

TOWNSHIP OF MAPLEWOOD

NOTICE TO BIDDERS

PLENARY RETAIL CONSUMPTION LIQUOR LICENSE

Notice is hereby given that the Township of Maplewood will be accepting closed bids for the public sale of an additional Alcoholic Beverage Retail Consumption Liquor License. It is the intention of the

Township of Maplewood to issue the License through a Public Sale with a Bid Opening date of March 25, 2020 at 10:00 a.m. prevailing time at the Maplewood Municipal Building, 574 Valley Street,

Maplewood, New Jersey at which time and place bids will be opened and read in public.

The bid package may be secured through the Office of the Maplewood Township Clerk, 973-762-8120.

The following conditions apply and will be strictly adhered to:

1. Minimum bid: \$ \$350,000.00
2. Deposit requirement: 10% of bid amount
3. Payment balance due date: on license transfer.
4. Bank Check required for all payment.
5. A return of the deposit will only be tendered in the event the high bidder fails to qualify as a license holder.
6. License must be used in Maplewood within the Springfield Avenue Special Improvement District, Exhibit A attached.
7. Prospective Bidders may contact Nicole Wallace, Executive Director of the Springfield Avenue Partnership ("SAP") 973-763-6011 or info@springfieldavenue.com, to explore prospective locations.
8. The Maplewood Township Committee reserves the right to reject all bids.
9. The sale may be postponed or canceled at any time prior to the opening of the bids.
10. In the event of high bids in the same amount, the Maplewood Township Committee acting as the Maplewood ABC may award, in its absolute discretion, the license to the high bidder of the ABC's choice.

All bidders must be qualified to have an interest in a retail license under the standards of the Alcoholic Beverage Control Act and Municipal Ordinances. Bidders should certify that she/he knows of no reason why she/he would be disqualified from holding an interest in a retail liquor license and she/he meets all of the special conditions and requirements stated in the notice.

The ultimate issuance of a license is subject to the payment of the total bid price, payments of any State and local fees and the satisfactory outcome of an investigation of the source of funds and criminal

background checks, as well as compliance with all other regulations. The high bidder will promptly file a license application and submit all required related documents. It is during this part of the process that a proposed location of the license, if any, is considered. All funds derived from the sale of the license belong to the municipality, except for the annual State fee which is separate.

Bids must be enclosed in a sealed envelope and plainly marked as follows:

- (1) Addressed to Owner, Elizabeth J. Fritzen, Township Clerk
Township of Maplewood
574 Valley Street
Maplewood, NJ 07040
- (2) Bearing the name and address of the bidder written on the face of the envelope and
- (3) Clearly marked "BID" with the title: Maplewood Plenary Retail Consumption Liquor License

BY ORDER OF THE MAPLEWOOD TOWNSHIP COMMITTEE/LOCAL A.B.C.
Elizabeth J. Fritzen, R.M.C., C.M.C., C.M.R.
Township Clerk
Secretary To The Local A.B.C.

To be published on or about February 20, 2020 and February 27, 2020 in the Maplewood South Orange News Record, the Star Ledger, TAP, Village Green, Patch, MuniBid, Bizquest.com, NJbiz.

