

Florence, New Jersey
August 10, 2011

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 O'Hara at 9:35PM.

The following statement was read by the Township Clerk: "Notice of this meeting has been given in accordance with the Open Public Meetings Act. Notice was published in the Burlington County Times on January 2, 2011 and January 16, 2011; given to the Register News for information. Notice was posted on the Municipal Bulletin Board."

Upon roll call the following were found to be present:

Frank Baldorossi

Sean Ryan

David Woolston

Dennis O'Hara

Note: Council Member Sandusky absent due to a work commitment.

Also present:

Mayor William Berry; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Municipal Administrator; Dante Guzzi, Township Engineer; William John Kearns, Jr., Township Solicitor; Joy M. Weiler, Township Clerk

MINUTES

None at this time.

FINANCIAL CORRESPONDENCE

It was on the MOTION of Baldorossi, seconded by Ryan to receive and file the Township Clerk's report and the Court Administrator's report for July. Roll call vote – all ayes. Motion carried.

Baldorossi made a MOTION; seconded by Ryan to approve the Treasurer's Bill List. Roll call vote – all ayes. Motion carried.

REGULAR CORRESPONDENCE

Nothing at this time.

APPLICATIONS

A. BLOCK PARTY: Creekwood Drive, September 17, 2011, 4:00PM – 9:00PM

It was on the MOTION of Baldorossi, seconded by Woolston to approve the above application, as recommended by the Chief of Police.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ryan, Woolston, O'Hara

NOES: None

ABSENT: Sandusky Motion carried.

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B. OFF PREMISE MERCHANDISE RAFFLE: Florence Township Riverfront School PTO,
November 2, 2011, 7:00PM, Florence Township Riverfront School

It was on the MOTION of Baldorossi, seconded by Woolston to approve the above application.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ryan, Woolston, O'Hara

NOES: None

ABSENT: Sandusky

Motion carried.

PUBLIC COMMENTS

Bill Bott, 64 Riverbank Drive, discussed growing up and being proud of this country. He discussed the national debt and stated that the republicans and the democrats are responsible for the national debt. He discussed the unrest in London and expressed concern for the future.

All residents having an opportunity to be heard, MOTION by Woolston; seconded by Baldorossi to close the public portion of the meeting. All ayes - motion carried.

RESOLUTIONS

RESOLUTION NO. 2011-165

**APPROVE REQUEST FOR RELEASE OF MAINTENANCE BOND
SHOPPES @ MALLARD CREEK – PHASE I
BOND NO. B98808-16574
Conditioned upon payment of any escrow funds due**

RESOLUTION NO. 2011-166

**DENY REQUEST FOR RELEASE OF MAINTENANCE BOND
WAWA INC., ROUTE 130 & CEDAR LANE
PERFORMANCE BOND NO. 105341447**

RESOLUTION NO. 2011-167

**DENY REQUEST TO RELEASE MAINTENANCE BOND
GREENBRIAR HORIZON, SECTION 3**

RESOLUTION NO. 2011-168

**DENY REQUEST TO RELEASE MAINTENANCE BOND
GREENBRIAR HORIZON, SECTION 5**

RESOLUTION NO. 2011-169

EXTENSION OF TIME FOR PAYMENT OF TAX BILLS

RESOLUTION 2011-170

**RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM
OF REVENUE IN THE BUDGET OF THE TOWNSHIP OF FLORENCE,
COUNTY OF BURLINGTON, PURSUANT TO N.J.S. 40A:4-87
CHAPTER 159, P.L. 1948**

RESOLUTION NO. 2011-171

APPROVE ANNUAL AUDIT

RESOLUTION NO. 2011-172

**AUTHORIZE EXECUTION OF AGREEMENT
FOR RECYCLING PROGRAM WITH THE COUNTY OF BURLINGTON
CONCERNING THE ACQUISITION OF AUTO CART CONTAINERS**

RESOLUTION NO. 2011-173

**AUTHORIZE THE MAYOR TO SIGN THE APPLICATION FILED BY HAINES
INDUSTRIAL CENTER FOR A NJDEP TREATMENT WORKS APPLICATION PERMIT
FOR 230 AND 250 DANIELS WAY**

It was on the MOTION of Baldorossi, seconded by Woolston to approve Resolution No. 2011-165 through 2011-173.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ryan (2011-165 through 2011-172), Woolston, O'Hara

NOES: None

ABSENT: Sandusky

ABSTAIN: Ryan (2011-173)

Motion carried.

