City of Absecon

2025 Budget Presentation

May 1, 2025

Mayor

Thomas “Tommy” Marrone

Absecon City Council

- Alex Clark, Councilperson Ward 1
- Nicholas L. LaRotonda, Councilperson Ward 1
- Mike Sykes, Councilperson Ward 1
- Linda Evans, Councilperson Ward 2
- Richard DeRose, Council President Ward 2
- Christine Parker, Councilperson Ward 2
- Stephen S. Light, Councilperson At-Large

City of Absecon

Municipal Budget Team

- Tommy Marrone, Mayor
- Councilman Alex Clark
  Finance Committee Chair
- Councilman Nick LaRotonda
  Finance Committee Member
- Councilwoman Christine Parker
  Finance Committee Member
- Council President Rich DeRose

HFA
Certified Public Accountants + Advisors

- HFA is the City's highly experienced Municipal Auditor
- Kristen Manning, CFO
  Chief Financial Officer
- Other (Residents, professionals, volunteers)

Where do your taxes go?

Municipality

Municipal Services:

- Police
- Fire
- Ambulance
- Public Works
- Administrative Staff
- Trash/Recycling Pickup
- Community Events

School

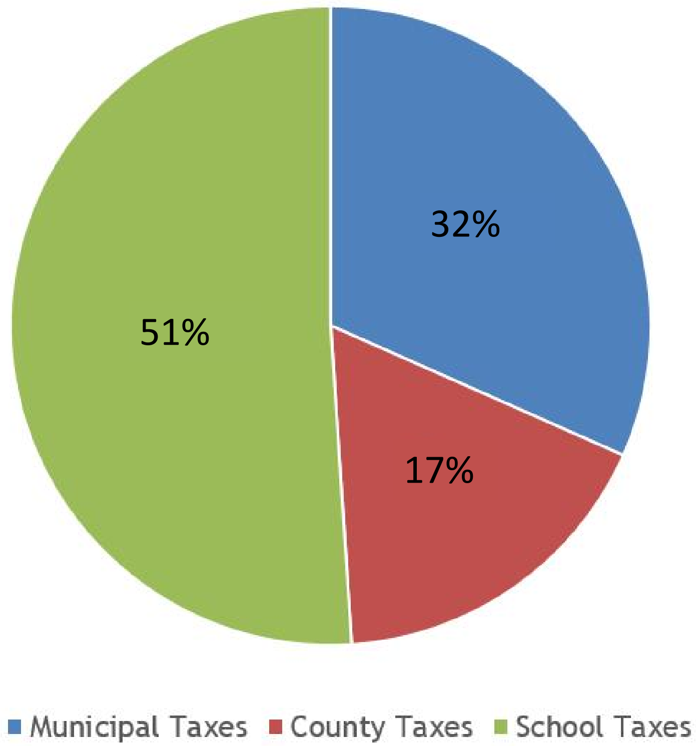
- More than half of your property taxes typically go to the local public schools.
- Pre-k to 12 Education for our Students.

County

County services:

- Sheriff
- Prosecutor
- Surrogate
- Elections
- County Clerk
- Library System
- Passports

City of Absecon
2024 Tax Rate Breakdown



2024 Tax Collection Percentage = 99.20%

Year	Tax Levy	Taxes Collected	% of Collections
2022	23,519,642.43	23,339,273.68	99.23%
2023	24,084,221.85	23,895,300.36	99.22%
2024	24,392,789.99	24,197,109.55	99.20%

