



TOWNSHIP OF FLORENCE

711 BROAD STREET • FLORENCE, NEW JERSEY 08518-2323

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BUDGET OVERVIEW

The Township Council and Mayor Wilkie have worked well together over the years to balance service needs against budgetary reality. Your collective efforts are at the heart of the integrity of local government. Your positive working relationship is extremely important to the yearly budget process and the policy that guides Florence Township.

The 2023 budget will be introduced on Wednesday, March 15, 2023 and scheduled for public hearing and adoption on Wednesday, April 19, 2023.

The municipal tax rate will be increased by three quarters of a cent (.0075).

There will be no increase in the water and sewer rates in 2023. Since 2012, the water and sewer basic rates have remained the same.

Last year (2022) was a challenging year as we still dealt with the effects of COVID-19. Through the great efforts of all employees, Florence Township continued to keep moving in a positive direction. Sports programs and most community events (Patriotic Day, National Night Out, etc.) were able to be held.

The collection percentage (**99.02%**) for last year continued to remain extremely strong and is due to the Tax Collector, Christine Swiderski and her staff. Christine, Julie and Briana do an excellent job and their hard work is reflected in the collection percentage.

As you are aware, the township must balance future appropriations against projected revenue and economic development growth in the community. The past few years, Florence Township has done permanent financing on bonded capital projects when the interest rates were very low. When the interest rates reduce in the future, we should explore going to permanent financing to keep the municipality on solid financial footing. The better the overall bond rating for a township, the lower the interest rate will be for the term of the debt.

Budget Notes:

- Municipal Tax Rate will increase by three quarters of a cent (.0075).
- 2023 the Average Home Assessment will be \$221,516.00. In 2022, average assessment was \$220,488.00.

- The average assessed home of \$221,516.00 will pay \$1,033.00 in municipal taxes. In 2022, they paid \$1,012.00 in municipal taxes. This is an increase of \$ 21.00.
- 2023 Preliminary Net Valuation is \$1,336,581,500 (after county appeals & anticipated state appeals). In 2022, Net Valuation was \$1,294,928,300. The anticipated total 2023 increase in the property values is \$41,653,200.
- In 2023, one cent (.01) on the tax rate is worth \$133,658.00. In 2022, one cent (.01) was worth \$ \$127,438.00.
- Salary Increases: Police – 2.5%, CWA Employees- 2.5% & Non-Union Employees – 2.5%

Municipal Tax Rate Increase:

- Health Insurance costs increased by just under \$50,000.00. Note: This is a 4.9% increase compared to a 20% increase if we were in the State Health Care Benefits Plan.
- Utility & Fuel Costs anticipated increase is \$42,000.00. This is due to the rising price of per gallon for fuel. In 2021 gas & diesel rates were between \$2.21 - \$2.89 per gallon. In 2022, gas & diesel rates were between \$2.87 - \$4.45 per gallon. In 2022 we had to do budget transfers to accommodate the significant increase. In 2023 budget we are anticipating fuel prices to remain high and are budgeting for the increase.
- Liability & Workman Compensation Insurance increased by 22,500.00
- PERS & PFRS payments increased by over \$224,600.00
- Social Security increased by \$25,000.00
- Trash Collection contract ends 11/30/23, anticipating a significant increase for the last month of 2023 and next year.

2023 Budget Highlights:

- We will continue to not charge recreation fees for the major sports activities in the community. Your decision had a positive impact on the residents and on children who want to participate in sports activities. We saw an increase in the participation the year the fees were eliminated.
- There are now 3 School Resource Officers (SRO) in the Florence Township school system. One SRO is fully funded by the township, one officer is funded by a 50/50 split with the school district and the 3rd SRO is a joint funding arrangement between the township and school district (School District pays 10 months, township pays 2 months of salary). The SRO Program will benefit the community and children for years to come.

- Capital Improvements during 2023 include Water Main extension Potts Mill Road to Florence/Columbus Road, new sewer pump station on Hornberger Avenue, Tennis Courts resurfacing, new playground in Water Works Complex, fishing pier in Roebing Park, Old Public Works garage being converted to recreational center, installation of a new fueling system, expansion of police department facility, 2023 road program that includes 5th Street walking path being completed to W. Front Street, redesign E. 5th Street from Walnut Street to Spruce Street and building of addition to Water Treatment Plant to handle PFOA issues.

