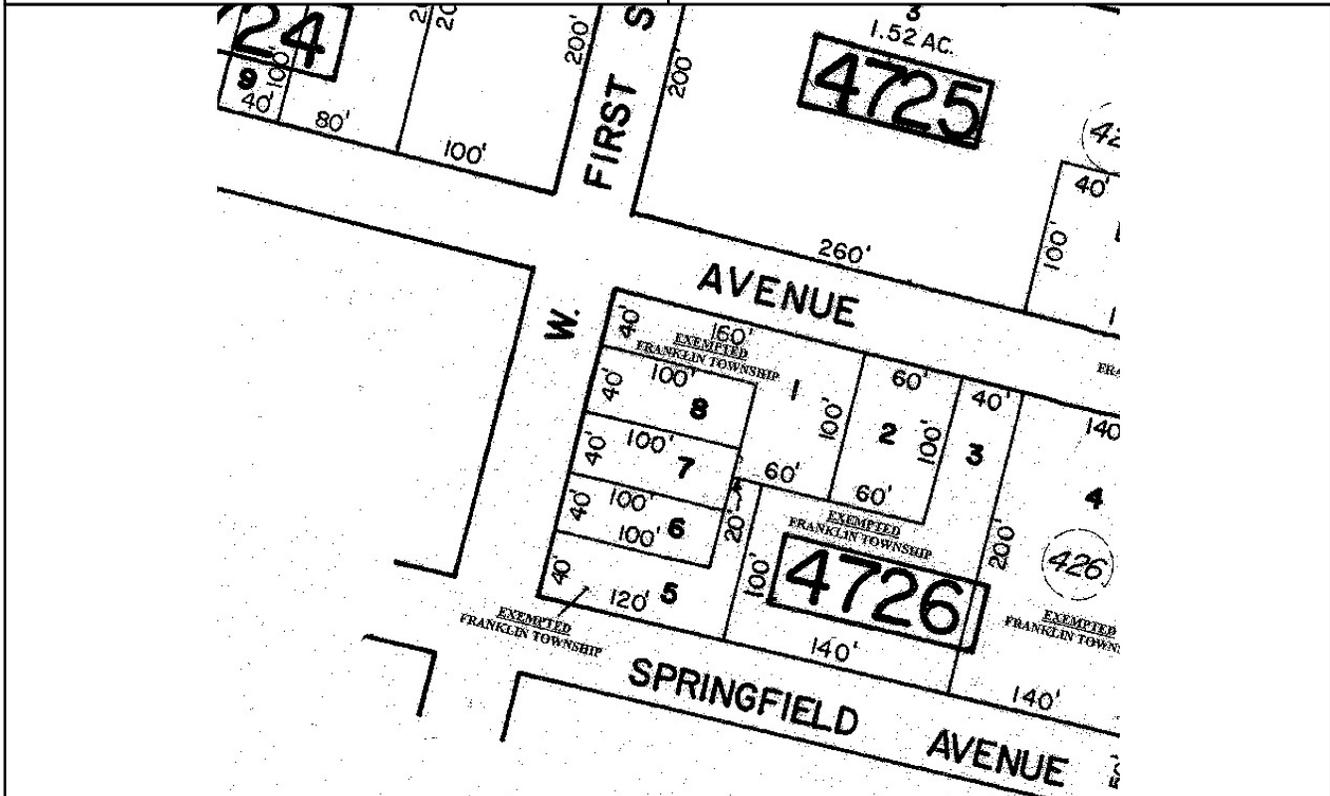
<b>Property Location</b>			
W FIRST ST, MALAGA 08328-805 (Franklin Township), Block: 4726, Lot: 6 (Old Block: 426, Old Lot: 7)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$900.00	
Additional Lots:		Land Value: \$900.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 40X100 .09AC		% Improvement: 0.0	
Acreage: 0.09		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$31.42	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$30.42	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$30.76	
<b>Current Owner</b>			<b>Sale Data</b>
FAZZLAND CORPORATION			Date:
2760 GLASSBORO CROSS KEYS			Price:
Glassboro, NJ 08028-2713			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION			
2760 GLASSBORO CROSS KEYS			
Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>



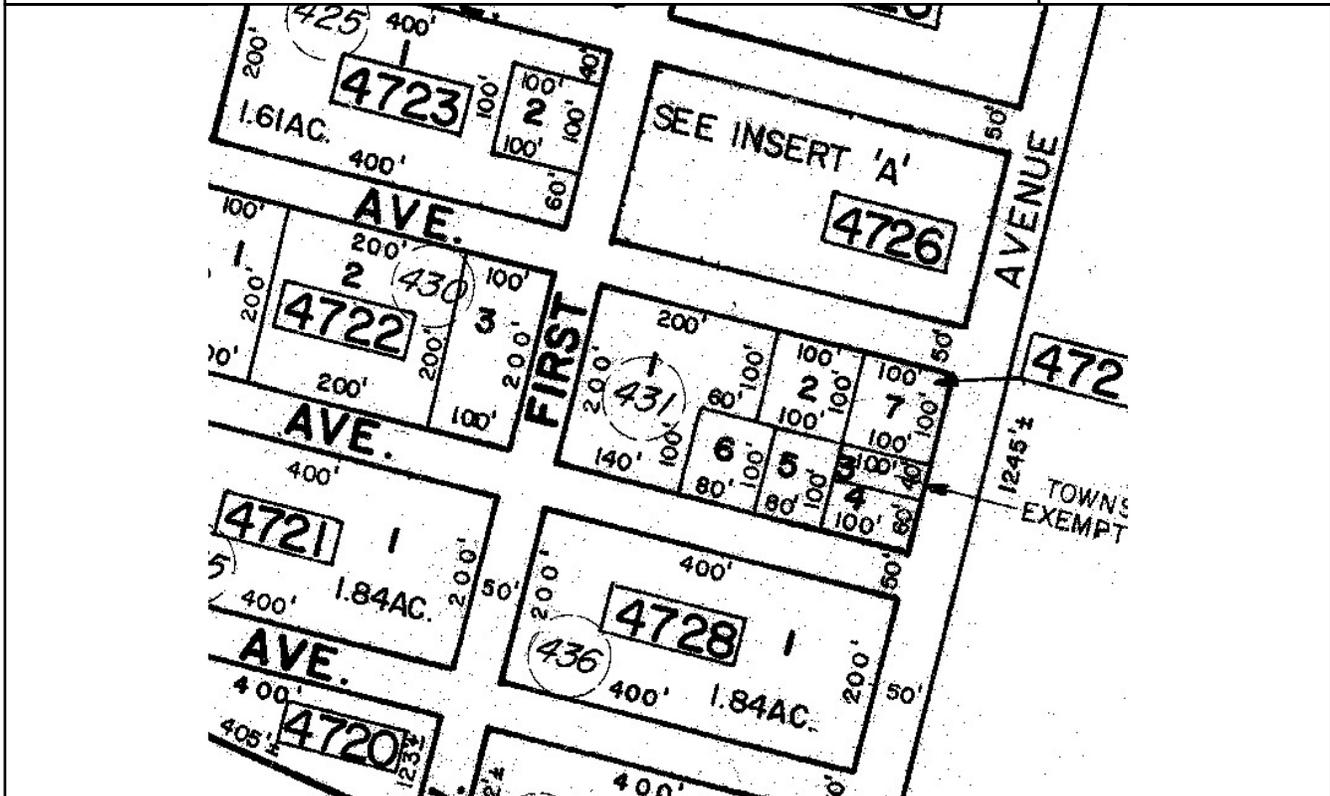
<b>Property Location</b>			
W FIRST ST, MALAGA 08328-805 (Franklin Township), Block: 4726, Lot: 7 (Old Block: 426, Old Lot: 6)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$900.00	
Additional Lots:		Land Value: \$900.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 40X100 .09AC		% Improvement: 0.0	
Acreage: 0.09		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$31.42	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$30.42	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$30.76	
<b>Current Owner</b>			<b>Sale Data</b>
FAZZLAND CORPORATION			Date:
2760 GLASSBORO CROSS KEYS			Price:
Glassboro, NJ 08028-2713			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION			
2760 GLASSBORO CROSS KEYS			
Glassboro, NJ 08028-2713			
<b>Seller</b>		<b>Seller</b>	



