

**REDEVELOPMENT STUDY
DETERMINATION OF NEED REPORT
EGG HARBOR LAKE
EGG HARBOR CITY
ATLANTIC COUNTY**

Prepared for:



**CITY OF EGG HARBOR
500 LONDON AVENUE,
EGG HARBOR CITY, NJ 08215**

As recommended by the Planning Board on _____ by Resolution # _____;
Adopted by the Governing Body on _____ by Resolution # _____.

September 2021

**REDEVELOPMENT STUDY
DETERMINATION OF NEED REPORT
EGG HARBOR LAKE
EGG HARBOR CITY
ATLANTIC COUNTY**

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PREPARED BY:



Vincent J. Polistina, PP#5595

The original of this document was signed and
sealed in accordance with NJAC 13:41-1.3.b

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INTRODUCTION

The City of Egg Harbor was incorporated as a city by the New Jersey Legislature on June 14, 1858, from portions of Galloway Township and Mullica Township. The City's name comes from the gull eggs found in the area.

The City contains a total area of 11.438 square miles, including 10.932 square miles of land and 0.506 square miles of water. The City borders the municipalities of Galloway Township and Mullica Township in Atlantic County; and Washington Township in Burlington County.

The City is one of 56 South Jersey municipalities that are included within the New Jersey Pinelands National Reserve, a protected natural area covering approximately 1,100,000 acres. All of the City is included in the state-designated Pinelands Area.

The City recognizes the importance of improving its commercial areas and has taken steps to effectuate the improved development of the community. Via Resolution 79-09 of City Council, the City was designated as an Area in Need of Rehabilitation. Lot 1 in Block 954 is a City owned property which contains the Egg Harbor Lake Park and other recreational amenities, including a campground, a log cabin, and a “flying field” and a sanitary sewer pump station.

The City is working with a conditional redeveloper interested in a portion of Lot 1 in Block 954 that would like to see the area designated as an Area in Need of Redevelopment in order to take advantage of potential grants and a long-term Payment in Lieu of Taxes (PILOT). Via Resolution 111-2021. of City Council, the City requested that the Planning Board undertake the requisite study to determine if the site qualifies as an Area in Need of Redevelopment (Condemnation) in accordance with the New Jersey Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq. (LHRL).

As provided for in the Local Redevelopment and Housing Law, the Planning Board must gather and evaluate existing conditions of the study area in order to conclude if such conditions warrant a finding that the study area is in need of redevelopment. Such a designation permits the municipality to undertake a number of activities to help revitalize and redevelop the study area.

STUDY AREA

The Study Area consists of the lots and leased parcels in Block 954, an area which contains of a total of approximately 400 acres owned by the City known as the Egg Harbor Lake Park. In the Study Area, there are portions of Lot 1 leased out to individuals for uses which include the park, lake, pavilions, campground, sanitary sewer pump station, a “flying field” and a gun club log cabin facility.

The Study Area is mostly wooded with an existing lake and campground development. The Study Area contains approximately 259 acres of wetlands and the lake encompasses about 31 acres of the site, with the remaining 110 acres of uplands area.

Specifically, the identified Blocks and Lots shown in Table 1 below are included in the Study Area.

Table 1 - Study Area

| Block | Lot | Owner/Leasee | Lot Area | Description |
|--------------|------------|---------------------------------------|-----------------|--------------------|
| 954 | 1 | Egg Harbor City | 370.67 acres | Park |
| 954 | p/o 1 | Egg Harbor City | -- | Pavilions |
| 954 | p/o 1 | Egg Harbor City / David & Jeanne Benn | 500' x 1100' | Campground |
| 954 | p/o 1 | Egg Harbor City | 300' x 600' | Sewer Pump Station |
| 954 | 1.01 | 111 White Horse Pike Associates | 175' x 150' | Bungalow Inn |
| 954 | 1.02 | Egg Harbor City | 22.18 acres | Flying Field |
| 954 | 1.03 | Egg Harbor City / Pine Point Gun Club | 0.7633 acres | Log Cabin |

STATUTORY REQUIREMENTS

The first part of this document consists of the "Determination of Need" report, a gathering and evaluation of existing conditions in the Study Area in order to conclude if such conditions warrant a finding by the Planning Board that the Study Area is in need of redevelopment under the statutory requirements (N.J.S.A. 40A:12A-5.a-h). These standards have been clarified by the courts and changed in part through legislative action over the years.

The most recent changes occurred in 2013 when the Legislature amended the Local Redevelopment and Housing Law to allow for either a “condemnation” or a “non-condemnation” Redevelopment Area Designation. These amendments also changed the statutory criteria under N.J.S.A. 40A:12A-5.e further clarifying the intent and findings necessary for this specific criterion.

In order to satisfy the criteria to declare an area in need of redevelopment, one or more of the following conditions listed in the Statute must be found to exist:

- 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 buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; 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.
- 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 above criteria, Section 3 of the Local Redevelopment and Housing Law allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating “a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the 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 in which they are a part.”

Over the years, the Courts have ruled that a determination finding an Area in Need of Redevelopment shall be supported by substantial credible evidence. The findings for the determination cannot include “net opinions” and a mere recitation of the statute.

FINDINGS

The legislature adopted the LRHL to aide local governments to help reverse conditions of deterioration of land uses and services and an improper, or lack of proper development. The purpose of the Statute is to aid local governments in “promoting the physical development that will be most conducive to the social and economic improvement of the State and its several municipalities.” (NJSA 40A:12A-2a,c)

An investigation of the Study Area was completed which included a review of the existing land uses, the physical condition of the area, the relationships among uses, the relationship to the community and region and other similar items. As part of an investigation to determine if an area is in need of redevelopment, the conditions of the area should be looked at both alone and in relation to the rest of the community. The investigation concluded that the Study Area meets the required criteria to be determined to be an area in need of redevelopment as defined by the LRHL.

Land Use/Property Conditions

The Study Area was previously designated as an Area in Need of Rehabilitation. The Study Area is situated in three zoning districts. Most of the Study Area is located within the R-20F Residential Forest 20 Acre district and the existing campground area is located in the R-3.2C Residential 3.2 Acre district. A small portion of the site is located in the Egg Harbor North Rehabilitation Area, which is another residential zoning district. The sewer service area does not fully extend into the Study Area and only the campground portion of the Study Area is within the NJDEP Sewer Service Area. The Study Area is encumbered by deciduous wooded wetlands, coniferous wooded wetlands, Atlantic white cedar wetlands, and mixed wooded wetlands (deciduous and coniferous).

