

**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

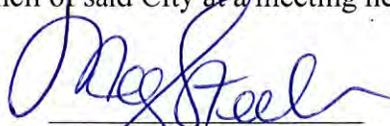
WHEREAS, the City desires that the Municipal Land Use Board promptly investigate the area in the City designated as Block 954, Lot 1 on the City Tax Map (the "Proposed Redevelopment Area"), to determine if all or any portion of the area set forth thereon satisfy one or more of the statutory criteria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

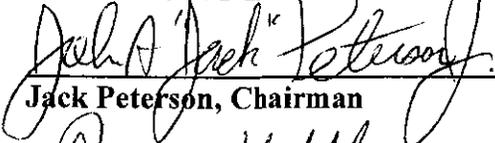
NOW, THEREFORE, BE IT RESOLVED by the members of the Egg Harbor City Land Use Board, County of Atlantic, State of New Jersey, as follows:

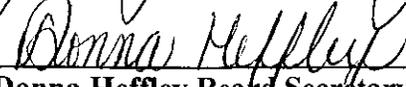
1. The Egg Harbor City Land Use Board hereby authorizes the City Planner of the City of Egg Harbor, Vince Polistina, of Polistina and Associates LLC, to undertake a redevelopment study of the Study Area, and prepare any reports and documentation necessary, in order to assist the Land Use Board in determining 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.

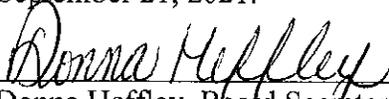
3. This Resolution shall take effect immediately.

EGG HARBOR CITY LAND-USE BOARD

By: 
Jack Peterson, Chairman

By: 
Donna Heffley Board Secretary

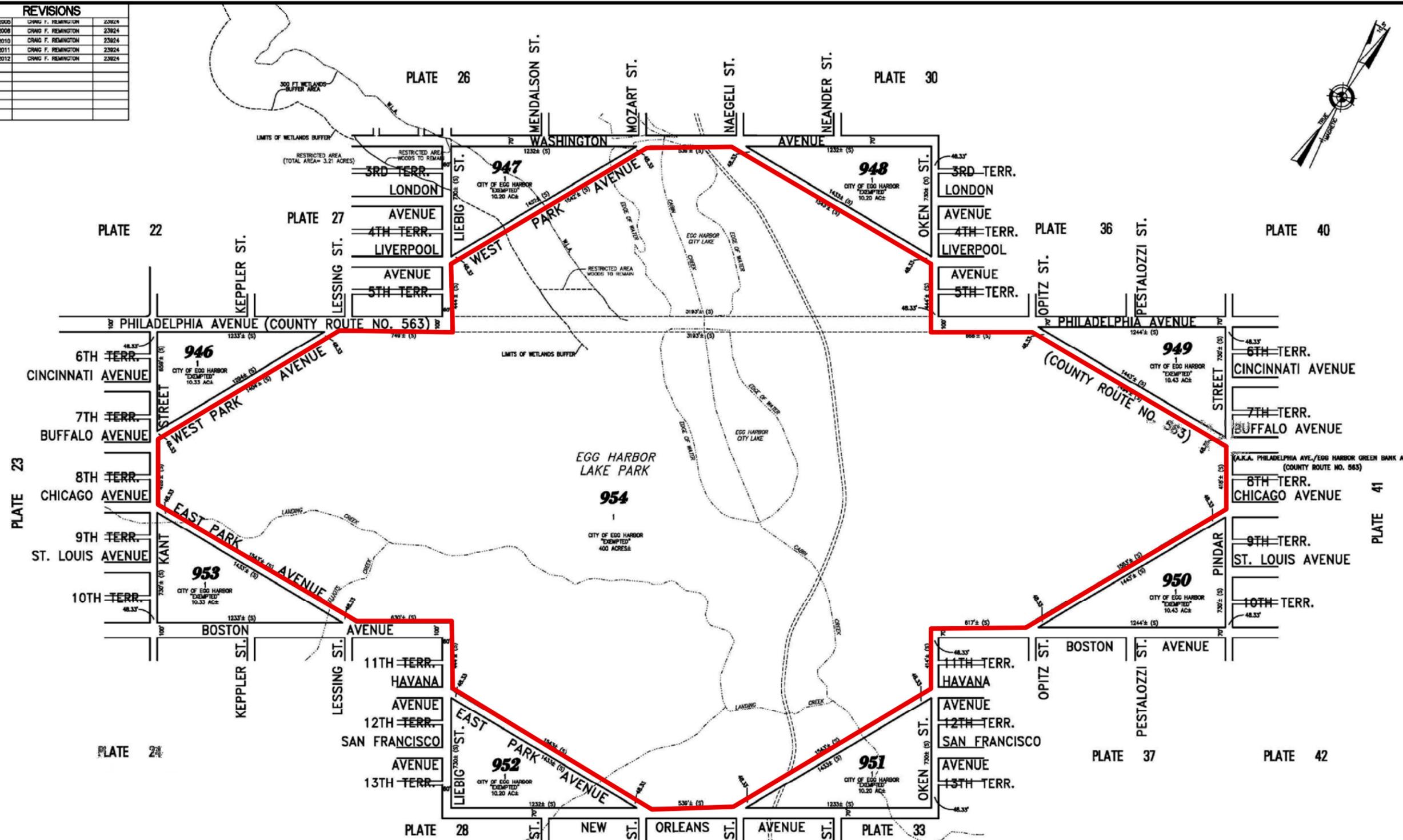
Certified as a true copy of the Resolution
adopted by the Egg Harbor City Land
Use Board on this 21st day of
September 21, 2021.