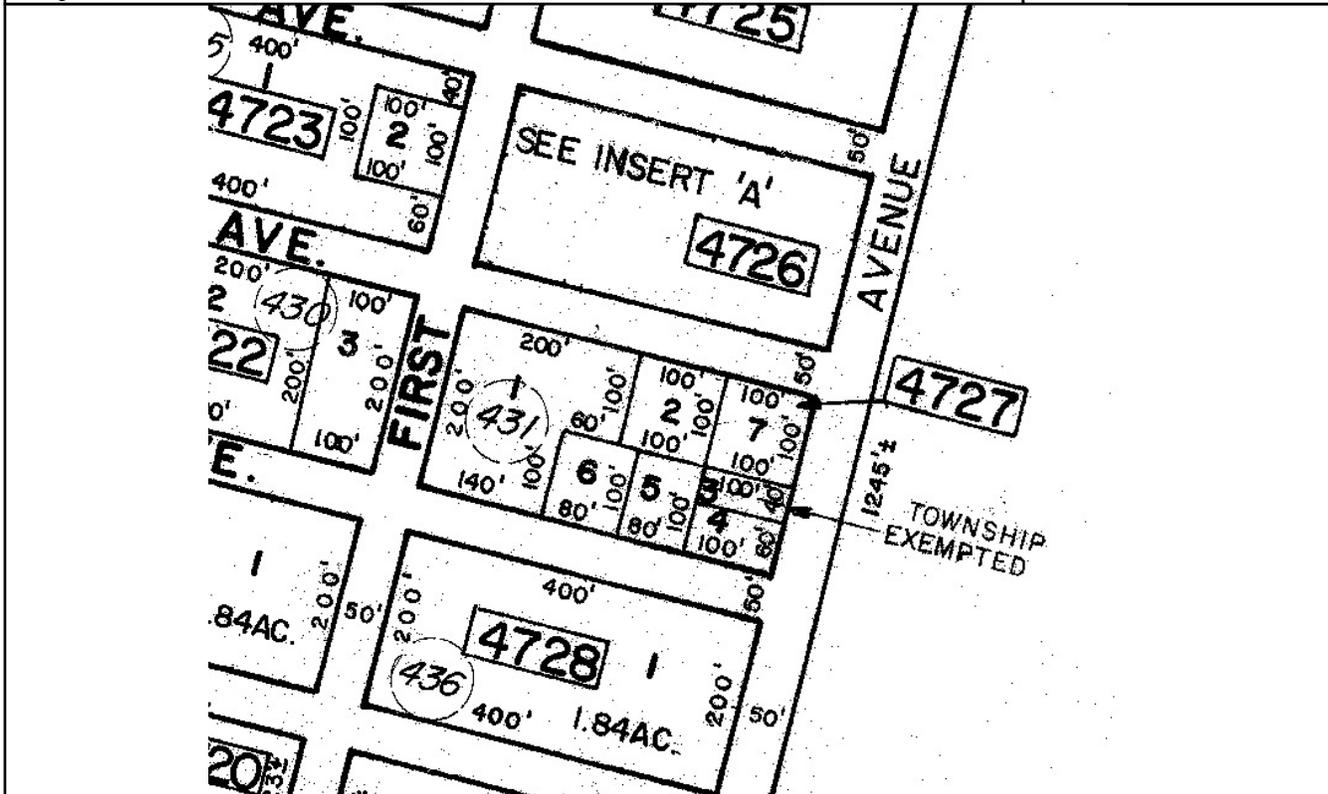
<b>Property Location</b>			
W FIRST ST, MALAGA 08328-805 (Franklin Township), Block: 4726, Lot: 8 (Old Block: 426, Old Lot: 5)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$900.00	
Additional Lots:		Land Value: \$900.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 40X100 .09AC		% Improvement: 0.0	
Acreage: 0.09		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$31.42	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$30.42	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$30.76	
<b>Current Owner</b>			<b>Sale Data</b>
FAZZLAND CORPORATION			Date:
2760 GLASSBORO CROSS KEYS			Price:
Glassboro, NJ 08028-2713			Ratio:
Previous Owner:			Deed Book:
			Deed Page:
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION			
2760 GLASSBORO CROSS KEYS			
Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>