The parcels within the Study Area are owned by the City, with the exception of the existing “Bungalow Inn” located at 2500 Philadelphia Avenue, known as Lot 1.01 in Block 954, according to the City’s tax records. The City has a lease agreement with the current owner, 111 White Horse Pike Associates, LLC.

The Egg Harbor Campground is leased to David and Jeanne Benn, who operate the seasonal facility. The boundaries of the lease area of the Campground are not depicted on the City’s tax maps and accurate boundaries are unknown.

Other improvements within the Study Area include a parcel leased to the Pine Point Gun Club (listed as Lot 1.03), and pavilions for rent through the City, as well as the Egg Harbor Lake Park, which is owned and operated by the City.

Existing Lot 1.02 in Block 954, listed in the tax records as “Flying Field” is also not depicted on the City’s tax maps and no deeds or other information which may contain metes and bounds descriptions for these lots have been filed with the Atlantic County Clerk’s Office.

The park property is encumbered by a deed restriction dating back to when the property was gifted to the City which requires that the site remains a park. The boundaries of the leased portions of Block 954, Lot 1 are not clear on the City’s tax maps.

Portions of the Study Area have been unimproved for many years and contain a mix of developable upland areas and undevelopable wetlands / wetland buffer areas.

Redevelopment Findings

Based upon the above Land Use / Property Conditions, the Study Area meets the criteria of the Local Redevelopment and Housing Law to be declared an area in need of redevelopment. The existing deed restriction on the property requiring the site to remain as a park prohibits any future development on the site. Removal of the deed restriction through a Condemnation Redevelopment Plan could facilitate land usage and the undertaking of improvements which otherwise would not occur. The property is City owned, contains upland developable areas, and has access to public utilities in the vicinity.

The site has been undeveloped for a period of greater than ten (10) years based on a review of aerial photography of the site completed in conjunction with this investigation.

CONCLUSION

The Study Area satisfies the following criteria under the Local Redevelopment and Housing Law to be declared an area in need of redevelopment:

- *N.J.S.A. 40A:12A-5.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. **The land is owned by the municipality and has remained vacant for greater than ten (10) years. Given the environmental constraints and the existing deed restriction on the property in the Study Area, it is not likely to be developed solely through private capital.***
- *N.J.S.A. 40A:12A-5.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. **The Study Area lacks the proper utilization of areas due to the conditions of title, current deed restrictions and the diverse ownership of the leased parcels in the Study Area. The boundaries of the leased parcels on Lot 1 in Block 954, and the existing tax lots known as Lots 1.01, 1.02 and 1.03 in Block 954, contained within the Study Area are not defined on the City's tax maps or property records. The limited portion of the Study Area located within the NJDEP's Sewer Service Area has a negative economic impact on the community and hinders the development of the upland portions of the Study Area. The extent of the wetlands and wetlands buffers in the Study Area also limits the undertaking of improvements within the Study Area.***

The patterns of land use, condition of properties, environmental constraints, title issues, deed restrictions and other factors as described herein, all lead to the conclusion that the general conditions of the Study Area satisfy the criteria noted, N.J.S.A. 40A:12A-5 (c) and (e) and should be designated an "Area in Need of Redevelopment (Condemnation)". The City Council and Planning Board should take the action necessary, after public notice and hearing as required, to make that determination according to law.

APPENDIX I – Governing Body Resolution

**CITY OF EGG HARBOR
RESOLUTION # 111-2021**

**AUTHORIZING THE EGG HARBOR CITY
MUNICIPAL LAND USE BOARD TO UNDERTAKE A PRELIMINARY
INVESTIGATION REGARDING BLOCK 954, LOT 1 IN ORDER TO
DETERMINE AREAS IN NEED OF REDEVELOPMENT**

WHEREAS, pursuant to N.J.S.A. 40A:12A-6(a) of the Local Redevelopment and Housing Law, the City Council may direct the Egg Harbor City Municipal Land Use Board to conduct a preliminary investigation and public hearing to determine whether certain areas of the City are an area in need of redevelopment in accordance with N.J.S.A. 40A:12A-1 et. seq.; and

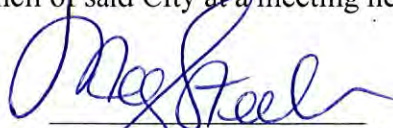
WHEREAS, the City desires that the Municipal Land Use Board promptly investigate the area in the City designated as Block 954, Lot 1 on the City Tax Map (the "Proposed Redevelopment Area"), to determine if all or any portion of the area set forth thereon satisfy one or more of the statutory criteria to be determined to be areas in need of redevelopment;

WHEREAS, upon the completion of the investigation and hearing, the Municipal Land Use Board shall provide a recommendation to the governing body as to whether it has concluded that all or part of the Proposed Redevelopment Area satisfies the statutory criteria as a redevelopment area.

NOW THEREFORE, BE IT RESOLVED, on this 24th day of June, 2021, that:

1. The Egg Harbor city Municipal Land Use Board is hereby authorized and directed to promptly undertake a preliminary investigation leading to the preparation of a map of the study area to determine whether it meets one or more of the criteria necessary to be designated as a redevelopment area in accordance with N.J.S.A. 40A:12A-1 et. seq.
2. The area of investigation authorized by this Resolution is limited to the physical boundaries as identified above as the Proposed Redevelopment Area.
3. Upon completion of the preparation of the map and study of designated area, the Egg Harbor City Municipal Land Use Board shall conduct a public hearing in accordance with N.J.S.A. 40A:12A-6 and shall make the appropriate recommendation to City Council.
4. The City Clerk shall promptly forward a copy of this Resolution to the Planning Board.
5. A copy of this Resolution shall be filed in the Office of the City Clerk.

I, Meg Steeb, City Clerk of the City of Egg Harbor, New Jersey, hereby certify that the foregoing Resolution is a true copy, duly adopted by the City Council of said City at a meeting held on the 24th day of June, 2021.


Meg Steeb, City Clerk, RMC

APPENDIX II – Land Use Board Resolution

EGG HARBOR CITY LAND USE BOARD

RESOLUTION 3-2021

**AUTHORIZING THE CITY PLANNER OF THE CITY OF EGG HARBOR TO
UNDERTAKE A REDEVELOPMENT STUDY FOR BLOCK 954, LOT 1 (LAKE PARK)**

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, by Resolution #111-2021 adopted on June 24, 2021, the City Council of the City of Egg Harbor authorized and directed the Egg Harbor City Land Use Board to undertake a preliminary investigation to determine whether all or part of a certain parcel of real property in the City of Egg Harbor identified on the City of Egg Harbor Tax Map as Block 954, Lot 1, also commonly known as Lake Park (the “Study Area”), is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Egg Harbor City Land Use Board desires to authorize the City Planner of the City of Egg Harbor, Vince Polistina, of Polistina and Associates LLC, to undertake a redevelopment study of the Study Area in order to assist the Land Use Board in determining whether the Study Area constitutes an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.

