

Estimate Property Tax Bills

New Jersey property-tax payments are made four times a year on the first day of February, May, August and November. The State of NJ has recommended municipalities issue estimated property tax bills for 2020 due to the covid-19 pandemic and delays in municipalities receiving a tax rate certification.

Estimated 3rd quarter bills were mailed out on July 15, 2020 to all property owners. These estimated bills look different than the regular bills that are mailed twice a year with 2 stubs. Property owners will receive a single 3rd quarter bill in July which is due on August 1st. The final bill with the remaining 1 stub will be mailed in October 2020. Unfortunately, the way the billing is issued, applying the total 2020 rate increase in the non-municipal section, a credit will show for Municipal and a larger amount for non-municipal.

Residents can check their 2020 tax bill by multiplying their assessed value on the statement by the 2020 Estimated Tax Rate. Payments made for the February and May quarter are then to be deducted, leaving the remaining half to be billed in August and November. The Township anticipates having a certified levy by October. Based on budget projections received it is not anticipated there will be an additional adjustment from what has been estimated.

The Estimated Rate is derived from a state formula that equals a net 3.074% escalation over the 2019 levy. The following are the 2019 and 2020 Estimated Rates.

| | 2019 | Rate | 2020 Estimated | Rate | Increase |
|----------------|-------------------------|----------------|-------------------------|----------------|-----------------|
| Municipal | \$32,637,584.00 | \$1.302 | \$33,781,377.64 | \$1.337 | .035 |
| School | \$88,904,219.00 | \$3.548 | \$91,163,284.00 | \$3.610 | .062 |
| Open Space | \$751,852.83 | \$0.030 | \$757,597.68 | \$0.030 | |
| 0 | \$0.00 | \$0.000 | \$0.00 | \$0.000 | |
| Fire District | \$0.00 | \$0.000 | \$0.00 | \$0.000 | |
| County | \$16,805,699.13 | \$0.671 | \$17,645,984.09 | \$0.699 | .028 |
| Cty Open Space | \$1,410,794.02 | \$0.057 | \$1,481,333.72 | \$0.059 | .002 |
| 0 | \$0.00 | \$0.000 | \$0.00 | \$0.000 | |
| Library | \$1,526,669.93 | \$0.060 | \$1,573,537.76 | \$0.062 | .002 |
| Misc. | \$0.00 | \$0.000 | \$0.00 | \$0.000 | |
| Totals | \$142,036,818.91 | \$5.668 | \$146,403,114.89 | \$5.797 | .129 |