

**SOUTH PEMBERTON ROAD PRELIMINARY INVESTIGATION & STUDY
AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT**

LONG-TERM TAX EXEMPTIONS AND PILOTS

Long Term Tax Exemptions are permitted in Redevelopment Areas and may be granted to a qualified "Urban Renewal Entity", approved by the NJ Department of Community Affairs, for the following

- a. Redevelopment projects;
 - b. Projects for the relocation of residents displaced by redevelopment; and
 - c. Low-and moderate-income housing projects.
- May be provided for a period up to 30 years from the completion of the projects, or not more than 35 years from the execution of the financial agreement between the Township and the Urban Renewal Entity.
 - Applies only to the value of new improvements constructed as part of a Redevelopment Project, and not for previously constructed buildings or improvements or the value of the land.
 - In order to obtain an exemption, an Urban Renewal Entity is required to submit an application to the Township, which must be approved by resolution of the Township Committee.
 - Urban Renewal Entities may be either nonprofit corporations or limited-dividend entities with profits capped at 10%.

Instead of paying local property taxes, an Urban Renewal Entity receiving a long-term tax exemption pays an annual service charge to the Township as a Payment in Lieu of Taxes (PILOT). Municipalities are not required to share PILOT property tax revenues with the school district. PILOTS are established as part of a written agreement between the Township and the designated Redeveloper and are calculated in either of 2 ways:

1. A charge up to 2% of the total project cost (TPC), or
2. A percentage of the project's annual gross revenue (AGR) of no more than 15% for low-and moderate-income housing projects, no less than 10% for office projects, and no less than 15% for all other projects

RESOLUTION 2021-079

TOWNSHIP OF SOUTHAMPTON

**RESOLUTION ACCEPTING THE PLANNING BOARD
RECOMMENDATION FOR CERTAIN LOTS NEAR AND AROUND ROUTE
38 AND ROUTE 530 TO BE DESIGNATED A NON-CONDEMNATION AREA
IN NEED OF REDEVELOPMENT**

WHEREAS, the Southampton Township Committee authorized and directed the Township Planning Board to conduct a preliminary redevelopment investigation to determine whether certain properties within the municipality qualified under the statutory criteria as an “area in need of redevelopment”, or alternatively, as an “area in need of rehabilitation”, within the meaning and intendment of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (the “Study Area”); and

WHEREAS, the properties in question, and comprising the “Study Area” are known and identified as:

Block Lots

403	1. 1.04-1.06, 9-12, 12.01-12.05, 13-18, 18.01 and 19
404	1, 2, 2.01, 2.02, 3, 4, 5, 6, 7, 7.01, 7.02, 8, 8.01, 9, 9.01, 9.02 10 (p/o), 17 and 19
507	11, 11.01, 12-20, 20.01, 21-27, 27.01 and 28-32
508	1, 2, 3 (p/o), 16-19, 19.01 and 20-22
509	12 and 13
510	1, 2, 3 and 13
602	10 (p/o), 11 (p/o), 11.01, 11.02, 12-13, 14.01 and 14.02
701	1.02 and 4.01 (p/o)

WHEREAS, the Township Planning Board conducted a public hearing on the matter on July 15, 2021, as a result of which hearing, the Planning Board made recommendations to the Township Committee regarding the Study Area; and

WHEREAS, the designation of the area will allow a redeveloper develop the otherwise constrained land for commercial uses improving the value of the lands and providing much needed commercial development to the Township; and

WHEREAS, the Planning Board recommends that the Area of Study be classified as a Non-Condemnation Area in Need of Redevelopment and that standards be established to promote future commercial development on this site; and

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Southampton, County of Burlington, State of New Jersey, as follows:

1. The Township incorporates the foregoing recitals as the factual predicate, along with those set forth below, for the adoption of this Resolution.

2. The Township Committee hereby reaccepts the recommendations of the Planning Board regarding the geographical boundaries that will define the proposed Redevelopment Area as an "Area in Need of Redevelopment" made of the following Blocks and Lots:

Block	Lots
403	1. 1.04-1.06, 9-12, 12.01-12.05, 13-18, 18.01 and 19
404	1, 2, 2.01, 2.02, 3, 4, 5, 6, 7, 7.01, 7.02, 8, 8.01, 9, 9.01, 9.02 10 (p/o), 17 and 19
507	11, 11.01, 12-20, 20.01, 21-27, 27.01 and 28-32
508	1, 2, 3 (p/o), 16-19, 19.01 and 20-22
509	12 and 13
510	1, 2, 3 and 13
602	10 (p/o), 11 (p/o), 11.01, 11.02, 12-13, 14.01 and 14.02
701	1.02 and 4.01 (p/o)

3. That the Redevelopment Area incorporating the above Blocks and Lots shall be known as the South Pemberton Road Redevelopment Area."

4. The designation provided herein is considered a non-condemnation area of redevelopment.

BE IT FURTHER RESOLVED that the Planning Board will be instructed to develop standards for this redevelopment area which will support appropriate economic

revitalization of the Study Area as potential developers propose concepts to the Township Committee; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Township Planning Board, to the Burlington County Office of Land Use Planning, to the Department of Community Affairs; that a copy be posted on the municipal bulletin board; and that a copy be published in the *Burlington County Times* within fourteen (14) days of the date of the adoption of this Resolution.