Block	Lot	Qualifier	Owner Name	Property Location	Property Class	Land Value	Improvement Value	Net Value
21.01	256		SELF-MADE ENTERPRISES, INC	1930-38 SPRINGFIELD AVE	4A	325,600	764,000	1,089,600
21.01	257		K & U INCORPORATED	1942-48 SPRINGFIELD AVE	4A	335,200	459,100	794,300
21.02	301		PFTK LLC	1958 SPRINGFIELD AVENUE	4A	327,100	502,100	829,200
21.02	302		APPOUH, AGYEMAN	1962 SPRINGFIELD AVENUE	4A	267,000	433,900	700,900
21.02	304		BRAVOCO, CHARLES & KAREN	1968-72 SPRINGFIELD AVE	4A	227,900	624,900	852,800
21.07	384		MAPLEWOOD FUEL LLC,	2016-28 SPRINGFIELD AVE	4A	368,000	709,000	1,077,000
21.07	387		SRI LAXMI LLC,	2008-2014 SPRINGFIELD AVE	4A	308,000	536,100	844,100
21.07	406		TOWNSHIP OF MAPLEWOOD	1978 SPRINGFIELD AVENUE	15C	99,000	215,500	314,500
21.07	407		1982 SPRINGFIELD AVE. LLC	1982 SPRINGFIELD AVENUE	4A	300,400	699,600	1,000,000
21.07	409		OKEKE-IGBOKWE, IRENE	1984 SPRINGFIELD AVENUE	4A	150,000	459,900	609,900
21.07	411		YONADI, ALBERT II & JACQUELINE	1988 SPRINGFIELD AVENUE	4A	150,000	404,100	554,100
21.07	417		PHARMA TECH, LLC	2000-06 SPRINGFIELD AVE	4A	300,000	212,300	512,300
22.01	276		MAPLEWOOD 19 LLC,	1906-14 SPRINGFIELD AVE	4A	311,600	788,400	1,100,000
22.02	255		11 REALTY MANAGEMENT, LLC	1886-1900 SPRINGFIELD AVE	4A	417,800	1,810,300	2,228,100
22.02	259.01		EMN INVESTMENTS, INC	83 PARK AVENUE	2	142,000	158,200	300,200
28.03	178		MAPLEWOOD PROPERTIES, LLC	1882 SPRINGFIELD AVENUE	4A	232,500	371,200	603,700
28.03	179		1878 SPRINGFIELD, LLC	1878-80 SPRINGFIELD AVE	4A	150,000	899,700	1,049,700
28.03	180		BOBROW,HAROLD	1874-76 SPRINGFIELD AVE	4A	150,000	845,000	995,000
28.03	181		SPRING MAPLE LLC,	1866-72 SPRINGFIELD AVE	4A	300,000	1,000	301,000
28.05	165		MAPLEWOOD REALTY, LLX	1860 SPRINGFIELD AVENUE	4C	300,000	4,178,700	4,478,700
28.05	167		NNN REAL ESTATE,LLC C/O ROSENBERG	1848-52 SPRINGFIELD AVE	1	225,000	0	225,000
28.05	169		WILLIAMS, DIONE M.-2ND FL RIGHT	1844-46 SPRINGFIELD AVE	4A	150,000	554,000	704,000
28.05	170		NNN REAL ESTATE, LLC C/O ROSENBERG	1830-40 SPRINGFIELD AVE	4A	350,000	347,300	697,300
