

Florence Township Council Regular Session 3/1/23

Florence, New Jersey
March 1, 2023

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey. Members of the public were invited to attend the meeting in person or electronically via Zoom.

The meeting was called to order by Council President Garganio at 7:00 p.m. Council President Garganio led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was posted on the municipal bulletin board on January 8, 2023; published in the Burlington County Times on January 8, 2023, placed on the Township website and given to the Trenton Times for information on January 10, 2023.

ROLL CALL OF MEMBERS

Upon roll call the following were found to be present:

Present: Frank Baldorossi, Bruce Garganio, Nicholas Haas, Kristin Marter

Also Present: Mayor Craig H. Wilkie; Stephen Fazekas, Township Administrator; Thomas J. Hastie, Jr., Esq., Township Solicitor; Nancy L. Erlston, Township Clerk; Jenise Silinsky, Deputy Township Clerk

Absent: Paul Ostrander

APPROVAL OF MINUTES

- Executive Session of February 8, 2023
- Closed Session of February 15, 2023
- Regular Session of February 15, 2023

Motion of Haas, seconded by Marter to approve the minutes as submitted. Voice vote – All ayes.

FINANCIAL CORRESPONDENCE

Motion of Marter, seconded by Baldorossi to approve the Treasurer's Bill List.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Haas, Marter, Garganio
 - NOES: None
 - ABSENT: Ostrander
- Unanimous vote – Motion carried

REGULAR CORRSPONDENCE

Motion of Haas, seconded by Marter to approve the following correspondence. Voice vote – All ayes.

- Florence Township Police Department Monthly Report for January 2023

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Motion of Baldorossi, seconded by Marter to approve the following correspondence. Voice vote – All ayes.

- Letter from Sons of the American Legion, Post 194 requesting approval for street closure of Broad Street from 5th to Wilbur Henry Drive and 6th between Broad and Spring Street on Saturday, June 17, 2023 from 8am to 3pm for the Annual Car Show.

APPLICATIONS

- A. On-Premise 50/50 for the Roebling Main Gate Museum, Inc. 100 2nd Avenue, Roebling on April 29, 2023 from 9am to 2pm.

Motion of Baldorossi, seconded by Marter to approve the application.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Haas, Marter, Garganio
 - NOES: None
 - ABSENT: Ostrander
- Unanimous vote – Motion carried

PUBLIC COMMENTS

Council President Garganio opened the meeting to the public at this time. Seeing no one wishing to be heard, it was the Motion of Haas, seconded by Marter to close the public portion of the meeting. Voice vote – All ayes.

RESOLUTIONS

RESOLUTION NO. 2023-57
Award of Administrative Services Contract, Tax Office to
J.H. Services Inc.

RESOLUTION NO. 2023-58
Award Contract for Public Works Fuel Station to
T. Slack Environmental Services

RESOLUTION NO. 2023-59
Approve Rental Agreement Terms and Conditions for
Rental of Community Center

Motion of Haas, seconded by Marter to approve Resolution Nos. 2023-57 through 2023-59.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Haas, Marter, Garganio
 - NOES: None
 - ABSENT: Ostrander
- Unanimous vote – Motion carried

ORDINANCES

ORDINANCE NO. 2023-04
Amending & Supplementing Chapter 2 of the Township Code to
Add Additional Fees
(Intro. & 1st Read) (2nd Read, Public Hearing & Adopt 3/15/23)

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ORDINANCE NO. 2023-05

**Amending & Supplementing Chapter 126 of the Township Code to
Increase Security Deposits
(Intro. & 1st Read) (2nd Read, Public Hearing & Adopt 3/15/23)**

ORDINANCE NO. 2023-06

**Amending & Supplementing Chapter 116 of the Township Code to
Add Article IV Entitled “Lead Based Paint Inspections”
(Intro. & 1st Read) (2nd Read, Public Hearing & Adopt 3/15/23)**

ORDINANCE NO. 2023-07

**Amending & Supplementing Chapter 116 of the Township Code to
Add Article V Entitled “Vacant Property Registration Process”
(Intro. & 1st Read) (2nd Read, Public Hearing & Adopt 3/15/23)**

Council Representative Marter asked for clarification on the fees in Ordinance No. 2023-07. The Township Solicitor explained that the fee is for any property that becomes vacant and it is separate and apart from when a property becomes a public nuisance and the township is forced to clean up the property and place a lien against it. This vacant property fee will go into a fund and will offset the cost of the inspections of the vacant properties that the Code Office does. It will also incentivize property owners to either use the property or sell the property. If you are holding on to a property and paying property taxes on it and then paying another fee yearly, this helps to encourage owners to keep properties productive in some way and not just have it sit vacant.

Motion of Haas, seconded by Baldorossi to approve Ordinance Nos. 2023-04 through 2023-07.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Haas, Marter, Garganio
- NOES: None
- ABSENT: Ostrander

Unanimous vote – Motion carried

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

None at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Wilkie stated that the State Planning Commission approved Florence’s endorsement for the Route 130 Corridor. A congratulatory notice was received and the public information notice should also be received soon. Members of the Environmental Commission, Economical Development Committee, Council, the Planning Board and Mark Remsa have put a lot of work into this over the last couple of years.

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UNFINISHED BUSINESS

None at this time.

NEW BUSINESS

None at this time.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENTS

Council President Garganio opened the meeting to the public at this time.

Bryan Hewitt, 1080 Grove Street, asked if there is any discussion about putting the bank in Roebling out to bid, stating that he would not want to see it out to bid for someone to redevelop it in terms of knocking it down or anything like that. He asked if we can potentially move in that direction so someone with interest can do something with it, but also, if we do that can it be deed restricted?

Mayor Wilkie stated that there have been conversations along those lines. Council President Garganio stated that it would most likely be an RFP like what is being done with the steel mill site so we can still hold ownership and someone can come in and make presentation on what they would like to do. It is not going to be a cheap undertaking and, for us to sell it, it would have to be auctioned off under Govdeals.

Seeing no one else wishing to be heard, it was a motion of Haas, seconded by Marter to close the public comment portion of the meeting. Voice vote – All ayes.

ENTER INTO CLOSED SESSION

Resolution 2023-60 Resolution Authorizing the Mayor, Township Council and Support Staff to meet on Closed Session and Authorizing the Exclusion of the Public from that Portion of the Meeting Dealing with Specific Issues Requiring Non-Public Discussions:

Contract Negotiations – PSEG

It was a Motion of Marter, seconded by Haas to adjourn to Closed Session at 7:17 p.m. where no action will be taken. Voice vote – All ayes.

ADJOURNMENT

Council returned to the Regular meeting at 7:30 p.m. on a Motion by Haas, seconded by Marter. Voice Vote – All ayes. No action was taken. Motion of Marter seconded by Haas to Adjourn. Voice vote – All ayes. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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