

Florence, New Jersey
July 17, 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 Council President Sandusky at 8:45 PM, immediately following the Executive Session. 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; Thomas Hastie, 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 Regular Session – June 12, 2013 and June 19, 2013
- Township Council Closed Session – July 10, 2013

FINANCIAL CORRESPONDENCE

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.

REGULAR CORRESPONDENCE None at this time.

APPLICATIONS

- A. Social Affair Permit – St. Nicholas Byzantine Church, 191 Alden Ave.
Sunday September 8, 2013, Noon – 6:00pm

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- B. Social Affair Permit – Marconi Lodge, 217 Foundry Street
Sunday, August 4, 2013, 9:00am – 9:00pm
- C. St. Stephen’s Church: Road Closure for Annual Car Show, September 21st
- D. Block Party Request: Leffler Circle: August 24 (rain date Sept. 7th) 4:00 – 9:00 P.M.

It was the MOTION of Baldorossi, seconded by Lovenduski to approve Applications A-D.

On the Question

Councilman Baldorossi asked if the Marconi Lodge Application was for August 3rd or August 4th? It was determined that the application had a mistake and it should have been for Saturday, August 3 with a rain date of Sunday, August 4.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Motion carried.

PUBLIC COMMENTS

John Lauricella, 3 Applegate Drive, said he hoped the town would be proactive concerning the safety of residents that could be in danger because of the heat wave hitting the area.

He also suggested the town use irrevocable letters of credit instead of performance bonds when dealing with developers. He said it would be easier for the township to get the money if it was needed. They are used in northern New Jersey frequently. They can be reduced like a bond.

Administrator Brook said the township will get a legal opinion regarding performance bonds versus letters of credit. He said sometimes the township does get irrevocable letters of credit, but he is not sure if under Municipal Land Use Law the township can require the letter instead of the performance bond. He spoke about some of the problems that occurred at the Legacy at Meadowcroft development.

Assistant Administrator Sahol said, in response to Mr. Luricella’s concern regarding the heat wave, he will put something on the township website about checking on your neighbors during these very hot days.

Administrator Brook mentioned a program the police department has to make sure elderly people are okay. The person is to call the police department every day and if they fail to do so, an officer will check on them.

Richard Lotter, 3 Walnut Court, said he is thankful Florence Township provides good insurance for its employees.

Adam Liebttag, President, CWA Local 1036, wanted to discuss the resolution to withdraw from the State Health Benefits Plan. He said there was a lot of discussion between his staff member Florence McNamara and Administrator Brook.

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He said most of the CWA Union's questions have been answered. The Union is not completely happy with the proposal to withdraw from the State of NJ plan. It has been a good plan and has been cost effective for the most part. There is a concern about the potential increases going forward but he thinks some of the characterizations that have been made to representatives of the township about the potential future increases are somewhat exaggerated. The increases that the state plan has seen over the last few years were not fifteen or twenty percent, the increases were single digits. His concern is that although there have been representations made to the employees that there will be no disruption in providers and that the cost will not increase, the information he received showed that the premium rates seem to be higher than the current State Health Benefits rates. He reviewed some of the plans being proposed and the costs compared to the State Benefits Plan. He said it will be an increased cost to the Township of Florence and to the employees. He asked that Mayor and Council not take action until January of next year and try to negotiate a better rate.

Mayor Wilkie said it is not accurate to compare a PPO plan to an HMO plan. HMO rates are always lower because of the differences in the networks. A POS should be compared to a PPO.

Administrator Brook said he will call Mr. Liebttag or Ms. McNamara when the representatives from AJM are present on Friday to go over any concerns and review the numbers. Mr. Liebttag asked if any of the proposed premium rates are higher than the current rates? Mayor Wilkie said the township is not paying more than what it paid in the State Plan. The employees also are not paying more.

It was the MOTION of Lovenduski, seconded by Ostrander to close the public comments. All ayes – motion carried.

RESOLUTIONS

RESOLUTION NO. 2013-154

Approve Annual Audit

RESOLUTION NO. 2013-155

**Deny Request for Release of Performance Bonds for
The Estates at Oak Mill
Phase I & II Water Distribution and Sanitary Sewer Improvements**

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RESOLUTION NO. 2013-156

**Deny Request for Release of Performance for
NFI
Phase I Water Distribution and Sanitary Sewer Systems**

RESOLUTION NO. 2013-157

**Approve Release of Performance Bond
LPM9044811
and
Approve Reduction of Performance Bond
LPM9044813
NFI Real Estate, Phase I**