Atlantic County
Abstract of Ratables 2015-2024

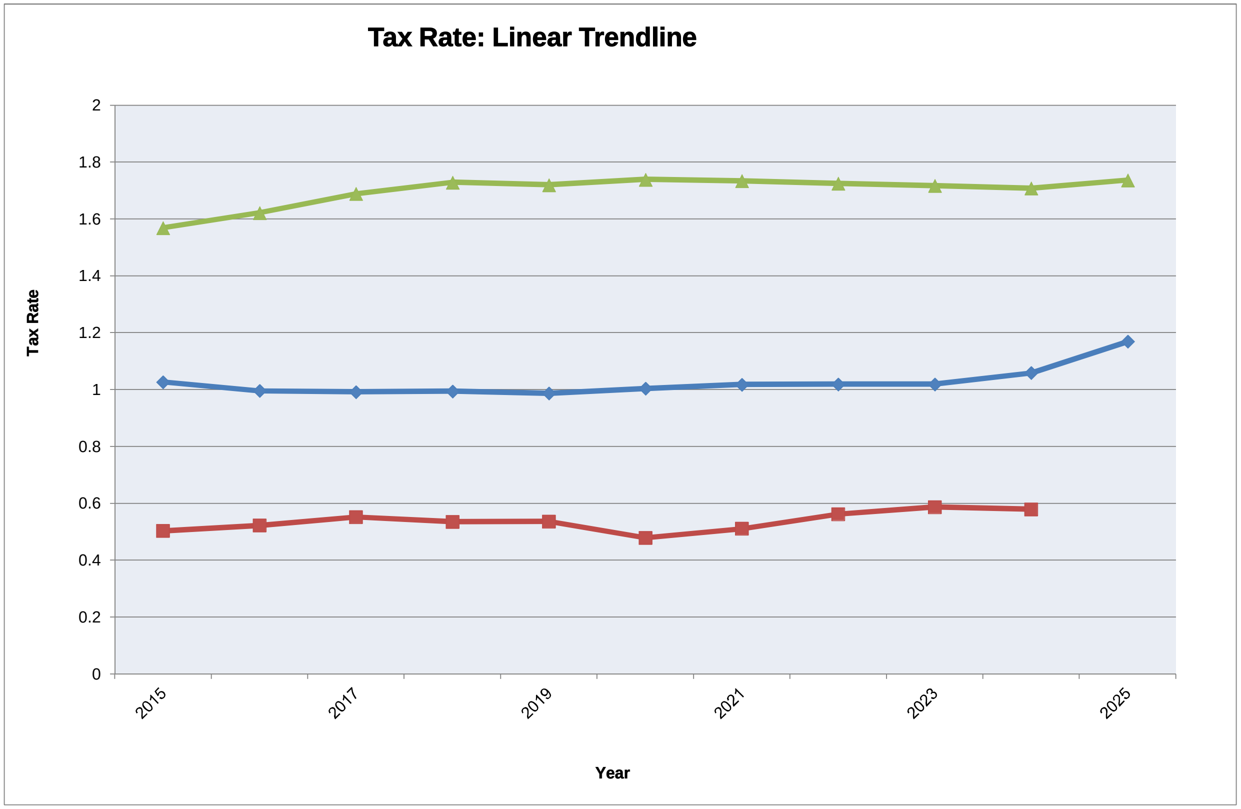
Local Tax	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Change since 2015	% Change
Absecon	**7,589,430.07**	**7,328,974.87**	**7,258,854.43**	**7,242,854.43**	**7,242,903.83**	**7,378,820.00**	**7,538,900.36**	**7,340,850.53**	**7,370,830.00**	**7,698,271.93**	**108,841.86**	**1%**
Atlantic City	132,166,338.00	126,437,859.11	56,906,370.00	52,777,042.35	46,343,661.66	43,697,149.26	40,953,994.51	39,476,437.74	38,235,972.24	36,006,554.53	(96,159,783.47)	-169%
Brigantine	22,971,223.65	22,617,731.98	22,019,165.55	21,694,216.94	21,368,397.66	21,109,370.65	21,692,741.71	21,994,635.71	23,455,881.00	24,243,098.70	1,271,875.05	6%
Buena Borough	2,787,676.90	2,888,502.35	2,951,103.25	2,923,637.64	2,909,619.72	2,894,262.85	2,880,769.02	3,035,014.63	3,237,035.87	3,520,611.39	732,934.49	25%
Buena Vista Twp.	2,563,960.52	2,554,576.10	2,617,578.36	2,662,418.35	2,747,917.19	2,834,058.14	3,013,833.45	3,264,853.16	3,636,620.56	3,733,094.36	1,169,133.84	45%
Corbin City	125,865.00	149,677.00	155,428.00	164,136.00	170,850.00	170,850.00	176,589.00	176,211.00	189,030.00	194,767.64	68,902.64	44%
Egg Harbor City	4,202,979.00	4,235,739.00	4,354,519.00	4,477,369.00	4,568,901.00	4,572,474.00	4,557,628.79	4,574,754.52	4,643,857.85	4,729,232.22	526,253.22	12%
Egg Harbor Twp.	22,426,190.00	22,913,907.00	23,226,899.00	23,765,344.00	24,245,116.00	24,602,836.00	25,672,172.00	25,837,673.35	27,251,962.68	28,369,058.00	5,942,868.00	26%
Estell Manor	462,916.08	477,522.80	459,847.85	459,933.31	513,572.45	536,893.90	584,386.31	634,508.05	648,538.99	648,041.37	185,125.29	40%
Folsom Borough	647,594.20	652,911.27	665,800.40	665,846.15	670,112.10	704,939.21	724,810.42	742,835.81	772,212.24	787,617.72	140,023.52	21%
Galloway Twp.	18,262,570.67	17,906,905.76	17,304,438.87	16,659,738.01	16,746,917.85	16,788,025.28	16,841,585.10	16,798,283.91	17,775,291.80	18,377,102.06	114,531.39	1%
