

**TOWNSHIP OF FLORENCE**

**RESOLUTION NO. 2022-91**

**RESOLUTION AUTHORIZING ASSIGNMENT OF AGREEMENT FOR TAX  
EXEMPTION FOR PROJECT FOR PROPERTY LOCATED AT 2001 ROUTE 130,  
BLOCK 159.02, LOTS 6.01, 9 AND 10**

**WHEREAS**, by Ordinance 2021-14, the Township Council the Township of Florence authorized a Five Year Tax Exemption and Abatement Agreement with Sautter Custom Homes, Inc., for a Project to be constructed on Property located at 2001 Route 130, Block 159.02, Lots 6.01, 9 and 10; and

**WHEREAS**, said Agreement allows the Developer, Sautter Custom Homes, Inc., to assign the Agreement to third party, subject to the consent of the Township Council; and

**WHEREAS**, Sautter Custom Homes, Inc. has entered into an Agreement of Sale with Novacart, Inc., a California Corporation with offices at 512 W. Ohio Avenue, Richmond, CA 94804, to purchase the Project at said Property; and

**WHEREAS**, Novacart, Inc. has agreed to abide by the terms of the Five Year Tax Exemption and Abatement Agreement, as well as the Florence Planning Board's Approval Resolution.

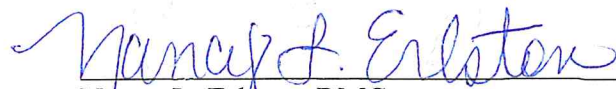
**NOW THEREFORE BE RESOLVED** by the Township Council of the Township of Florence, County of Burlington, New Jersey that the Five Year Tax Exemption and Abatement Agreement entered into with Sautter Custom Homes, Inc., is hereby assigned to the now prospective property owner, Novacart, Inc., a California Corporation, with offices at 512 W. Ohio Avenue, Richmond, CA 94804, subject to the condition that the Novacart shall be responsible to meet the terms and provisions of the Five Year Agreement, and the Planning Board's Approval Resolution.

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I, Nancy L. Erlston, Clerk of the Township of Florence, County of Burlington, State of New Jersey, do hereby certify that the foregoing Resolution is a true copy of the Resolution approved by the Township Council at their April 20, 2022 meeting.



Nancy L. Erlston, RMC  
Township Clerk



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March 30, 2022

File No.: 30382-1

**VIA E-MAIL AND REGULAR MAIL**

Honorable Mayor and Township Council  
Township of Florence  
Florence Township Municipal Building  
711 Broad Street  
Florence, NJ 08518

**Re: Assignment of Five Year Tax Abatement Agreement for 2001 Route 130  
Block 159.02, Lots 6.01, 9 and 10**

Dear Mayor and Council:

This Firm represents Sautter Custom Homes Inc., the owner of the above captioned property. By Ordinance 2021-14, the Township Council approved a Five Year Exemption and Abatement Agreement with my client as a result of its development of the Property described above at 2001 Route 130.

Page 3 of that Agreement specifically provides that:

“Sautter Custom Homes Inc. may sell, or assign, any of its rights to the Project, and this Agreement, provided that the new owner of the Property will continue to use the Property pursuant to the conditions which qualified the Property for the exemption and abatement. Upon such conditions being met, and subject to satisfaction of the provisions of the Approval Resolution and of this Agreement, the Township will consent to a transfer of the Project by Sautter Custom Homes, Inc., to another of its successors or assigns. Further, the Township will consent that upon assumption by the transferee entity, all of Sautter’s obligations, to the extent those obligations relate to the Project as acquired by the transferee under this Agreement and the Approval Resolution, the tax exemption for the Property shall continue to inure to the transferee entity and its respective successors or assigns. Any such transfer by Sautter to a transferee entity shall be subject to this Agreement.”

COUNSEL WHEN IT MATTERS.<sup>SM</sup>

Mount Laurel, New Jersey | Hamilton, New Jersey | Atlantic City, New Jersey | Camden, New Jersey

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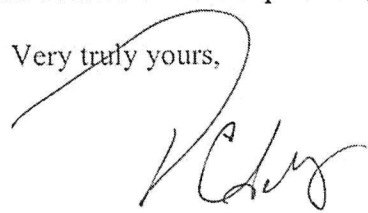
Sautter Custom Homes Inc. contracted with Novacart Inc., 512 W. Ohio Avenue, Richmond, CA 94804, which will purchase the Property. On behalf of Sautter Custom Homes Inc., we respectfully request the governing body approve the assignment of the Five Year Tax Agreement to Novacart Inc.

I enclose herewith both a statement by Giorgio Anghileri, President of B.O.D., Novacart, Inc. expressing its agreement to abide by the terms and conditions of both the Agreement and the Approving Resolution; as well as a draft Assignment Resolution for your consideration in authorizing this Assignment to Novacart Inc. By copy of this letter I am also sending same to your Township Redevelopment Counsel, Thomas Hastie, Esquire for his review and consideration; as well as to the Township Tax Assessor, Thomas Colavecchio.

We respectfully ask that this Resolution be included on the April 6, 2022 Agenda. If the Council wishes us to appear for any questions that may arise regarding this issue, please let me know.

Thanking you in advance for your kind courtesies and cooperation, I remain,

Very truly yours,



JOHN C. GILLESPIE

JCG:jth

Encl.

**VIA E-MAIL ONLY:**

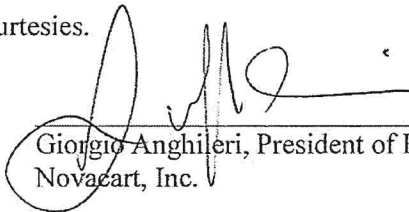
cc: Thomas J. Hastie, Jr., Esquire/Redevelopment Counsel  
Thomas J. Colavecchio, Tax Assessor  
James A. Pizzi, Vice President/COO  
Doron A. Henkin, Esquire

TO: Honorable Mayor and Township Council

FROM: Giorgio Anghileri, President of B.O.D., Novacart, Inc.

Please accept this confirmation, on behalf of Novacart Inc., that Novacart agrees to abide by the provisions of the Five Year Tax Abatement and Exemption Agreement previously entered into by and between the Township of Florence and Sautter Custom Homes Inc., as well as the terms and conditions of the Florence Planning Board's Approval Resolution for this Project at 2001 US Route 130, Florence Township, New Jersey.

We very much look forward to working with the Township in bringing this Project to conclusion, and we thank you for your courtesies.



Giorgio Anghileri, President of B.O.D.  
Novacart, Inc.