

Florence, New Jersey
July 11, 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 8:40 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
Jerry Sandusky

Also present:

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

MINUTES

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

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FINANCIAL CORRESPONDENCE

Reports to Receive and File

It was on the MOTION of Woolston, seconded by Lovenduski to receive and file the Township Clerk's Report for June. Roll call vote – all ayes. Unanimous approval.

Treasurer's Bill List

It was on the MOTION of Lovenduski, seconded by Woolston 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

Social Affair- Marconi Lodge, August 4, 2012, 9:00am – 9:00pm
Bocce Ball Tournament (rain date of August 5, 2012)

It was on the MOTION of Baldorossi, seconded by Lovenduski to approve the application. Roll call vote – all ayes. Motion carried.

PUBLIC COMMENTS

Seeing no one wishing to be heard, it was on the MOTION of Ostrander, seconded by Woolston to close the public comments. Roll call vote – all ayes.

RESOLUTIONS

Mayor Wilkie announced that Resolutions No. 2012-157 and No. 2012-164 were being held because Administrator Brook was currently meeting with the Attorney regarding these. Mayor Wilkie announced that there could be a Closed Session because of possible litigation with action taken after the Closed Session.

**Resolution No. 2012-155
RELEASE PERFORMANCE BOND
FOR HAINES INDUSTRIAL CENTER
WATER DISTRIBUTION PERFORMANCE BOND
BOND # PAIFSU 041483**

**Resolution No. 2012-156
DENY RELEASE OF THE PERFORMANCE BONDS
FOR THE MANORS AT CROSSROADS
PHASE I AND PHASE II
FOR WATER AND SEWER**

**Resolution No. 2012-157
APPROVE AFFORDABLE HOUSING AGREEMENT WITH
MOORESTOWN ECUMENICAL NEIGHBORHOOD DEVELOPMENT, INC. (MEND)
TO DEVELOP AFFORDABLE HOUSING AT FORMER DUFFY SCHOOL AND
COMMITMENT OF AFFORDABLE HOUSING TRUST FUNDS
IN ACCORDANCE WITH P.L. 2008, c.46
(N.J.S.A. 52:27D-329.2)**

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**Resolution No. 2012-158
APPROVE AFFORDABLE HOUSING AGREEMENT WITH
220 FOUNDRY STREET L.L.C. AND COMMITMENT
OF AFFORDABLE HOUSING TRUST FUNDS
IN ACCORDANCE WITH P.L. 2008, c.46
(N.J.S.A. 52:27D-329.2)**

**Resolution No. 2012-159
APPROVE AN AMENDED AFFORDABLE HOUSING AGREEMENT WITH
TWIN OAKS COMMUNITY SERVICES, INC. AND COMMITMENT
OF AFFORDABLE HOUSING TRUST FUNDS
IN ACCORDANCE WITH P.L. 2008, c.46
(N.J.S.A. 52:27D-329.2)
*(Four (4) Housing Units)***

**Resolution No. 2012-160
APPROVE AFFORDABLE HOUSING AGREEMENT WITH
TWIN OAKS COMMUNITY SERVICES, INC. AND COMMITMENT
OF AFFORDABLE HOUSING TRUST FUNDS
IN ACCORDANCE WITH P.L. 2008, c.46
(N.J.S.A. 52:27D-329.2)
*(Nine (9) Housing Units)***

**Resolution No. 2012-161
AUTHORIZING APPROVAL OF 2012-2013 RENEWAL OF
PLENARY RETAIL CONSUMPTION LICENSE
#0315-33-014-002
(Sandor's)**

**Resolution No. 2012-162
AUTHORIZING APPROVAL OF 2011-2012 &
2012-2013 RENEWAL OF
PLENARY RETAIL CONSUMPTION LICENSE
#0315-33-011-005
(Fine Food & Spirits)**