Donna Heffley, Board Secretary

APPENDIX III – “Study Area – Tax Map”

Study Area - Tax Map

REVISIONS		
10-18-2005	CRAIG F. REMINGTON	23824
12-03-2008	CRAIG F. REMINGTON	23824
03-11-2010	CRAIG F. REMINGTON	23824
06-02-2011	CRAIG F. REMINGTON	23824
07-07-2012	CRAIG F. REMINGTON	23824



Legend

Study Area

TAX MAP
CITY OF EGG HARBOR
 ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 300' DATE: 9-17-1999
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23824

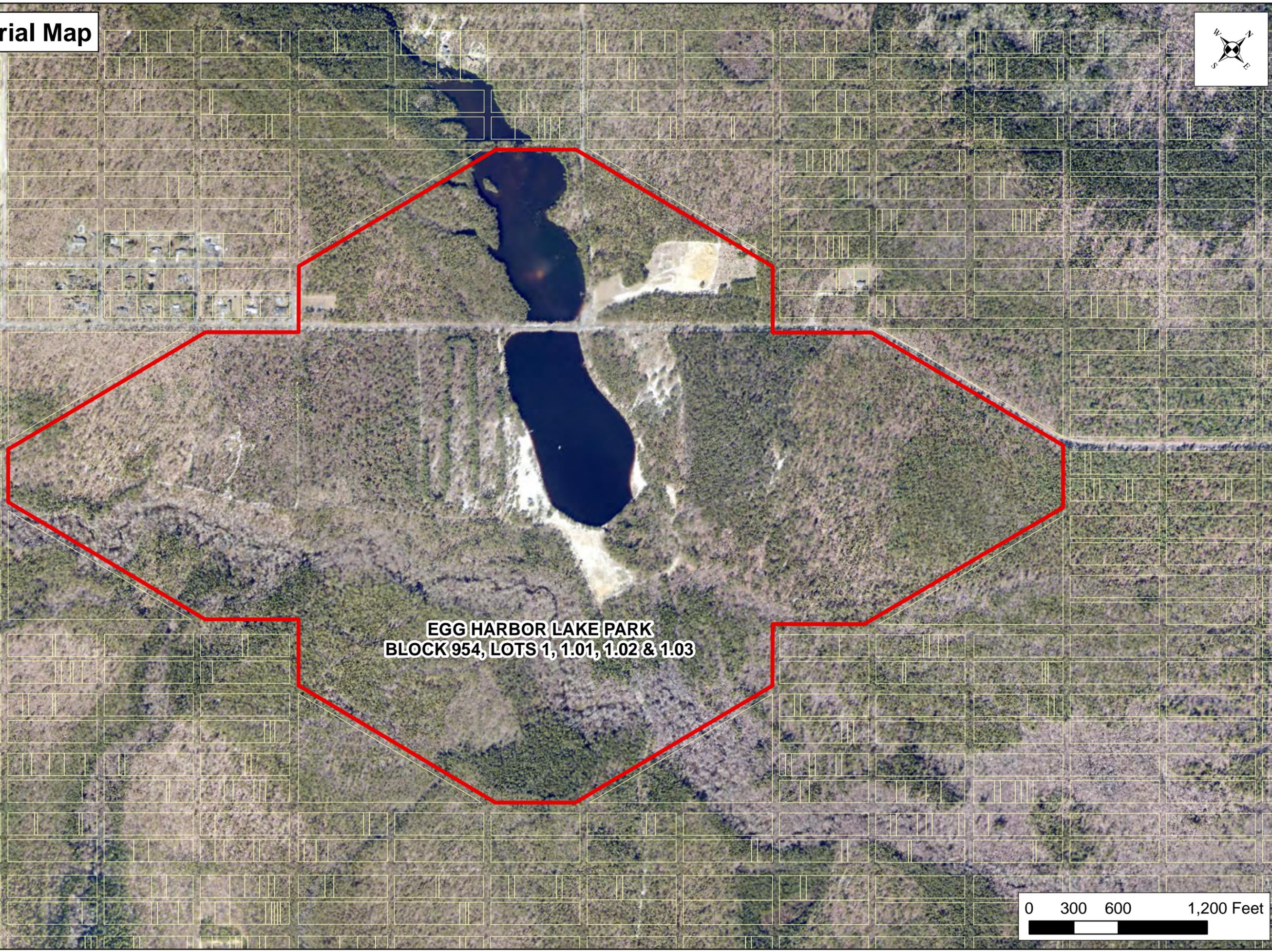
REMINGTON, VERNICK & WALBERG ENGINEERS
24 CA 28048700
 840 N. MAIN STREET, PLEASANTVILLE, NJ 08232
 (609) 645-7100, FAX (609) 645-7076
 WEB SITE ADDRESS: WWW.RVE.COM