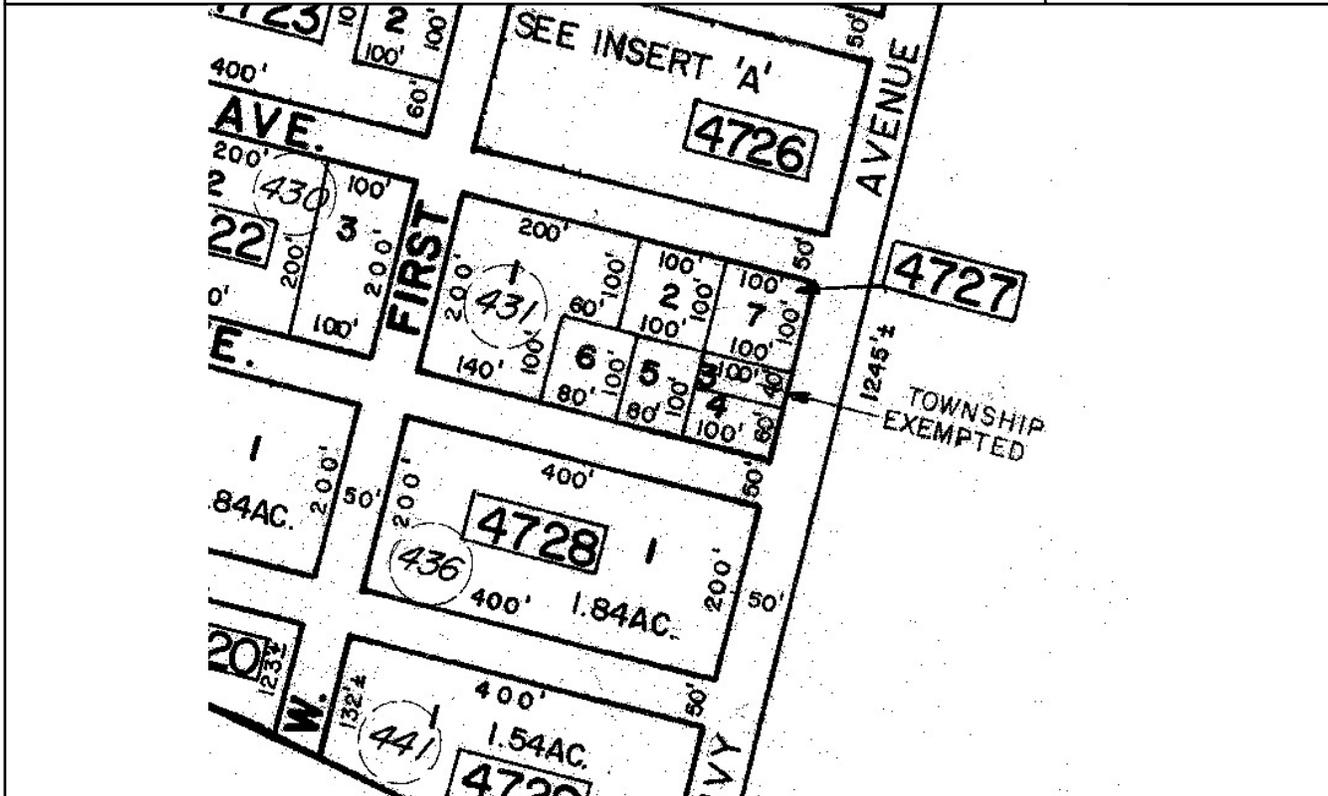
<b>Property Location</b>			
SPRINGFIELD AVE, MALAGA 08328-805 (Franklin Township), Block: 4727, Lot: 1, Qualifier: QFARM (Old Block: 4727, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)	Total Value: \$900.00		
Additional Lots: :4727,3,4,6,	Land Value: \$900.00		
Bld Description:	Improvement Value: \$0.00		
Land Description: 1.19AC	% Improvement: 0.0		
Acreage: 1.19	Special Tax Codes: F02		
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()		
Zoning: IC, Usage:	Exemption: 0		
Year Constructed: 0	Exemption statute:		
Use Code: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$27.93		
# Dwellings: 0	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$27.04		
Census Tract: 5017.03	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$30.76		
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND LLC		Date: 08/12/2005	
2760 GLASSBORO CROSSKEYS		Price: \$11,089.00	
Glassboro, NJ 08028-2713		Ratio: 0.08%	
Previous Owner:		Deed Book: 04068	
		Deed Page: 00168	
<b>Latest Sales Detail</b>			
Recorded: 09/22/2005	Sales Price: \$11,089.00	Recorded:	Sales Price:
Sales Date: 08/12/2005	Sales Ratio: 35.17%	Sales Date:	Sales Ratio:
Deed Book: 40680	Use Code:	Deed Book:	Use Code:
Deed Page: 16800	Not Usable: 15	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND LLC 2760 GLASSBORO CROSSKEYS Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>
TOWNSHIP OF FRANKLIN 1571 DELSEA DR Franklinville, NJ 08322-2391			