**Resolution No. 2012-163
AUTHORIZING REFUNDS OF CERTAIN TAX OVERPAYMENTS**

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Resolution No. 2012-164

RESOLUTION AUTHORIZING AND DIRECTING THE FLORENCE TOWNSHIP PLANNING BOARD TO REVIEW AND COMMENT ON WHETHER A PREVIOUS PRELIMINARY INVESTIGATION AND REDEVELOPMENT PLAN PREPARED AND ADOPTED PURSUANT TO THE NEW JERSEY LOCAL DEVELOPMENT AND HOUSING LAW, DESIGNATING CERTAIN PROPERTY OWNED BY FLORENCE TOWNSHIP ON WEST SECOND STREET, AND COMMONLY IDENTIFIED AS THE FORMER DUFFY SCHOOL AND THE ADJACENT CONNECTED TWO LOTS AS AN AREA IN NEED OF REDEVELOPMENT SHOULD BE AMENDED IN ACCORDANCE WITHIN THE MEANING AND INTENDMENT OF SAID STATUTE AND APPROVED BY THE TOWNSHIP OF FLORENCE

Resolution No. 2012-165

**DENY RELEASE OF THE PERFORMANCE BOND
FOR THE MANOR AT CROSSROADS
PHASE I
Bond No. 1024185**

Resolution No. 2012-166

**DENY RELEASE OF THE PERFORMANCE BOND
FOR THE MANOR AT CROSSROADS
PHASE II
Bond No. 1024184**

Resolution No. 2012-167

**AMENDING RESOLUTION NO. 2012-60
ACCOUNTS DEPOSITED AT ROEBLING BANK**

Resolution No. 2012-168

**APPROVE CURRENT ESTIMATE NO. 1
THE 2012 PARK PROJECT**

Resolution No. 2012-169

**APPROVE CURRENT ESTIMATE NO. 1 FOR
2011 CDBG PROJECT
TO OCEAN EXCAVATING, INC.**

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**Resolution No. 2012-170
APPROVE CURRENT ESTIMATE NO. 2
THE CLARK T. CAREY MEMORIAL BOAT DOCK
MARINE MAINTENANCE & CONSTRUCTION**

**Resolution No. 2012-171
APPROVE REQUEST FOR RELEASE OF PERFORMANCE BOND
NEXUS SOLAR, L.L.C.
FOUNTAIN OF LIFE CHURCH
*Conditioned upon posting a two year Maintenance Bond and payment of
Any and all escrow funds due.***

MOTION made by Lovenduski, seconded by Ostrander to approve Resolution Nos. 2012-155, 2012-156, Resolution Nos. 2012-158 through 2012-163 and Resolution Nos. 2012-165 through 2012-171.

Upon roll call Council voted as follows

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABESENT: None Motion carried. Unanimous approval.

ORDINANCES

**ORDINANCE NO. 2012-21
(1st Reading) (Public Hearing & Adoption 8/1/12)
An Ordinance of the Township of Florence
Amending Chapter 2 of the Code entitled Fees**

Council President Sandusky said this related to the fees for the boat ramp.

It was on the MOTION of Lovenduski, seconded by Woolston to approve Ordinance No. 2012-21 on first reading and set the public hearing and adoption for August 1, 2012.

Upon roll call Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Motion carried. Unanimous approval.

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**ORDINANCE NO. 2012-22
(1st Reading) (Public Hearing & Adoption 8/1/12)
An Ordinance Affirming an Agreement for Tax
Exemption with JSPD, L.L.C. for property located
on Hunt Circle Drive
Block 163.02, Lot 13.01**

It was on the MOTION of Baldorossi, seconded by Woolston to approve Ordinance No. 2012-22 on first reading and set the public hearing and adoption for August 1, 2012.

Upon roll call Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky
NOES: None
ABSENT: None Unanimous approval.