REVISIONS BY REMINGTON AND VERNICK ENGINEERS - 10-18-2005, 01071323

REPLACED PLATE 260

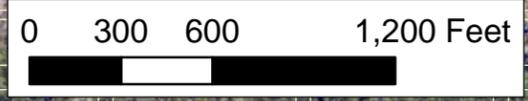
APPENDIX IV – “Study Area – Aerial Map”

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

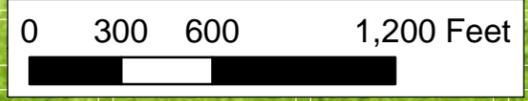
R-20F

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

CRR

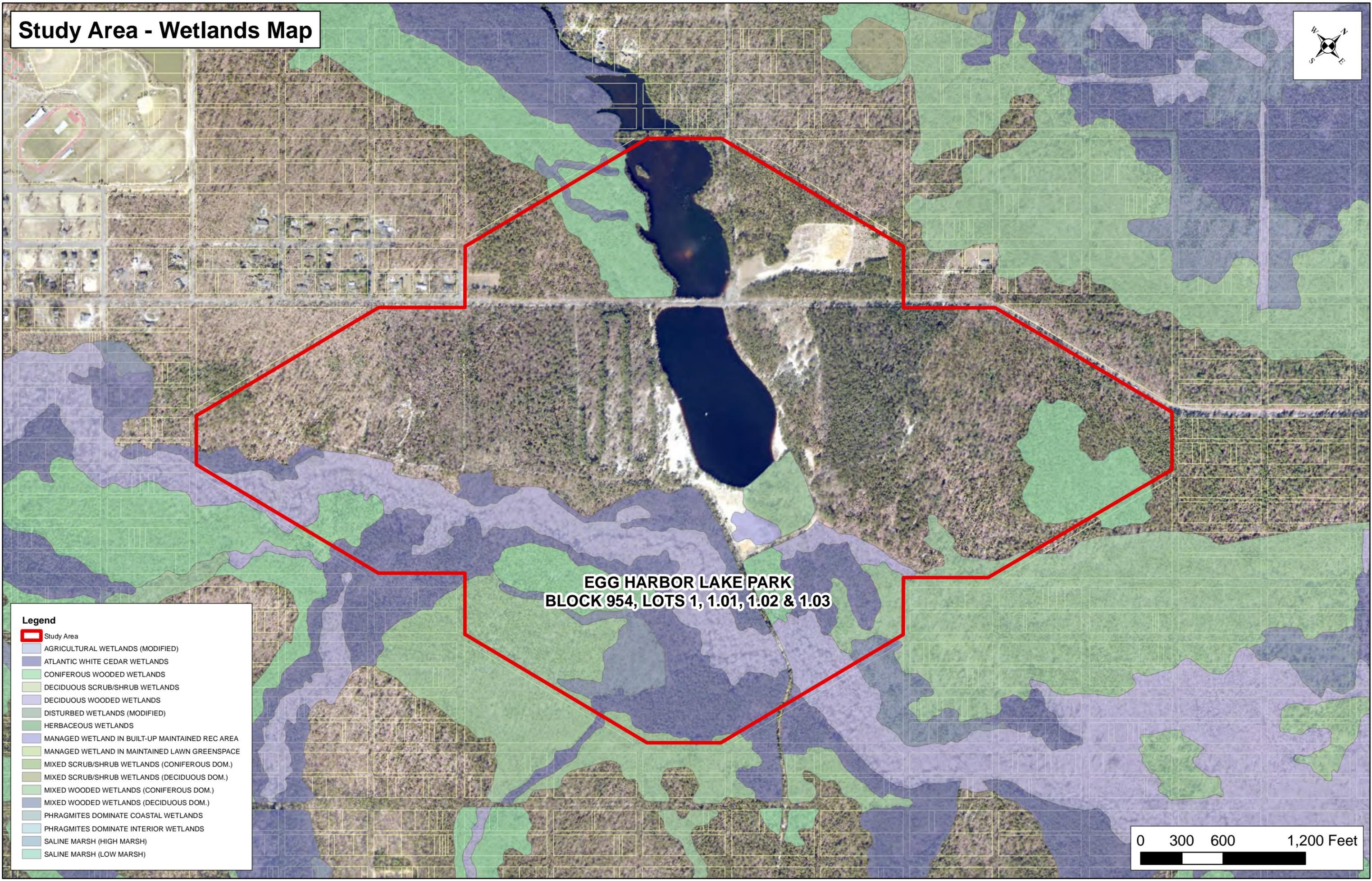
Legend

-  Study Area
- Egg Harbor City Zoning Zone**
-  Commercial Resort Recreation
-  Egg Harbor North Redevelopment Area
-  Forest Residential 20 Acre
-  Single Family Residential 3.2 Acre



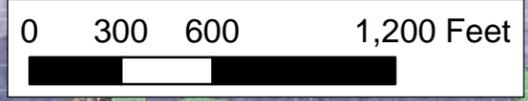
APPENDIX VI – “Study Area – Wetlands Map”

