

Florence, New Jersey  
April 3, 2013

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 President Sandusky at 8:00 PM. 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; posted on the municipal bulletin board; placed on the web-site on January 3, 2013; and advertised in the Burlington Co. Times on January 6, 2013.

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; Kelly Grant, Esq., Township Attorney; Joy M. Weiler, Township Clerk

### **MINUTES**

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

Township Council Closed Session – March 20, 2013

Township Council Regular Session – March 6, 2013, March 20, 2013

### **FINANCIAL CORRESPONDENCE**

It was on the MOTION of Woolston; seconded by Lovenduski, to receive and file the Chief of Police's Report for March. Roll call vote – all ayes. Motion carried.

It was on the MOTION of Lovenduski; seconded by Ostrander 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.

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**REGULAR CORRESPONDENCE**

Letter from the General Mercer Chapter of the NSDAR dated March 21, 2013 requesting use of the Third Street Firehouse for a membership meeting on Saturday, May 4 at 10:00 AM.

Council President Sandusky asked if there were any objections? Mayor Wilkie expressed his support of the requested use.

It was on the Motion of Baldorossi, seconded by Woolston to approve the request for use of the Third Street Firehouse. All ayes.

**APPLICATIONS**

A. Social Affair Permit – Knights of Columbus, Comedy Knight  
McGrath Hall, Holy Assumption, March 20, 2013, 6:00pm – 11:00pm

B. On Premise Raffle – Civic Association to benefit Relay for Life  
Florence High School football field, May 4, 2013

It was the Motion of Baldorossi, seconded by Lovenduski to approve the above applications. Roll call vote. All ayes.

**PUBLIC COMMENTS**

Dan Kamienski, 10 McCay Drive, thanked the Public Works Department for installing the floating dock. He inquired when the portable toilet would be put in place. Assistant Administrator Sahol said he believes it will be delivered soon; it has been ordered.

Jack Ulmer, 200 West Front Street, asked if there was something planned to honor Eugene Olaff and Steven Nemeth on Opening Day for Baseball? Mayor Wilkie explained that on April 13 at 10:00am there are rededications planned for some of the baseball facilities in conjunction with Opening Day. He said it will be at the little league fields.

Jennifer Goff, 75 Amboy Avenue, said she would like to contact landlords of tenants who are disrupting the neighborhood. Administrator Brook said the best thing is for administration to talk to the Chief of Police. He explained that if there are particular properties that are an issue, he can have Ms. Goff meet with the Chief for police issues. If the problems are maintenance related, she can contact the Code Enforcement Officer, Thomas Layou.

Rose Kish, 78 Amboy Avenue, also has some concerns about the neighborhood and described some specific incidents she witnessed. Council President Sandusky said he would like a meeting set up with the Chief of Police and the area residents to get the matter resolved. Mayor Wilkie said he did hear about a recent incident Ms. Kish mentioned and he spoke to Captain John Bunce who informed him the patrols in the area have been increased. The police are also monitoring the light rail to see if that is part of the problem.

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It was on the MOTION of Ostrander; seconded by Lovenduski to close the public comments. All ayes.

Council President Sandusky explained that residents do not need to wait for a council meeting to reach out to the governing body and administration. The staff is always available to help residents with problems and concerns. He invited them to call the Municipal Offices when they need something.

### **PUBLIC HEARING ON 2013 MUNICIPAL BUDGET**

Administrator Brook passed out an overview for public information. He said the 2013 budget is not increasing the local purpose tax at all. The first page indicated where the taxes went in 2012. The reason for "2012" is because not all of the tax rates have been struck for 2013. The township will set its rate tonight. The county rate is not certain and the school rate has changed. The sheet shows that no matter what you pay in taxes, the township only keeps 18.68 % to operate. There is also a reserve for uncollected taxes. This is money included to be used if not all the taxes are collected. The township is still responsible for providing tax money to the county and the school district. He said last year the municipal budget was \$10,750,143.00. The total appropriations for 2013 are \$10,394,418. There is a difference of about \$355,725.00. He said the overall appropriations were reduced by that amount. It will have a significant impact on the budget and on the overall local purpose tax, which is the only tax that the municipality can control. The amount to be raised by taxation is what ultimately creates the tax for all the residents in the community. He said this year the amount has gone down. Every effort was made to keep the tax rate steady and prevent increases.