RESOLUTION NO. 2013-158

**Authorize Purchase of Property
Approximately 4.267 Acres – Hornberger Avenue**

RESOLUTION NO. 2013-159

**Amend Water Tower #1 Cellular Lease Agreement
on Public Property, Cedar Lane Water Tower**

RESOLUTION NO. 2013-160

Withdraw from State Health Benefits Plan

RESOLUTION NO. 2013-161

Resolution Amending 2013 Capital Budget

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RESOLUTION NO. 2013-162

**Authorize Payment for Environmental Services
to Brinkerhoff
for Buc's Property
Block 125, Lot 20**

RESOLUTION NO. 2013-163

**Water and Sewer Payment Plan for Block 124, Lot 4
262 Fifth Avenue**

RESOLUTION NO. 2013-164

**Water and Sewer Payment Plan for Block 165.04, Lot 40
240 Leffler Circle**

It was on the MOTION of Ostrander; seconded by Lovenduski to approve Resolution Nos. 2013-154 through 2013-164.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Motion carried.

ORDINANCES

ORDINANCE NO. 2013-09

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN
THE COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR IMPROVEMENTS TO THE
TOWNSHIP'S STREETS AND ROADS AND RELATED
EXPENSES IN AND FOR THE TOWNSHIP
AND APPROPRIATING \$50,000 TO FUND THE SAME
(2nd Reading) (Public Hearing and Adoption)**

It was the MOTION of Lovenduski; seconded by Woolston to open the meeting to the public regarding Ordinance No. 2013-09.

Seeing no one wishing to be heard, it was the MOTION of Ostrander, seconded by Lovenduski to close the public hearing on Ordinance No. 2013-09. All ayes.

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It was the MOTION of Lovenduski, seconded by Ostrander to adopt Ordinance No. 2013-09.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Motion carried.

**ORDINANCE NO. 2013-10
ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A
REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROUTE 130
REDEVELOPMENT AREA
(2nd Reading) (Public Hearing and Adoption)**

It was the MOTION of Ostrander, seconded by Woolston to open the meeting to the public regarding Ordinance No. 2013-10.

Solicitor Hastie explained this is a redevelopment plan. It is akin to a zoning ordinance for specific parcels. Like any other type of municipal action the town is entitled to a presumption of validity and is entitled to rely on facts in the record. The redevelopment plan covers three parcels; each of those parcels was designated as an "Area in Need of Redevelopment" in 2009. To date there has been no challenge to this designation. Each of the current owners received notice of the public hearing. The property owners will also receive notice after, if the ordinance is adopted. After adoption the ordinance it will be published in the newspaper of record. The three parcels are: the Bradley Fence parcel that was designated vacant, dilapidated and out of business more than ten years ago; the Nirdip Hotel that was designated for redevelopment for faulty design and drainage issues; and a larger parcel that goes around both of these that is about 6.5 acres. It has very minimal highway frontage. The plan provides for an assembly of the parcels into a lot that is sized to accommodate a business class hotel. Each parcel is designated as capable of being acquired by the township either through negotiation or eminent domain. The notice that was sent to the property owners was very specific on this point. It was sent via regular and certified mail. Solicitor Hastie referred to Exhibit C of the plan. It is a conceptual layout of a business class hotel with a pad restaurant site. It was designed specifically with a hotel in mind because there is so much development in this area of the township. As more and more companies look at some of the larger vacant industrial and commercial warehouse spaces, they are inquiring about the nearest hotel. It is an amenity that the township needs both because it is an attractive amenity and because it is going to benefit a larger redevelopment area and other areas of the town. The plan provided for highway access, parking, drainage, a 100 room footprint and restaurant pad with additional parking. It provides for building and zoning standards consistent with the goal of a hotel. This includes size, height, lot coverage, uses, accessory uses, parking, independent access from the highway; these are all covered in the plan. The goal is to adopt the plan and allow the Township of Florence to have the power to work with the existing property owners. The end result is to hopefully assemble one parcel, about 7.5 acres that is designed to fit a hotel.

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It was the MOTION of Lovenduski, seconded by Ostrander to close the public hearing on Ordinance 2013-10. All ayes.

It was the MOTION of Lovenduski, seconded by Baldorossi to adopt Ordinance No. 2013-10.

Upon roll call, Council voted as follows:

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

**ORDINANCE NO. 2013-11
AN ORDINANCE FIXING THE COMPENSATION OF CERTAIN
OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF FLORENCE
(1st Reading) (Public Hearing & Adoption 8/7/13)**

It was the MOTION of Lovenduski, seconded by Woolston to approve Ordinance No. 2013-11 and set the public hearing and adoption for August 7, 2013.

Upon roll call Council voted as follows:

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

**ORDINANCE 2013-12
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN
THE COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR THE 2013/2014 ROAD PROGRAM,
APPROPRIATING \$800,000 THEREFOR, AND
AUTHORIZING THE ISSUANCE OF \$760,000 IN
GENERAL IMPROVEMENT BONDS OR NOTES OF THE
TOWNSHIP TO FINANCE THE SAME**

It was the MOTION of Lovenduski, seconded by Baldorossi to approve Ordinance No. 2013-12 and set the public hearing and adoption for August 7, 2013.

