

Florence, New Jersey  
June 20, 2012

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 Sandusky at 8:00 PM. Council President Sandusky led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to the Register News for information on 1-5-12; posted on the municipal bulletin board on 1-5-12 & placed on the web-site; sent on 12-21-11 to the Burlington Co. Times for publication on 1-8-12, but due to the newspaper's error, the notice was not published until 1-11-12.

Upon roll call the following were found to be present:

Frank Baldorossi  
Ted Lovenduski  
Paul Ostrander  
David Woolston (on speakerphone)  
Jerry Sandusky

*Note: Council Member Woolston was out of town due to a business commitment, but was present by speakerphone.*

Also present:

Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Municipal Administrator; Anthony Ogozalek, Jr., Township Solicitor; Thomas Hastie, Esq., Township Solicitor; Joy M. Weiler, Township Clerk

### **MINUTES**

Baldorossi made a MOTION, seconded by Lovenduski to approve the following minutes. Roll call vote – all ayes. Motion carried.

Closed Session – June 13, 2012

### **FINANCIAL CORRESPONDENCE**

#### **Treasurer's Bill List**

It was on the MOTION of Ostrander, seconded by Lovenduski to approve the Treasurer's Bill List.

Upon roll call Council voted as follows:

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

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**REGULAR CORRESPONDENCE** None at this time.

**APPLICATIONS** None at this time.

**PUBLIC COMMENTS:**

Seeing no one wishing to be heard, it was on the MOTION of Ostrander, seconded by Lovenduski to close the public comment.

**RESOLUTIONS**

**Resolution No. 2012-100  
SAINT MARY ROMANIAN BYZANTINE CATHOLIC CHURCH  
100<sup>TH</sup> YEAR ANNIVERSARY**

**Resolution No. 2012-151  
RESOLUTION AMENDING RESOLUTION 2012-111 WHICH  
AUTHORIZES THE ISSUANCE OF TAX ANTICIPATION NOTES OF  
2012 OF THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF  
BURLINGTON, STATE OF NEW JERSEY**

**Resolution No. 2012-152  
WATER AND SEWER PAYMENT PLAN FOR BLOCK 147.01, LOT 4.01  
783 RAILROAD AVENUE**

**Resolution No. 2012-153  
RESOLUTION FOR RENEWAL OF MEMBERSHIP IN THE  
BURLINGTON COUNTY MUNICIPAL JOINT INSURANCE FUND**

MOTION made by Baldorossi, seconded by Woolston to approve Resolution No. 2012-100 and Resolutions 2012-151 through 2012-153.

Upon roll call Council voted as follows

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABESENT: None Motion carried. Unanimous approval.

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**ORDINANCES**

**ORDINANCE NO. 2012-19**

**(2nd Reading) (Public Hearing and Adoption)**

**Ordinance of the Township of Florence Adopting a  
Redevelopment Plan for Parcels within the Route 130  
Redevelopment Area**

Mayor Wilkie explained that in 2009 there were areas in the township identified for redevelopment. One was what is known as the NFI property. NFI is in final negotiations with Subaru to relocate its Northeast Distribution Center to Florence. He said it is a 524,000 square foot facility, and it is a 13 million dollar project. It is estimated it will bring about 350 construction jobs and once completed thirty to fifty people will be employed there. It will also be a training center for the Northeast. He said June 20<sup>th</sup> is a day that will go down in history. Along with this project, there was an article in the Burlington County Times stating that Burlington Coat Factory will be staying in Burlington County and it is coming to Florence Township. He said there will be a PILOT (Payment in Lieu of Taxes) agreement. This will be a great addition to the community and it also will bring more jobs to the area.

He said tonight is also the first time there was a Council meeting held “cross country” with Councilman Woolston on speaker phone from where he is working.

Michael Lansbury from NFI and Brian Guest, Esq. from Parker McCay presented the proposed site plan for Subaru. Mr. Lansbury said his company is in the “home stretch” in negotiations with Subaru. This project will be about 25,000 square feet of what is labeled Building A. He said they hope to have it completed by June 2013. He said construction should begin in about 30 days. He said people will be coming to the site for various training on Subaru vehicles. He said he hopes it will spark more development in the area.

He said there will be improvements to the highway infrastructure also. There will be a jug handle and a traffic signal at John Galt Way. NFI will be paying for the improvements for Route 130 traffic. There will no longer be a left hand turn.

Mayor Wilkie said the Redevelopment Plan was somewhat already in place, there were only minor modifications that were required by state law.

Administrator Brook said the Redevelopment Law was what really made this project move along. If it was not for the plan that was initiated and the adoption of this plan tonight, it would have been extremely difficult to bring a company of this magnitude to Florence Township.

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Michael Lansbury and Mr. Guest stated that they know the market today is very competitive to attract new development and there are many sites that were considered. The availability of a long term partnership and the PILOT program were key factors in drawing Subaru to the site. Mr. Lansbury presented renderings of the proposed building for Mayor and Council to see the final product. He said it is a high-end building with the latest features. It will have a high quality image with upper end landscaping.

Council President Sandusky thanked NFI on behalf of Mayor and Council.

It was on the MOTION of Lovenduski, seconded by Baldorossi to open the meeting to the public regarding Ordinance 2012-19.