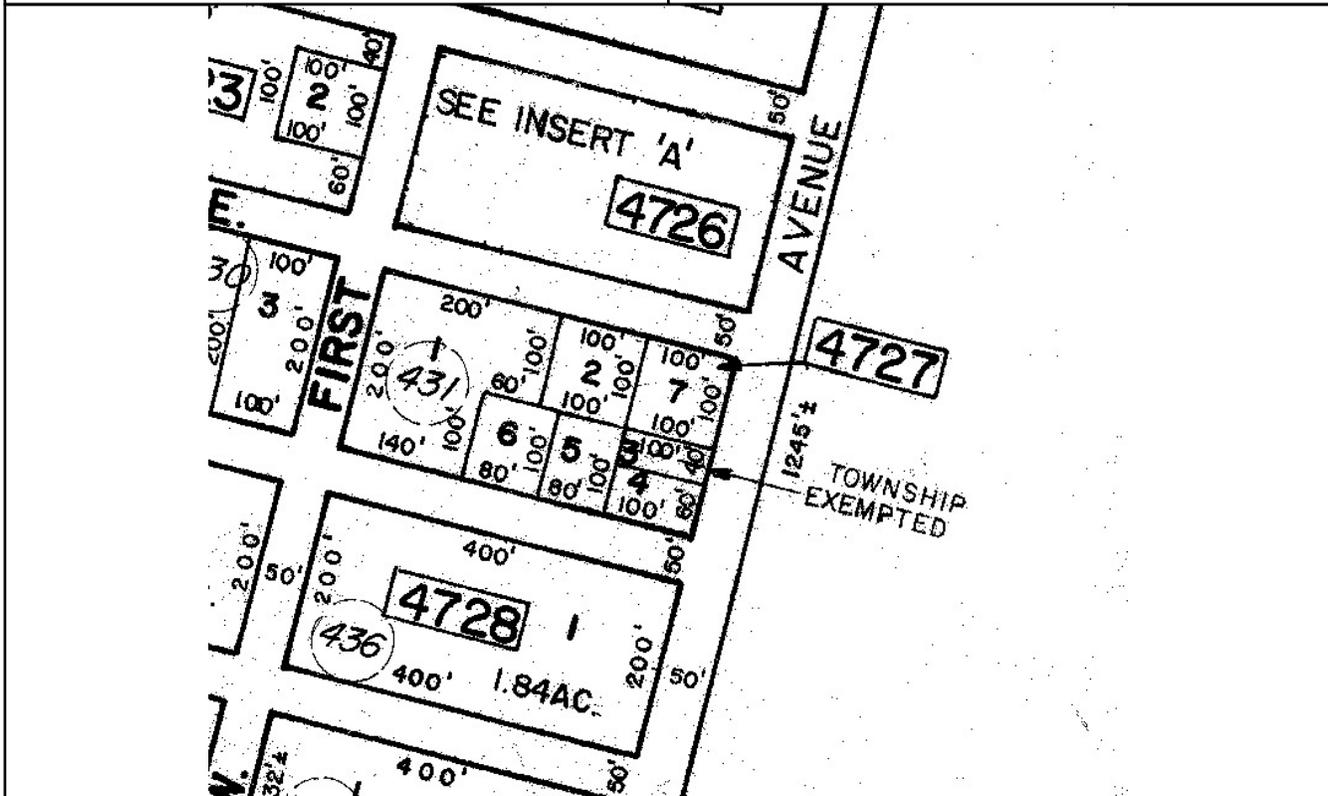
<b>Property Location</b>			
SPRINGFIELD AVE, MALAGA 08328-805 (Franklin Township), Block: 4727, Lot: 2 (Old Block: 431, Old Lot: 4)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$2,100.00	
Additional Lots:		Land Value: \$2,100.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 100X100 .23AC		% Improvement: 0.0	
Acreage: 0.23		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$73.33	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$70.97	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$71.77	
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND CORPORATION		Date: 10/01/2004	
2760 GLASSBORO CROSS KEYS		Price: \$5,600.00	
Glassboro, NJ 08028-2713		Ratio: 0.38%	
Previous Owner:		Deed Book: 03855	
		Deed Page: 00306	
<b>Latest Sales Detail</b>			
Recorded: 10/14/2004	Sales Price: \$5,600.00	Recorded:	Sales Price:
Sales Date: 10/01/2004	Sales Ratio: 41.07%	Sales Date:	Sales Ratio:
Deed Book: 38550	Use Code:	Deed Book:	Use Code:
Deed Page: 30600	Not Usable: 26	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION 2760 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>
KIRCHNER, FRANK 26 FERNWOOD DRIVE Pittsgrove, NJ 08318-5644			



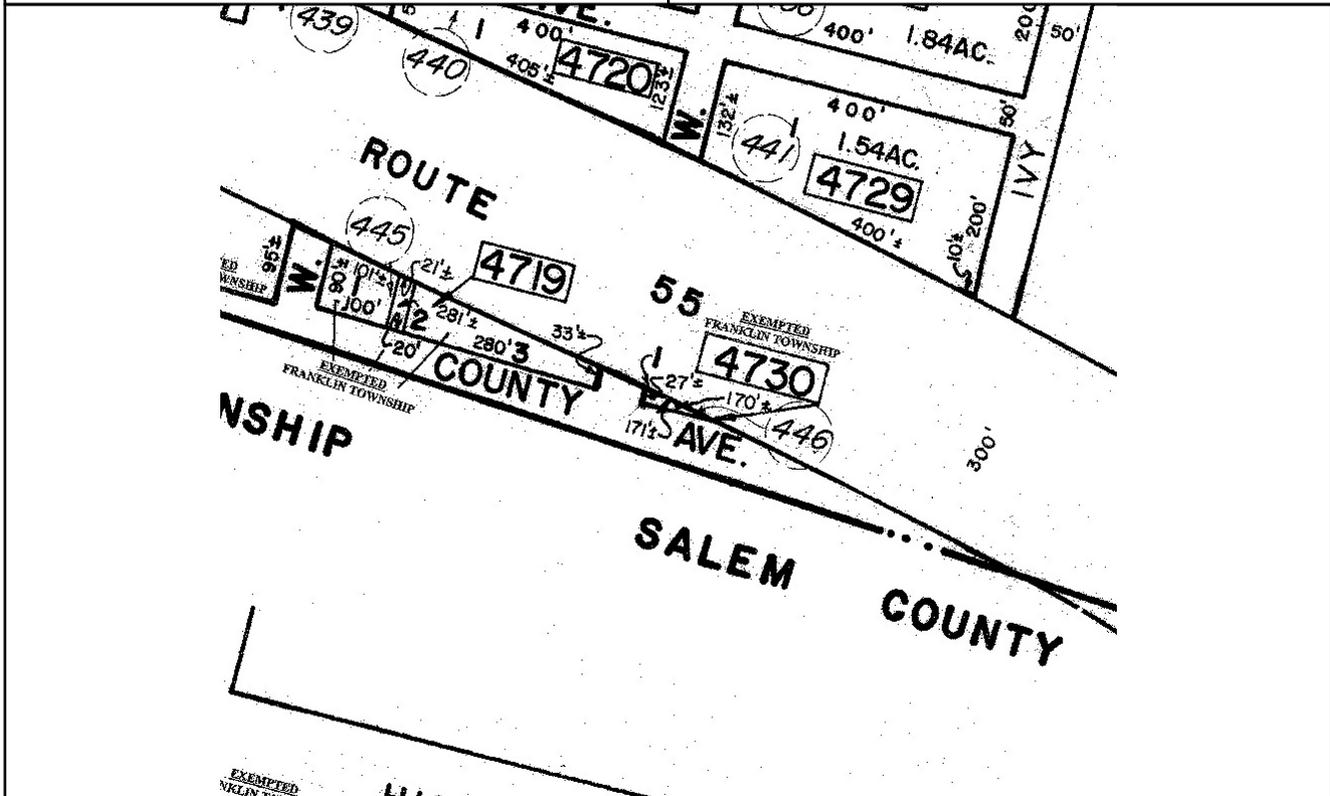
<b>Property Location</b>			
MALAGA AVE, MALAGA 08328-805 (Franklin Township), Block: 4727, Lot: 5, Qualifier: QFARM (Old Block: 4727, Old Lot: 5)			
<b>Year</b>			
2021			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 3B - Farm (Qualified)		Total Value: \$2,700.00	
Additional Lots: :4728,1:4729,1		Land Value: \$2,700.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 3.59AC		% Improvement: 0.0	
Acreage: 3.59		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$101.26	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$94.63	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$92.28	
<b>Current Owner</b>		<b>Sale Data</b>	
FAZZLAND CORPORATION		Date: 10/01/2004	
2760 GLASSBORO CROSS KEYS		Price: \$2,700.00	
Glassboro, NJ 08028-2713		Ratio: 1.0%	
Previous Owner:		Deed Book: 03855	
		Deed Page: 00339	
<b>Latest Sales Detail</b>			
Recorded: 10/14/2004	Sales Price: \$2,700.00	Recorded:	Sales Price:
Sales Date: 10/01/2004	Sales Ratio: 100.0%	Sales Date:	Sales Ratio:
Deed Book: 38550	Use Code:	Deed Book:	Use Code:
Deed Page: 33900	Not Usable: 26	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FAZZLAND CORPORATION 2760 GLASSBORO CROSS KEYS Glassboro, NJ 08028-2713			
<b>Seller</b>			<b>Seller</b>
KIRCHNER, ANNA 2221 FRANKFORD AVENUE Phila, PA 19125-2007			