28.07	149		CHAPIN BERKLEY ASSOC. LP	1824 SPRINGFIELD AVENUE	4A	142,500	11,800	154,300
28.07	150		1802 SPRINGFIELD LLC	1818-20 SPRINGFIELD AVE	4A	142,500	11,800	154,300
28.07	151		1802 SPRINGFIELD LLC	1802-16 SPRINGFIELD AVE	4A	396,000	1,650,700	2,046,700
28.07	155		1796 SPRINGFIELD AVE MAPLEWOOD, LLC	1796-1800 SPRINGFIELD AVE	4A	300,000	181,500	481,500
29.01	499		FELLOWES, INC.	1969-73 SPRINGFIELD AVE	4A	207,900	955,400	1,163,300
29.01	502		ANSELM, E & A & T & L ANSELM	1975 SPRINGFIELD AVENUE	4A	125,400	263,400	388,800
29.01	503		ANSELM, EUSTACE AND THOMAS	1977 SPRINGFIELD AVENUE	4A	99,000	503,200	602,200
29.01	503.01		BUKON LLC,	1979 SPRINGFIELD AVENUE	4A	115,900	200,400	316,300
29.01	522		WALLEN,MARVEN H & ELEANOR K	1981-87 SPRINGFIELD AVE	4A	231,700	317,700	549,400
29.01	526		ST. THOMAS & ST. KARAS,LLC	1989-99 SPRINGFIELD AVE	4A	318,200	1,151,100	1,469,300
29.02	464		R. & B. TUNES, L.L.C.	1949-53 SPRINGFIELD AVE	4A	245,800	18,700	264,500
29.02	467		SOVAN ASSOCIATES, LLC	1955-59 SPRINGFIELD AVE	4A	341,300	726,700	1,068,000
29.03	412		ZWILLMAN, EVAN W.	1929-31 SPRINGFIELD AVE	4A	169,900	225,100	395,000
29.03	414		R&B TUNES, L.L.C.	1933-43 SPRINGFIELD AVE	4A	348,100	918,000	1,266,100
29.04	536		DESOUZA,JOSE DANTAS &MARIA DIAS	2017 SPRINGFIELD AVENUE	1	264,900	0	264,900
29.07	233		WERNER, WALLACE C/O WERNER,STUART	1885 SPRINGFIELD AVENUE	4A	225,000	940,300	1,165,300
29.07	236		HIENVY LLC,	1891 SPRINGFIELD AVENUE	4A	150,000	432,200	582,200
29.07	238		A SISTAH'S ART GALLERY, INC.	1895-97 SPRINGFIELD AVE	4A	150,000	421,300	571,300
29.07	240		RYBAK, HENRY & MARIA	1899 SPRINGFIELD AVENUE	4A	75,000	300,000	375,000
29.07	241		PATEL,BHARATKUMAR &BINTABEN H	1901-03 SPRINGFIELD AVE	4A	150,000	291,400	441,400
29.07	243		RICCIARDI,W J + R L RICCIARDI	1905-09 SPRINGFIELD AVE	4A	180,000	906,800	1,086,800
29.07	246		RICCIARDI BROTHERS,INC	1911-17 SPRINGFIELD AVE	4A	340,000	445,400	785,400
29.07	250		NORTHSTAR EQUITIES LLC,	1919-23 SPRINGFIELD AVE	4A	219,500	630,500	850,000
29.07	253		RICCIARDI BROTHERS,INC	1925-27 SPRINGFIELD AVE	4A	144,700	214,200	358,900