Hamilton Twp.	17,495,685.91	17,837,044.85	18,052,416.31	18,072,383.80	18,090,798.29	18,170,806.47	18,170,891.08	18,277,837.10	19,536,924.30	19,909,840.95	2,414,155.04	13%
Hammonton	8,474,137.95	8,872,804.35	9,243,061.96	9,513,615.58	9,519,230.16	9,692,320.63	9,764,850.90	9,991,581.24	10,432,015.92	11,000,480.74	2,526,342.79	27%
Linwood	8,897,483.00	8,818,069.00	8,926,591.00	9,004,499.00	9,033,135.57	8,961,907.77	8,960,463.59	9,127,930.69	9,476,003.00	9,720,299.87	822,816.87	9%
Longport	5,991,261.42	6,017,352.63	6,017,352.63	6,027,922.92	6,723,051.64	6,784,514.43	6,820,536.26	7,218,868.26	7,699,884.74	8,562,606.18	2,571,344.76	43%
Margate	22,669,988.42	23,382,405.45	23,812,980.62	24,064,583.06	24,293,035.96	24,573,610.94	24,853,050.80	25,353,714.45	26,187,806.00	28,678,951.20	6,008,962.78	25%
Mullica	3,498,398.57	3,560,910.02	3,646,008.29	3,730,935.51	3,811,051.04	3,994,744.37	4,084,843.85	4,203,195.98	4,498,297.23	4,718,603.67	1,220,205.10	33%
Northfield	8,314,376.32	8,545,450.48	8,702,369.19	8,885,534.42	8,810,878.97	8,739,048.60	8,705,068.04	8,696,850.77	8,908,438.60	9,335,729.12	1,021,352.80	12%
Pleasantville	21,235,921.00	21,642,961.00	21,780,636.00	22,553,398.00	23,161,927.00	23,810,385.00	23,682,011.00	24,347,360.15	25,399,482.32	26,050,460.83	4,814,539.83	22%
Port Republic	523,537.00	523,591.00	602,854.20	609,905.00	611,342.00	610,272.58	607,913.97	621,486.19	628,680.44	898,617.24	375,080.24	62%
Somers Point	10,385,257.00	10,628,278.01	10,752,426.87	11,079,040.63	11,274,689.44	11,422,693.27	11,399,563.33	11,629,734.68	12,709,252.62	12,801,124.07	2,415,867.07	22%
Ventnor	21,448,268.00	21,049,632.00	22,864,458.79	22,653,324.22	22,698,285.69	23,184,407.40	23,446,412.25	24,016,127.10	26,089,447.00	27,045,440.29	5,597,172.29	24%
Weymouth	656,209.01	685,195.46	702,364.51	702,522.22	745,246.51	756,277.72	759,061.90	771,353.75	825,189.40	859,085.72	202,876.71	29%
County Totals	343,797,267.69	339,728,001.49	273,023,525.08	270,390,200.54	266,300,641.73	265,990,668.47	265,892,077.64	268,132,098.77	279,608,654.80	287,888,689.80		