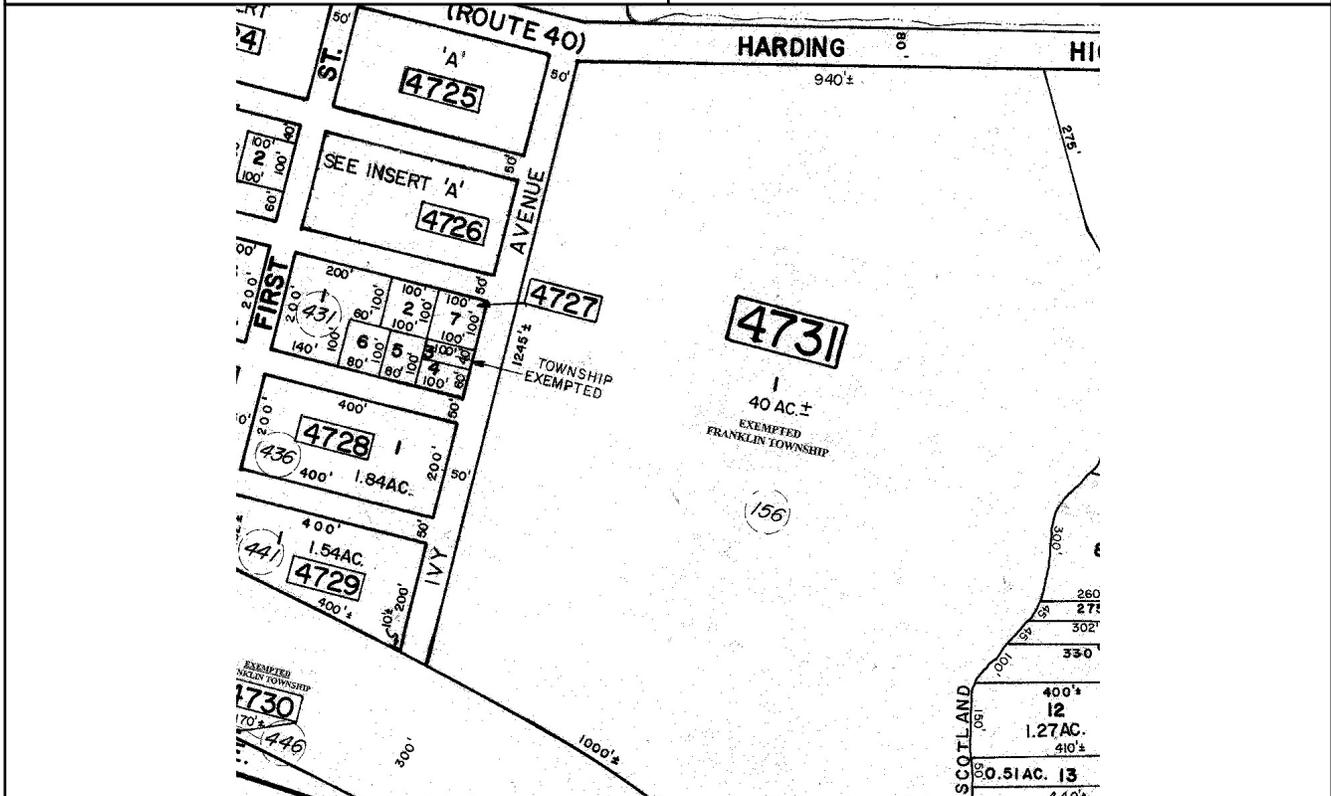
<b>Property Location</b>			
SPRINGFIELD AVE, MALAGA 08328-805 (Franklin Township), Block: 4727, Lot: 7			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 1 - Vacant Land		Total Value: \$2,100.00	
Additional Lots:		Land Value: \$2,100.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 100X100 .23AC		% Improvement: 0.0	
Acreage: 0.23		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$70.97	
# Dwellings: 0		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$71.77	
Census Tract: 5017.03		2022 Rate: N/A; 2022 Ratio: 84.9%; 2022 Taxes: \$0.00	
<b>Current Owner</b>		<b>Sale Data</b>	
ROGERS, GEORGE C JR & BEATRICE		Date: 10/21/1968	
14 WEST AVE		Price: \$50.00	
Woodstown, NJ 08098-1107		Ratio: 42.0%	
Previous Owner:		Deed Book: 01161	
		Deed Page: 00120	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
ROGERS, GEORGE C JR & BEATRICE 14 WEST AVE Woodstown, NJ 08098-1107			
<b>Seller</b>		<b>Seller</b>	



<b>Property Location</b>			
COUNTY AVE, MALAGA 08328-805 (Franklin Township), Block: 4730, Lot: 1 (Old Block: 446, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$500.00	
Additional Lots:		Land Value: \$500.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: .05AC		% Improvement: 0.0	
Acreage: 0.05		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: IC, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$17.46	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$16.89	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$17.09	
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF		Date:	
1571 DELSEA DR		Price:	
Franklinville, NJ 08322-2391		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>			<b>Seller</b>



