

Therese Castellano 17A

Introduced by: Castellano
Seconded by: Russo

CITY OF HOBOKEN
RESOLUTION NO. _____

RESOLUTION REQUESTING THE STATE OF NEW JERSEY TO UNDERTAKE A STUDY OF ITS EQUALIZED VALUATION FORMULA AND ITS IMPACT ON NEW JERSEY'S URBAN MUNICIPALITIES

WHEREAS, New Jersey's property tax assessment system requires property to be assessed according to its market value; however, maintenance of individual assessments through annual district-wide reassessments are often not cost effective and more labor intensive than local governments can afford; and

WHEREAS, "Equalization" is the process of ensuring that each property in every taxing district carries its fair share of the burden of taxation both within municipal borders and county borders; equalization in taxation is intended to ensure a just assessed value is placed on individual properties as compared to other properties within a taxing district and that true values assigned to entire municipalities are fair and just; and

WHEREAS, Equalization in the aggregate among municipalities within a county affects the distribution of State school aid and is used by the county board of taxation in apportionment of the costs of county government; and

WHEREAS, questions have arisen concerning whether or not the equalization formula is the most accurate determinant of equalized values, especially in urban areas where there is a large diversity in property values and sales from neighborhood to neighborhood; and

WHEREAS, an unfair distribution of the burden of taxation could have a negative impact on urban areas that are in need of economic development.

WHEREAS, in 2010, the State of New Jersey enacted a 2% tax levy cap that applied to municipalities but not to counties

WHEREAS, since 2010, Hoboken's municipal tax levy has actually declined by 6%, while the County of Hudson's tax levy has risen by 20%, an average of over 4% per year

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hoboken that:

1. This Council petitions the Governor and State Legislature to undertake a study of the State's equalization formula and its impact on urban areas; and
2. That a copy of this Resolution be transmitted to the Governor, Senate President, Speaker of the Assembly, and all remaining members of Hudson County delegates of the State Senate.

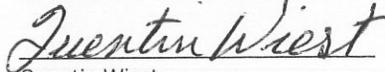
3. This Council petitions the Governor and the State Legislature to enact all necessary changes to State law to extend the application of the 2% tax levy cap to Counties, in the same form as it currently applies to municipalities

4. This Council calls on Anthony Romano, Hoboken's representative on the County Board of Freeholders, to promptly introduce, and on the Board of Freeholders to pass, a resolution committing the County to voluntarily comply with the 2% tax levy cap in all future budgets, irrespective of whether State law is changed to make such compliance mandatory.

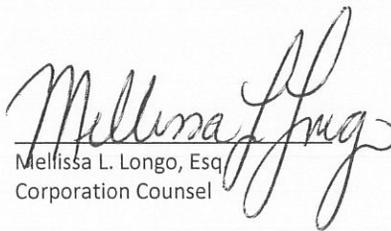
Copy of resolution to be sent to Governor Chris Christie, NJ State Senate President Steven Sweeney, NJ Assembly Speaker Vincent Prieto, Hudson County Board of Chosen Freeholders

Meeting date: October 21, 2015

APPROVED: APPROVED AS TO FORM:



Quentin Wiest
Business Administrator

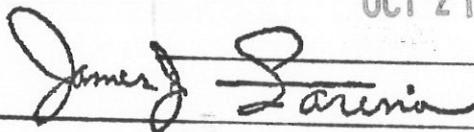


Melissa L. Longo, Esq.
Corporation Counsel

| Councilperson | Yea | Nay | Abstain/Present | Absent |
|--------------------------------|-----|-----|-----------------|--------|
| Theresa Castellano | / | | | |
| Peter Cunningham | / | | | |
| James Doyle | / | | | |
| Jen Giattino | / | | | |
| Elizabeth Mason | / | | | |
| David Mello | / | | | |
| Tim Occhipinti | / | | | |
| Michael Russo | / | | | |
| Ravi Bhalla, Council President | / | | | |

A TRUE COPY OF A RESOLUTION ADOPTED BY
THE COUNCIL OF THE CITY OF HOBOKEN, N.J.
AT A MEETING HELD ON:

OCT 21 2015



CITY CLERK