City of Absecon
2015 - 2025 Tax Rate Trends

School

Municipal

County



Year	Total Tax Rate
2015	3.135
2016	3.176
2017	3.268
2018	3.292
2019	3.278
2020	3.302
2021	3.296
2022	3.306
2023	3.323
2024	3.346

Tax Rate Analysis

Local Tax Rate:

2015	1.027		
2023	1.019		
		-0.008	Decrease

School Tax Rate:

2015	1.569		
2023	1.717		
		0.148	Increase

County Tax Rate:

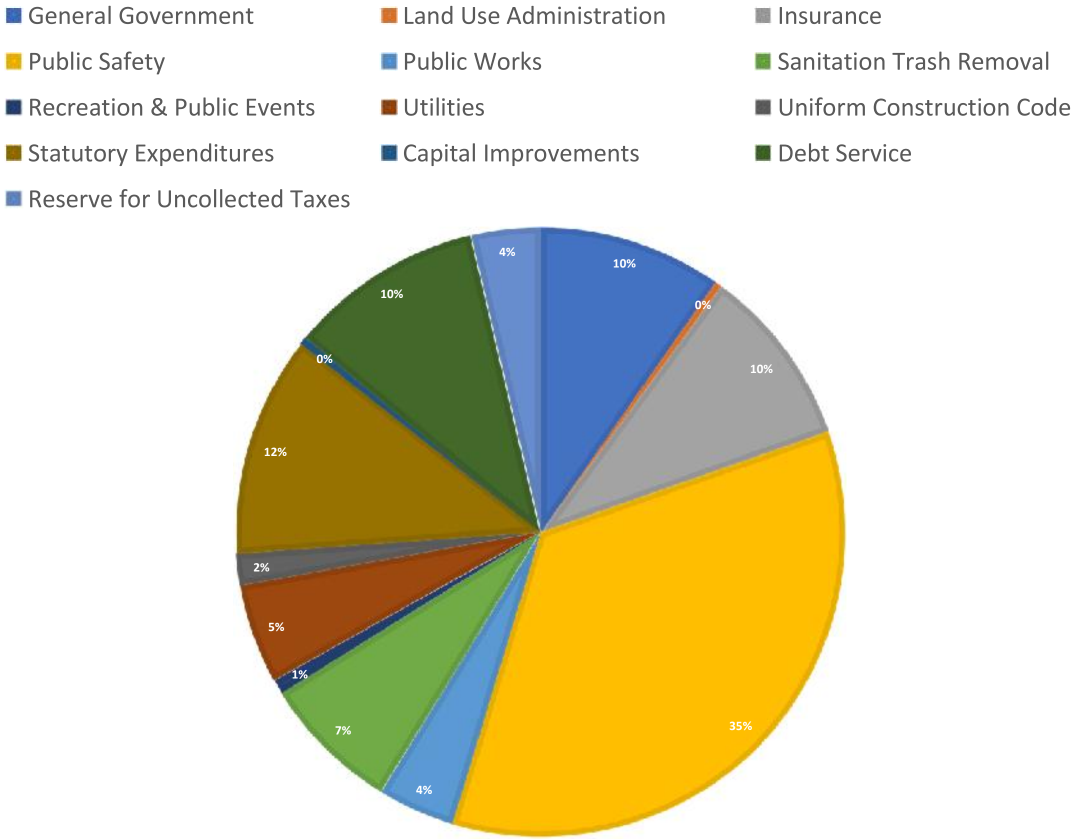
2015	0.490		
2023	0.520		
		0.030	Increase

The School and County did raise Taxes to reflect rising costs.

Budgets anticipated Fund Balance as a revenue to fund the operating budget in an amount that was not sustainable for future financial stability.

One time revenues were also used to fund the budget.

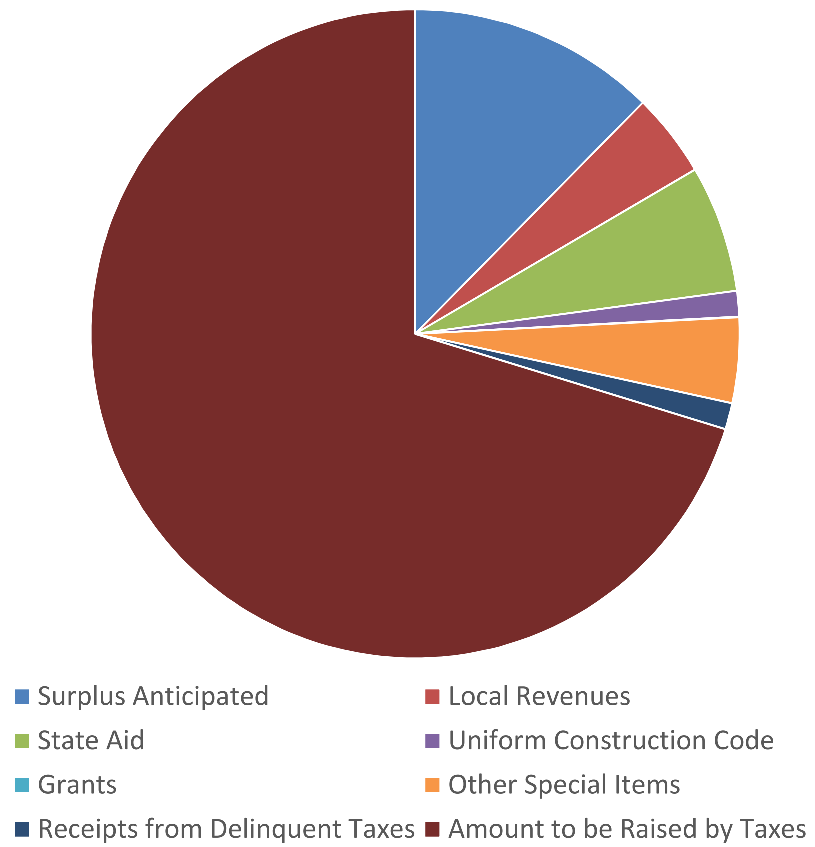
2025 BUDGET EXPENDITURES



Category	Percentage	Amount
General Government	10%	$1,175,200.00
Land Use Administration	0%	$44,800.00
Insurance	10%	$1,160,550.00
Public Safety	35%	$4,248,608.00
Public Works	4%	$497,000.00
Sanitation Trash Removal	7%	$894,000.00
Recreation & Public Events	1%	$91,600.00
Utilities	5%	$640,000.00
Uniform Construction Code	2%	$204,000.00
Statutory Expenditures	12%	$1,424,360.00
Capital Improvements	0%	$50,000.00
Debt Service	10%	$1,246,643.78
Reserve for Uncollected Taxes	4%	$445,807.70
Total	**100%**	**$12,122,569.48**