<b>Property Location</b>			
HARDING HWY, MALAGA 08328-805 (Franklin Township), Block: 4731, Lot: 1 (Old Block: 156, Old Lot: 1)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$272,300.00	
Additional Lots:		Land Value: \$272,300.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 45.13AC		% Improvement: 0.0	
Acreage: 45.13		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: MV, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$9,508.71	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$9,203.74	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$9,307.21	
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391		Date:	
Previous Owner:		Price:	
		Ratio:	
		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



**Property Location**

OAK AVE, MALAGA 08328-805 (Franklin Township), Block: 4814, Lot: 11 (Old Block: 171, Old Lot: 31)

**Year**

2021

**Property Information**

Class: Class: 15C - Public Property	Assessment Data
Additional Lots:	Total Value: \$1,800.00
Bld Description:	Land Value: \$1,800.00
Land Description: 100X40 .09AC	Improvement Value: \$0.00
Acreage: 0.09	% Improvement: 0.0
Square Footage: 0	Special Tax Codes: F02
Zoning: RA, Usage: VACANT LAND	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Year Constructed: 0	Exemption: 1
Use Code: 0	Exemption statute: 54:04-03.03
# Dwellings: 0	2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$62.85
Census Tract: 5017.03	2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$60.84
	2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$61.52

**Current Owner**

FRANKLIN TOWNSHIP OF 1571 DELSEA DR Franklinville, NJ 08322-2391 Previous Owner:	<b>Sale Data</b>
	Date:
	Price:
	Ratio:
	Deed Book:
	Deed Page:

**Latest Sales Detail**

Recorded: 12/04/2012	Sales Price: \$1.00	Recorded:	Sales Price:
Sales Date: 10/25/2012	Sales Ratio: 50000.0%	Sales Date:	Sales Ratio:
Deed Book: 50220	Use Code:	Deed Book:	Use Code:
Deed Page: 85000	Not Usable: 15	Deed Page:	Not Usable:

**Buyer**

FRANKLIN TOWNSHIP OF  
1571 DELSEA DR  
Franklinville, NJ 08322-2391

**Seller**

EWING, HOPE  
735 15TH AVENUE  
Prospect Park, PA 19076-1105



<b>Property Location</b>			
SCOTLAND AVE, MALAGA 08328-805 (Franklin Township), Block: 4814, Lot: 13 (Old Block: 171, Old Lot: 27)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 15C - Public Property		Total Value: \$7,400.00	
Additional Lots:		Land Value: \$7,400.00	
Bld Description:		Improvement Value: \$0.00	
Land Description: 160X100 .37AC		% Improvement: 0.0	
Acreage: 0.37		Special Tax Codes: F02	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: RA, Usage: VACANT LAND		Exemption: 1	
Year Constructed: 0		Exemption statute: 54:04-03.03	
Use Code: 0		2019 Rate: 3.492; 2019 Ratio: 93.27%; 2019 Taxes: \$258.40	
# Dwellings: 0		2020 Rate: 3.38; 2020 Ratio: 92.45%; 2020 Taxes: \$250.11	
Census Tract: 5017.03		2021 Rate: 3.418; 2021 Ratio: 90.26%; 2021 Taxes: \$252.93	
<b>Current Owner</b>		<b>Sale Data</b>	
FRANKLIN TOWNSHIP OF		Date:	
1571 DELSEA DR		Price:	
Franklinville, NJ 08322-2391		Ratio:	
Previous Owner:		Deed Book:	
		Deed Page:	
<b>Latest Sales Detail</b>			
Recorded:	Sales Price:	Recorded:	Sales Price:
Sales Date:	Sales Ratio:	Sales Date:	Sales Ratio:
Deed Book:	Use Code:	Deed Book:	Use Code:
Deed Page:	Not Usable:	Deed Page:	Not Usable:
<b>Buyer</b>			<b>Buyer</b>
FRANKLIN TOWNSHIP OF			
1571 DELSEA DR			
Franklinville, NJ 08322-2391			
<b>Seller</b>		<b>Seller</b>	



## Appendix D: Development Records

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION NO. ZB05-4**

WHEREAS, Fazzland Corporation has applied to the Zoning Board of Adjustment of the Township of Franklin seeking a use variance and preliminary and final site plan approval to permit the operation of a hardware and metal products center, consisting of multiple buildings as well as accessory uses thereto; including assembly and processing of products and outdoor storage, staging and display of products; and

WHEREAS, the property in question is located at the intersection of Harding Highway (State Highway Route 40) and State Highway Route 55 and known as Lot 1, Block 4623, Lot 1 Block 4624, Lot 1 Block 4625, Lot 1 Block 4701, Lot 1 Block 4702, Lot 1 Block 4703, Lot 1, Block 4704, Lot 1, Block 4709, Lot 1, Block 4710, Lot 1, Block 4711, Lot 1, Block 4712, Lot 6, Block 4713, Lot 1, Block 4714, Lot 1, Block 4715, Lot 1, Block 4716, Lot 1, Block 4717, Lot 1, Block 4720, Lot 1, Block 4721, Lots 1 and 2, Block 4722, Lots 1 and 2, Block 4723, Lot 9, Block 4724, Lots 1, 3, 4, 5 & 6, Block 4727, Lot 1, Block 4728 and Lot 1, Block 4729 on the tax map of Franklin Township, said property being in IC - Interchange Commercial and R-A - Residential/Agricultural zones; and

WHEREAS, the Zoning Board of Adjustment, after carefully considering the evidence presented has made the following factual findings and statements of reason:

1. All notices of the public meeting were properly served in compliance with New Jersey State Statute and the Franklin Township Land Use Ordinance and the application was deemed complete.

2. Damien O. Del Duca, Esquire and Joseph J. Hoffman, Jr., Esquire appeared on behalf of the applicant. An application was first submitted in December of 2004 and amended thereafter. The application, including the plans, statements of variances requested and public notice has varied, based upon the applicant's interaction with the Board and its professionals and the applicant's decision to make modifications he deemed appropriate.

The application was initially considered at the regular meeting of May 2, 2006. As a result of that meeting, the applicant choose to revise and amend the project, including some substantial changes such as the reduction of building square footage from 697,210 sq. ft. to 395,530 sq. ft., addition of approximately 9 acres of outdoor storage, display and staging and the elimination of phasing of the project. (The applicant also made application for an interpretation which was heard and decided by the Board on June 7, 2006). Thereafter, the amended application was heard by the Board at a special meeting held on

July 31, 2006. At that time, the Board considered and decided only the use variance. Although some exhibits from the meeting of May 2, 2006 remained in evidence, the applicant made a full presentation in support of their use variance at the meeting of July 31, 2006.