Upon roll call Council voted as follows:

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

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**ORDINANCE NO. 2013-13
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN
THE COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR THE REPAIR AND RECONSTRUCTION
OF THE BOULEVARD (FROM FRONT STREET TO WEST
THIRD STREET), APPROPRIATING \$350,000 THEREFOR,
AND AUTHORIZING THE ISSUANCE OF \$342,800 IN
GENERAL IMPROVEMENT BONDS OR NOTES OF THE
TOWNSHIP TO FINANCE THE SAME**

It was the MOTION of Baldorossi, seconded by Woolston to approve Ordinance No. 2013-13 and set the public hearing and adoption for August 7, 2013.

Upon roll call Council voted as follows:

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

**ORDINANCE NO. 2013-14
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING
CHAPTER 91 OF THE CODE OF THE TOWNSHIP TO
CREATE ARTICLE XLVI, ENTITLED
RENEWABLE ENERGY, AND TO PROVIDE FOR STANDARDS
REGARDING SUCH RENEWABLE ENERGY
FACILITY USES AND INSTALLATIONS**

It was the MOTION of Woolston, seconded by Lovenduski to approve Ordinance No. 2013-14 and set the public hearing and adoption for August 7, 2013.

Upon roll call Council voted as follows:

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

REPORTS

Committees, Boards and Officers

Mayor

Mayor Wilkie reminded everyone that the **Roebing Museum** would be having its **car show** next Saturday. It is a nice event.

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Last week, representatives of the Fire District, the School District and the Township met to discuss technology and ways to partner for maximum effectiveness. He said the first issue to look at is Channel 19. There is not much information there. The school has done well, but it needs to be updated.

He thanked Council for its support and hopes things continue to move in a positive direction.

Administrator

Administrator Brook said Burlington County adopted its budget, so the tax rate will be struck and he will keep the Mayor and Council updated as to the timeline for mailing the bills and setting the due date.

The Environmental Protection Agency (EPA) reached out to Florence Township about installing a fence along the area between the slag from Second Avenue to Tenth. The township has expressed an interest in perhaps not having a fence line. The Mayor is going to have a subcommittee of two members walk the area with him. The EPA is very willing to walk the site and listen to what the governing body would like and modify its plan accordingly. The EPA is moving along quickly with the slag. The 32 acre parcel will become a public park for passive recreation. The EPA will be getting closer to the fence line to test for slag. If there is slag, it will be removed and a two (2) inch layer of clean fill will replace it. Once there is a timetable, the homeowners will be notified and the temporary fence will be installed. The EPA wants to communicate with the township so the contract can be modified accordingly.

Mayor Wilkie asked that Council Member Lovenduski and Council Member Baldorossi be on the subcommittee with Council Vice President Woolston as an alternate; then the members will report back to the Mayor and Council.

Assistant Municipal Administrator

Assistant Administrator Sahol said the State of NJ has released information about the upcoming grant cycle. He would like to pursue the Municipal Aid Grant for the completion of Boulevard from West Third to the end. The other grant he would like to apply for is the Safe Streets to Transit Grant. In the past it was used for sidewalk improvements. He would like to see it used for Route 130. There are safety issues. All in agreement to apply for the funding.

Mayor Wilkie announced that right now cars can only travel south onto Route 130 from Hornberger Avenue. In the next few weeks Hornberger Avenue will be open and cars will be able to leave Hornberger Avenue and travel north or south on Route 130, but cars will not be able to enter Hornberger Avenue from either direction on Route 130. The Mayor said cars will have to use Seventh Street or Delaware Avenue to enter town. Hopefully, the work will be completed in 2014.

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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.

Board of Health: Nothing at this time.

Miscellaneous: The Salary Resolution for non-union employees will be advertised in the Burlington County Times on Sunday, July 21st for Council's consideration at their August 7th meeting.

Public Comments:

Jack Ulmer, 200 West Front Street, asked if the new traffic patterns on Hornberger and Route 130 would change the bus route? Assistant Administrator Sahol said the 409 Route would not be impacted.

David VanCamp, Burlington Township, thanked Mayor, Council and the administrators for following through with the renewable energy ordinance. He said it is very well written and recognizes solar as a valuable resource but also the value of the remaining open space and farm land in Florence.

It was the MOTION of Ostrander, seconded by Woolston to close the public comments. All ayes.

8:35 PM MOTION by Lovenduski; seconded by Ostrander to adjourn. Roll call vote - all ayes. Motion carried.

ADJOURNMENT:

8:35 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

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