

Florence, New Jersey  
March 5, 2014

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 Lovenduski at 8:00 PM. President Lovenduski 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 9, 2014; and advertised in the Burlington Co. Times on January 12, 2014.

Upon roll call the following were found to be present:

Frank Baldorossi  
Paul Ostrander  
Jerry Sandusky  
David Woolston  
Ted Lovenduski

Absent: Kelly Grant, Esq. (broke her foot).

Also present:

Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Municipal Administrator; James E. Biegen, Township Engineer, Joy M. Weiler, Township Clerk

### **MINUTES**

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

- Township Council Closed Session – February 5, 2014
- Township Council Regular Session – December 18, 2014
- Township Council Reorganization – January 8, 2014

### **FINANCIAL CORRESPONDENCE**

It was on the MOTION of Ostrander, seconded by Sandusky, to receive and file the Tax Collector's Report for January, Court Administrator and Chief of Police for February and the Tax Collector's Annual Report of Receipts. Roll call vote – all ayes. Motion carried.

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It was on the MOTION of Sandusky; seconded by Baldorossi to approve the **Treasurer's Bill List**.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried.

**REGULAR CORRESPONDENCE**

None at this time.

**APPLICATIONS**

None at this time.

**PUBLIC COMMENTS**

Michael Sawka, 75 Riverbank Drive, voiced his opinion that the Fire District elections were not advertised as well as they could have been.

Council President Lovenduski said it will be taken under advisement and he will see what can be done for the future.

Mayor Wilkie noted that the election date is on the Township Calendar that is distributed to the entire community.

Jack Ulmer, 200 West Front Street, said he is having trouble walking down the street because a mound of snow was left. Now children are playing on it and it is not safe.

Council President Lovenduski said it is something that needs to be addressed. He asked that Public Works take a look.

Council Member Woolston noted that the road was plowed by the County; it is a County road. Mr. Ulmer stated the property used to be a bank but it is closed now; he asked who is responsible for the sidewalks there?

Bob Fitzpatrick, 202 Wilbur Henry Drive, said Florence Township does a good job. He said everything is better here regarding the services the residents enjoy. His only concern is the odor in town. He said he smells it often and asked the cause and what is being done about it?

Mayor Wilkie asked Assistant Administrator Sahol to display a map provided by Waste Management of the Tullytown site. Assistant Administrator Sahol said the pink area on the map is what Waste Management is currently working on. It is their "Valley Fill Area." It is the last piece of the landfill and should be completed in the next four years.

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Waste Management received approval from the Pennsylvania DEP to tie into the existing landfill and bring the elevation up consistently across the whole landfill face on the other side of what we can see. It will not go any higher than what Florence sees now. He said the odors are not from trash. From mid-December on, the landfill has experienced substantial freeze up during the cold snaps. There is an eight to ten inch steel pipe that goes into the ground about 160 feet deep that is extracting very high humidity gases. As it is getting to the surface area where pipe is exposed, it is immediately freezing on the liner. When that happens they lose that extraction ability and the pressure in the landfill starts to increase. As it does it starts to seep from the cap liner and the odor is horrible. Waste Management said since the problem started they have installed fifty additional gas extraction wells in the areas of the highest pressure. They are trying to minimize the amount of gas that is escaping. They send it to an energy facility where it is turned to electricity. There are also nine new de-watering wells and there are six more that will be installed to get the water levels down. Part of the problem is all of the moisture from last summer and into the fall; it takes that long for the leachate to trickle down. As it rises it starts to seal off some of the pipes that go so deep in the ground so there is less area that they can extract from.

He went on to explain they are creating a large grid pattern that is starting to stop some of the old landfill from going into the additional trash they are starting to dump. They will put it under a vacuum to try and extract more gas. They are also putting in about 24 acres of temporary capping. It is about one eighth of an inch thick and is plastic. It completely encapsulates the landfill and keeps moisture from getting into that open 24 acre area.