29.12	1	MOLOKWU, GODWIN O	1841 SPRINGFIELD AVENUE	4A	75,000	394,800	469,800
29.12	2	TAN, SEN-JOEN & HWAT-JUN	1843-45 SPRINGFIELD AVE	4A	150,000	302,100	452,100
29.12	4	CUMBERTON,L & TRIMARCO, K & EVANS,J	1847-49 SPRINGFIELD AVE	4A	150,000	236,600	386,600
29.12	6	ELITE PLAZA SUITE LLC	1851-57 SPRINGFIELD AVE	4A	300,000	901,200	1,201,200
29.12	10	BOBROW, HAROLD	1859-61 SPRINGFIELD AVE	4A	150,000	675,000	825,000
29.12	12	CRADEN, ROBERT D & KAREN M	1863 SPRINGFIELD AVENUE	4A	71,300	244,000	315,300
29.12	13	5 GOULD LLC,	1873 SPRINGFIELD AVENUE	4A	325,000	775,000	1,100,000
29.12	18	GREEN LIGHT REALTY GROUP,LLC	1875 SPRINGFIELD AVENUE	4A	75,000	309,600	384,600
29.12	19	SPRINGFIELD AVE MANAGEMENT LLC	1877-79 SPRINGFIELD AVE	4A	138,000	742,100	880,100
29.12	21	SPRINGFIELD AVE MANAGEMENT LLC	1881-83 SPRINGFIELD AVE	4A	162,000	1,111,200	1,273,200
30.01	107	TUWIT LLC	1782-92 SPRINGFIELD AVE	4A	350,000	358,900	708,900
30.01	113	PENN TOOL COMPANY	1772-80 SPRINGFIELD AVE	4A	325,000	465,300	790,300
30.02	118	1752 SPRINGFIELD AVE, LLC	1752-68 SPRINGFIELD AVE	4A	430,000	1,803,300	2,233,300
30.04	129	1734 SPRINGFIELD AVE CO EQUITY MGMT	1734-44 SPRINGFIELD AVE	4A	609,200	77,600	686,800
30.04	135	1722 SPRINGFIELD AVE, LLC.	1730-1732 SPRINGFIELD AVE	4A	180,000	460,100	640,100
30.04	137	1722 SPRINGFIELD AVE, LLC.	1724-1728 SPRINGFIELD AVE	4A	181,400	14,400	195,800
30.04	140	1722 SPRINGFIELD AVE, LLC.	1722 SPRINGFIELD AVENUE	4A	104,300	8,200	112,500
30.04	141	LEE, WE SOUK & SHIN LEE	1718-20 SPRINGFIELD AVE	4A	114,000	403,000	517,000
30.04	143	1712 MAPLEWOOD LLC,	1712 SPRINGFIELD AVENUE	4A	303,000	843,500	1,146,500
31.05	1	1611 SPRINGFIELD AVE ASSOC LLC	1609-19 SPRINGFIELD AVE.	4A	376,700	1,081,200	1,457,900
31.05	4	RSJ PROPERTY LLC,	1607 SPRINGFIELD AVENUE	4A	84,000	256,000	340,000
31.05	5	OSWALD FRANCIS MINISTRIES	1603 SPRINGFIELD AVENUE	4A	243,000	444,900	687,900
31.05	16	MINGO, TIMMIE LEE & LISA WILLIAMS	1573 SPRINGFIELD AVENUE	4A	93,800	234,400	328,200
31.05	17	HART,KENNETH	1571 SPRINGFIELD AVENUE	1	161,800	0	161,800