NOW, THEREFORE, BE IT RESOLVED by the members of the Egg Harbor City Land Use Board, County of Atlantic, State of New Jersey, as follows:

1. The Egg Harbor City Land Use Board hereby authorizes the City Planner of the City of Egg Harbor, Vince Polistina, of Polistina and Associates LLC, to undertake a redevelopment study of the Study Area, and prepare any reports and documentation necessary, in order to assist the Land Use Board in determining whether the Study Area constitutes an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.
2. The vote of the Egg Harbor City Land Use Board was unanimous.

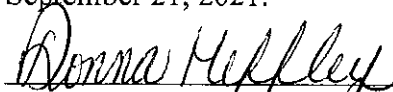
3. This Resolution shall take effect immediately.

EGG HARBOR CITY LAND-USE BOARD

By: 
Jack Peterson, Chairman

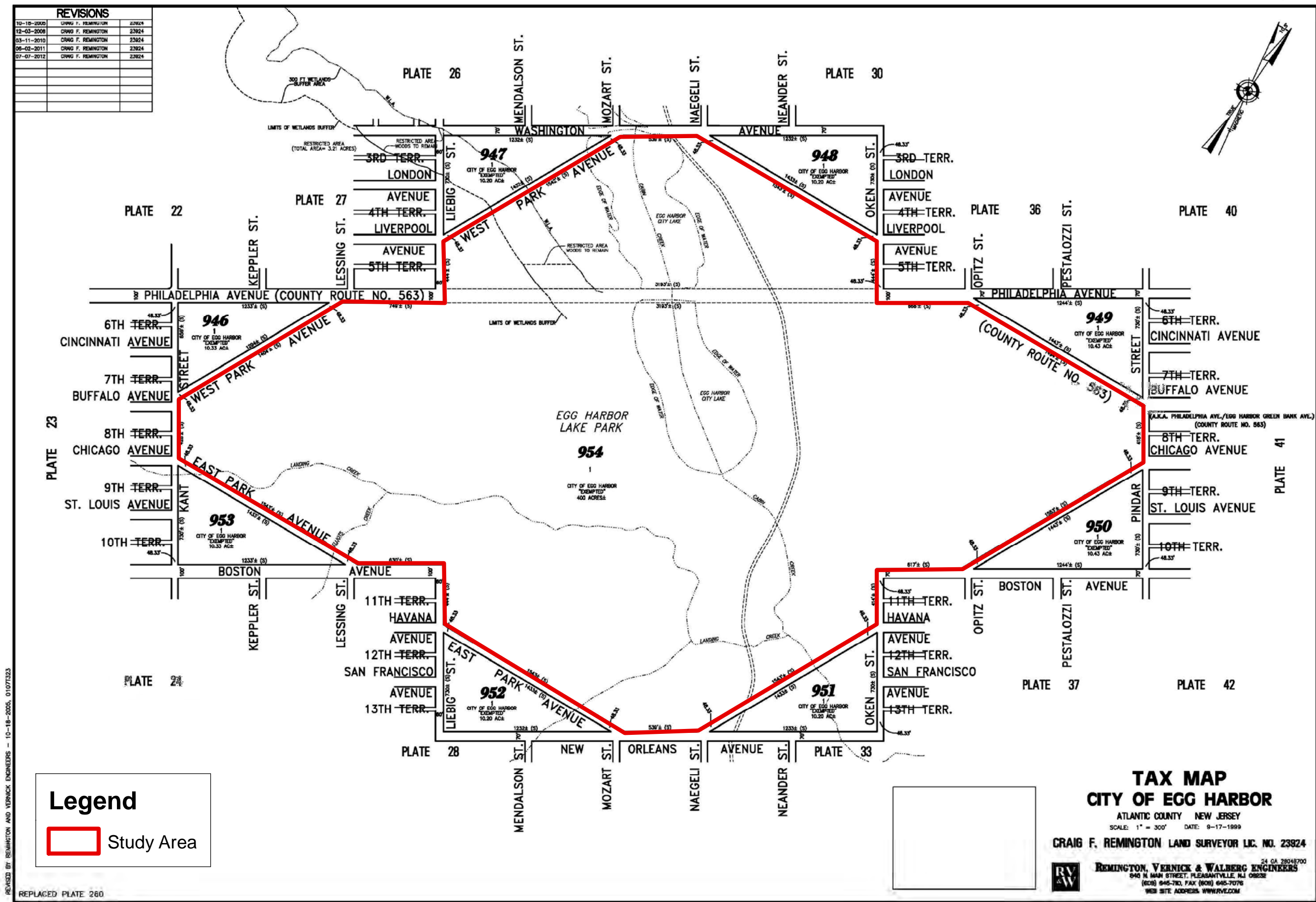
By: 
Donna Heffley Board Secretary

Certified as a true copy of the Resolution
adopted by the Egg Harbor City Land
Use Board on this 21st day of
September 21, 2021.


