

Florence, New Jersey
October 4, 2006

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 Vice President Baldorossi at 8:00 PM. Vice President Baldorossi led the Salute to the Flag.

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 8, 2006; 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, Vice President
Bruce Garganio
Elizabeth Ryan
Jerry Sandusky

Also present:

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

MINUTES

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

Regular Session	September 20, 2006
Closed Session	September 13, 2006 and September 20, 2006

FINANCIAL CORRESPONDENCE

It was on the MOTION of Ryan; seconded by Sandusky to receive and file the Chief of Police report and the Township Clerk's report for September. Roll call vote – all ayes. Motion carried.

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

REGULAR CORRESPONDENCE

Nothing at this time.

APPLICATIONS

- A. Off Premise 50/50 Raffle: Florence Township High School Marching Band Boosters, November 22, 2006, 7:00PM, High School

Florence Township Council Regular Session: 10/04/06

It was on the MOTION of Sandusky, seconded by Ryan to approve the above application:

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: Fratinardo

Motion carries.

PUBLIC COMMENTS

Nothing at this time.

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

RESOLUTIONS

RESOLUTION NO. 2006-174

**AUTHORIZE APPLICATION FOR THE 2007 MUNICIPAL
ALLIANCE GRANT AWARD
AND AUTHORIZING THE MAYOR TO SIGN THE
AGREEMENT FOR THE TOWNSHIP OF FLORENCE**

It was on the MOTION of Garganio, seconded by Ryan that Resolution 2006-174 be approved.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: Fratinardo

Motion carries.

ORDINANCES

**ORDINANCE NO. 2006-24
(2nd Reading)**

AN ORDINANCE OF THE TOWNSHIP OF FLORENCE IN BURLINGTON COUNTY, STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF AN AGREEMENT OF SALE BETWEEN THE TOWNSHIP OF FLORENCE AND PREFERRED REAL ESTATE INVESTMENTS, LLC. FOR THE PORTIONS OF THE PROPERTY GENERALLY KNOWN AS THE ROEBLING STEEL REDEVELOPMENT SITE

It was on the MOTION of Garganio, seconded by Ryan to approve Ordinance No. 2006-24 on second reading for adoption.

Public Comment

Council Vice President Baldorossi opened the meeting to the public for comments at this time.

Bill Bott, 64 Riverbank Drive, commended the governing body for their hard work. As a taxpayer he expressed his opinion that the money should stay on the municipality's side.

Simonne Gadbois, 3 Ninth Avenue, has heard many rumors regarding the development of the site. She lives at the end of Ninth Avenue and asked if the slag area there will be part of the office development or will it be a park developed by the township? Mayor Muchowski explained that at the present time the agreement of sale does not include the slag area. There are ongoing discussions with Preferred regarding a comprehensive plan that may include the slag area. If it is found that development opportunities or the redevelopment of the site as a whole including the slag area are beneficial for the community, the agreement may be altered to include the slag area. This would only be done keeping in mind the community concerns. He also explained that clean up activities are presently taking place in the slag area that need to be done. There are some onsite improvements that, even if the slag area is not sold to Preferred, will be incorporated in that area. At this time anything being said around the community regarding the development of the slag area is rumor. Conversations regarding the development of the agreed upon land area as well as the slag area will continue with Preferred over the next 90 days. Ms. Gadbois expressed concern regarding what could be built on the slag area, which is between her house and the river. Council Member Garganio assured Ms. Gadbois that any development would have to go before the Planning Board. The sale does not give Preferred the ability to develop any way they want. They have to develop in a direction that Florence Township is comfortable with.

George Sampson, 926 Schisler Drive, commended the governing body for the point they are at now. It has been a long, rough road. He is in favor of this Ordinance and wished the governing body well.

Florence Township Council Regular Session: 10/04/06

It was on the MOTION of Sandusky, seconded by Ryan to close the public hearing. All ayes – motion carried.

On the Question

Council Member Garganio expressed happiness for being at the point that they are at now with the Roebbling Steel Plant. He reminded everyone that the process started years ago and that there have been many people involved. He hopes it all works out for the best.

Council Member Ryan echoed Council Member Garganio's thoughts. It was a dark day for the community when the steel plant closed. Her father along with other family members lost their jobs. There have been so many people working on moving the site forward. She congratulated Mayor Muchowski, the subcommittee and Administrator Brook, who put in countless hours and worked so hard. It is brightening for the township.

Council Member Sandusky, who has been a long time member of Council, stated that it is with pleasure to vote on this Ordinance this evening. It was a dark day when the plant closed, many people lost their jobs and were afraid they would not find another one. Now there is the potential for a nice ratable coming into town. He hopes it fulfills the needs of the township.

Upon roll call Council voted as follows:

YEAS: Garganio, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: Fratinardo

Unanimous approval.

**ORDINANCE 2006 – 25
(1st Reading)**

AN ORDINANCE OF THE TOWNSHIP OF FLORENCE IN BURLINGTON COUNTY, NEW JERSEY, AMENDING CHAPTER 87 OF THE FLORENCE TOWNSHIP CODE TO AMEND ARTICLE V. ENTITLED "REQUIRED GROWTH SHARE AFFORDABLE HOUSING OBLIGATION"

It was on the MOTION of Sandusky, seconded by Ryan to approve Ordinance No. 2006-25 on first reading and set adoption for October 18, 2006.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: Fratinardo

Unanimous approval.

REPORTS

Committees, Boards and Officers

- Nothing at this time.

Mayor Muchowski

- Mayor Muchowski also reiterated the sentiments of the Council Members regarding the Roebing Steel Mill site. He likes to use the term “guarded optimism” as the next 90-day period is approached. That is the launching pad for a longer, more protracted discussion for the redevelopment of the site. Some of the basic parameters have been put in place, now it will be a coordinated effort between Council, the redeveloper, Planning Board and interested and active members of the community to formulate the basis of the future of that site. It is an enticing site from a redevelopment standpoint because of its river frontage and closeness to other work centers and regional marketplaces. It is also a difficult site because it is tucked into a residential village, there are limitations on road networks, egress and ingress into the site. A guarded approach is being taken to safeguard as many interests as possible. We want to look back and be proud of the redevelopment. Mayor Muchowski acknowledged the EPA and all their work in the clean up of the site over the last several years, which has helped bring the township to this point. He thanked everyone for his or her hard work.
- Mayor Muchowski stated that there will be a transition in the recreation basketball, both boys and girls. Information will be made available as it moves forward.

Administrator

- Administrator Brook provided a memo regarding the Municipal Court scheduling change. It will be properly advertised.

Assistant Administrator

- Nothing at this time.

Township Solicitor

- Nothing at this time.

Township Engineer

- Nothing at this time.

UNFINISHED BUSINESS

Nothing at this time.

NEW BUSINESS

Council Member Garganio noticed that the quarterly bill for trash reimbursement was received. He asked if they were ever factored into the township’s trash program? Administrator Brook is working on a separate bid for all of the condominiums.

Florence Township Council Regular Session: 10/04/06

BOARD OF HEALTH

Nothing at this time.

MISCELLANEOUS

Nothing at this time.

8:25 PM MOTION by Ryan, seconded by Sandusky to adjourn meeting. Roll call vote - all ayes.

ADJOURNMENT

8:25 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab