

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

O-21-22

**AN ORDINANCE APPROVING THE APPLICATION FOR TAX ABATEMENT AND
EXEMPTION SUBMITTED BY RLS REAL ESTATE OF NEWFIELD II, LLC AND
AUTHORIZING THE TOWNSHIP OF FRANKLIN TO ENTER INTO A WRITTEN
AGREEMENT WITH THE APPLICANT FOR THE ABATEMENT AND
EXEMPTION OF CERTAIN LOCAL REAL ESTATE PROPERTY TAXES**

WHEREAS, the Five Year Tax and Abatement Law, N.J.S.A. 40A:21-1, et seq., (“Exemption and Abatement Law”), enables qualified municipalities to exempt from local property taxes certain industrial and commercial improvements and projects; and

WHEREAS, pursuant to Township of Franklin Ordinance O-22-98, as re-adopted and re-implemented by Ordinances O-7-12 and O-20-22, the Township of Franklin Committee has determined that the greater interest of the Township is served by encouraging the renovation and rehabilitation of existing industrial and commercial structures and the construction of new industrial and commercial structures within the Township; and

WHEREAS, pursuant to Ordinance O-22-98 and as set forth in Chapter 346-14 of the Franklin Township Code (“the Code”), the Township has established procedures for the submission and review of tax abatement and exemption applications for proposed projects and for the implementation of those tax abatement and exemption applications that are approved by the appropriate Township officials; and

WHEREAS, given the current economic climate, without tax abatement and exemption, the desired industrial and commercial renovation, rehabilitation and construction is less likely to occur and may instead create a circumstance that causes industrial and commercial facilities to locate in or relocate to other communities; and

WHEREAS, RLS Real Estate of Newfield II, LLC (“RLS”) is the owner of the property commonly known as Block 5602, Lot 26 on the tax map of the Township (“the Property”), and is the owner and operator of the refrigerated warehouse/cold storage facility operating on the Property; and

WHEREAS, the refrigerated warehouse/cold storage facility on the Property is a “commercial or industrial structure” as defined by the Exemption and Abatement Law and for which RLS has proposed the addition of approximately 50,000 square feet thereby increasing its volume in excess of 30% (“the Project”); and

WHEREAS, RLS submitted to the Township an application for tax abatement and exemption for the Project in accordance with the procedures established by Ordinance O-22-98 (the RLS Application) and Chapter 346-14 of the Code; and

WHEREAS, the RLS Application was reviewed by the Township of Franklin Tax Abatement Committee which Committee approved the RLS Application and recommended granting the requested tax abatement and exemption for the Project;

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Franklin, County of Gloucester, that pursuant to *N.J.S.A.* 40A:21-1, et seq., as amended and supplemented, and Township of Franklin Ordinance O-22-98 and Chapter 346-14 of the Code, the RLS Application for abatement and exemption is hereby granted and approved for the Project to expand its existing facility located at Block 5602, Lot 26 on the Tax Map of the Township of Franklin; and

BE IT FURTHER ORDAINED, that the tax abatement and exemption for the Project shall be granted for the statutory period of five (5) years and that tax payments during that period will be computed pursuant to the “Tax Phase-In Basis” authorized by *N.J.S.A.* 40A:21-10(c) and as set forth in Township Ordinance O-22-98 Section 4 and Chapter 346-14-D of the Code; and

BE IT FURTHER ORDAINED, that the Mayor of the Township of Franklin is hereby authorized to enter into a written agreement with RLS memorializing and detailing the abatement and exemption so granted and approved (attached as “Exhibit A”).

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately upon its final passage, adoption and publication as provided by law.

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 September 27 2022 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 October 25, 2022 at which time any person interested therein will be given an opportunity to be heard.

Barbara Freijomil, Municipal Clerk

Introduced September 27, 2022

Name	Motion	Second	Yes	No	Abstain	Absent
Doyle						
Deegan						
Petsch-Wilson						
Flaim						
Bruno						

Adopted October 25, 2022

Name	Motion	Second	Yes	No	Abstain	Absent
Doyle						
Deegan						
Petsch-Wilson						
Flaim						
Bruno						