- The Administrator, Chief of Police, Public Works Director and Water/Sewer Director will be preparing an outline that lists long-range projects that should be done in the future (Section 12 in Budget book).

OVERVIEW OF LOCAL PURPOSE TAX
2013 - 2023

<u>Year</u>	<u>Average Assessment</u>	<u>LPT Rate</u>	<u>Local Purpose Tax</u>	<u>Difference</u>	<u>Township Levy</u>
2013	\$ 227,410	0.439	\$ 998	(\$ 8.00)	\$ 5,342,292
2014	\$ 224,411	0.439	\$ 985	(\$ 13.00)	\$ 5,582,859
2015	\$ 221,014	0.439	\$ 970	(\$ 15.00)	\$ 5,524,030
2016	\$ 218,712	0.439	\$ 960	(\$ 10.00)	\$ 5,476,446
2017	\$ 218,853	0.439	\$ 961	\$ 1.00	\$ 5,480,411
2018	\$ 219,382	0.439	\$ 963	\$ 2.00	\$ 5,483,816
2019	\$ 219,441	0.439	\$ 963	-0-	\$ 5,500,591
2020	\$ 219,979	0.439	\$ 966	\$ 3.00	\$ 5,544,699
2021	\$ 220,233	0.439	\$ 967	\$ 1.00	\$ 5,595,341
2022	\$ 220,488	0.459	\$1,012	\$ 45.00	\$ 5,941,605
2023	\$ 221,516	0.466	\$1,033	\$ 21.00	\$ 6,229,791

TOP 10 TAXPAYER RANKINGS - 2022

<u>OWNER</u>	<u>BLOCK/LOT</u>	<u>TOTAL</u>	<u>RANK</u>	<u>% OF NET TAXABLE VALUE</u>
Haines Center Florence, LLC c/o Whitesell	10 Properties	\$60,317,200	1	4.66%
Prologis-Exchange, 270 Daniels Way	158/2	\$33,166,000	2	2.56%
IPT Railroad Logistics Center LLC	147.01/3.01	\$16,538,500	3	1.28%
Foxdale Properties, LLC	147.01/3.11	\$8,212,000	4	0.63%
500 Cedar Lane Burlington, LLC	148.06/1	\$7,700,000	5	0.59%
Bryan K Hunsberger	148.01/3.01	\$6,750,000	6	0.52%
Dean Dairy Fluid, LLC	3 Properties	\$4,834,700	7	0.37%
SPAF Cedar Mgmt, LLC c/o A. Schneider	155.47/12.01	\$4,574,000	8	0.35%
Turnpike Crossings Urban Renewal, LLC	160.01/2.01	\$3,798,000	9	0.29%
D.C. Fabricators, Inc.	179/1.01	\$3,787,500	10	0.29%
Totals:		\$149,677,900		11.54%

As of February 3, 2023, Net Valuation Taxable for 2022: \$1,294,928,300.

Submitted by:


 Thomas J. Colavecchio, Tax Assessor
 2/3/2023

2023 Municipal Budget

of the TOWNSHIP of FLORENCE County of
 BURLINGTON for the fiscal year 2023.

