

**ORDINANCE NO. 4 -2024**

**GREENWICH TOWNSHIP  
GLOUCESTER COUNTY**

**AN ORDINANCE AMENDING CHAPTER 625 OF THE GREENWICH TOWNSHIP CODE PROVIDING FOR THE FIVE-YEAR EXEMPTION AND ABATEMENT LAW, GRANTING EXEMPTIONS FOR CERTAIN RESIDENTIAL DWELLINGS AND SUPERSEDING ALL OTHER ORDINANCES GRANTING SUCH EXEMPTIONS OR ABATEMENTS WITHIN THE TOWNSHIP OF GREENWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY**

**WHEREAS**, the Five-Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 et seq. (the “Act”), enables municipalities, which have geographical sectors designated as in need of rehabilitation, to exempt or abate local property taxes imposed upon eligible residential dwellings; and

**WHEREAS**, Ordinance 25-2009 and later Ordinance 15-2019 were previously adopted which granted certain exemptions and abatements for a five year period, which has now expired;

**WHEREAS**, the Township of Greenwich wishes to amend and readopt certain provisions of Chapter 625, Article I authorizing tax exemptions for improvements to residential dwellings and commercial and industrial structures in areas of the Township of Greenwich have been designated by the Department of Community Affairs to be areas in need of rehabilitation; and

**WHEREAS**, the Township Council of the Township of Greenwich has determined that it is in the best interests of the Township of Greenwich to encourage the renovation or rehabilitation of residential buildings and commercial and industrial structures in such areas designated as in need of rehabilitation;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Mayor and Council of the Township of Greenwich that:

1. All previous ordinances adopted by the Township of Greenwich and relating to the Act are superseded by the within ordinance; and

2. The Township Council hereby determines to utilize the authority granted under Article VIII, Section I, paragraph 6 of the New Jersey Constitution to establish the eligibility of dwellings for exemptions and abatements as provided in the within ordinance and as permitted by the Act in the areas designated as in need of rehabilitation.

3. This ordinance authorizes the Township of Greenwich to grant exemptions for a 5-year period to commence and take effect in the 2024 tax year and thereafter. This ordinance shall lapse, unless readopted, in the 2028 tax year and no exemptions shall be granted after December 31, 2028 tax year without such readoption.

4. For purposes of this ordinance, all terms utilized in this ordinance shall conform to the definitions identified in the Act. The terms ‘dwelling’ and ‘dwellings’, as used in this ordinance, shall include condominium residential and cooperative residential units.

5. The Township Council of the Township of Greenwich hereby determines to provide for the exemption from taxation the following:

- A. The first \$25,000 of market value of improvements made to residential dwellings more than twenty (20) years old, subject to adjustment by the applicable chapter 123 ratio, shall not increase the value of such property for a 5-year period.
- B. During the exemption period, the assessment imposed on qualifying dwellings shall not be less than the assessment thereon existing immediately prior to the improvements, except for damage occurring to the dwelling as a result of action of the elements sufficient to warrant a reduction.
- C. An exemption is granted of thirty (30%) percent of the market value, subject to adjustment by the applicable chapter 123 ratio, for new dwellings and conversion of other buildings and structures, including unutilized public buildings, to dwelling use.

6. The exemptions identified in paragraph 5 of this ordinance require the following application procedure:

A. An application must be submitted to and filed with the Township Tax Assessor no later than 30 days, including Saturdays and Sundays, following completion of the improvement, conversion, alteration or construction. An application may be filed with the Tax Assessor any time prior to such deadline. "Completion" means that the subject improvement is substantially ready for the intended use for which it is constructed. Such completion may be evidenced by the issuance of a certificate of occupancy or like document by the Township's building inspectors.

B. The application shall be on a form prescribed by the Director of the Division of Taxation and shall be available to applicants at the Township's municipal building.

C. Every application for exemption timely filed with the Tax Assessor shall be approved and allowed by the Assessor if the application is consistent with the statute and this ordinance and the subject property qualifies for the exemption as provided herein.

D. The granting of the exemption shall be recorded and made a permanent part of the official tax records of the Township and its Tax Assessor.

7. No exemption shall be granted pursuant to this ordinance for any property for which property taxes and/or municipal utilities are delinquent or remain unpaid, or for which penalties for nonpayment of taxes are due.

8. An applicant for tax exemption under this ordinance shall agree, as a condition to receiving the exemption, not to file a tax appeal challenging the assessment granted under this ordinance.

9. In the event the Township implements a revaluation or reassessment during the exemption period for any property, the exemption shall continue to apply but at a valuation level consistent with the revaluation or reassessment.

10. The granting of an exemption for a particular property shall not prejudice the right of the Township to appropriately examine and revise the assessment during the 5-year exemption period in the event the base assessment is found to be improperly valued and assessed.

11. At the termination of the Agreement for tax exemption authorized pursuant to this ordinance, the improvement shall be subject to all applicable real property taxes as provided by State laws and regulations and local ordinances, provided that nothing herein shall be deemed to prohibit the qualifying improvement at the termination of the tax exemption from qualifying for and receiving the full benefits of any other tax preference provided by law.

12. Sections 625-6 through 625-17 of the Greenwich Township Code are ratified and shall remain in effect.

13. This ordinance shall take effect for tax year 2024 upon final passage, approval and publication as provided by law.

**INTRODUCTION:** February 20, 2024

<b>Council</b>	<b>Motion</b>	<b>Second</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Councilman Chila						
Councilman DiMenna						
Councilman Nastase						
Councilwoman Tranquillo						
Mayor Giovannitti						

**TOWNSHIP OF GREENWICH**

By: \_\_\_\_\_  
Vincent Giovannitti, Mayor

I, Holly Tropea, do hereby attest the above Ordinance 4-2024 was introduced at a meeting of the Mayor and Council of the Township of Greenwich on February 20, 2024. A public hearing will occur on March 18, 2024 at 7:00 P.M.

**ATTEST:**

\_\_\_\_\_  
Holly Tropea, RMC, CMR  
Municipal Clerk

**ADOPTION:** March 18, 2024

<b>Council</b>	<b>Motion</b>	<b>Second</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Councilman Chila						
Councilman DiMenna						
Councilman Nastase						
Councilwoman Tranquillo						
Mayor Giovannitti						

I, Holly Tropea, do hereby attest the above Ordinance 4-2024 was adopted at a meeting of the Mayor and Council of the Township of Greenwich on March 18, 2024 after a public hearing which was scheduled for March 18, 2024. Said Ordinance shall take effect in accordance with the law.

**ATTEST:**

\_\_\_\_\_  
Holly Tropea, RMC, CMR  
Municipal Clerk

On this \_\_\_\_\_ day of \_\_\_\_\_ 2024, I hereby approve the above Ordinance **4-2024**.

\_\_\_\_\_  
**Vincent Giovannitti**  
**Mayor**