ORDINANCES

**ORDINANCE NO. 2011-11
(1st Reading)**

**AN ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF THE
TOWNSHIP OF FLORENCE, NEW JERSEY ENTITLED "FEES" TO
PROVIDE FOR CERTAIN INSPECTION FEES**

Administrator Brook explained that some developers have approached the municipality and stated that there has been legal precedence set that the municipality should not be charging their land use escrow when they build a new home and the Township Engineer inspects it. It should be charged as a separate fee. In order to stay within the legal guidelines the township is now charging a separate fee.

It was on the MOTION of Baldorossi, seconded by Woolston to approve Ordinance No. 2011-11 on first reading and set the public hearing and adoption for September 7, 2011.

On the Question

Nothing at this time.

Upon roll call Council voted as follows

YEAS: Baldorossi, Ryan, Woolston, O'Hara

NOES: None

ABSENT: Sandusky

Motion carried.

**ORDINANCE NO. 2011-12
(1st Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AUTHORIZING
THE SALE OF A 49% INTEREST IN BLOCK 139, PROPOSED LOT 1.03,
BEING THAT PORTION OF THE ROEBLING STEEL SITE PRESENTLY USED BY
THE ROEBLING FRONT GATE MUSEUM TO THE COUNTY OF BURLINGTON
WITH THE PROCEEDS TO BE USED FOR THE ROEBLING FRONT GATE MUSEUM
AS APPROVED BY THE TOWNSHIP COUNCIL**

It was on the MOTION of Baldorossi, seconded by Woolston to approve Ordinance No. 2011-12 on first reading and set the public hearing and adoption for September 7, 2011.

On the Question

Nothing at this time.

Upon roll call Council voted as follows

YEAS: Baldorossi, Ryan, Woolston

NOES: None

ABSENT: Sandusky

ABSTAIN: O'Hara

Motion carried.

REPORTS

Committees, Boards and Officers

- Nothing at this time.

Mayor

- Apologized for arriving late this evening, he had a work commitment.

Administrator

- Administrator Brook stated that the township has received the tax rate and the tax department has begun working on the tax bills. The tax bills will be mailed out by the end of next week and the due date has been extended to September 19, 2011. Assistant Administrator Sahol will advertise on the website and Channel 19.
- Administrator Brook stated that Solicitor Kearns will go over the notice for the cable franchise in early September.
- Mayor Berry stated that Florence Township has been diligently working with a redeveloper, Develcom, in an effort to redevelop the former **Roebing Steel Plant**. The site has approximately 140 acres of developable property. For the past year or more the township and Develcom have been negotiating with an end user that is a Fortune 500 company to make the Roebing site its corporate and world headquarters. Florence Township has enlisted the assistance of many agencies including the NJDEP, EPA, Burlington County Department of Economic Development, Congressman Chris Smith, NJEDA and the governor's newly formed Business Action Committee. All of these government agencies went out of their way to support Florence Township's efforts to put a comprehensive development package together. They went above and beyond the call of duty to attract the end user to this excellent site. Florence Township offered the end user significant and far reaching economic incentives to come to the Roebing site. The State of New Jersey was just as aggressive in putting together an impressive economic package. The officials at the state, county and all levels of government formed an intricate, cooperative partnership in trying to develop this property. Mayor, Council Members and Administrator Brook were able to provide them with quite a competitive pilot program to entice this end user to come to Florence Township.

As Florence Township was trying to wrap up negotiations and trying to address the final concerns of the end user so a preliminary agreement of sale could be prepared, the end user started to make additional demands that were financially overwhelming for the municipality. Aside from already offering sizable economic incentives on various levels, the last financial request was so unrealistic that no municipality could ask its residents for such an unreasonable demand. The end user wanted to pay \$8.2 million for the property but they were looking for \$19 million in municipal contributions for infrastructure on the property. It was at this point that Florence Township ended negotiations with the end user and decided to pursue other redevelopment options. Agreeing to the end user's demands would have meant this township and its residents would have taken an unconscionable level of debt for an end user that was already being provided with very attractive long-term economic incentives. Rather than this municipality agreeing to such an unreasonable request, Township Council and myself decided to stay united and to protect the financial integrity of the residents of this fine community.