He moved on to explain that state aid is actually money that came to municipalities for many years in the form of energy receipts tax. The state decided to take over disbursing the funds. Over a period of time, it found ways to keep much of those funds and lessen the amount returned to the municipalities. The funds coming to Florence over the past few years has decreased significantly; well over \$500,000.

Administrator Brook discussed surplus. He explained surplus is when you collect more money in a budget year than was anticipated. These funds are placed into a surplus fund. It is important for towns to know what their budget is, how much surplus is being used, and what percentage of surplus is being used. He said it is not true that surplus will always regenerate itself. The current economy has demonstrated this. The town has tried to save money at every turn. Some examples included using township employees to install a main water line. This was a savings of about \$60,000. The township also joined a sustainable energy meeting. Members bundle utilities and bid it together to get lower rates. This was a savings of about \$99,000 over the past two years. Every town has to learn to do more with less. Employees that have retired are not being replaced. The township is doing all it can to not hire full-time employees but maintain services at the current level while keeping the tax rate stable.

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Assistant Administrator Sahol said over the past few months the township has been looking at efficiency in its energy and communication costs. The lights will be or already have been switched to LED bulbs. The light output is the same but the energy draw is much smaller. The lights will last much longer than the fluorescent lights and fluorescent is very expensive to replace. Regarding telecommunications, the township has just done away with its last cooper wires. The system is now entirely fiber optic. That change adjusts the bill from \$35 per month per phone line to about \$6.50 per line per month. The township is also aggressive at attaining grants and showing that the projects proposed for the funds are long lasting. An example is the new resilient surface for the parks. It is a two to three inch rubber resilient surface that is good for safety and handicapped mobility. There is no maintenance required. It is a savings of \$15,000 to \$18,000 a year.

Council President Sandusky commended Assistant Administrator Sahol for his efforts in obtaining grant funds and keeping costs down. Administrator Brook said these efforts are constant and are always in the forefront of everyone's mind.

Administrator Brook explained the last pages of his handout. They outline the 2013 current fund budget. It provides a breakdown of where funds are spent. The last item is the debt service for the township. The township recently went out to permanent bonding because the rates were so low. By the end of 2015 the debt service will begin to decrease dramatically. This means that the Mayor and Council can begin to focus again on road improvement programs and other capital improvements. This concluded his presentation.

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

Don Kamienski, 10 McCay Drive, questioned the statement made that the school budget was approved. Mayor Wilkie explained that the Board of Education moved the election of board members to November, and the budget does not need to go to voters unless it exceeds the two percent cap. He said this is the second year the school elections were held in November.

Mr. Kamienski asked if the school budget increased? Mayor Wilkie said he believed the budget increased to the two percent cap. Administrator Brook said he believes the increase was \$0.04.

MOTION of Lovenduski seconded by Woolston to close the public hearing of the 2013 Municipal Budget. Roll call vote – all ayes.

### **RESOLUTIONS**

#### **RESOLUTION NO. 2013-80**

#### **Adopt Municipal Budget Township of Florence**

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**RESOLUTION NO. 2013-81**

**Resolution of the Township Council of the Township of Florence Amending a “Study Area” Referred to the Planning Board of the Township of Florence to Undertake a Preliminary Investigation of Certain Parcels to Determine Whether such Parcels Satisfy the Criteria as an “Area in Need of Redevelopment” as set forth in the Local Redevelopment and Housing Law Pursuant to N.J.S.A. 40A:12A-6**

**RESOLUTION NO. 2013-82**

**Authorize Preparation of Specifications & Plans and Obtain Bids for a Public Works Street Sweeper**

**RESOLUTION NO. 2013-83**

**Resolution Amending 2013 Capital Budget**

It was on the MOTION of Baldorossi; seconded by Lovenduski to approve Resolution Nos. 2013-80 through 2013-83.

On the Question Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky  
NOES: None  
ABSENT: None Motion carried.

**ORDINANCES**

**ORDINANCE 2013-04  
AN ORDINANCE AUTHORIZING  
LONG TERM TAX EXEMPTION AGREEMENT  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 04/17/13)**

Administrator Brook explained the township would like to convert the former Duffy School to affordable housing for seniors as part of its Affordable Housing Plan. The municipality is working with an organization called MEND that has been extremely successful with obtaining tax credits. This project will probably run well over \$14 million. In cases like this municipalities offer ways to help the developer fund the project.