**ORDINANCE NO. 2012-23
(1st Reading) (Public Hearing & Adoption 8/1/12)
An Ordinance Affirming an Agreement for Tax
Exemption with Harkins Lane Plaza, L.L.C. for
property located at Route 130 and Harkins Drive
Block 159, Lot 5.02**

It was on the MOTION of Lovenduski, seconded by Ostrander, to approve Ordinance No. 2012-23 on first reading and set the public hearing and adoption for August 1, 2012.

Upon roll call Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky
NOES: None
ABSENT: None Unanimous approval.

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

REPORTS OF ADMINISTRATION

Mayor:

Mayor Wilkie said he felt fortunate to say there have been many “great days” in Florence Township recently, and July 7, 2012 was one of them. The celebration of the *Fire Department’s 100th Anniversary and the Patriotic Day Celebration* was a wonderful event.

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He said he has received many compliments. He reminded everyone that it was a very hot day; he believes the weather was over one hundred degrees. He said it was good that there was a quick storm that cooled the evening off so people could enjoy the concert and fireworks. He said everyone working together: Police, Fire, Emergency Medical Services, the Office of Emergency Management, and Public Works made the day a success.

Mayor Wilkie announced that the Roebbling Museum Car Show is scheduled for July 28, 2012.

He also explained that there is a new redeveloper for Duffy School and the previous developer is causing some concerns, and he anticipated after meeting in Closed Session tonight action will be taken. They Mayor noted that Florence Township is in the forefront for affordable housing. He said Florence managed to keep its identity and preserve farmland and manage unwanted growth. He said the township does everything it can to meet the obligations of affordable housing.

Township Administrator: Nothing at this time (At this time, meeting with developer representatives.)

Assistant Administrator: Nothing at this time.

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 he and Councilman Baldorossi attended the *100th Anniversary Celebration of Saint Mary's Romanian Byzantine Church*. He said the event was well attended.

He said the town looks really great and thanked everyone who works hard to keep it that way. He also thanked Township Clerk Weiler for her help in announcing the parade on Saturday.

NEW BUSINESS: Nothing at this time.

BOARD OF HEALTH: Nothing at this time.

MISCELLANEOUS Nothing at this time.

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

Don Kamienski, 10 McCay Drive, requested a copy of the new fees for the boat ramp. It was provided by Assistant Administrator Sahol.

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Joseph Kostrub, 260 Delaware Avenue, said he notices people are using the boat ramp that should not be there and it needs more supervision.

Mayor Wilkie said when the dock was installed in the 1990's, summer help was employed there, but the cost was more than what was taken in. He said right now the short-staffed police department patrols and responds to the area. He said the township is looking into other options for next year.

Council President Sandusky said if the people at the dock see someone enter without a sticker, they should call the police right away so an officer can respond as quickly as possible to enforce the law.

A MOTION was made by Woolston, seconded by Lovenduski to approve Resolution No. 2012-154 to meet in Closed Session to discuss litigation.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Unanimous approval. Motion carried.

Recess: At this time there was a ten-minute recess.

At 8:55 Council met in Closed Session.

At 9:20pm Council returned to Open Session.

It was on the MOTION of Baldorossi, seconded by Woolston to approve **Resolution No. 2012-157**.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Unanimous approval. Motion carried.

Timothy J. Bloh of Fox Rothschild LLP, the attorney for Community Investment Strategies (CIS), the former developer for Duffy School, said his client has had an Agreement with the Township for some time. He said he objected to the Resolution because his client believes there is already an Agreement in place. He just wanted to make the township aware of his client's position that they don't waive any rights before Council's going forward with the Resolution.

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Mayor Wilkie said that on March 21, 2012 the Agreement was terminated and Council contracted with another developer (MEND).

Administrator Brook stated the township is always willing to meet with all those involved to review the differences of opinion.

It was on the Motion of Baldorossi; seconded by Woolston to approve **Resolution No. 2012-164**.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Unanimous approval. Motion carried.

9:24 PM MOTION by Woolston, seconded by Lovenduski to adjourn.
Roll call vote - all ayes. Motion carried.

ADJOURNMENT

9:24 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

/aek