Michael Sawka, 75 Riverbank Drive, asked about the tax abatement program and its impact on the taxpayers.

Mr. Sawka was informed that the next Ordinance deals with the PILOT program, and his question would be better suited for that part of the meeting.

Everyone having had the opportunity to speak, it was on the MOTION of Baldorossi, seconded by Lovenduski to close the public hearing of Ordinance 2012-19.

It was on the MOTION of Baldorossi seconded by Lovenduski to adopt Ordinance No. 2012-19.

Upon roll call Council voted as follows:

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

**ORDINANCE NO. 2012-20  
(2nd Reading) (Public Hearing and Adoption)  
Ordinance Authorizing the Township of Florence, in the  
County of Burlington, New Jersey to Enter into a Financial  
Agreement**

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Mayor Wilkie said the agreement sets up a twenty year PILOT for the community. He said it is heavier in the beginning because in 2014 and 2015 the other PILOT programs in place expire and there is still debt service in place. There are fail-safes in place in the event that the company tries to relocate after the abatement period. He said there are protections to the community. It is not going on the books as a ratable, it is a PILOT, and the funds will come directly to the township. He said if not for this agreement, this project would not be happening. He said the township needs to get through the gap of debt service and residents will be seeing an increase in ratables when the Whitesell properties' PILOT programs expire in 2014. He said there is definitely a financial advantage to the township.

It was on the MOTION on Lovenduski, seconded by Ostrander to open the meeting to the public for comments on Ordinance No. 2012-20.

Seeing no one wishing to be heard, it was on the MOTION of Lovenduski, seconded by Baldorossi to close the public hearing.

It was on the MOTION of Baldorossi, seconded by Woolston to adopt Ordinance No. 2012-20.

Upon roll call Council voted as follows.

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Motion carried. Unanimously approved.

Mr. Lansbury said this has been his entire career at NFI; he has enjoyed the relationship with Florence Township over the years and is looking forward to the fruition of the project.

**REPORTS OF COMMITTEES, BOARDS AND OFFICERS**

**REPORTS OF ADMINISTRATION**

Council Member Woolston thanked NFI and congratulated them on the project. He "disconnected" at this time. (8:20pm)

**Mayor:**

Mayor Wilkie said he does believe this date will go down in history. He said the work done in 2009 to create the Redevelopment Zone made this project possible. He said running the water and sewer to Route 130 was also a major component. He said there was some criticism at the time, but it allowed Bung's to remain in town and was part of attracting WaWa and Burger King.

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The Mayor noted that there will be many jobs created and all of those workers will need lunch, and could promote more growth related to the new projects. He said it is a “great day!”

Council President Sandusky requested that Mayor Wilkie read aloud **Resolution 2012-100**, the **100 Year Anniversary of St. Mary Romanian Byzantine Catholic Church**. Mayor Wilkie read the Resolution into the record. Mayor Wilkie said Michael Bunnick, one of the leaders of the Church, was present. Mayor Wilkie said it was an honor to read the Resolution.

Michael Bunnick, 12 Seventh Avenue, said he is on the Parish Board and he would like to express how proud the Church is to receive the Resolution. He said Clerk Weiler worked with him closely on the Resolution and he said it was a pleasure and that she was very helpful and professional. He said the Church is looking forward to the celebration. He said his grandparents built the church and he is a lifelong member. He greatly appreciated that Mayor and Council approached him about the resolution; the Church did not ask for it. He thanked everyone again.

### **Township Administrator**

Administrator Brook said a project with the magnitude of this has an intense timeline and could not have been met if it were not for the relationship of the public and private sector. He thanked all of those involved for the work they put into it. He said the cooperation that went into this project made it a reality. He said it is a good day for the Township of Florence.

### **Assistant Administrator:**

Assistant Administrator Sahol said the new boat dock has been installed and there have been several compliments.

Mayor Wilkie thanked him for the effort he put into getting the new dock done.

**Division of Law:** Nothing at this time.

**Division of Engineering:** Nothing at this time.

**Division of Water and Sewer:** Nothing at this time.

### **UNFINISHED BUSINESS:**

Council President Sandusky said at the last meeting Second Avenue Permit Parking was discussed. He said he drove on the street at 6pm Friday after the last Council meeting and counted at least twelve open spaces.

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Councilman Ostrander made a MOTION to have an Ordinance prepared opposing the permit parking on Second Avenue. It was seconded by Lovenduski.

On the question:

Council President Sandusky confirmed that all the residents will be informed.

Mayor Wilkie reminded everyone the Patriotic Celebration is scheduled for July 7<sup>th</sup>. He said the Ordinance can be reviewed on July 11<sup>th</sup> and residents will be advised it will be on the August agenda.

Upon roll call council voted as follows:

YEAS: Lovenduski, Ostrander, Sandusky

NOES: Baldorossi

ABSENT: Woolston (previously disconnected from speakerphone)

**NEW BUSINESS:** Nothing at this time.

**BOARD OF HEALTH:** Nothing at this time.

**MISCELLANEOUS** Nothing at this time.

8:30 PM MOTION by Lovenduski, seconded by Ostrander to adjourn.  
Roll call vote - all ayes. Motion carried.

**ADJOURNMENT:**

8:30 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC  
Township Clerk

/aek