Donna Heffley, Board Secretary

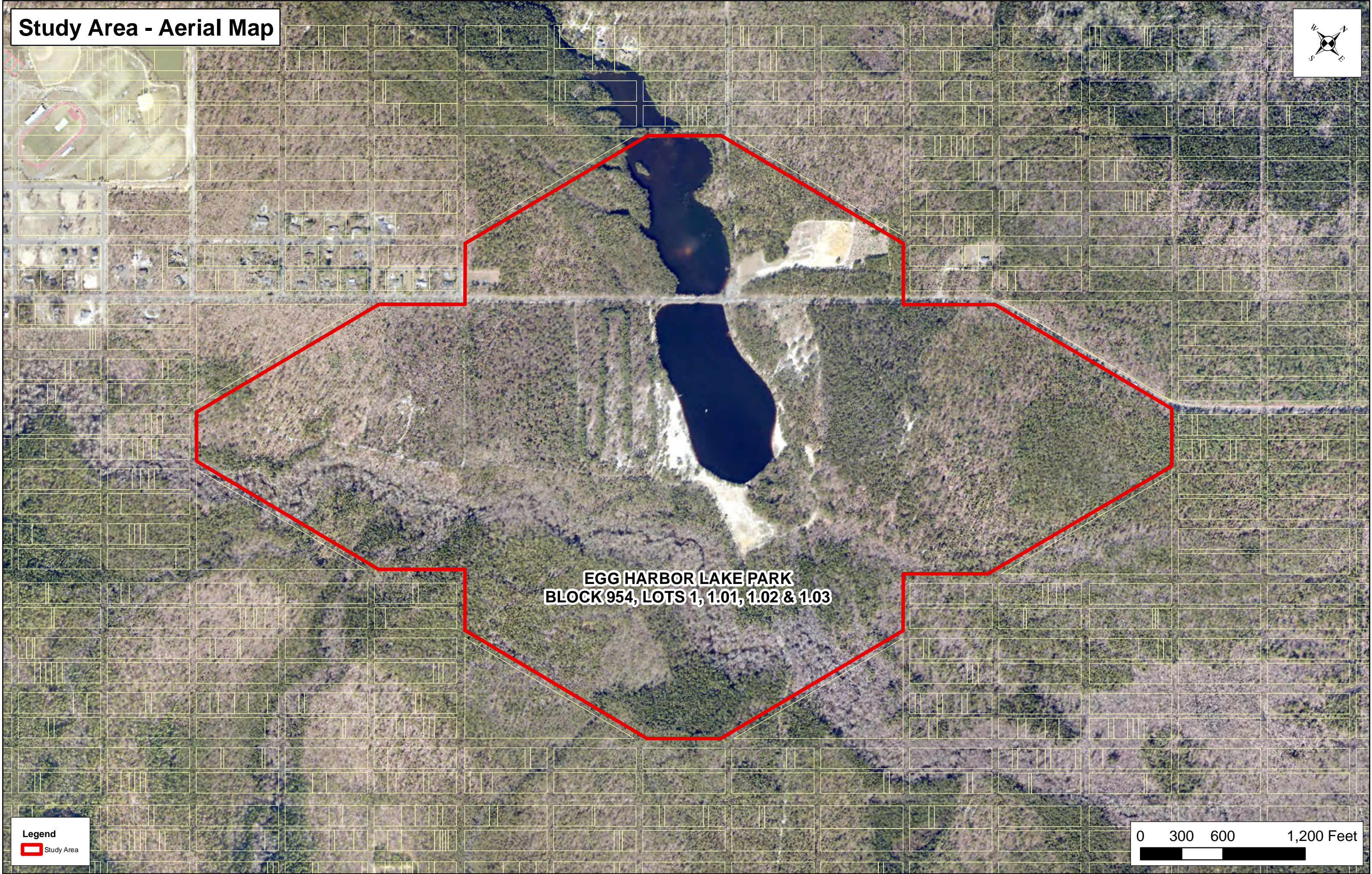
APPENDIX III – “Study Area – Tax Map”

Study Area - Tax Map




APPENDIX IV – “Study Area – Aerial Map”

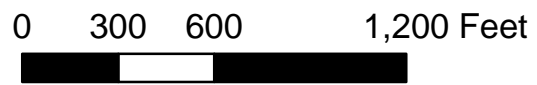
Study Area - Aerial Map



EGG HARBOR LAKE PARK
BLOCK 954, LOTS 1, 1.01, 1.02 & 1.03

Legend

 Study Area



APPENDIX V – “Study Area – Zoning Map”

Study Area - Zoning Map



EHNRA

R-20F


R-3.2C

R-20F





EGG HARBOR LAKE PARK
BLOCK 954, LOTS 1, 1.01, 1.02 & 1.03

CRR

Legend

 Study Area

Egg Harbor City Zoning Zone

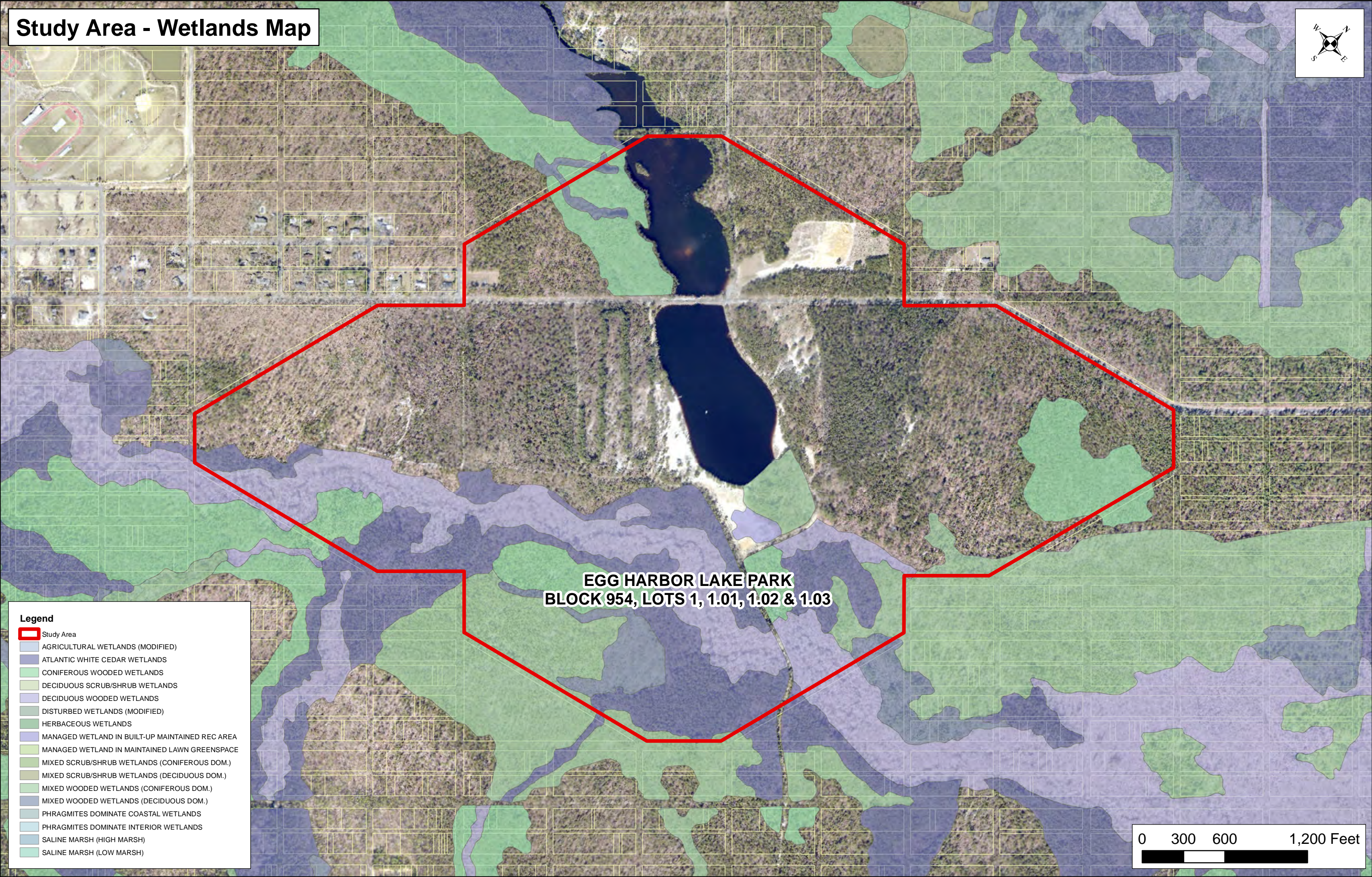
-  Commerial Resort Recreation
-  Egg Harbor North Redevelopment Area
-  Forest Residential 20 Acre
-  Single Family Residential 3.2 Acre