The applicant presented the testimony of owner, Christopher Fazzio, engineer, Steve Filippone, professional planner, Marc Shuster, and traffic consultant, Douglas Freudenrich. The Board also considered the testimony of Patricia D. Knobloch, AICP/PP, Director of the Township of Franklin Community Development Department along with her memorandums of July 10, 2006 and the testimony of Zoning Board engineer, J. Michael Fralinger, PE, PLS, PP, CME and his review letter of July 10, 2006 as well as the testimony of the Zoning Board's traffic consultant S. Maurice Rached, PE, PTOE and his report of July 12, 2006. The Board heard and considered a substantial amount of public comment, including comments of Thomas F. Bullock, Esquire appearing on behalf of interested nearby property owners.

The applicant submitted Exhibits A1 thru A24 for consideration by the Board, which included exhibits designed to describe in some detail the nature of the business to be operated on the site and conceptual views of how the site will appear when completed.

Public comment included the submission of exhibits DR1 thru DR4 offered to demonstrate the possibility of past violations at the applicant's present place of business issued by OSHA, NJDEP and Washington Township. Public comment also included the submission of Exhibits SM1 and SM2 addressing the environmental impact of the project at the site.

The site consists of numerous lots and blocks with a total area of approximately 47 acres intersected by numerous paper streets and totally wooded. The great majority of the site is in the IC - Interchange Commercial zone with a small part of the site in the R-A - Residential/Agricultural zone. The property is at the intersection of State Highway Route 40 and State Highway Route 55 and also borders a residential zone. The proposed use is not permitted in either the IC or R-A zones. Also, outdoor storage of materials is not permitted in either zone. The applicant was therefore required to carry its burden of proof regarding those variances.

The project proposed by the applicant includes 6 buildings totaling 395,530 sq. ft. One building consisting of 2,450 sq. ft. is existing. The applicant proposes a principal use of the sale and warehousing of merchandise and industrial products which is to include construction vehicles and equipment. The applicant is also seeking approval of accessory uses, including indoor and outdoor storage, staging and display, assembly and processing of products the applicant stocks and sells; including for example, cutting, bending, shearing and sizing of steel and

metal products. The applicant is also seeking a variance to permit outside storage, display and staging areas at numerous locations, but with a total area of 9.21 acres.

The applicant testified that he has been in this business for 40 years and purchased the property in Franklin Township due to the location and conditions at the site which he found suitable. He presently operates his business on 18 acres in Washington Township. The applicant testified that assembly and processing is not the primary function of this business. He estimates his hours of operation to be 8:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 12:00 p.m. on Saturday, closed on Sunday. He presently has approximately 47 employees and does not anticipate any significant increase when he moves to Franklin Township. He estimates 3 to 6 truck deliveries per day and has 6 trucks as part of his business. He indicated that he does not produce or use any hazardous substances and has never had any violations or fines at his present site. Due to the sale of construction vehicles and equipment, he is required to have a used car license but understands that he is not seeking permission to sell used cars at the site.

The applicant presented the testimony of Marc Shuster, professional planner to address the positive and negative criteria. Mr. Shuster testified that the site is particularly suited for the proposed use and will have less of an impact than some of the uses permitted in the zone. Mr. Shuster also testified that the use promotes the general welfare. As to the negative criteria, Mr. Shuster testified that the site is large enough to provide significant and adequate buffering as a condition to be addressed at site plan to minimize any potential negative impact of the use.

Numerous persons from the public made comment in support of the application for the most part consisting of a general favorable view of the business, the need for business in the Township and the suitability of the location. Those from the public who spoke in opposition, raised concerns regarding traffic, drainage, groundwater, environmental concerns and that sites in zones where this use is permitted would be more suitable. Thomas Bullock, Esquire indicated that the Board should not interfere with the decision by the governing body not to include this as a permitted use in the zone.

The standards to be followed by the Board were clearly set forth in testimony as well as in the reports, including the reports submitted by Patricia Knobloch. The Board determined that the applicant satisfied the positive criteria because the location at the interchange of Route 40 and Route 55 is particularly suited for this type of use and that there are other uses permitted in the zone which would have a more significant impact, and potentially negative impact, than the use proposed by the applicant. As to the negative criteria, the Board determined that the size of the site will allow accommodation of buffering and

screening as part of site plan review which will minimize any potential negative impact of the use. Based upon the evidence presented, the applicant has shown the special reasons necessary to grant the variance and there will be no substantial detriment to the public good and no substantial impairment of the intent and purpose of the Zoning Ordinances and Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Franklin this 5<sup>th</sup> day of September 2006, confirming action heretofore taken, that the application of Fazzland Corporation seeking a use variance is hereby granted, as follows:

1. A use variance permitting the operation of a hardware and metal products center, consisting of the sale and warehousing of hardware, metal products, building materials and construction vehicles and equipment. Accessory to the principal use will be the assembly and processing of products which are stocked and sold, including processes such as cutting, bending, shearing and sizing. Also accessory to the principal use shall be outdoor storage, staging and display of products stocked and sold, subject to the following conditions:

- A) The applicant shall obtain all other necessary governmental approvals from State, County, Federal and Municipal governmental agencies or bodies. If the applicant fails to obtain and execute a zoning permit within six (6) months of this approval, then this approval shall be null and void and no permit shall be issued.
- B) The applicant shall obtain preliminary and final site plan approval with significant and adequate buffers to be determined by the Board.
- C) Outside storage, staging and display shall be limited to a total of 9.21 acres. The placement and configuration of the 9.21 acres is to be subject to review and approval by the Zoning Board as part of the site plan review process. The applicant shall submit a revised plan proposing the placement and configuration of the outside storage, staging and display.
- D) Outside storage, staging and display shall be screened with a natural buffer and fence and shall not be visible from Routes 40 or 55. The details regarding fencing and screening shall be subject to review and approval of the Zoning Board as part of the site plan review process.