31.05	18.01	1565 Z PROPERTIES LLC CO MR. SMITH	1565 SPRINGFIELD AVENUE	4A	255,000	249,500	504,500
31.05	19.01	BANDI MANAGEMENT, LLC	1561 SPRINGFIELD AVENUE	4A	74,800	245,200	320,000
31.05	20	BANDI MAPLEWOOD, LIM,	1555 SPRINGFIELD AVENUE	4A	228,000	522,000	750,000
31.05	20.01	1549 LLC,	1549 SPRINGFIELD AVENUE	4A	102,500	57,900	160,400
31.34	81	1546 SPRINGFIELD LLC, CO WEI YAN	1546 SPRINGFIELD AVENUE	4A	169,300	43,300	212,600
31.34	82	DC PROPERTIES LLC,	1552 SPRINGFIELD AVENUE	4A	150,000	415,400	565,400
31.34	86	FASEHUN, LOLA	1560-62 SPRINGFIELD AVE	4A	150,000	147,100	297,100
31.34	88	FASEHUN, LOLA	1564 SPRINGFIELD AVENUE	4A	142,500	11,400	153,900
31.34	90	LOCAL 108 REALTY CORP.	1568-76 SPRINGFIELD AVE	4A	325,000	802,900	1,127,900
31.34	98	CHURCH OF LATTER-DAY SAINTS/TAX.ADM	1584-96 SPRINGFIELD AVE	15D	1,087,400	2,851,700	3,939,100
31.34	106	NEHRCO ENTERPRISES, LLC	1628-34 SPRINGFIELD AVE	4A	403,900	786,600	1,190,500
31.34	114	TOWNSHIP OF MAPLEWOOD	1614-18 SPRINGFIELD AVE	15C	609,200	9,258,400	9,867,600
44.01	236	SUMMER STARS REALTY,LLC,	1443 SPRINGFIELD AVENUE	4A	134,000	19,200	153,200
44.01	237	SUMMER STARS REALTY,LLC,	1451 SPRINGFIELD AVE	4A	270,500	329,500	600,000
44.01	238	RABINOVICH,GREGORY + SOPHIA	1453 SPRINGFIELD AVENUE	4A	163,100	119,900	283,000
44.01	238.01	NAN-JO REALTY CO	1457 SPRINGFIELD AVENUE	4A	99,900	10,100	110,000
44.01	239	NAN-JO REALTY CO/RICHARD'S SERV STA	1465 SPRINGFIELD AVENUE	4A	392,800	834,000	1,226,800
44.01	246.01	LMD ENDERLE DEVELOPM,LLC CO CROWELL	1469 SPRINGFIELD AVENUE	4A	113,800	10,100	123,900
44.01	247	LMD ENDERLE DEVELOPM,LLC CO CROWELL	1473 SPRINGFIELD AVENUE	4A	309,000	517,300	826,300
44.02	2	MAPLEWOOD URBAN RENE,	186-238 BOYDEN AVENUE	4C	7,050,000	0	7,050,000
44.02	50	N J TRANSIT % ENG. SOLVE UBAR-14	1442-1490 SPRINGFIELD AVE	15C	3,630,000	15,251,200	18,881,200
45.05	352	EMPIRE MEDICAL GROUP	262-268 BOYDEN AVENUE	4A	459,000	903,800	1,362,800
45.05	353	MAP ENTERPRISES, INC,CO PRIDY	1545 SPRINGFIELD AVENUE	4A	234,000	836,000	1,070,000
45.05	358	LACEY WOODE ASSOCIAT,	1529-33 SPRINGFIELD AVE.	4A	350,000	352,800	702,800