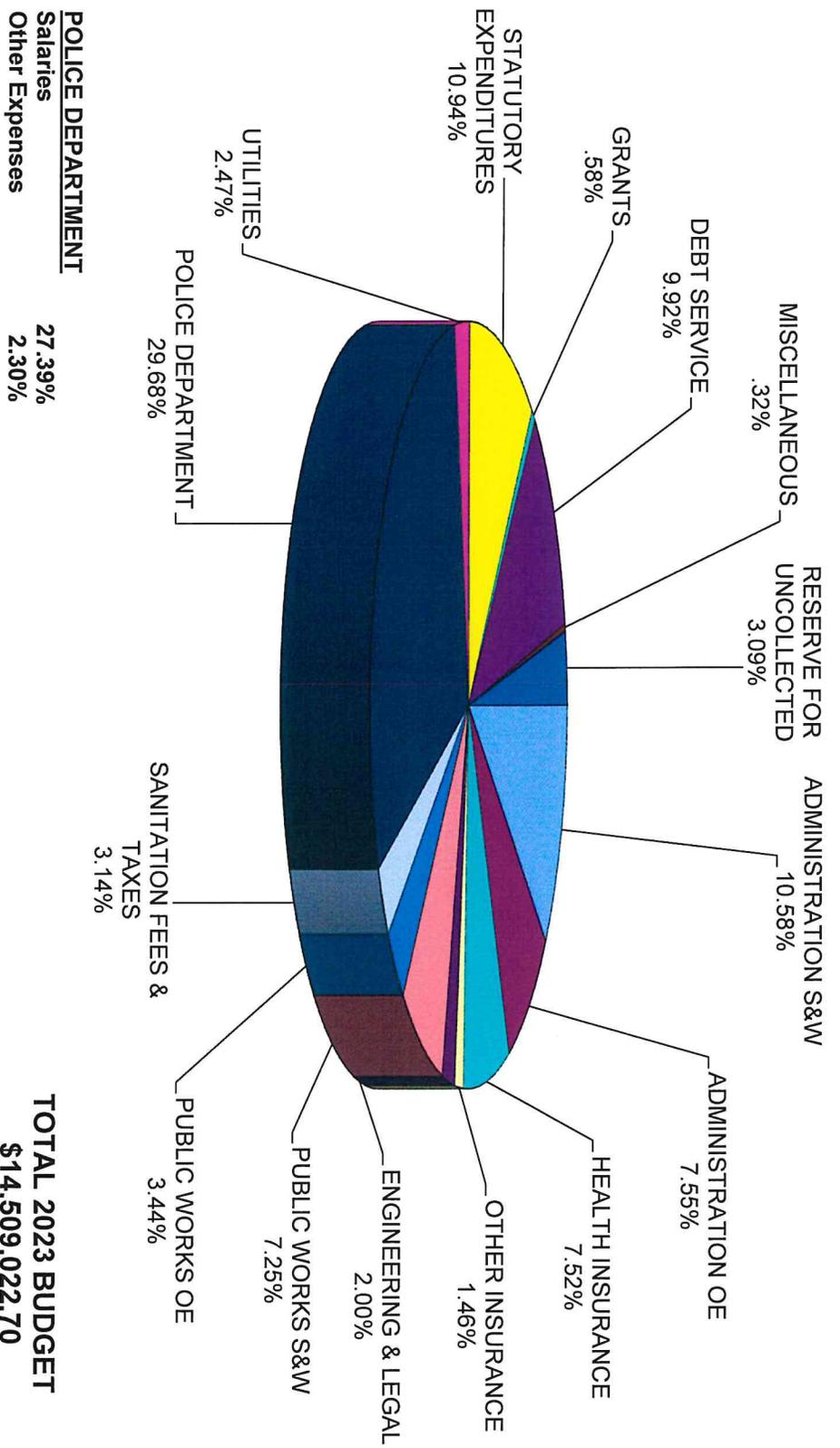
Revenue and Appropriations Summaries

Summary of Revenues	Anticipated	
	2023	2022
1. Surplus	\$ 1,890,000.00	\$ 1,875,000.00
2. Total Miscellaneous Revenues	6,069,231.82	6,109,416.65
3. Receipts from Delinquent Taxes	320,000.00	300,000.00
4. a) Local Tax for Municipal Purposes	6,229,790.88	5,938,490.19
b) Addition to Local School District Tax		
c) Minimum Library Tax		
Tot Amt to be Rsd by Taxes for Sup of Muni Bnd	6,229,790.88	5,938,490.19
Total General Revenues	\$ 14,509,022.70	\$ 14,222,906.84

Summary of Appropriations	2023 Budget	Final 2022 Budget
1. Operating Expenses: Salaries & Wages	\$ 6,635,326.00	\$ 6,143,323.00
Other Expenses	4,397,657.93	4,315,972.60
2. Deferred Charges & Other Appropriations	1,587,047.93	1,374,635.29
3. Capital Improvements	50,000.00	250,000.00
4. Debt Service (Include for School Purposes)	1,390,000.00	1,665,000.00
5. Reserve for Uncollected Taxes	448,990.84	473,975.95
Total General Appropriations	\$ 14,509,022.70	\$ 14,222,906.84
Total Number of Employees	114	108