0 300 600 1,200 Feet



APPENDIX VI – “Study Area – Wetlands Map”

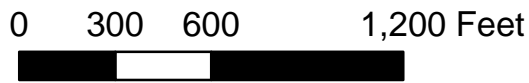
Study Area - Wetlands Map



EGG HARBOR LAKE PARK
BLOCK 954, LOTS 1, 1.01, 1.02 & 1.03

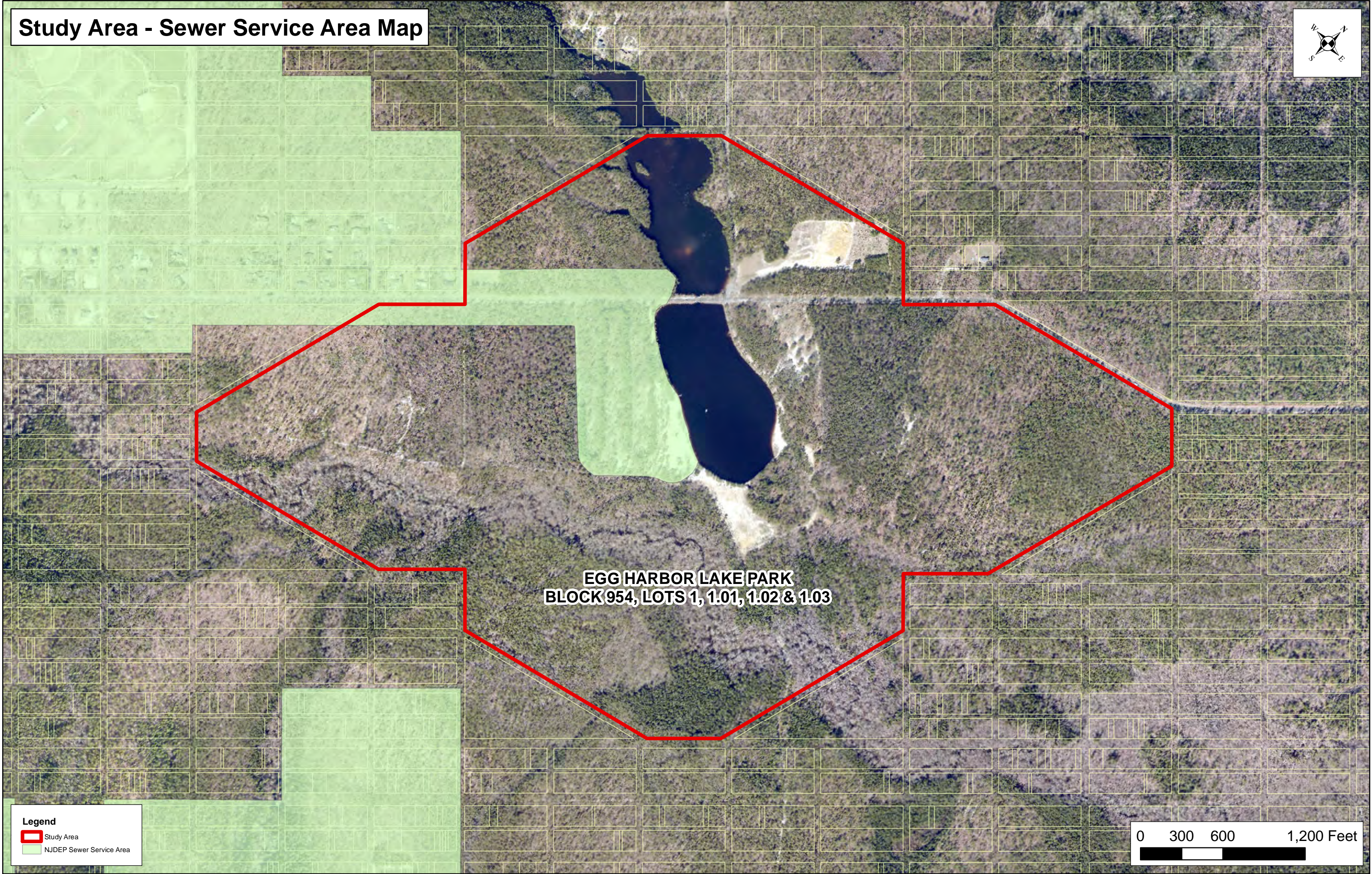
Legend

- Study Area
- AGRICULTURAL WETLANDS (MODIFIED)
- ATLANTIC WHITE CEDAR WETLANDS
- CONIFEROUS WOODED WETLANDS
- DECIDUOUS SCRUB/SHRUB WETLANDS
- DECIDUOUS WOODED WETLANDS
- DISTURBED WETLANDS (MODIFIED)
- HERBACEOUS WETLANDS
- MANAGED WETLAND IN BUILT-UP MAINTAINED REC AREA
- MANAGED WETLAND IN MAINTAINED LAWN GREENSPACE
- MIXED SCRUB/SHRUB WETLANDS (CONIFEROUS DOM.)
- MIXED SCRUB/SHRUB WETLANDS (DECIDUOUS DOM.)
- MIXED WOODED WETLANDS (CONIFEROUS DOM.)
- MIXED WOODED WETLANDS (DECIDUOUS DOM.)
- PHRAGMITES DOMINATE COASTAL WETLANDS
- PHRAGMITES DOMINATE INTERIOR WETLANDS
- SALINE MARSH (HIGH MARSH)
- SALINE MARSH (LOW MARSH)