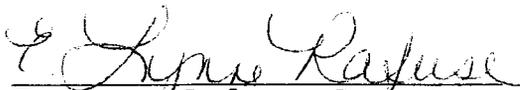
- E) Only construction vehicles and equipment which are owned and for sale by the applicant shall be stored on the property. All construction vehicles and equipment shall be in running order and not for sale as salvage, junk or parts.
- F) All other items stored onsite shall be owned and for sale by the applicant.
- G) Items set forth in the display areas shall be for immediate sale. Construction vehicles and equipment on display for sale shall be displayed in display areas 1, 2 and 3 as shown on the plan submitted by the applicant.
- H) The applicant shall submit a satisfactory updated Environmental Impact Statement based upon the current set of plans.
- I) The applicant shall obtain New Jersey State Department of Transportation approvals based upon the current plan. Concerns raised by the Board's traffic expert shall be addressed to the satisfaction of the Board as part of the site plan review process.
- J) There shall be no outside storage, display or staging until:
  - 1) All site improvements have been completed.
  - 2) A Certificate of Occupancy issued for the main building designated as Building #1 on the plan submitted with the application.
  - 3) All other buildings are in the process of being completed and Certificates of Occupancy obtained, so long as the exterior has been constructed to completion.
- K) There shall be no cutting or clearing taking place on the property until after final site plan approval has been granted.

- L) The landscaping variance and any other pending bulk variances shall be considered at the site plan hearing. The Board shall retain jurisdiction regarding proposed signage.
- M) The applicant's amended plan shall make an effort to preserve as much of the natural woods as possible.
- N) The applicant shall obtain approval for vacation of paper streets and shall consolidate all lots.

FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT

ATTEST:

  
HAROLD R. ATKINSON, JR.,  
Chairman

  
E. Lynne Rafuse, Secretary

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION NO. ZB06-4  
Fazzland Corporation Interpretation**

WHEREAS, Fazzland Corporation has applied to the Zoning Board of Adjustment of the Township of Franklin seeking an interpretation that the proposed development constitutes a Planned Business Park pursuant to Township Ordinance Section 253-189, et seq.; and

WHEREAS, the property in question is located on State Highway Route 40 and State Highway Route 55, consisting of various Lots and Blocks located in I-C and R-A zones; and

WHEREAS, the Zoning Board of Adjustment, after carefully considering the evidence presented has made the following factual findings and statements of reason:

1. All notices of the public meeting were properly served in compliance with New Jersey State Statute and the Franklin Township Land Use Ordinance and the application was deemed complete.

2. Damien O. DelDuca, Esquire and Joseph J. Hoffman, Esquire appeared on behalf of the applicant. The applicant has an application pending seeking a use variance and site plan approval which has been amended and which requires submission of additional information for consideration. While their application was pending, the applicant by letter of May 26, 2006 requested an interpretation pursuant to N.J.S.A. 40:55D-70(b) that the proposed development constitutes a Planned Business Park pursuant to Township Ordinance Section 253-189, et seq. The Board considered the presentation made by the applicant and its professionals. The Board also carefully considered Patricia D. Knobloch's review Memorandum of June 7, 2006 as well as Zoning Board engineer Michael Fralinger's review letter of June 7, 2006 as well as the Zoning Board solicitor's opinion regarding the interpretation. The Board also conducted a public hearing.

The Zoning Board reserved its rights regarding whether the application for interpretation was out of time pursuant to N.J.S.A. 40:55D-72.

3. After careful consideration of the evidence presented and a review of the Township Ordinance, the Board determined that the development proposed by the applicant does not constitute a Planned Business Park pursuant to Township Ordinance.

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION NO. ZB13-06**

WHEREAS, New Cingular Wireless PCS, LLC d/b/a AT&T Mobility has applied to the Zoning Board of Adjustment of the Township of Franklin seeking waiver of site plan review to relocate six (6) antennas and install three (3) new antennas at a height of 140 feet on an existing 152 foot high communications tower; and

WHEREAS, the property in question is located on Harding Highway and known as Lot 7, Block 4724, on the tax map of Franklin Township, said property being in an RA Zone; and

WHEREAS, the Zoning Board of Adjustment, after carefully considering the evidence presented has made the following factual findings and statements of reason:

1. All notices of the public meeting were properly served in compliance with New Jersey State Statute and the Franklin Township Land Use Ordinance and the application was deemed complete.

2. Warren O. Stilwell, Esquire appeared on behalf of the applicant. The applicant is seeking permission to relocate six antennas and to install three new antennas on an existing communications tower. The existing compound area at the base of the tower will not be increased. The applicant is seeking a waiver of formal site plan review based upon the fact that there will be minimal changes to the site and based upon the New Jersey Statute regarding collocation of antennas, N.J.S.A. 40:55D-46.2. The Board considered the review letter of February 27, 2013 prepared by the Zoning Board Engineer. No one from the public appeared to comment on the application.

3. The Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinance of the Township of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Franklin this 7th day of May 2013, confirming action heretofore taken, that the application of New Cingular Wireless PCS, LLC d/b/a AT&T Mobility seeking waiver of site plan review to relocate six (6) antennas and install three (3) new antennas at a height of 140 feet on an existing 152 foot high communications tower is hereby granted, subject to the following conditions:

**FRANKLIN TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION NO. ZB08-17**

WHEREAS, New Cingular Wireless PCS, LLC (now known as AT&T) has applied to the Zoning Board of Adjustment of the Township of Franklin seeking a use variance and preliminary and final site plan approval for the placement of three antennas on an existing telecommunications tower and placement of additional equipment on a 4'9" x 8'6" expanded concrete pad, along with a variance for minimum lot area, front yard setback and side yard setback which are pre-existing, non-conforming conditions; and

WHEREAS, the property in question is located on Harding Highway/State Highway Route 40 and known as Lot 7, Block 4724, on the tax map of Franklin Township, said property being in an R-A zone; and

WHEREAS, the Zoning Board of Adjustment, after carefully considering the evidence presented has made the following factual findings and statements of reason:

1. All notices of the public meeting were properly served in compliance with New Jersey State Statute and the Franklin Township Land Use Ordinance and the application was deemed complete.

2. Christopher J. Quinn, Esquire appeared on behalf of the applicant. The applicant leases space on an existing telecommunications tower which is a pre-existing, non-conforming structure and use based upon prior Board approval. In order to accommodate the advances in wireless communication, the applicant is seeking the placement of three additional antennas at a height of 140', the tower being 152' high. In addition, the applicant is seeking placement of two new equipment cabinets on a 41 sq. ft. concrete pad. The height of the tower, as well as the minimum lot area, front yard setback and side yard setback are pre-existing, non-conforming conditions that will not be expanded as a result of this application. The Board carefully considered the Zoning Board Engineer's review letter of January 6, 2009 and the review memorandum of December 15, 2008 prepared by Patricia D. Knobloch, Director of the Department of Community Development. The applicant adequately addressed all concerns set forth in both of those reports.

3. The Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinance of the Township of Franklin. The applicant has shown the special reasons necessary to grant the variance.