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There are certain limits for the rent since it is a low income project, so the township offers a Payment in Lieu of Taxes (PILOT) Agreement. This means the developer will pay the township a percentage of the overall rents minus expenses for every year that the units are occupied. For the township, it means an old building will be renovated for affordable housing and it is taking a run-down property and making it an asset to the community. For MEND, it creates a path to use if they use a financing option that does not involve the Housing and Mortgage Finance Agency at the state level.

It was the MOTION of Baldorossi, seconded by Ostrander to approve Ordinance No. 2013-04 and set the public hearing and adoption for April 17, 2013.

Upon roll call Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky  
NOES: None  
ABSENT: None

**ORDINANCE NO. 2013-05**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN  
THE COUNTY OF BURLINGTON, NEW JERSEY,  
PROVIDING FOR ACQUISITION OF A STREET  
SWEEPER IN AND FOR THE TOWNSHIP,  
APPROPRIATING \$250,000 THEREFOR, AND  
AUTHORIZING THE ISSUANCE OF \$237,500 IN  
GENERAL IMPROVEMENT BONDS OR NOTES OF THE  
TOWNSHIP TO FINANCE THE SAME  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 04/17/13)**

It was the MOTION of Baldorossi, seconded by Lovenduski to approve Ordinance No. 2013-05 and set the public hearing and adoption for April 17, 2013.

Upon Roll call Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky  
NOES: None  
ABSENT: None

**REPORTS**

**Committees, Boards and Officers**

**Mayor**

Mayor Wilkie announced he had two proclamations. The first was in honor of Arbor Day, April 26, 2013. He read the proclamation into the record.

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Mayor Wilkie noted and praised Assistant Administrator Sahol for being very involved in increasing the number of trees in the township.

The second proclamation was in honor of National Day of Prayer, May 2, 2013. He read the proclamation into the record. He noted that the township will be holding an interfaith service on that day at 10:00 AM at the Municipal Building. The Mayor and Council President Sandusky recognized Clerk Weiler for organizing the service.

Mayor Wilkie said even though the township is trying to do more with less, it still operates the way it did when his father was Mayor. The township does everything it can to keep costs down. He appreciates the efforts of everyone, especially Administrator Brook, Assistant Administrator Sahol and Clerk Weiler.

Mayor Wilkie said that on April 5 at 11:00am the Burlington Coat Factory is holding its ground breaking ceremony. It is a monumental occasion for the township. The project is a good opportunity for the community along with the NFI Building and Subaru. He hopes it sets the tone for the future.

### **Administrator:**

Administrator Brook referred to the fire that occurred on Harkins Lane in a warehouse. Thomas Layou, the Construction Official, has been working diligently to make sure the site is cleaned up. The demolition has begun, but today there was an injunction from an attorney representing a plaintiff that halted the demolition. There is a hearing scheduled for April 21. He wanted to let Mayor and Council know in case they noticed that the work stopped. The township is not involved, but if necessary, will seek representation to get the site cleaned up.

### **Assistant Municipal Administrator:**

Assistant Administrator Sahol said the next phase of the Burlington County Park Program is beginning. It is at Roebbling Park in the tot lot area. The curb line has been modified and additional space will be added for a picnic area. Trees will be installed to provide shade. Hopefully, the new surface material will be installed the first or second week in May. He wants to have it ready for the summer break.

**Division of Law:** Nothing at this time.

**Division of Engineering:** Nothing at this time.

**Division of W & S Utilities:** Nothing at this time.

**Unfinished Business:** Nothing at this time.

**New Business:** Nothing at this time.

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**Board of Health:** Nothing at this time.

**Miscellaneous:** Nothing at this time.

**Public Comments:**

Seeing no one wishing to be heard, it was on the MOTION of Lovenduski; seconded by Ostrander to close the public comments. All ayes.

8:45 PM MOTION by Lovenduski; seconded by Ostrander to adjourn.  
Roll call vote - all ayes. Motion carried.

**ADJOURNMENT:**

8:45 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC  
Township Clerk

/aek