

Florence, New Jersey  
October 21, 2009

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Baldorossi at 8:00PM. President Baldorossi led the Salute to the Flag.

The following statement was read by the Township Clerk: "Notice of this meeting has been given in accordance with the Open Public Meetings Act. Notice was published in the Burlington County Times on January 11, 2009; given to the Register News for information. Notice was posted on the Municipal Bulletin Board."

Upon roll call the following were found to be present:

Bruce Garganio  
Sean Ryan  
Jerry Sandusky  
Frank Baldorossi

Also present:

Mayor William Berry; Richard A. Brook, Township Administrator; Thomas Sahol, Assistant Municipal Administrator, Dante Guzzi, Township Engineer; Joy M. Weiler, Township Clerk

### **MINUTES**

Sandusky made a MOTION; seconded by Garganio to approve the following minutes. Roll call vote – all ayes. Motion carried.

Regular Session                      September 16, 2009

### **FINANCIAL CORRESPONDENCE**

It was on the MOTION of Sandusky; seconded by Garganio to receive and file the Court Administrator's report for September. Roll call vote – all ayes. Motion carried.

Sandusky made a MOTION; seconded by Garganio to approve the Treasurer's Bill List. Roll call vote – all ayes. Motion carried.

### **REGULAR CORRESPONDENCE**

Nothing at this time.

### **APPLICATIONS**

A. RAFFLE: Florence Township Civic Association, Off Premise 50/50, December 19, 2009, 5:00PM, Florence Township Municipal Complex

It was on the MOTION of Baldorossi, seconded by Sandusky to approve the above application.

### **On the Question**

Nothing at this time.

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Upon roll call Council voted as follows

YEAS: Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: O'Hara

ABSTAIN: Garganio

Unanimous approval.

**PUBLIC COMMENTS**

Nothing at this time.

All residents having an opportunity to be heard, MOTION by Garganio; seconded by Sandusky to close the public portion of the meeting. All ayes - motion carried.

**RESOLUTIONS**

**RESOLUTION NO. 2009-218**

**APPROVE CURRENT ESTIMATE #3 FOR THE CONTRACT FOR  
2009 ROAD PROGRAM  
ASPHALT PAVING, 500 EGG HARBOR ROAD, HAMMONTON, NJ**

**RESOLUTION NO. 2009-219**

**APPROVE RELEASE OF PERFORMANCE BOND  
#327-007-680  
JOTTAN ROOFING, INC.  
CATHY LANE, BLOCK 163.01, LOT 3.01  
CONDITIONED UPON POSTING A TWO YEAR MAINTENANCE BOND  
NOTE: Also conditioned upon payment of any escrow funds due**

**RESOLUTION NO. 2009-220**

**APPROVE COAH AGREEMENT WITH  
THE SALT AND LIGHT CO., INC.  
111 NORMAN AVENUE**

**RESOLUTION NO. 2009-221**

**APPROVE REQUEST FOR RELEASE OF PERFORMANCE BOND  
WAWA INC., ROUTE 130 & CEDAR LANE  
BOND NO. 104762993  
NOTE: Conditioned Upon Posting a Two Year Maintenance Bond  
and Payment of Any Escrow Money Due.**

**RESOLUTION NO. 2009-222**

**APPROVE REDUCTION OF PERFORMANCE BOND FOR  
PLATINUM DEVELOPERS, LLC  
MANORS AT CROSSROADS, PHASE II  
PERFORMANCE BOND NO. 1024184**

**NOTE: Conditioned upon payment of any and all escrow funds due.**

**RESOLUTION NO. 2009-223**

**A RESOLUTION CANCELING TAXES ON PROPERTY  
OWNED BY TOTALLY DISABLED VETERAN**

**RESOLUTION NO. 2009-224**

**A RESOLUTION CANCELING TAXES ON PROPERTY  
OWNED BY TOTALLY DISABLED VETERAN**

It was on the MOTION of Sandusky, seconded by Garganio to approve Resolution No. 2009-218 through 2009-224.

On the Question

Nothing at this time.

Upon roll call Council voted as follows

YEAS: Garganio, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: O'Hara

Unanimous approval.

