TOWNSHIP OF FLORENCE

C O U N C I L M E E T I N G A G E N D A

MEETING DATE: December 2, 2026 MEETING TIME: 7:00 PM

LOCATION: Council Chambers-Municipal Complex
711 Broad Street
Florence, NJ 08518 (609) 499-2525

Zoom Link
https://zoom.us/j/95068775446?pwd=8mukoNEH13yDePjy6i0oaBfK8bXa8f.1

Meeting ID: **950 6877 5446**
Passcode: **2525**

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Please note: Zoom Link is viewing only. You must attend the meeting in person to offer public comment.

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1. CALL TO ORDER AND FLAG SALUTE

2. SUNSHINE STATEMENT AND ROLL CALL

3. APPROVAL OF MINUTES
   Regular Meeting of November 4, 2026

4. FINANCIAL CORRESPONDENCE
   Court Administrator's Monthly Report for October 2026
   Tax Collector's Monthly Tax Report for October 2026
   Tax Collector's Monthly Water & Sewer Report for October 2026

   -TREASURER'S BILL LIST FOR APPROVAL

5. REGULAR CORRESPONDENCE
   A. Tax Monthly Summary for October 2026
   B. Water and Sewer Monthly Summary for October 2026
   C. Letter from Florence Historical Society requesting permission to store a donated 1939 LaSalle ambulance in the truck bay at the 3rd Street firehouse.

6. APPLICATIONS
   A. Purse Bingo and On-Premise Basket Raffle for Riverbank Charter School on February 20, 2027 from 5:00 p.m. to 11:00 p.m. at 1300 Hornberger Avenue, Roebling
   B. Night at the Races, On-Premise 50/50 and On-Premise Merchandise Raffle for Florence Township Civic Association to benefit America Legion Post 194 on April 9, 2027 from 5:00 p.m. to 12:00 a.m. at Francis W. Robbins American Legion Post 194, 601 Broad Street, Florence
   C. Night at the Races, Off-Premise 50/50, On-Premise 50/50 and On-Premise Merchandise Raffle for Florence Township Civic Association to benefit Florence Township Girls Softball on February 13, 2027 from 5:00 p.m. to 12:00 a.m. at Florence Township Community Center, 69 Main Street, Roebling

7. PUBLIC COMMENT

8. RESOLUTIONS
   A. 2026-200, Authorize Environmental Resolutions, Inc., to prepare a Master Plan Re-Examination Report
   B. 2026-201, Extend Agreement for Animal Control Services
   C. 2026-202, Memorandum of Understanding between the Township of Florence and Chief of Police Nicholas Czepiel
   D. 2026-203, Authorize the Placement of Liens on Certain Properties for Failing to Address Property Maintenance Violations
   E. 2026-204, Payment Certificate #3 Final for LTPE 2023 Railroad Ave., Peace St., and Amboy Ave. Roadway and Pedestrian Improvements to Richard T. Barrett Paving Co.
   F. 2026-205, Approve Request to Release Performance Bond LTPE 2023 Railroad Ave., Peace St. and Amboy Ave. Improvements
   G. 2026-206, Authorize Township Engineer to Solicit Bids for Water Main Extension Potts Mill Road to Florence -Columbus Road
   H. 2026-207, Authorize PKF O'Connor Davies LLP to Prepare Water and Sewer Connection Fee Calculations
   I. 2026-208, Authorizing Refunds of Certain Tax Overpayments
   J. 2026-209, Authorizing Amendment to a Five-Year Tax Exemption and Abatement Agreement between the Township and 900 Richards Run Investors, LLC

9. ORDINANCES
   A. 2026-23, Authorizing a Financial Agreement between Florence Township and BCF Florence Urban Renewal III, LLC for Certain Property Within the Route 130 Redevelopment Area (2nd Reading & Public Hearing 12/2/26)
   B. 2026-24, Amending Chapter 126 – Streets and Sidewalks Establishing Article VI – Motor Vehicle Repairs (Introduction and 1st Reading) (2nd Reading & Public Hearing 12/16/26)
   C. 2026-25, Amending Chapter 126 – Streets and Sidewalks Article V – Casting of Snow onto Public Streets (Introduction and 1st Reading) (2nd Reading & Public Hearing 12/16/26)

10. REPORTS OF COMMITTEES, BOARDS AND OFFICERS

11. REPORTS: ADMINISTRATION
   A. Mayor
   B. Administration
      -Administrator
      -Division of Law
      -Division of Engineering
      -Division of W & S Utilities
         - Engineer's Status Report dated November 19, 2026

12. UNFINISHED BUSINESS

13. NEW BUSINESS

14. BOARD OF HEALTH

15. MISCELLANEOUS

16. PUBLIC COMMENT

17. ENTER INTO CLOSED SESSION

Resolution 2026- Resolution Authorizing the Mayor, Township Council and Support Staff to meet on Closed Session and Authorizing the Exclusion of the Public from that Portion of the Meeting Dealing with Specific Issues Requiring Non-Public Discussions:

NO CLOSED AT THIS TIME

18. ADJOURNMENT

Information regarding Pending Ordinances including full text, Dates of Introduction and Public Hearing and Adoption can be found at: https://florence-nj.gov/pending-ordinances/