APPENDIX VII – “Study Area – Sewer Service Area Map”

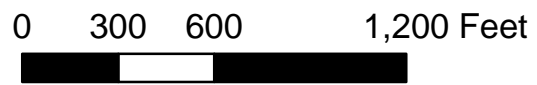
Study Area - Sewer Service Area Map



EGG HARBOR LAKE PARK
BLOCK 954, LOTS 1, 1.01, 1.02 & 1.03

Legend

-  Study Area
-  NJDEP Sewer Service Area



APPENDIX VIII – Property Record Cards

AtlanticEgg Harbor City

Property Record Card

09/21/21 07:10 PM

Block: 954 Lot: 1 Qualifier: Card: 1

Last Sale: 04/05/71 for \$

CITY OF EGG HARBOR CITY
500 LONDON AVE
EGG HARBOR CITY, NJ 08215

CITY PARK-LAKE

Units: 1Nbhd:
SFLA: 0Floor:
Prop Class: 15COccupancy:
Bldg Class: 10
Bldg Desc: PAVIL, RESTRMS,
Info By: EST INT

Model:
Bldg Name:
Zoning:
Addtl Lot: REF STD, BATHS, SUN
Land Dim: 370.67 AC
Style:

VCS: RC.2
Map Page: 32
Year Built: 1960/1960
UNC Interior: GOOD
NC Exterior: GOOD
NC Layout: GOOD

Notes:

(no sketch thumbnail)

Room Count

| | | | | | | |
|---------|---|---|---|---|---|---|
| | B | 1 | 2 | 3 | 4 | T |
| Living | 0 | 0 | 0 | 0 | 0 | 0 |
| Dining | 0 | 0 | 0 | 0 | 0 | 0 |
| Kitchen | 0 | 0 | 0 | 0 | 0 | 0 |
| Bath | 0 | 0 | 0 | 0 | 0 | 0 |
| Bed | 0 | 0 | 0 | 0 | 0 | 0 |
| Rec | 0 | 0 | 0 | 0 | 0 | 0 |
| Den | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |

Valuation Summary

| | | | |
|--------|----------|----------|---------|
| | Computed | Override | Summary |
| Land | 424,700 | | 424,700 |
| Improv | | 91,700 | 91,700 |
| Total | 516,400 | | 516,400 |

Floor Area (footprint)

| | | | | | |
|--------|-------|-------|-------|-------|-------|
| | First | Uppr | Half | | |
| Item | Bsmnt | Floor | Floor | Story | Attic |
| Totals | 0 | 0 | 0 | 0 | 0 |

SqFt Living Area

| | |
|----------------|------|
| Item | Area |
| First Floor | 0 |
| Upper Floor | 0 |
| Half Story | 0 |
| Fin Attic | 0 |
| Living Bsmnt | 0 |
| Unfin Area (-) | 0 |
| Total Area | 0 |

Sketch Areas

| | |
|-------------|-------|
| Description | Sq Ft |
|-------------|-------|

Attached Items

| | | |
|------------|------|------|
| Seg | Item | Area |
| Total Area | | 0 |

Detached Items

| | |
|------|------|
| Desc | Area |
|------|------|

Miscellaneous

| | | | |
|------|--------|-----------|-------|
| Desc | Number | Write Ins | Value |
|------|--------|-----------|-------|

Dwelling Detail

| | |
|------------|-------------|
| Element | Description |
| Bldg Class | 10 |
| Type | |
| Yr Built | 1960/1960 |
| Height | |
| Style | |
| Roof Type | |
| Roof Mat. | |
| Bsmnt/Fin | |
| Fireplace | NONE |

Sales History

| | | | | |
|-------------------------|----------|-------------|-------|----|
| Owner | Date | Book-Page | Price | NU |
| CITY OF EGG HARBOR CITY | 04/05/71 | 00040-00457 | | |

Assessment History

| | | | | |
|------|-------|---------|---------|---------|
| Year | Class | Land | Improv | Net |
| 2021 | 15C | 424,700 | 91,700 | 516,400 |
| 2020 | 15C | 424,700 | 91,700 | 516,400 |
| 2019 | 15C | 424,700 | 91,700 | 516,400 |
| 2018 | 15C | 424,700 | 91,700 | 516,400 |
| 2017 | 15C | 425,700 | 118,400 | 544,100 |

Open

| | | | |
|----------|--------|------------|-------|
| Date | Number | Permits | Value |
| 06/30/15 | 15-80 | 200 AMP | |
| 03/14/12 | 18-12 | ROOF | |
| 06/01/10 | 10-68 | ROOF | |
| 06/23/09 | 09-95 | ELEC | |
| 01/31/08 | 08-12 | ROOR REPAI | |
| 07/02/08 | 08-98A | FIRE SYSTM | |

AtlanticEgg Harbor City

Property Record Card

09/21/21 07:10 PM

Block: 954 Lot: 1.01 Qualifier: Card: 1

Last Sale: for \$Last Sale: for \$

111 WHITE HORSE PIKE ASSOCIATES,LLC
P.O. BOX 876
COLOGNE, NJ 08213

Units: 1 Nbhd:
SFLA: 3928 Floor:
Prop Class: 4A Occupancy:
Bldg Class: 10
Bldg Desc: 2SF-BUNGALOW IN
Info By: EST INT

Model: VCS: RC.2
Bldg Name: Map Page:
Zoning: Year Built: 1950/1950
Addtl Lot: LEASE AGREEMENT
Land Dim: 175X150
Style: NC Interior GOOD
NC Exterior GOOD
NC Layout GOOD

2500 PHILADELPHIA AVE

Notes:

A 2S-S (1150)
B 1S-S (476)
C 1.5S-S (680)
D OP (400)
E 1S-S (128)

0107 B-954, L-1.01, C-1

(no house picture)

Valuation Summary

| | Computed | Override | Summary |
|--------|----------|----------|---------|
| Land | 47,500 | | 47,500 |
| Improv | | 102,400 | 102,400 |
| Total | 47,500 | | 149,900 |

