

Mayor's Report on the Stratton House PILOT

Recently the Planning Board approved the Stratton House (former Kings) to proceed with its project. As has been previously provided in a July 18, 2017 presentation by the Township's bond counsel this will provide a PILOT (payment in lieu of taxes) which greatly benefits the Township specifically as follows:

Township Revenue Analysis on Stratton House

PILOT Comparison	Payment	Township Share	Township Revenue
Conventional Taxes	\$973,167	19.12%	\$186,070
PILOT @ 10% annual gross revenue	\$427,630	95.00%	\$406,249
Difference	-\$545,537		\$220,179

- If conventionally taxed, the Project would not be built
- By granting a tax exemption and Annual Service Charge
 - The tax bill is lowered to an amount the Urban Renewal Entity can afford to pay and the Project gets completed
 - Annual tax revenue to the Township increases by 118%
- Project is financially feasible and meets Township design standards
- Generates more tax revenue than the current assessment as an undeveloped property (\$406,259 vs. \$56,157)
- PILOT payments increase as rents increase
- Helps the Township meet its affordable housing requirements

Note: Our Bond Counsel's full presentation can be found on our Township website by choosing Redevelopment button

The Mondelli land to be developed

The Mayor recently executed a Memorandum of Understanding regards "Vito's Property" located across from Veterans Park. Ten (10) residential units will be built with interior parking. Most importantly it will include a landscaped Park which will be maintained in perpetuity by the developer. More details will shortly be made available to the public.