

## **FLORENCE TOWNSHIP COUNCIL SPECIAL SESSION**

**THURSDAY JUNE 7, 2012**

**7:00 PM**

### Call to Order

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

The meeting was called to order by Council President Sandusky at 7:00 PM. Council President Sandusky led the Salute to the Flag. A moment of silence was observed for the speedy recovery of *Fireman Brian Richardson*.

### Sunshine Statement: The Opening Statement was read:

Notice of this meeting has been given in accordance with the Open Public Meetings Act. Notice was published in the Burlington County times on Friday, June 1, 2012. Notice was posted on the Municipal bulletin board, given to the Register News on May 24 for information and placed on the web-site on May 24th, 2012.

### Roll Call

Upon roll call the following were found to be present:

Frank Baldorossi  
Ted Lovenduski  
Paul Ostrander  
David Woolston  
Jerry Sandusky

Also present:

Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Municipal Administrator; Barbara Fegley, Township Planner

### Open to the Public

Council President Sandusky opened the meeting to the public for any comments. No comments. MOTION to close the meeting to the public made by Woolston; seconded by Lovenduski. Roll call vote – all ayes.

### Business

## **ORDINANCE NO. 2012-19 ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROUTE 130 DEVELOPMENT AREA**

It was on the MOTION of Baldorossi, seconded by Woolston to approve Ordinance No. 2012-19 on first reading and set the second reading, public hearing and adoption for June 20, 2012.

**Florence Township Council Special Session 06/07/12**

Administrator Brook said the Township Planner attended the meeting to answer any questions about the Redevelopment Plan.

Administrator Brook explained that in 2009 the Township of Florence adopted a Resolution designating certain properties along Route 130 as “Areas in Need of Redevelopment” in accordance with NJ State statutes. This gave the municipality the opportunity to provide economic and development incentives. There are specific criteria to be named an “Area in Need of Redevelopment.”

Administrator Brook noted that after the approval, the economy took a downturn and development slowed. He said now there is an end user interested in the site to build a training and distribution warehouse. One of the main incentives is the ability to utilize the criteria that is under the Redevelopment Plan and the economic incentives. Without these incentives, this plan would not be viable.

He said when it appeared the township had an opportunity to bring in the end user and have NFI construct the building, Mayor and Council approved having the Township Planner prepare a Redevelopment Plan. That plan spells out the basic essential information of the site. He said on May 30, 2012 the plan was presented to Mayor and Council by Planner Fegley and the plan was recommended to go to the Planning Board for its review and consent and for a determination of consistency with the Florence Township’s Master Plan.

The Administrator went on to say that on May 31, 2012 the Planning Board recommended the plan be adopted by the Township Council. The professionals were then asked to prepare an Ordinance for Mayor and Council to adopt the Redevelopment Plan.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky  
NOES: None  
ABSENT: None Unanimous approval.

**ORDINANCE 2012-20  
ORDINANCE AUTHORIZING THE TOWNSHIP OF FLORENCE,  
IN THE COUNTY OF BURLINGTON, NEW JERSEY TO ENTER  
INTO A FINANCIAL AGREEMENT BETWEEN THE  
TOWNSHIP AND TURNPIKE CROSSINGS URBAN  
RENEWAL L.L.C., FOR CERTAIN PROPERTY WITHIN  
THE ROUTE 130 REDEVELOPMENT**

It was on the MOTION of Baldorossi, seconded by Lovenduski to approve Ordinance No. 2012-20 on first reading and set the second reading, public hearing and adoption for June 20, 2012.

**Florence Township Council Special Session 06/07/12**

Administrator Brook explained that the second aspect of creating a Redevelopment Plan is the ability to approve Payments in Lieu of Taxes (PILOT). That is the economic incentive the State of NJ allows municipalities to enter into when the criteria is met. The Township of Florence was able to offer a generous PILOT to the end user and the property owner. The agreement is for twenty years. The owner will pay full land taxes and a percentage of building taxes that is tiered over the period of time. This project is projected to generate 250-300 construction jobs and 30-40 permanent jobs. It also begins to open up other opportunities for the Route 130 Corridor.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky  
NOES: None  
ABSENT: None Unanimous approval.

**Adjournment**

7:11 PM MOTION by Ostrander, seconded by Lovenduski to adjourn.  
Roll call vote - all ayes. Unanimous approval. Meeting adjourned.

Respectfully submitted,

RICHARD A. BROOK  
Township Administrator/  
Deputy Township Clerk

/AEK