Floor Area (footprint)

| Item | Bsmnt | First Uppr Half | | | Attic |
|----------|-------|-----------------|-------|-------|-------|
| | | Floor | Floor | Story | |
| A 2S-S | 0 | 1,152 | 1,152 | 0 | 0 |
| B 1S-S | 0 | 476 | 0 | 0 | 0 |
| C 1.5S-S | 0 | 680 | 0 | 680 | 0 |
| E 1S-S | 0 | 128 | 0 | 0 | 0 |
| Totals | 0 | 2,436 | 1,152 | 680 | 0 |

SqFt Living Area

| Item | Area |
|----------------|-------|
| First Floor | 2,436 |
| Upper Floor | 1,152 |
| Half Story | 340 |
| Fin Attic | 0 |
| Living Bsmnt | 0 |
| Unfin Area (-) | 0 |
| Total Area | 3,928 |

Sketch Areas

| Description | Sq Ft |
|-------------|-------|
| A 2S-S | 1,152 |
| B 1S-S | 476 |
| C 1.5S-S | 680 |
| D OP | 400 |
| E 1S-S | 128 |

Attached Items

| Seg | Item | Area |
|-----|------------|------|
| D | OPEN PORCH | 400 |
| | Total Area | 400 |

Detached Items

| Desc | Area | | |
|---------------|-----------|------|-------|
| Miscellaneous | Write Ins | | |
| Desc | Number | Desc | Value |

Dwelling Detail

| Element | Description |
|------------|-------------|
| Bldg Class | 10 |
| Type | |
| Yr Built | 1950/1950 |
| Height | |
| Style | |
| Roof Type | |
| Roof Mat. | |
| Bsmnt/Fin | |
| Foundation | CONC. SLAB |
| Fireplace | NONE |

Sales History

| Owner | Date | Book-Page | Price | NU |
|-----------------------------|------|-------------|-------|----|
| 111 WHITE HORSE PIKE ASSOCI | | 00000-00000 | | |

Assessment History

| Year | Class | Land | Improv | Net |
|------|-------|--------|---------|---------|
| 2021 | 4A | 47,500 | 102,400 | 149,900 |
| 2020 | 4A | 47,500 | 102,400 | 149,900 |
| 2019 | 4A | 47,500 | 102,400 | 149,900 |
| 2018 | 4A | 47,500 | 102,400 | 149,900 |
| 2017 | 4A | 55,700 | 92,900 | 148,600 |

Open

| Date | Number | Permits | Description | Value |
|------|--------|---------|-------------|-------|
|------|--------|---------|-------------|-------|

| | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------|-----------------|-------|-------------------------|-------|-------------|--|-------------------|--|---|--|---------------|---------|-----|---|------|---|---|---|---|---|---|---|---|
| Atlantic | | Egg Harbor City | | Property Record Card | | | | | | 09/21/21 07:10 PM | | | | | | | | | | | | | | |
| Block: 954 Lot: 1.02 Qualifier: Card: 1 | | | | | | | | | | Last Sale: for \$Last Sale: for \$Last Sale: for \$ | | | | | | | | | | | | | | |
| CITY OF EGG HARBOR CITY 500 LONDON AVE EGG HARBOR CITY, NJ 08215 | | | | Units: 1 | | Nbhd: | | Model: | | VCS: | | WL | | | | | | | | | | | | |
| | | | | SFLA: 0 | | Floor: | | Bldg Name: | | Map Page: | | | | | | | | | | | | | | |
| | | | | Prop Class: 15C | | Occupancy: | | Zoning: | | Year Built: 0000/0000 | | | | | | | | | | | | | | |
| | | | | Bldg Class: 00 | | | | Addtl Lot: | | NC Interior | | | | | | | | | | | | | | |
| | | | | Bldg Desc: FLYING FIELD | | | | Land Dim: 22.18AC | | NC Exterior | | | | | | | | | | | | | | |
| CITY PARK LAKE | | | | Info By: EST INT | | Style: | | | | NC Layout | | | | | | | | | | | | | | |
| Notes: | | | | (no sketch thumbnail) | | | | | | (no house picture) | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| Valuation Summary | | | | | | | | | | Room Count | | | | | | | | | | | | | | |
| Computed | | Override | | Summary | | | | | | | | B | | 1 | | 2 | | 3 | | 4 | | T | | |
| Land | 17,700 | | | 17,700 | | | | | | | | | Living | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Improv | | | | | | | | | | | | | Dining | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total | 17,700 | | | 17,700 | | | | | | | | | Kitchen | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Floor Area (footprint) | | | | | | | | | | | | | | | | Bath | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | First | | Uppr | | Half | | | | | | | | Bed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Item | Bsmnt | Floor | Floor | Story | Attic | | | | | | | Rec | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Totals | 0 | 0 | 0 | 0 | 0 | | | | | | | Den | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| SqFt Living Area | | Sketch Areas | | | | | | | | | | Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Item | Area | Description | | Sq Ft | | | | | | | | | | | | | | | | | | | | |
| First Floor | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Upper Floor | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Half Story | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Fin Attic | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Living Bsmnt | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Unfin Area (-) | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Total Area | 0 | | | | | | | | | | | | | | | | | | | | | | | |
| Attached Items | | | | | | | | | | | | | | | | | | | | | | | | |
| Seg | Item | Area | | | | | | | | | | | | | | | | | | | | | | |
| Total Area | | 0 | | | | | | | | | | | | | | | | | | | | | | |
| Detached Items | | | | | | | | | | | | | | | | | | | | | | | | |
| Desc | | Area | | | | | | | | | | | | | | | | | | | | | | |
| Miscellaneous | | Write Ins | | | | | | | | | | | | | | | | | | | | | | |
| Desc | Number | Desc | | Value | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | Dwelling Detail | | Sales History | | | | | | | | | | | | |
| Element | | Description | | Owner | | Date | | Book-Page | | Price | | NU | | | | | | | | | | | | |
| Bldg Class | | 00 | | CITY OF EGG HARBOR CITY | | 00000-00000 | | | | | | | | | | | | | | | | | | |
| Type | | | | | | | | | | | | | | | | | | | | | | | | |
| Yr Built | | 0000/0000 | | | | | | | | | | | | | | | | | | | | | | |
| Height | | | | | | | | | | | | | | | | | | | | | | | | |
| Style | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Type | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Mat. | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt/Fin | | | | | | | | | | | | | | | | | | | | | | | | |
| Year | | Class | | Land | | Improv | | Net | | | | | | | | | | | | | | | | |
| 2021 | | 15C | | 17,700 | | | | 17,700 | | | | | | | | | | | | | | | | |
| 2020 | | 15C | | 17,700 | | | | 17,700 | | | | | | | | | | | | | | | | |
| 2019 | | 15C | | 17,700 | | | | 17,700 | | | | | | | | | | | | | | | | |
| 2018 | | 15C | | 17,700 | | | | 17,700 | | | | | | | | | | | | | | | | |
| 2017 | | 15C | | 22,200 | | | | 22,200 | | | | | | | | | | | | | | | | |
| Open | | | | Permits | | | | | | | | | | | | | | | | | | | | |
| Date | | Number | | Description | | Value | | | | | | | | | | | | | | | | | | |
| 02/03/09 | | 09-13 | | T.POLE | | | | | | | | | | | | | | | | | | | | |