Study Area - Wetlands Map



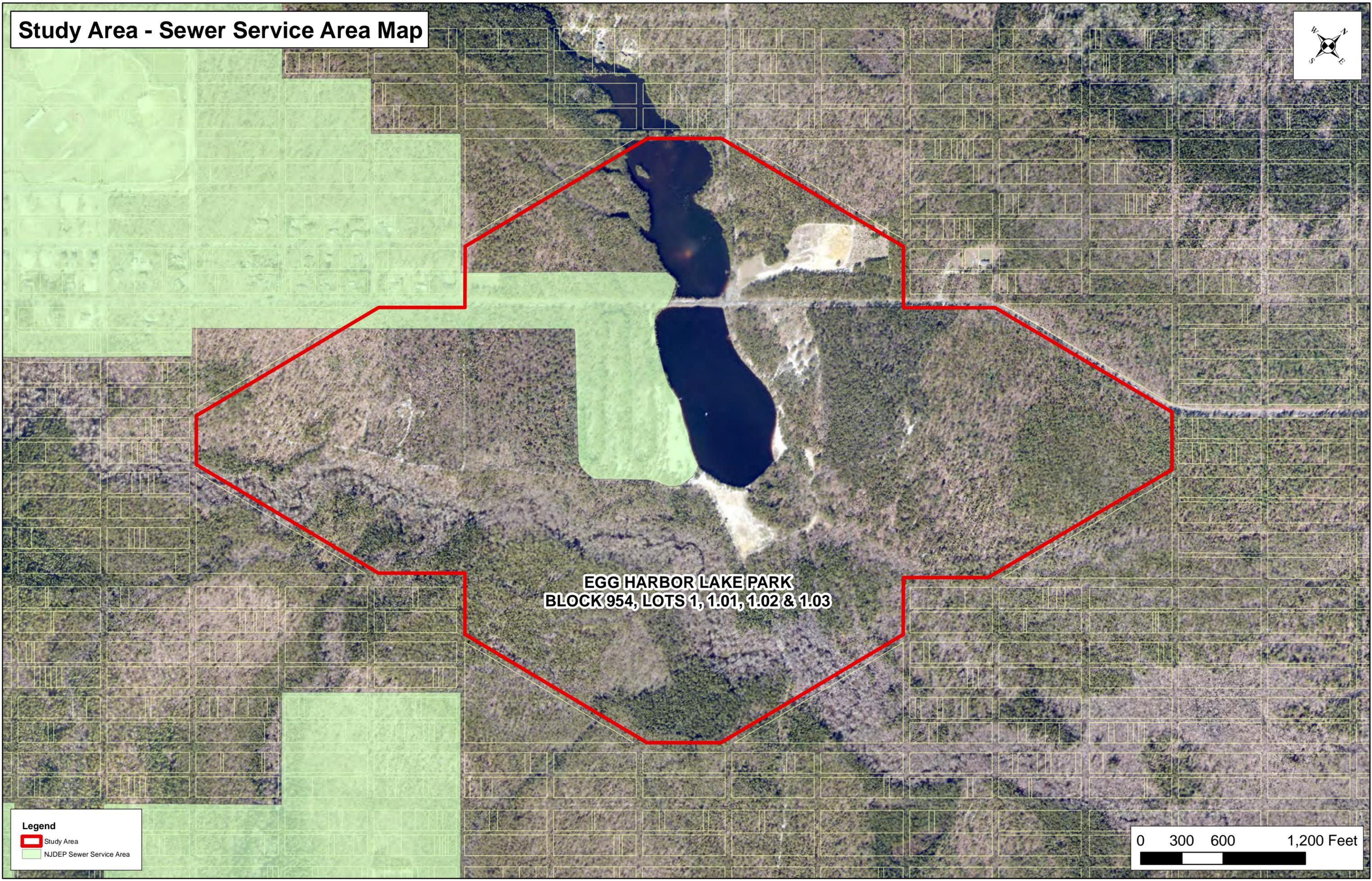
**EGG HARBOR LAKE PARK
BLOCK 954, LOTS 1, 1.01, 1.02 & 1.03**

- 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”

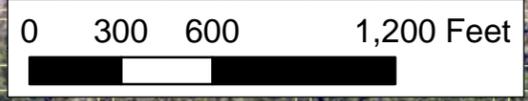
Study Area - Sewer Service Area Map



**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

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

Model: VCS: RC.2
 Bldg Name: Map Page: 32
 Zoning: Year Built: 1960/1960
 Addtl Lot: REF STD, BATHS, SUNRT Interior GOOD
 Land Dim: 370.67 AC NC Exterior GOOD
 Style: NC Layout GOOD

Notes:
 (no sketch thumbnail)
 (no house picture)

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

Floor Area (footprint)					
Item	Bsmnt	First Uppr		Half	
		Floor	Floor	Story	Attic
Totals	0	0	0	0	0

Item	SqFt Living Area		Sketch Areas	
	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
Total Area	

Miscellaneous		Write Ins	
Desc	Number	Desc	Value
Total			

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		Permits	
Date	Number	Description	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	

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
 2500 PHILADELPHIA AVE

Units: 1 Nbhd: Model: VCS: RC.2
 SFLA: 3928 Floor: Bldg Name: Map Page:
 Prop Class: 4A Occupancy: Zoning: Year Built: 1950/1950
 Bldg Class: 10 Addtl Lot: LEASE AGREEMENT MCCI Interior: GOOD
 Bldg Desc: 2SF-BUNGALOW IN Land Dim: 175X150 NC Exterior: GOOD
 Info By: EST INT Style: NC Layout: GOOD

Notes:



(no house picture)