45.05	360	DOUMANIS, IOANNIS & LEE	1539 SPRINGFIELD AVENUE	4A	187,500	587,500	775,000
45.05	363	BANK OF AMERICA/COR.REAL EST.ASSESS	1521-1527 SPRINGFIELD AVE	4A	350,000	720,000	1,070,000
45.06	414	BANK OF AMERICA/COR.REAL EST.ASSESS	1495 SPRINGFIELD AVENUE	4A	256,300	118,200	374,500
47.04	144	WALGREEN 13686 CO ECOVA, INC MS3047	1633 SPRINGFIELD AVENUE	4A	570,300	4,179,700	4,750,000
47.04	160	POPLAWSKY, ROSE (TRSUTEE)	1657 SPRINGFIELD AVENUE	4A	150,000	628,300	778,300
47.04	162	DE CROCE,ANTHONY	1653-55 SPRINGFIELD AVE	4A	150,000	423,300	573,300
47.04	164	WOLVERINE CAR REALTY,LLC	1647 SPRINGFIELD AVENUE	4A	246,300	406,700	653,000
48.47	1	TITAN MANAGEMENT GROUP LLC	50-58 BURNETT AVENUE	4A	1,496,000	7,284,400	8,780,400
48.47	1.01	TITAN MANAGEMENT GROUP LLC	62 BURNETT AVE	4A	60,000	12,000	72,000
48.47	134	WOOLLEY FUEL CO	4-8 BURNETT AVENUE	4A	149,200	375,800	525,000
48.47	138	HILTON PROPERTIES,LLC	24-34 BURNETT AVENUE	4A	600,000	384,700	984,700
49.01	440	1811 SPRINGFIELD AVENUE L.L.C.	1797-1803 SPRINGFIELD AVE	4A	300,000	502,700	802,700
49.01	444	1811 SPRINGFIELD AVENUE L.L.C.	1807 SPRINGFIELD AVENUE	4A	150,000	269,800	419,800
49.01	446	1811 SPRINGFIELD AVENUE, L.L.C.	1809 SPRINGFIELD AVENUE	4A	150,000	747,000	897,000
49.01	448	1813 SPRINGFIELD AVENUE, LLC	1813 SPRINGFIELD AVENUE	4A	75,000	356,100	431,100
49.01	449	1815 SPRINGFIELD AVE ASSOC., LLC	1815-17 SPRINGFIELD AVE	4A	150,000	525,000	675,000
49.01	451	NW KENDALL PROP INC/BURGER KING COR	1819-33 SPRINGFIELD AVE	4A	400,000	684,900	1,084,900
49.01	459	XIN NING LLC,	1835-39 SPRINGFIELD AVE	4A	225,000	302,400	527,400
49.06	254	BHARRAT, LIONEL	1753 SPRINGFIELD AVENUE	4A	75,000	638,700	713,700
49.06	255	1755 SPRINGFIELD AVE REALTY LLC	1755 SPRINGFIELD AVENUE	4A	75,000	555,700	630,700
49.06	256	MEGA REALTY GROUP LL,	1757-61 SPRINGFIELD AVE	4A	225,000	312,400	537,400
49.06	259	1763 SPRINGFIELD PROPERTIES LLC	1763-65 SPRINGFIELD AVE	4A	150,000	261,400	411,400
49.06	261	KATZ FAMILY LTD. PARTNERSHIP	1767-71 SPRINGFIELD AVE	4A	225,000	368,300	593,300
49.06	264	MOHABIR, MOOLCHAND & LOLITA	1775 SPRINGFIELD AVENUE	4A	150,000	532,600	682,600
49.06	266	MOHABIR, MOOLCHAND & LOLITA	1777 SPRINGFIELD AVENUE	1	60,000	0	60,000
49.06	267	1779 SPRINGFIELD AVE,LLC	1779 SPRINGFIELD AVENUE	4A	75,000	150,400	225,400
49.06	268	SUPREME DENTAL ASSOC, LLC	1781-83 SPRINGFIELD AVE	4A	150,000	397,700	547,700
49.06	270	MOLOKWU, GODWIN	1785-87 SPRINGFIELD AVE	4A	150,000	304,900	454,900
49.06	272	LASSER, DONALD V & MARIANNA	1789 SPRINGFIELD AVENUE	4A	75,000	193,700	268,700
49.06	273	LASSER, DONALD V & MARIANNA	1791 SPRINGFIELD AVENUE	4A	65,300	5,800	71,100
49.06	274	ICE HOUSE INVESTMENT, LLC	1793-95 SPRINGFIELD AVE	4A	150,000	423,300	573,300
49.10	103	1713 SPRINGFIELD AVE CO EQUITY MGMT	1707-21 SPRINGFIELD AVE	4A	500,000	1,665,100	2,165,100
49.10	114	NGUYEN, MUOI	1729 SPRINGFIELD AVENUE	4A	75,000	143,000	218,000
49.10	115	HADCO ASSOCIATES LLC,	1731 SPRINGFIELD AVENUE	4A	75,000	217,700	292,700
49.10	116	CANEVIEW PROPERTIES LLC	1733-35 SPRINGFIELD AVE	4A	150,000	631,900	781,900
49.10	118	AWI CAPITAL, LLC.	1737-39 SPRINGFIELD AVE	4A	150,000	295,300	445,300
49.10	120	PAUL, MARIE R.	1743 SPRINGFIELD AVENUE	4A	75,000	214,100	289,100
49.10	121	FRASER, CARLYLE & GALE	1745 SPRINGFIELD AVENUE	2	110,000	117,000	227,000
49.10	122	QI, PAUL	1747 SPRINGFIELD AVENUE	4A	225,000	531,700	756,700
49.14	1	POPLAWSKY, NICOLAS & ROSE	1667 SPRINGFIELD AVENUE	4A	150,000	100,800	250,800
49.14	3	1669 SPRINGFIELD AVENUE	1669 SPRINGFIELD AVENUE	4A	150,000	616,900	766,900
49.14	5	LULU AFFILIATES LLC,	1673 SPRINGFIELD AVENUE	4A	75,000	195,000	270,000
49.14	6	RIVCO GROUP L.L.C.	1675 SPRINGFIELD AVENUE	4A	75,000	195,000	270,000
49.14	12.01	ELITE PROPERTIES	1701 SPRINGFIELD AVE	4C	870,000	4,230,000	5,100,000
49.14	20	RYCHOK, PETER & WITTER, CHRISTINE	1703-05 SPRINGFIELD AVE	4A	150,000	498,900	648,900
Totals					43,147,500.00	106,715,400.00	#####

Block/Lot/Qual Range: First to Last

Property Class Range: First to Last
Assessed Value Range: First to Last
Special Tax Code Range: S01 to S01
User Code Range: First to Last

Net Tax Range: First to Last
Assessed Value/Special Tax Code/Deduction Year: 2019