Block: 954 Lot: 1.03 Qualifier: Card: 1

Last Sale: for \$Last Sale: for \$Last Sale: for \$

| | | | | | | | | |
|---|-------------|--------------|------------|--|------------|-----------|-------------|-----------|
| CITY OF EGG HARBOR CITY 500 LONDON AVE EGG HARBOR CITY, NJ 08215 CITY PARK - WEST PARK AVE | Units: | 1 | Nbhd: | | Model: | | VCS: | RC.2 |
| | SFLA: | 552 | Floor: | | Bldg Name: | | Map Page: | |
| | Prop Class: | 15C | Occupancy: | | Zoning: | | Year Built: | 1940/1940 |
| | Bldg Class: | 10 | | | Addtl Lot: | | NC Interior | GOOD |
| | Bldg Desc: | 1S LOG CABIN | | | Land Dim: | 0.7633 AC | NC Exterior | GOOD |
| | Info By: | EST INT | | | Style: | | NC Layout | GOOD |

Notes:

A: 1S-S (552)
B: OP (120)

0107 B-954, L-1.03, C - 1

(no house picture)

| Valuation Summary | | | |
|-------------------|----------|----------|---------|
| | Computed | Override | Summary |
| Land | 41,800 | | 41,800 |
| Improv | | 42,500 | 42,500 |
| Total | 84,300 | | 84,300 |

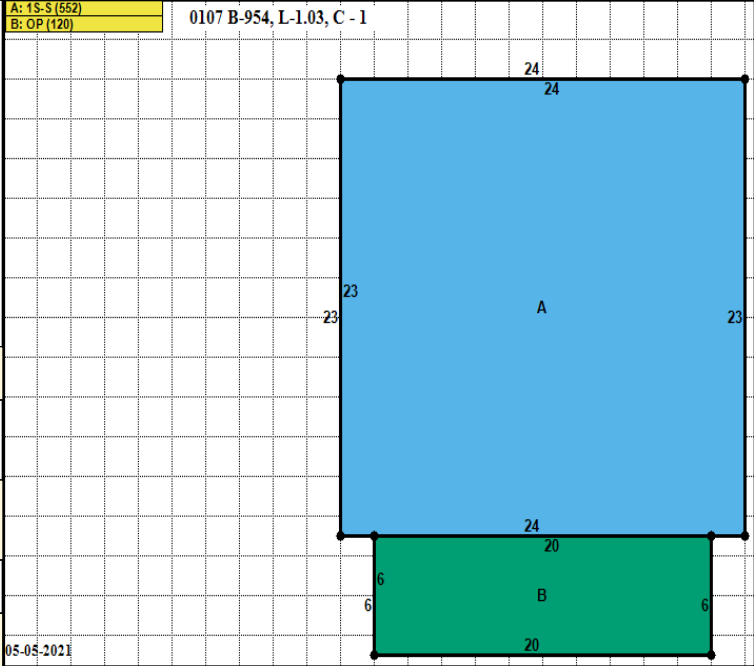
| Floor Area (footprint) | | | | | |
|------------------------|-------|-------|-------|-------|-------|
| First Uppr Half | | | | | |
| Item | Bsmnt | Floor | Floor | Story | Attic |
| A 1S-S | 0 | 552 | 0 | 0 | 0 |
| Totals | 0 | 552 | 0 | 0 | 0 |

| SqFt Living Area | | Sketch Areas | |
|------------------|------|--------------|-------|
| Item | Area | Description | Sq Ft |
| First Floor | 552 | A 1S-S | 552 |
| Upper Floor | 0 | B OP | 120 |
| Half Story | 0 | | |
| Fin Attic | 0 | | |
| Living Bsmnt | 0 | | |
| Unfin Area (-) | 0 | | |
| Total Area | 552 | | |

| Attached Items | | |
|----------------|------------|------|
| Seg | Item | Area |
| B | OPEN PORCH | 120 |
| | Total Area | 120 |

| Detached Items | |
|----------------|------|
| Desc | Area |
| | |
| | |

| Miscellaneous | | Write Ins | |
|---------------|--------|-----------|-------|
| Desc | Number | Desc | Value |
| | | | |
| | | | |



| Room Count | | | | | | |
|------------|---|---|---|---|---|---|
| B | 1 | 2 | 3 | 4 | T | |
| Living | 0 | 0 | 0 | 0 | 0 | 0 |
| Dining | 0 | 0 | 0 | 0 | 0 | 0 |
| Kitchen | 0 | 0 | 0 | 0 | 0 | 0 |
| Bath | 0 | 0 | 0 | 0 | 0 | 0 |
| Bed | 0 | 0 | 0 | 0 | 0 | 0 |
| Rec | 0 | 0 | 0 | 0 | 0 | 0 |
| Den | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |

| Dwelling Detail | | Sales History | | | |
|--------------------|-------------|-------------------------|--------|-------------|----------|
| Element | Description | Owner | Date | Book-Page | Price NU |
| Bldg Class | 10 | CITY OF EGG HARBOR CITY | | 00000-00000 | |
| Type | | | | | |
| Yr Built | 1940/1940 | | | | |
| Height | | | | | |
| Style | | | | | |
| Roof Type | | | | | |
| Roof Mat. | | | | | |
| Bsmnt/Fin | | | | | |
| Foundation | CONC. SLAB | | | | |
| Fireplace | NONE | | | | |
| Assessment History | | | | | |
| Year | Class | Land | Improv | | Net |
| 2021 | 15C | 41,800 | 42,500 | | 84,300 |
| 2020 | 15C | 41,800 | 42,500 | | 84,300 |
| 2019 | 15C | 41,800 | 42,500 | | 84,300 |
| 2018 | 15C | 41,800 | 42,500 | | 84,300 |
| 2017 | 15C | 55,800 | 26,300 | | 82,100 |
| Permits | | | | | |
| Open Date | Number | Description | | | Value |
| | | | | | |
| | | | | | |