Category	Amount
Surplus Anticipated	$1,500,000.00
Local Revenues	$506,427.92
State Aid	$766,798.00
Uniform Construction Code	$155,000.00
Grants	$2,800.00
Other Special Items	$515,250.00
Receipts from Delinquent Taxes	$160,000.00
Amount to be Raised by Taxes	$8,516,293.56
Total	$12,122,569.48

2025 Budget Revenues



2025 Property Tax Snapshot

Average Property Tax Bill Increase of 189.19
for 2025 Average Assessment = $171,986
($189.19 Per Year or $15.77 Per Month)

	2024	2025 Estimated	CHANGE
Amount to be raised by Property Taxes (Municipal Portion Only)	7,698,271.93	8,516,293.56	818,021.63
Total Assessed Value of City of Absecon	727,055,300	728,706,800	1,651,500
Total Assessed Value of Residential Properties (Property Class 2 – qty. 3,286 ratables)	562,856,400	565,147,800	2,291,400
Municipal Property Tax Rate	1.059	1.169	.11
Average Property Tax Bill – Municipal Portion (2025 Average Assessment = $171,986)	$1,821.33	$2,010.52	$189.19

Assessed Value	2024 Municipal Rate 1.059	Est. Municipal Rate 1.169 (0.11)	INCREASE
150,000	1,588.50	1753.50	$165.00
200,000	2,118.00	2338.00	$220.00
250,000	2,647.50	2922.50	$275.00
300,000	3,177.00	3507.00	$330.00
350,000	3,706.50	4091.50	$385.00

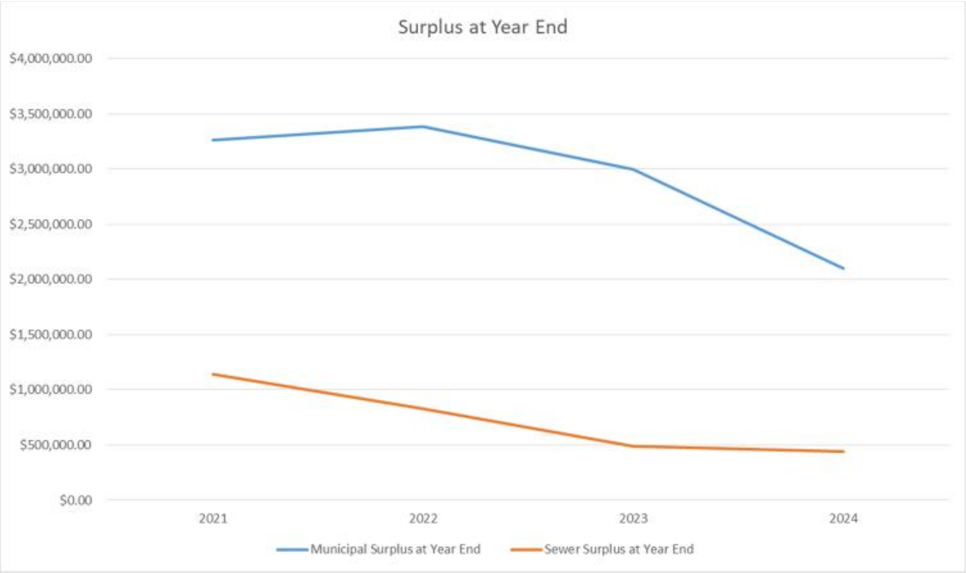
Factors that influence Absecon's Municipal Budget

- Inflation rate by CPI (Consumer Price Index) from 2020-2024 up 21%
- 10 year municipal tax rate only went up 3.2 cents
- Surplus values for city of Absecon over the last 10 years declined
- Unable to replace 900k loss of surplus from 2024
- Costs are greater than revenues

Factors in 2024 that drove the tax increase for 2025:

1. $415,000 less in surplus to support budget (5.5 cents)
2. $78,695 loss in state aid (1 cent)
3. $141,000 - One time revenue sources (2 cents)
   * Cell Phone tower lease and General Capital Fund Balance
4. Health Insurance increase of 9.7%
5. Debt service increase 130,538.89 (1.75 cents)

Year End Surplus Analysis



Fund Balance:

Excessive use of Fund Balance to support the Budget

Fund Balance used to support budget:

790,000.00	2019
1,220,000.00	2020
1,512,360.00	2021
1,634,600.00	2022
1,780,000.00	2023
1,915,000.00	2024

Increasing use of fund balance to off-set needed tax increases

1,013,836.34 was regenerated to replace the 1,915,000 used in the 2024 Budget. Result ***901,163.66*** loss of Fund Balance.

