

## **Florence Township Council Executive Session 12/13/23**

Florence, New Jersey  
December 13, 2023

The Florence Township Council held an executive session 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. followed by 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, Nicholas Haas, Kristan Marter, Paul Ostrander, Bruce Garganio

Also Present: Mayor Craig H. Wilkie; Michael J. Muchowski, Township Administrator; Thomas J. Hastie, Jr., Esq., Township Solicitor; Nancy L. Erlston, Township Clerk; Jenise Silinsky, Deputy Clerk; Ted Lovenduski, Administrative Assistant

Absent: None

### **FIFTEEN (15) MINUTES OF PUBLIC COMMENT**

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

### **BUSINESS**

#### A. Economic Development Inventory

Mayor Wilkie explained that Mark Remsa had been working for the past year going through the town looking at areas in need of redevelopment. He grouped properties together that may or may not be a potential at some point to be grouped together either as a redevelopment plan or identifying further as to what the issues are as to why these have not been developed. Some are along the highway and he spoke about the Village of Roebling, Front Street and a couple of other areas to kind of group them so you can see where they are. His comment is that this could end up being put on the website. This was shared at the Economic Development meeting last week and he suggested to take a look at it, put some money in the budget for next year, work with the planner, solicitor and tax assessor and find out if there are incentives out there.

Council Vice President Haas mentioned that Economic Development is looking to create a webpage with this inventory list for potential developers or contractors to come in and provide us with options. Also, we can use this data as reference if we ever decide to do an RFQ/RFP for redevelopment in an area.

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### B. 2023 Summary of Planning Services – Mark Remsa

Mayor Wilkie stated that Mark Remsa had provided a yearly report for the past few years and he explained a little bit about this year's report. Some of the projects include Sustainable New Jersey, he worked with the Environmental Commission and we were able to get the bronze certification. The Economic Development Inventory which was just covered. We got the endorsement on Route 130 on the State Planning Commission. And the DVRPC has completed the extensive market study for redeveloping the Steel Mill. There is some basis there to be able to do some things.

### C. Roebling Park Fishing Pier

Administrator Muchowski explained that in November we received a 30-day extension to the permit because they were working out some of the issues. We then received a second letter indicating that the application was withdrawn. They are requiring a freshwater mussel survey prior to us continuing with the application. He had a call with Colliers regarding this situation and they did provide him with the contact information for someone at one of these niche companies that does these types of surveys and it was about \$24,000-25,000. If that survey requires an action plan, it is an additional \$4,000-5,000 to provide that and then there would be a cost associated with whatever they determine that action plan would be.

He stated that he does not know if it is worthwhile for us to reach out to determine if there are any other companies that can provide this service at maybe a better number on top of the fact that this survey can only be done between the months of May to September. We need to get on the list with whatever company if we decide to continue with the application.

Council President Garganio asked if we are looking to see if there are mussels there and what happens if there are? Council Representative Marter stated that she believes that they will put a plan together to move the pier, not the actual mussels. Council President Garganio also asked if there is a way to expand the scope of it so if we have to move the pier we don't have to do this a second time? Administrator Muchowski said that is reason he wants to reach out directly to them to determine the exact scope of the area that was surveyed and, if they determine there is something there, find out if they go further down and if it is included in the cost. He does not have those answers right now.

### D. Bid Results Temporary Police Station and Recreation Center

Mayor Wilkie shared a summary sheet and he assumes we will have a recommendation for next week from the architect and the attorney's review. He stated that it came in a few hundred thousand dollars more than what the estimate was but it is within the bonding that we put in place so you can keep moving forward.

### E. BURLCO/JIF 2023 Dividend Announcement

Administrator Muchowski explained that they announced the \$700,000 dividend split amongst the participating communities. Our share is \$47,114 which is a little bit less of a dividend than they had done in the previous years. Typically, we just sign the form with the Council President applying that dividend to our assessment. We are assuming that is the route you want to take again this year. Clerk Erlston has that prepared and if everyone is in agreement, we can apply the dividend to the assessment and move forward from there.

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**ACTION**

None at this time.

**PUBLIC COMMENTS**

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

Don Kamienski, 10 McCay Drive, commented on the fishing pier and made reference to a line in a movie “if you build it, it will come” and stated that in this case the “it” is the ice flow going up and down the Delaware River. He stated that he hopes Florence Township has insurance if and when this fishing pier comes about.

Seeing no one else wishing to comment, Motion was made by Marter, seconded by Haas to close the public comment portion. Voice vote – All ayes.

**ADJOURNMENT**

Motion by Ostrander, seconded by Haas to Adjourn. Voice Vote – All ayes. Meeting adjourned at 7:17 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC  
Township Clerk  
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