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	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		Sketch Areas	
Item	Area	Description	Sq Ft
First Floor	2,436	A 2S-S	1,152
Upper Floor	1,152	B 1S-S	476
Half Story	340	C 1.5S-S	680
Fin Attic	0	D OP	400
Living Bsmnt	0	E 1S-S	128
Unfin Area (-)	0		
Total Area	3,928		

Attached Items		
Seg	Item	Area
D	OPEN PORCH	400
	Total Area	400

Detached Items		
Desc	Area	
	Miscellaneous	Write Ins
Desc	Number	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 Permits			
Date	Number	Description	Value

Block: 954 Lot: 1.02 Qualifier: Card: 1 Last Sale: for \$Last Sale: for \$Last Sale

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

Units: 1 Nbhd:
 SFLA: 0 Floor:
 Prop Class: 15C Occupancy:
 Bldg Class: 00
 Bldg Desc: FLYING FIELD
 Info By: EST INT

Model: VCS: WL
 Bldg Name: Map Page:
 Zoning: Year Built: 0000/0000
 Addtl Lot: NC Interior
 Land Dim: 22.18AC NC Exterior
 Style: NC Layout

Notes:
 (no sketch thumbnail)
 (no house picture)

Valuation Summary			
	Computed	Override	Summary
Land	17,700		17,700
Improv			
Total	17,700		17,700

Floor Area (footprint)					
Item	Bsmnt	First Uppr		Half	
		Floor	Floor	Story	Attic
Totals	0	0	0	0	0

Item	SqFt Living Area		Sketch Areas	
	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	
Element	Description
Bldg Class	00
Type	
Yr Built	0000/0000
Height	
Style	
Roof Type	
Roof Mat.	
Bsmnt/Fin	

Sales History				
Owner	Date	Book-Page	Price	NU
CITY OF EGG HARBOR CITY		00000-00000		

Assessment History				
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

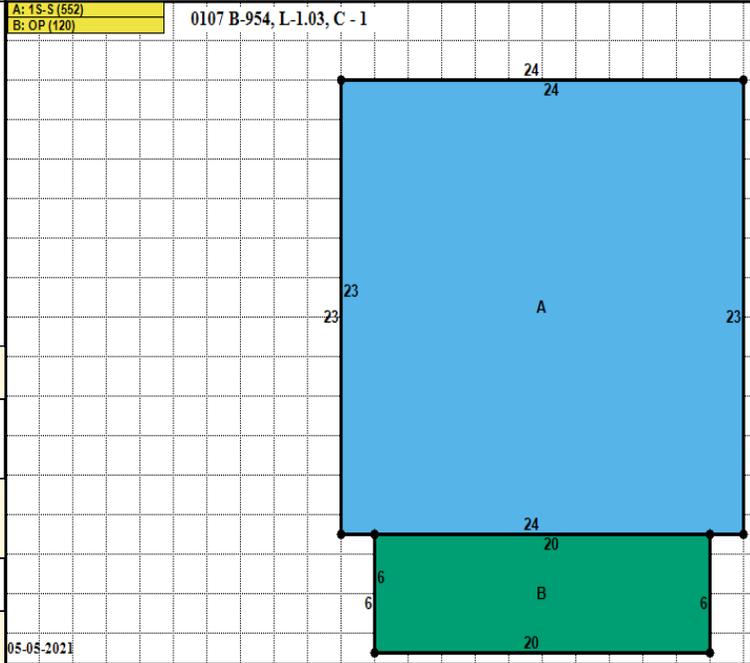
Open		Permits	
Date	Number	Description	Value
02/03/09	09-13	T.POLE	

Block: 954 Lot: 1.03 Qualifier: Card: 1 Last Sale: for \$Last Sale: for \$Last Sale

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:



(no house picture)

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	41,800		41,800
Improv		42,500	42,500
Total	84,300		84,300

Floor Area (footprint)					
Item	Bsmnt	First Floor		Half Attic	
		Floor	Story	Floor	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

05-05-2021

Dwelling Detail	
Element	Description
Bldg Class	10
Type	
Yr Built	1940/1940
Height	
Style	
Roof Type	
Roof Mat.	
Bsmnt/Fin	
Foundation	CONC. SLAB
Fireplace	NONE

Sales History				
Owner	Date	Book-Page	Price	NU
CITY OF EGG HARBOR CITY		00000-00000		

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

Open Permits			
Date	Number	Description	Value