ACTION:

Motion made by:

Mikulski

Motion seconded by:

Rossell

VOTE:

Deputy Mayor Heston:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Abstain	<input type="radio"/> Not Present
Committeeman Raftery:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Abstain	<input type="radio"/> Not Present
Committeewoman Rossell:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Abstain	<input type="radio"/> Not Present
Committeeman Young, Sr.:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Abstain	<input type="radio"/> Not Present
Mayor Mikulski:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Abstain	<input type="radio"/> Not Present

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true copy of the Resolution adopted by the Southampton Township Committee at their meeting held on July 20, 2021.


Kathleen D. Hoffman, RMC
Township Clerk/Administrator

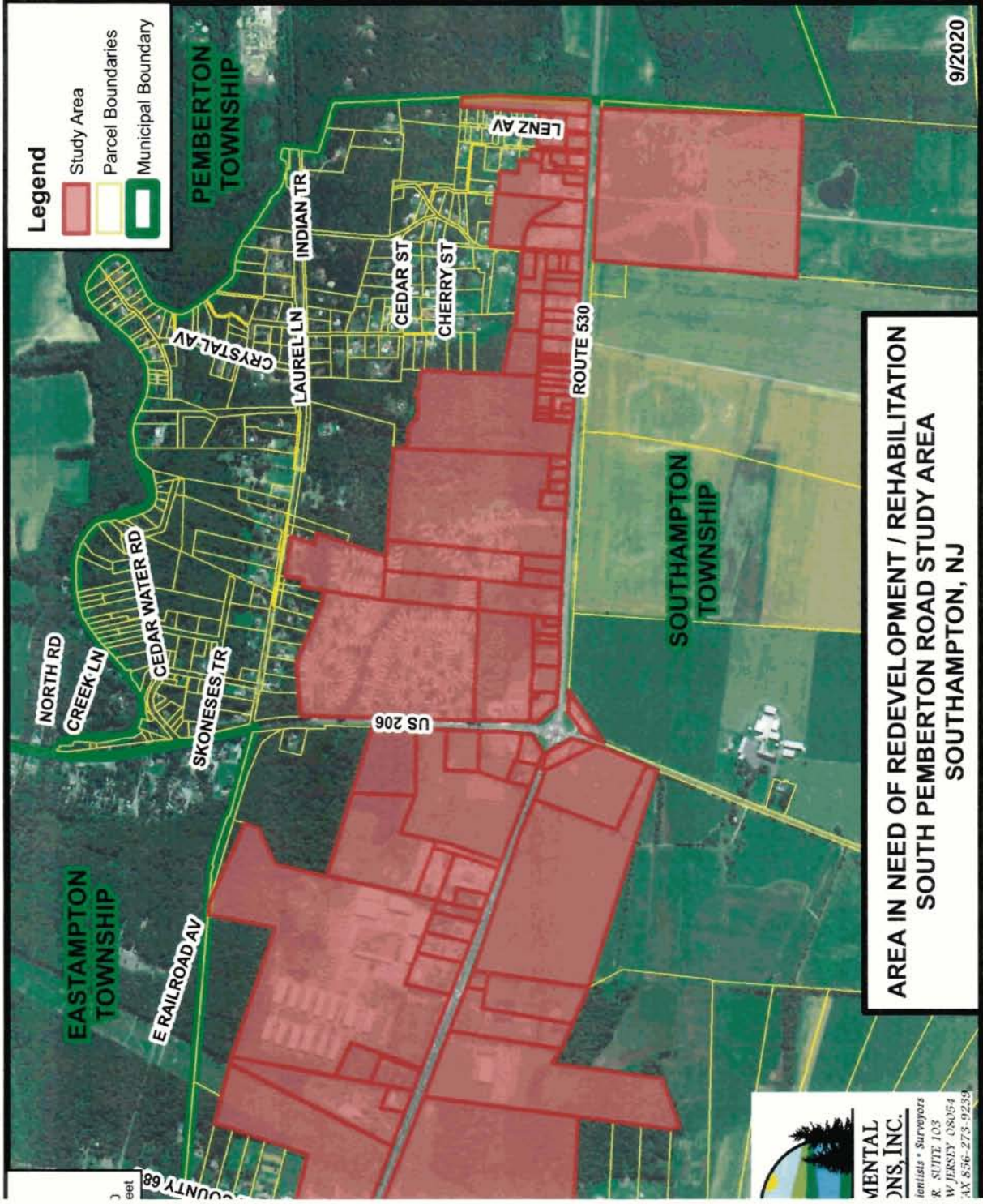


Exhibit D

Estimated Unpledged Annual Service Charge

PILOT Year	Total Annual Service Charge (PSF)	Annual Service Charge (PSF)
1	\$1.35	\$374,692.50
2	\$1.38	\$382,186.35
3	\$1.40	\$389,830.08
4	\$1.43	\$397,626.68
5	\$1.46	\$405,579.21
6	\$1.49	\$413,690.80
7	\$1.52	\$421,964.61
8	\$1.55	\$430,403.90
9	\$1.58	\$439,011.98
10	\$1.61	\$447,792.22
11	\$1.65	\$456,748.07
12	\$1.68	\$465,883.03
13	\$1.71	\$475,200.69
14	\$1.75	\$484,704.70
15	\$1.78	\$494,398.80
16	\$1.82	\$504,286.77
17	\$1.85	\$514,372.51
18	\$1.89	\$524,659.96
19	\$1.93	\$535,153.16
20	\$1.97	\$545,856.22
21	\$2.01	\$556,772.24