

**TOWNSHIP OF FRANKLIN  
GLOUCESTER COUNTY, NEW JERSEY**

**ORDINANCE #2-21**

**AN ORDINANCE RATIFYING APPROVALS FOR  
THE TAX EXEMPTION AND ABATEMENT APPLICATIONS  
PURSUANT TO N.J.S.A. 40A: 21-1, ET SEQ.**

**WHEREAS**, pursuant to N.J.S.A. 40A:21-1, et seq., a municipality having within its corporate limits areas in need of rehabilitation may, by ordinance, provide for the exemption and/or abatement of real property taxes, to encourage and provide incentives for the construction and rehabilitation of multiple dwellings, mixed use structures and industrial and commercial structures; and

**WHEREAS**, the Township of Franklin re-adopted and reimplemented a Tax Abatement Ordinance on April 10, 2012, by Ord. No. O-7-12 (attached as Exhibit "A"); and

**WHEREAS**, Starr General Contracting Corporation ("Starr") submitted an application for property known as Block 2103, Lot 28, in the Township of Franklin, in accordance with the Exemption Law; and

**WHEREAS**, the governing body of the Township of Franklin adopted Resolution 248-16 (attached as Exhibit "B") approving the application for Tax Abatement submitted by Starr and authorizing the Township of Franklin through its proper officers to enter into a written agreement with the applicants for the abatement of local real estate property taxes; and

**WHEREAS**, an application was submitted on behalf of All American Farms for property known as Block 2302, Lot 30.01, in the Township of Franklin, in accordance with the Exemption Law; and

**WHEREAS**, the governing body of the Township of Franklin adopted Resolution 249-16 (attached as Exhibit "C") approving the application for Tax Abatement submitted on behalf of All American Landscaping and authorizing the Township of Franklin through its proper officers to enter into a written agreement with the applicants for the abatement of local real estate property taxes; and

**WHEREAS**, on June 14, 2017, Brian McDowell ("McDowell") submitted an application for Tax Abatement for property known as Block 2201, Lot 27 in the Township of Franklin, in accordance with the Exemption Law; and

**WHEREAS**, the Township did not take formal action to approve the McDowell application, however, the County Tax Assessor had listed the property appreciated as approved; and

**WHEREAS**, Ordinance 7-12 requires approval of the tax abatements be perfected by way of Ordinance; and

**WHEREAS**, pursuant to Chapter 346-14-D of the Franklin Township Code ("Code"), upon approval of an ordinance authorizing an agreement for tax abatement for a particular project or projects, the governing body may enter into written agreements with the applicants for abatement of real property taxes; and

**WHEREAS**, Chapter 346-14-D of the Code further states that the agreement shall provide for the applicants to pay to the municipality, in lieu of full property tax payments, an amount to be computed pursuant to N.J.S.A. 40A:21-10, subdivision c, Tax phase-in basis.

**NOW THEREFORE BE IT ORDAINED** by the Township Committee of the Township of Franklin, County of Gloucester, State of New Jersey, as follows:

1. The tax abatement for the property designated as Block 2103, Lot 28, in the Township of Franklin, , previously approved by the 2016 governing body by way

of Resolution 248-16, is hereby ratified by formal ordinance of this governing body.

2. The tax abatement for the property designated as Block 2302, Lot 30-01, in the Township of Franklin, previously approved by the 2016 governing body by way of Resolution 249-16, is hereby ratified by formal ordinance of this governing body.
3. The application for tax abatement for the property designated as Block 2201, Lot 27, in the Township of Franklin, is hereby approved.

**BE IT FURTHER ORDAINED**, that the Township Administrator and the Township Solicitor are hereby authorized to prepare written agreements to be approved by the Township Committee.

ATTEST:

TOWNSHIP OF FRANKLIN

\_\_\_\_\_  
Barbara Freijomil, Clerk

\_\_\_\_\_  
John Bruno, Mayor

**CERTIFICATION**

I, Barbara Freijomil, Clerk of the Township of Franklin, County of Gloucester, do here certify that the foregoing Ordinance was introduced at the Regular Meeting of the Township of Franklin held on January 26, 2021 and thereafter duly advertised in the legal newspaper of the Township at least seven (7) days prior to it being considered for final passage and adoption at a subsequent meeting to be held on February 23, 2021 at which time any person interested therein will be given an opportunity to be heard.

\_\_\_\_\_  
Barbara Freijomil, Municipal Clerk

Introduced January 26, 2021

<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
<u>Doyle</u>				
<u>Deegan</u>				
<u>Petsch-Wilson</u>				
<u>Flaim</u>				
<u>Bruno</u>				

Adopted February 23, 2021

<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
<u>Doyle</u>				
<u>Deegan</u>				
<u>Petsch-Wilson</u>				
<u>Flaim</u>				
<u>Bruno</u>				