2023 Dedicated	WATER/SEWER	Utility Budget
Summary of Revenues		Anticipated
		2023
		2022
1. Surplus		\$ 1,481,667.00
2. Miscellaneous Revenues		5,520,000.00
3. Deficit (General Budget)		-
Total Revenues		\$ 7,001,667.00
Summary of Appropriations		2023 Budget
		Final 2022 Budget
1. Operating Expenses: Salaries & Wages		\$ 1,748,962.00
Other Expenses		3,954,455.00
2. Capital Improvements		
3. Debt Service		950,000.00
4. Deferred Charges & Other Appropriations		348,250.00
5. Surplus (General Budget)		
Total Appropriations		\$ 7,001,667.00
Total Number of Employees		17

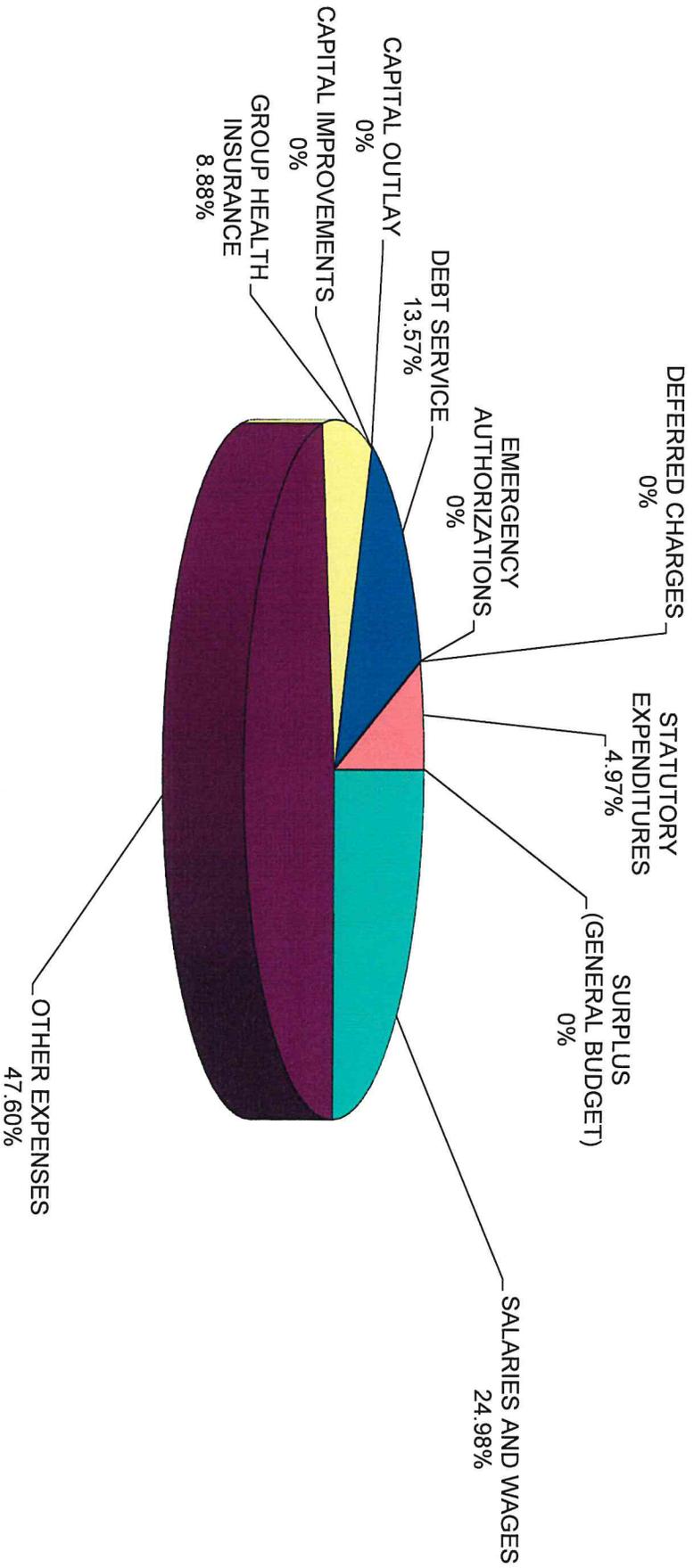
2023 CURRENT FUND BUDGET



POLICE DEPARTMENT
 Salaries 27.39%
 Other Expenses 2.30%

TOTAL 2023 BUDGET
\$14,509,022.70

2023 WATER & SEWER BUDGET



TOTAL 2023 BUDGET
\$7,001,667.00