

**THE TOWNSHIP OF EWING  
COUNTY OF MERCER, NEW JERSEY**

**ORDINANCE NO. 11-29**

1st Reading 12-13-11

Date to Mayor 1-11-12

2nd Reading &  
Public Hearing 1-10-12

Date Returned 1-19-12

Date Adopted:  
1-10-12

Date Resubmitted to Council \_\_\_\_\_

Approved as to Form of Legality

Effective Date:  
1-30-12

AN ORDINANCE AUTHORIZING THE EWING TOWNSHIP REDEVELOPMENT AGENCY TO ENTER INTO A PAYMENT IN LIEU OF TAXES (“PILOT”) AGREEMENT WITH SDB REALTY, LLC A/K/A SENIOR STAR ADULT MEDICAL DAY CARE FACILITY (“SDB”) IN WHICH SDB WILL PAY EWING TOWNSHIP, IN LIEU OF FULL PROPERTY TAXES, AN AMOUNT EQUAL TO A PERCENTAGE OF TAXES OTHERWISE DUE.

First Reading

MEMBER	AYE	NAY	ABS	NV	RES	SEC
Baxter	X					
Hyser	X				X	
Murphy				X		
Summiel	X					
Wollert	X					X

Second Reading

MEMBER	AYE	NAY	ABS	NV	RES	SEC
Baxter	X					X
Hyser	X					
Murphy	X				X	
Summiel	X					
Wollert	X					

By \_\_\_\_\_ Date \_\_\_\_\_ Accepted \_\_\_\_\_ Rejected \_\_\_\_\_  
Mayor

Reconsidered  
By Council \_\_\_\_\_ Override Vote YEA \_\_\_\_\_ NAY \_\_\_\_\_

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
Municipal Clerk

**TOWNSHIP OF EWING  
ORDINANCE NO. 11-29**

AN ORDINANCE AUTHORIZING THE EWING TOWNSHIP REDEVELOPMENT AGENCY TO ENTER INTO A PAYMENT IN LIEU OF TAXES (“PILOT”) AGREEMENT WITH SDB REALTY, LLC A/K/A SENIOR STAR ADULT MEDICAL DAY CARE FACILITY (“SDB”) IN WHICH SDB WILL PAY EWING TOWNSHIP, IN LIEU OF FULL PROPERTY TAXES, AN AMOUNT EQUAL TO A PERCENTAGE OF TAXES OTHERWISE DUE.

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**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Ewing that the Ewing Township Redevelopment Agency is authorized to enter into a Payment in Lieu of Taxes (“PILOT”) Agreement with SDB Realty, LLC a/k/a Senior Star Adult Medical Day Care Facility (“SDB”) in which SDB will pay Ewing Township, in lieu of full property taxes, an amount equal to a percentage of taxes otherwise due on the portion of the assessed value at the completion of the project above the assessment.

Section 1:

The Ewing Township Redevelopment Agency has received an application from SDB to redevelop an area located within the Olden Avenue Redevelopment Area, identified as Block 40.01, Lot 16.01, and such application also requests financial assistance in the form of a tax exemption and abatement pursuant to the “Five-Year Exemption and Abatement Law,” N.J.S.A. 40A:21-1, et seq.

The Ewing Township Redevelopment Agency has negotiated an agreement with SDB, such agreement being formally approved and accepted by Resolution of the Ewing Township Redevelopment Agency on September 16, 2011.

SDB qualifies for a tax abatement on the physical improvements under N.J.S.A. 40A:21-1, et seq.; SDB shall be responsible for the existing assessment of \$963,000 and the abatement shall apply to the difference above the assessment value which shall be determined upon completion of the project.

In accordance with N.J.S.A. 40A:21-10(c), the Township is authorized to enter into an agreement with SDB which SDB will pay to the Township, in lieu of full property tax payments, an amount equal to a percentage of taxes otherwise due, according to the following schedule:

- (1) In the first full tax year after completion (2012), no payment in lieu of taxes otherwise due;
- (2) In the second tax year (2013), an amount not less than 20% of taxes otherwise due;
- (3) In the third tax year (2014), an amount not less than 40% of taxes otherwise due;
- (4) In the fourth tax year (2015), an amount not less than 60% of taxes otherwise due;
- (5) In the fifth tax year (2016), an amount not less than 80% of taxes otherwise due;
- (6) In the sixth tax year (2017), an amount not less than 100% of taxes otherwise due.

The amounts equal to taxes currently being paid on the property to the Ewing Township Board of Education, the County of Mercer, and the Township of Ewing will remain constant over the period of the PILOT agreement.

Section 2: This Ordinance shall take effect after final passage and publication according to law.

**STATEMENT**

This Ordinance authorizes the Ewing Township Redevelopment Agency to enter into a PILOT agreement with SDB Realty, LLC a/k/a Senior Star Adult Medical Day Care Facility.