**RESOLUTION NO. 2009-225**

**RESOLUTION ACCEPTING RECOMMENDATION OF TOWNSHIP PLANNING BOARD  
REGARDING BOUNDARIES OF PROPOSED ROUTE 130 REDEVELOPMENT AREA  
PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.  
40A:12A-1 et seq.**

Administrator Brook explained that the State of New Jersey gives municipalities the right to enact certain types of economic stimulus laws within their towns. Florence Township currently has a five year tax abatement where the taxes are phased in over five years, which has attracted several businesses along the highway and in the Haines Industrial Center. He explained that this is being done as a way as attracting developers and separating Florence Township from other municipalities and other states. Administrator Brook discussed the competition New Jersey deals with in regards to other states such as Pennsylvania, where they offer a tax abatement where the developer does not pay taxes for seven to ten years. New Jersey also has the affordable housing and payment responsibilities that developers must deal with.

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The State of New Jersey offers the townships the ability to look at certain areas in their community and designate them as Areas in Need of Redevelopment. The statute sets eight (8) different criteria that if the properties can meet that criteria through a professional planner looking at a redevelopment study area, then the township has the ability to designate those properties or area as an area in need of redevelopment. Council authorized the planner and the Planning Board to look at the Route 130 corridor. The planner did that and applied the criteria in the statutes and provided a full report to the Planning Board, which was reviewed this past Monday evening. The planner provided recommendations on properties along the Route 130 corridor. Administrator Brook reviewed the properties the planner felt met the criteria. He explained that the main thing when dealing with areas in need of redevelopment is that they are blighted, run down and it seems that there is almost a complete inability to develop.

Administrator Brook explained what it does for the township. It would give the township the ability to negotiate the zoning on the property, it gives applicants going to the State of NJ for grants and permits preferred status. It also gives the township the ability to negotiate with the potential developer on tax incentives and tax pilot programs. He stated that this is designed to be an economic incentive tool for the governing body and the Planning Board to use to help improve Route 130. It may expand beyond the highlighted areas in the future.

Administrator Brook made clear that the township would not initiate any eminent domain proceedings.

Administrator Brook stated that the Planning Board is in favor of the recommendations by the planner. This Resolution memorializes the Planning Board's recommendation. Over the next several months there will be discussions regarding a redevelopment plan, which must be approved by the Department of Community Affairs.

It was on the MOTION of Garganio, seconded by Sandusky to approve Resolution No. 2009-225.

**On the Question**

Nothing at this time.

Upon roll call Council voted as follows

YEAS: Garganio, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: O'Hara

Unanimous approval.

**ORDINANCES**

None at this time.

**REPORTS**

**Committees, Boards and Officers**

- Nothing at this time.

**Mayor**

- Nothing at this time.

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**Administrator**

- Administrator Brook stated that a subcommittee consisting of Council Member Ryan, Council Member Garganio and Mayor Berry met with **CIS** on the **Duffy School**. CIS reviewed their plans on trying to seek funding for the project. If all goes well, the governing body will receive a report in November on how everything is going; it is a very difficult market right now.

**Assistant Municipal Administrator**

- Nothing at this time.

**Township Engineer**

- Dan Guzzi, Township Engineer, stated that the township received an **\$180,000 grant from NJ DOT for the reconstruction of Broad Street**. He prepared a block by block construction cost and reported that the total estimated construction cost for the project is \$424,000. He brought it up for discussion because going out to bid at the beginning of the upcoming year would be the most optimum time to get the best numbers. Mr. Guzzi stated that he can prepare the bid specification in alternates. Council Members are in agreement to authorize Mr. Guzzi to prepare bid specifications. A Resolution will be prepared for the November 4<sup>th</sup> meeting.

**UNFINISHED BUSINESS**

Nothing at this time.

**NEW BUSINESS**

Nothing at this time.

**BOARD OF HEALTH**

Nothing at this time.

**MISCELLANEOUS**

Nothing at this time.

8:23PM MOTION by Sandusky, seconded by Ryan to adjourn meeting. Roll call vote - all ayes.

**ADJOURNMENT**

8:23PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC  
Township Clerk

/mab