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The township will redouble its efforts to attract a quality end user to the Roebling site and with pledges of cooperation from all levels of government, Florence Township will find a suitable end user that compliments the Village of Roebling and the community. Through all the efforts of Council and myself this site is closer now to being developed than it was at any time in the past. The EPA is moving closer to completing remediation efforts for the site, the area known as the slag area is in the process of being capped so that the ground can be opened for public enjoyment. Almost all of the buildings were recently removed by the EPA at a cost of \$5 million. The township has invested in utility infrastructure improvements in the past looking towards the future. Florence Township has had the opportunity to forge great partnerships with the NJDEP, EPA, Congressman Chris Smith and the Burlington County Department of Economic Development. These partnerships will serve Florence Township well as it continues to explore other quality economic development opportunities with Develcom. The township has taken many positive lessons away from the efforts to redevelop the site; these lessons are the working relationships that have been forged over the past few years that will be beneficial to Florence Township as we strive in the future to bring a first class commercial business to the Roebling Plant site. Jobs and blending the development into the community is and always will remain the top priority of the Mayor and Township Council. Sometimes tough decisions have to be made to realize a positive outcome. The Township Council and myself are already planning to move forward with other potential development options that will compliment the community. Through the continued combined efforts of everyone involved this site will be occupied by a developer that will bring quality jobs to a site that holds a great deal of pride for the community.

From a personal standpoint, Mayor Berry stated that he was very disappointed. Township Council and myself put many, many countless numbers of hours into working with this end user. Township officials have made trips to New York and Washington, DC. He stated that at the township level, county level and state level it was truly a bipartisan effort and he feels blessed to have had the opportunity to work with each Council Member on this project. His only regret was that he was unable to bring this deal to fruition and make it beneficial to Florence Township. In the end, the governing body united together to protect the financial integrity of the residents of this community.

Mayor Berry thanked Burlington County, specifically Mark Remsa, Burlington County Economic Development Director; he is such an asset to this community and has always been a friend to the community, looking out for the township's best interest. Through Mr. Remsa's efforts a lot of roadblocks were removed but that did not seem to satisfy the end user's demands.

Council Member Ryan reiterated what Mayor Berry had stated, that it was a combined effort and everyone worked together. There are positives that have come out of all the efforts that were put forward; the property is more marketable and closer to being a developed site. Florence Township is continuing to work with the same developer, Develcom. He believes that Develcom sees the value in the site and in Florence Township. Develcom has also made great investments into getting the site developed.

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Council President O'Hara echoed Mayor Berry and Council Member Ryan's comments. Florence Township has made tremendous strides and the site is in better condition today to be able to be marketed and developed then it ever has been. He expressed his appreciation to everyone involved.

Bill Bott, 64 Riverbank Drive, asked if the governing body was able to say who the end user was? Council Member Ryan stated that there was an agreement not to disclose the name of the end user. That agreement has expired but the governing body has discussed the matter and agrees that there is nothing to gain by divulging the name, it may actually hurt the township's credibility in the future.

Assistant Municipal Administrator

- Assistant Administrator Sahol stated that he would like to work with Solicitor Kearns on an amendment to the Ordinances regarding vehicles being parked on front lawns and high grass and weeds. His concern is repeated offenses; he would like to shorten the time given to the property owner to comply if they have a repeated offense. Council Members are in agreement for the Ordinances to be amended. A draft will be provided for Council's review.
- Assistant Administrator Sahol reported that the Economic Development Committee is starting with fundraising to bring back the **Patriotic Celebration**. There is a Beef & Beer on August 20th. The committee would also like to run a 5k. Assistant Administrator Sahol spoke with the Chief of Police and he does not believe that it is a major expense to run a 5k. The plan is to have it on Saturday morning, September 24th. He believes a 5k will be a good fundraiser to obtain revenue to bring back the Patriotic Celebration.

Council President O'Hara noted for the public that the governing body decided at a previous meeting to try and bring back the Patriotic Celebration with the help of Assistant Administrator Sahol, the Economic Development Committee and members of the community. There will be a thermometer posted to show how much is needed for each event and how much has been raised.

Township Solicitor

- Solicitor Kearns will provide a report on the Comcast Cable Agreement in September. A Public Hearing and Ordinance is required.

Township Engineer

- Nothing at this time.

UNFINISHED BUSINESS

Council President O'Hara asked if the gentleman with the Zoning Board issue understood that the governing body has no control over the Zoning Board? Administrator Brook stated that he forwarded the email from Solicitor Kearns to the resident but has not heard from him.

NEW BUSINESS

Nothing at this time.

BOARD OF HEALTH

Nothing at this time.

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MISCELLANEOUS

Council Member Ryan stated that there will be a Veterans Service on August 16, 2011 at Camden County College. He requested that the notice be sent to the local veteran organizations. The notice will be hand delivered tomorrow.

10:15PM MOTION by Woolston, seconded by Ryan to adjourn meeting. Roll call vote – all ayes. Motion carried.

ADJOURNMENT

10:15PM Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

/mab