Lack of Future Budget Projections. Look at the past budget documents. The Page for the Future Budget Projections is blank.

The Utility Fund Balance and Capital Fund Balance were used to fund budgets. Both are no to low to contribute.

Utility Fund Balance 12-31-2021 was 1,144,574.41

Utility Fund Balance 12-31-2024 is ***444,338.18***

Loss of ***700,236.23***

Year	Municipal Surplus at Year End	Sewer Surplus at Year End
2021	$3,261,806.15	$1,144,574.41
2022	$3,384,149.82	$828,900.48
2023	$3,000,023.19	$486,616.71
2024	$2,098,859.53	$444,338.18

Things we did in 2025 to help LOWER expenses

- Secured grant money to help support hiring of 6 Police Officers.
  - 2 Due to retirements / agency transfers
  - 4 Covered by the Cops Hiring Grant
- Combined positions for:
  - Administrator and Deputy Clerk.
- Shared services for CFO and QPA positions.
- 2025 Budget still includes fully funding:
  - Recreation Programs ($32,100)
  - Senior Center ($35,000)
  - Trash Removal ($894,000)
    - We did **not** cut any services to residents.
- Secured several grants to help strengthen our infrastructure and safety throughout town.
- Adjusted the road program expenses for 2025.

Planning for the Future 2025 and Beyond

- Focus on securing grants to help offset costs.
- Work with our professionals to realign our licenses, fines, fees, and permit costs with comparable towns.
- Increase revenue through being proactive and working to bring in new businesses to Absecon.
- Continue to support the growth and development of existing businesses in Absecon.
- **Strive to maintain fiscal responsibility to offset any future tax liabilities.**

CONCLUSION

How/Why:

- Tax Levy:

7,589,430.07	2015 Local purpose Tax Levy (tax in municipal budget only)
7,370,830.00	2023 Local purpose Tax Levy (tax in municipal budget only)
(218,600.07)	Decrease in Tax Levy

Decrease - with all costs, contracts, pensions etc. increasing. No financial future planning.

- COVID money was utilized but no decrease in expenditures to adjust post spending.
- The use of **"1-time"** budget fixes and **"potential growth"** to keep going.

Moving Forward:

- Continue to maintain transparency through the budget process.
- Focus operations utilizing multi-year outlook.
  - Opposite of past practices (single year outlook).
- Separation of duties of the CFO/Administrator.
  - Checks and balances.

Feel Free to CONTACT US:

Rich DeRose, Council President

(609) 226-6288

RDeRose@absecconnj.org

Alex Clark, Councilman / Finance Committee Chair

AClark@absecconnj.org

May 19th, 2025

at 10:00AM

Absecon Municipal Complex

- State of New Jersey Division of Taxation
  - Property Tax Relief Programs
- Property Tax Deductions – Tax Collector
  - Eligibility & Applications

Property Tax Deductions
Are you eligible? (Local Level)

Veteran’s Deduction

If you are an honorably discharged veteran with active duty military service, you may qualify for an annual $250 Property Tax Deduction. Reservists and National Guard personnel must be called to active duty service to qualify. Active duty for training is ineligible. This benefit is administered by the local municipality.

Senior/Disabled Deduction

Annual deduction of up to $250 from property taxes for homeowners 65 or older or disabled individuals who meet certain income and residency requirements. This benefit is administered by the local municipality.

For more information on deductions

CONTACT: The Tax Office

(609) 641-0663

Tax Collector - Jessica A. Snyder, CTC @ ext. 116

Deputy Tax Collector - Joy Lewkowski @ ext.117

JSnyder@absecconnj.org

JLewkowski@absecconnj.org

State of New Jersey Property Tax Relief

Stay NJ

The Stay NJ program offers property tax benefits to eligible homeowners aged 65 and older. **It reimburses applicants for 50% of their property tax bills, up to a maximum of $13,000, with a 2024 benefit cap of $6,500.** To qualify, you must have owned and lived in your home for the full 12 months of 2024 and have an income below $500,000. Mobile homeowners are not eligible. Stay NJ benefits are calculated after ANCHOR and Senior Freeze benefits are determined. Payments are expected to be issued in early 2026.

