

**ORDINANCE NO. 1423**

**AN ORDINANCE AUTHORIZING A FINANCIAL AGREEMENT BETWEEN  
THE BOROUGH OF COLLINGSWOOD AND DERGALCOL LLC FOR  
PROPERTY LOCATED AT 619 COLLINGS AVENUE**

**WHEREAS**, Dergalcol LLC has applied to the Borough Commissioners for tax exemption and abatement for improvements to be made at the real property located at Block 166, Lot 11 in the Borough of Collingswood and more commonly known as 619 Collings Avenue ("Subject Property") pursuant to the New Jersey Five Year Exemption and Abatement Law, N.J.S.A. 40A:21-1, et. seq.; and

**WHEREAS**, the Subject Property has been designated a redevelopment area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

**WHEREAS**, pursuant to Resolution No. 186, the Borough Commissioners determined that the Borough is an area in need of rehabilitation; and

**WHEREAS**, Dergalcol LLC has proposed to renovate the existing office building as a restaurant with related parking, landscaping and site improvements at the Subject Property; and

**WHEREAS**, the Borough Commissioners have reviewed the application of Dergalcol LLC including the estimated cost of completing the improvements, the real property taxes currently being assessed at the Subject Property, the estimated tax payments that would be made annually by Dergalcol LLC during the period of the agreement and the estimated tax payments that would be made by the applicant on the project during the first full year following the termination of the tax agreement and such other information as required for consideration under the Five Year Exemption and Abatement Law; and

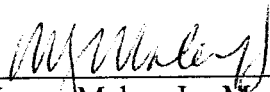
**WHEREAS**, the Borough Commissioners have determined that it would be in the best interest of the residents of the Borough to enter into a financial agreement pursuant to the New

Jersey Five Year Exemption and Abatement Law ("Financial Agreement") with Dergalcol LLC to provide for exemption and abatement of local real property taxes relating to the improvements only on the Subject Property in that the abatement will further the redevelopment of the Subject Property and prevent further decline in its condition and value and permit the Borough to rely upon it as a source of payment of future tax revenue and enhance its long-term value.

**NOW, THEREFORE, BE IT ORDAINED** by the Commissioners of the Borough of Collingswood, County of Camden, State of New Jersey, that the Mayor or his designee shall be authorized to take any and all action necessary to negotiate and enter into a Financial Agreement with Dergalcol LLC for the Subject Property to provide for exemption and abatement of local real property taxes for the improvements only to be made at the Subject Property.

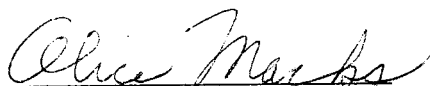
This ordinance shall take effect immediately upon final adoption and publication according to law.

BOROUGH OF COLLINGSWOOD

  
\_\_\_\_\_  
M. James Maley, Jr., Mayor

  
\_\_\_\_\_  
Joan Leonard, Commissioner

*absent*  
\_\_\_\_\_  
Michael Hall, Commissioner

  
\_\_\_\_\_  
Alice Marks, Borough Clerk

1st read: 12-28-06  
1st publ: 12-30-06  
2nd read: 1-08-07  
2nd publ: 1-12-07  
ADOPTED  
1-8-07