

**LAFAYETTE TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

RESOLUTION 2021-18

RESOLUTION OPPOSING ACS 1571/1576 AND S-1956

WHEREAS, ACS 1751/1576 and S-1956 impose prevailing wage requirements on any property where a public body has provided, approved or authorized a tax abatement or tax exemption; and

WHEREAS, payments in lieu of taxes (PILOTs) are the single-most powerful tool available to municipalities to encourage property owners and developers to make improvements to property or to locate a project in a distressed or blighted area; and

WHEREAS, PILOTs are granted only where the municipality has determined that the project would not occur but for the PILOT and have been instrumental in the construction of affordable housing, environmental remediation, historic preservation and the installation of infrastructure; and

WHEREAS, increasing the cost of already challenged projects by requiring a private property owner to pay prevailing wage for improvements on their property will prompt a greater demand on the municipality to provide additional concessions, such as increase density or building heights, in the PILOT at the expense of property taxpayers. This will diminish municipal revenue and property tax relief and may even prevent projects from moving forward; and

WHEREAS, Advance Housing, a 20-unit affordable housing development, and SCARC, two (2) group homes with five (5) units each, have received tax exemptions. These projects have contributed to Lafayette Township meeting not only its affordable housing obligations but have provided homes and services to those in our community with special needs; and

WHEREAS, COVID-19 has not only affected the public health but has impacted our main street businesses and halted development. Lafayette Township needs every tool in our arsenal available to encourage and spur post-COVID development without the economy-stunting limitations of ACS 1571/1576 and S-1956.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lafayette, Sussex County, New Jersey does hereby oppose the adoption of ACS 1571/1576 and S-1956.

BE IT FURTHER RESOLVED that copies of this Resolution be sent to Governor Phil Murphy, Senate President Steve Sweeney, Assembly Speak Craig Coughlin, Assemblyman John Burzichelli (Assembly Appropriations Committee Chairman), New Jersey League of Municipalities.

CERTIFICATION

I, AnnaRose Fedish, Clerk of the Township of Lafayette, County of Sussex, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Township Committee on February 16, 2021.

AnnaRose Fedish, RMC