***Eligibility requirements, including income limits, and benefits available for all Property Tax Relief programs are subject to change by the State Budget.**

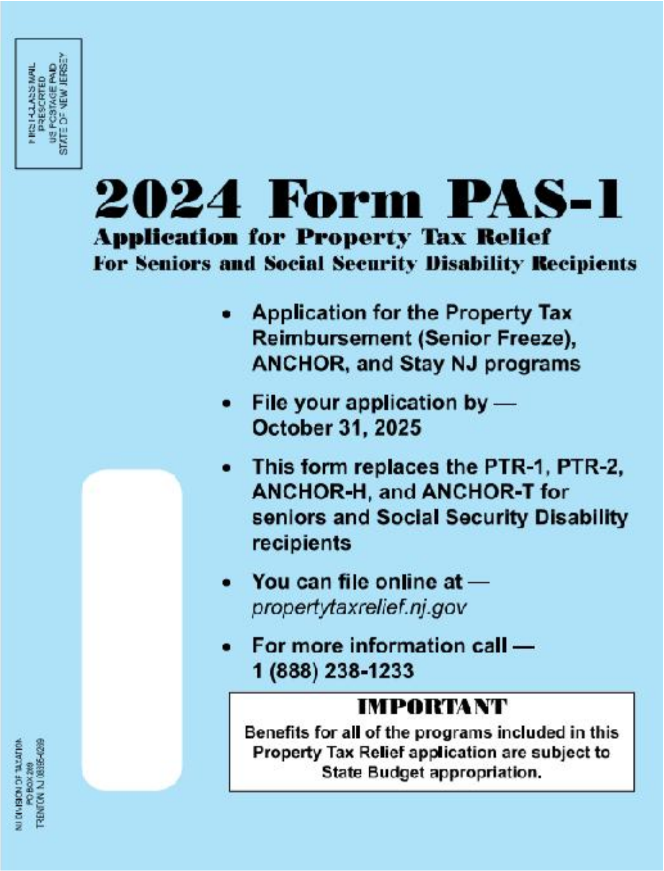
Property Tax Reimbursement (Senior Freeze)

The Senior Freeze Program reimburses eligible senior citizens and disabled persons for property tax or mobile home park site fee increases on their principal residence (main home). To qualify, you must meet all the eligibility requirements for each year from the base year through the application year.

ANCHOR

This program offers property tax relief to New Jersey residents who own or rent property in New Jersey as their main home and meet certain income limits. This year's ANCHOR benefit is based on residency, income, and age from 2024.

Division of Taxation



2024 Form PAS-1

Application for Property Tax Relief

For Seniors and Social Security Disability Recipients

- Application for the Property Tax Reimbursement (Senior Freeze), ANCHOR, and Stay NJ programs
- File your application by — October 31, 2025
- This form replaces the PTR-1, PTR-2, ANCHOR-H, and ANCHOR-T for seniors and Social Security Disability recipients
- You can file online at — *propertytaxrelief.nj.gov*
- For more information call — 1 (888) 238-1233

IMPORTANT

Benefits for all of the programs included in this Property Tax Relief application are subject to State Budget appropriation.

New Jersey Property Tax Relief

For Senior Homeowners and Renters Age 65 and Over

Three Programs, One Combined Application

Based on 2024 Residency, Income, and Age

File by October 31, 2025

Eligibility requirements, including income limits, and benefits available for all property tax relief programs are subject to change by the State Budget.

For program details, scan the QR code or visit: bit.ly/NJPropTaxRelief

SENIOR FREEZE

NJ residents born before 1959 or permanently disabled residents receiving Social Security disability payments as of 12/31/23 may be eligible if you:

- Owned and lived in your home (or leased a site in a mobile home park and lived in your mobile home) in 2020 and through December 31, 2024;
- Paid property taxes by June 1 (site fees by Dec 31); and
- Meet the 2023 and 2024 income limits.

ANCHOR

Affordable NJ Communities for Homeowners & Renters

Property Tax Relief For:

- Homeowners Earning $250K or Less
- Renters Earning $150K or Less

Stay NJ

For Senior Homeowners

- Age 65 or over in 2024
- 2024 income below $500,000
- Owned and lived in your home for all of 2024

Stay NJ benefits are calculated after ANCHOR and Senior Freeze benefits are determined. If you qualify for all three programs, the Stay NJ benefit will be 50% of your property taxes (up to $13,000) minus any payments received through ANCHOR and Senior Freeze (2024 benefit cap of $6,500).

