

# Council Corner

The Robbinsville Township  
Governing Body Newsletter



*Township Council 2023: From left, Vice President Mike Todd, Christine Ciaccio, President Deborah Blakely, Ron Witt and Mike Cipriano*

## Council News / So, what is a PILOT?

From time to time, Robbinsville Township has utilized Payment-In-Lieu-Of-Taxes (PILOTs) when negotiating the terms of redevelopment projects. Currently, the main focus of redevelopment in town is along the Route 130 corridor. If Robbinsville desires to attract new redevelopment projects along Route 130 to help offset the tax burden from our residential taxpayers, we must consider using this negotiating leverage to attract that redevelopment in order to help stabilize taxes. PILOTs are sometimes misunderstood, with some seeing PILOTs as a way for developers to avoid paying taxes or taking money away from our schools. However, that is not the case at all. PILOTs encourage redevelopment where redevelopment wouldn't otherwise occur. By law, PILOTs escalate over time and must always generate more revenue for the Township than would the current, underdeveloped and under-utilized properties. Once a PILOT expires, the property owner pays traditional property taxes based upon the value of the land and improvements, which have likely grown substantially due to the redevelopment of the property. With the increase in land value, the School District is provided with greater revenue than it would otherwise receive had the land remained underdeveloped. Despite the misconception that PILOTs do not provide any money to our schools, the district does benefit from increased tax revenue. For example, PILOTs are generally given to developments where the land is undeveloped or under-utilized, resulting in the landowner usually paying minimal taxes. For every \$1,000 in taxes from the assessed land value, the School District receives about \$560. Once the parcel is developed and the land value increases, so do the taxes. If the assessed land value increases to \$10,000 as a result of the redevelopment, the district would receive approximately \$5,600 – a significant increase. Also, PILOTs in Robbinsville will only be considered for commercial projects since those allow the School District to receive maximum revenue from the property's land portion of the assessment without adding to the student population.

## USPS Responds to Windsor Post Office Resolution

The United States Postal Service responded to a Council Resolution supporting the continued operation of the post office in the Village of Windsor.

Government Relations representative Lisa M. Williams stated in a letter dated February 13 that although the current lease between the USPS and the property landowner expired on August 31, 2022, the post office will continue operating on that site until an alternative location is identified.

Township Council and Administration have every confidence that the alternative site within the village can be found, and we look forward to Windsor (and Robbinsville) residents using that facility for generations to come.

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## Fact Or Fiction?

Legal Cannabis can be sold within Township limits.

Answer can be found below.



To view Council Resolutions and Ordinances, visit the Township website at [www.robbinsville.net](http://www.robbinsville.net) and click on "Township Council" beneath the "Government" tab.

Answer: Fiction. Robbinsville allows licenses for: Class 1/Cultivation, Class 2/Manufacturing & Class 3/Wholesale. There is no retail allowed.

Council encourages residents to reach out to us with their questions, concerns, or suggestions to: [Council@robbinsville.net](mailto:Council@robbinsville.net).