2024 NEW JERSEY PROPERTY TAX RELIEF FAQ

What has changed about New Jersey's Property Tax Relief programs?
For the first time, NJ residents can apply for three PTR programs – Senior Freeze, ANCHOR and Stay NJ – on a single application called PAS-1. This combined application can be used by both homeowners and renters. **There will no longer be ANCHOR-H or ANCHOR-T applications.**

Who can file the combined property tax relief application Form PAS 1?
New Jersey residents who were 65 and older, or recipients of Social Security Disability, during Tax Year 2024 may be eligible to file the combined application (Form PAS-1).

How is the combined application different from previous applications?

- **For Senior Freeze recipients**, the application looks different, and the income standards also have changed. **You no longer have to include** proof of property taxes paid. If you already have a "base year" established, it will be printed on line 13 for homeowners, or line 21 for mobile homeowners.
- **For ANCHOR homeowner recipients**, you are no longer required to have an Identification Number and PIN to file for benefits.

When is the filing deadline?
The deadline for submitting a Tax Year 2024 property tax relief application is October 31, 2025.

How does the applicant file?
If the applicant was 65 or older – or a recipient of Social Security Disability – in Tax Year 2024, they will have two ways to file:

- File a paper property tax relief application (Form PAS-1) for all three property tax programs: ANCHOR, Property Tax Reimbursement (Senior Freeze), and the Stay NJ Property Tax Benefit.
- Alternatively, they have the option to file the combined application online at *propertytaxrelief.nj.gov*
- **There will be no auto file for these applicants.**

What if the applicant was under 65 or did not receive Social Security Disability in Tax Year 2024?
They will file their property tax relief application via one of the following methods:

- The Division will auto-file for some applicants;
- They can file an online application at *propertytaxrelief.nj.gov* ; or
- They can file a paper application.

The online application will be the same for all applicants regardless of age, disability status, or whether they own or rent their principal residence.

ABSECON IS HOME

Appendices: 2025 Tax Duplicate

2025 Tax List District Summary 04/29/25

Taxing District 01 Absecon City 01 Atlantic County

	Classification	No. Of Parcels	Land Value	Improvement Value	Total Value	Book Value Of Tangible Pers Prop	Exemption Amount	Net Taxable Value
1	Vacant Land	280	13,550,800	0	13,550,800		0	13,550,800
2	Residential	3,286	238,574,200	326,573,600	565,147,800		0	565,147,800
3A	Farm (Regular)	0	0	0	0		0	0
3B	Farm (Qualified)	0	0	0	0		0	0
4A	Commercial	186	50,385,700	67,528,200	117,913,900		339,000	117,574,900
4B	Industrial	0	0	0	0		0	0
4C	Apartment	18	11,520,000	20,913,300	32,433,300		0	32,433,300
Class 4 Total		204	61,905,700	88,441,500	150,347,200		339,000	150,008,200
Ratable Total		3,770	314,030,700	415,015,100	729,045,800		339,000	728,706,800
5A	Class 1 Railroad	0	0	0	0		0	0
5B	Class 2 Railroad	0	0	0	0		0	0
Railroad Total		0	0	0	0		0	0
6A	Telephone	1				0		0
6B	Petrol Refineries	0				0		0
6C	Miscellaneous	0				0		0
Public Utilities Total		1				0		0
15A	Public School	4	4,331,600	12,328,500	16,660,100		0	16,660,100
15B	Other School	3	2,355,900	11,367,800	13,723,700		0	13,723,700
15C	Public Property	336	25,717,400	5,251,600	30,969,000		0	30,969,000
15D	Charitable	25	4,612,300	6,205,100	10,817,400		0	10,817,400
15E	Cemetery	0	0	0	0		0	0
15F	Miscellaneous	49	4,484,200	19,850,900	24,335,100		0	24,335,100
Exempt Total		417	41,501,400	55,003,900	96,505,300		0	96,505,300

DEDUCTIONS

Classification	No. of Deductions	Deduction Amount
Senior Citizen	27	6,750
Disabled Person	7	1,750
Surviving Spouse	0	0
Veteran	148	37,000
Widow of Veteran	57	14,250

EXEMPTIONS

Classification	No. Of Parcels	Exemption Amount
Fire Supress	1	339,000
Pollution Control	0	0
Fallout Shelter	0	0
Water/Sewage Facility	0	0
Home Improvement	0	0
Class 4 Abatement	0	0
Multi-Family Dwelling	0	0
UEZ Abatement	0	0

EXEMPTIONS

Classification	No. Of Parcels	Exemption Amount
Dwelling Abatement	0	0
Dwelling Exemption	0	0
New Dwel/Conv Abatement	0	0
New Dwel/Conv Exemption	0	0
Mul Dwell Exemption	0	0
Mul Dwell Abatement	0	0
Com/Ind Exemption	0	0
Renewable Energy	0	0