Assistant Administrator Sahol said he learned all of this information the day before after Waste Management met with the PADEP. Waste Management came to Florence immediately after the meeting because the odor complaints had been increasing. Waste Management is anticipating that with everything they are doing now and the warm up that is expected, it should help with the odors. If anyone wants to voice concerns they can call Waste Management directly at 499-0500 or call 877-WARNDEP. There is not a lot of enforcement Florence can do; the landfill is regulated by the PADEP.

Mayor Wilkie said the odor is coming from Tullytown and the landfill is trying to address the problem. Florence will continue to monitor.

Mr. Fitzpatrick asked if Florence Township had a plan of action for if the problem continues? Mayor Wilkie said the township has reached out to Waste Management and will continue to do so until it gets to a point that the cooperation stops. The Mayor noted that Mr. Fitzpatrick was the first person to attend a meeting to bring the issue up for discussion.

Mr. Fitzpatrick said his concern is the impact on property values. He is trying to sell and someone came by to look at his property and was put off by the smell.

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Mayor Wilkie said it will not be tolerated. The town fought it in the 90's and will fight again if it needs to.

It was the MOTION of Sandusky, seconded by Ostrander to close the public portion of the meeting. All ayes.

**RESOLUTIONS**

**RESOLUTION NO. 2014-63**

**To Establish a Change Fund for the  
Shop Burlington County First,  
Burlington Bucks Gift Card Program**

**RESOLUTION NO. 2014-64**

**Approve the Resolution and Agreement  
Between the Township of Florence and  
The State of New Jersey for  
Shade Tree Grant**

**RESOLUTION NO. 2014-65**

**Award the Contract for  
The 2013 Community Development Block Grant Program  
Sidewalk Improvements for Hamilton Avenue  
and Hoffner Court**

**RESOLUTION NO. 2014-66**

**Award the Contract for  
The 2013 – 2014 Road Resurfacing Project  
Richard T. Barrett Paving Company, Inc.  
400 Prospect Street, Trenton, NJ, 08618**

It was the MOTION of Baldorossi, seconded by Woolston to approve Resolution Nos. 2014-63 through 2014-66.

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Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**ORDINANCES**

**ORDINANCE 2014-02**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS**

**AND TO ESTABLISH A CAP BANK**

**(N.J.S.A. 40A: 4-45.14)**

**(2<sup>nd</sup> Reading) (Public Hearing and Adoption)**

The meeting was opened to the public for comments on Ordinance 2014-02. Seeing no one wishing to be heard, it was the MOTION of Sandusky, seconded by Baldorossi to close the public hearing.

It was the MOTION of Sandusky, seconded by Baldorossi to adopt Ordinance No. 2014-02.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**REPORTS**

**Committees, Boards and Officers**

Nothing at this time.

**Mayor**

Mayor Wilkie noted it was Ash Wednesday. He said there are many activities scheduled for the next month and beyond. He announced to the public that there is no meeting next Wednesday because Council will be at a training session.

He invited everyone to the meeting of **March 19** for the **retirement recognitions** that are scheduled. Also on that evening **Joseph Varga** will be recognized as he will be the **Grand Marshal of the Patriotic Day Parade**.

On **March 22 the Blue and Gold** recognition is scheduled for 3:00pm at Riverfront School. It is the moving up ceremony from Cub Scouts to Boy Scouts. The Mayor plans to attend and he invited Council also.

The **Destination Maternity ribbon cutting ceremony** will be held on **March 28** at 10:30am.

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On **March 30** there is an **open house** at the **Florence Historical Society** on West Third Street. He inquired about the barriers and handicapped accessibilities. He requested Assistant Administrator Sahol contact the organization. Also on that day is the **Eagle Scout Court of Honor for William Blakeslee**.

The annual **Relay for Life** is being held on **April 26**. Also, that evening the **Methodist Church** will be celebrating its **175<sup>th</sup> anniversary** with a dinner.

There is a **Pediatric Stroke Awareness fundraiser** scheduled for **May 2** at the Main Street Community Center.

The annual **Mayor's Cup softball tournament** is planned for **May 31**.

The **Patriotic Celebration** is set for **July 12**. There was a meeting of the committee this evening. They will reach out to the local Veteran's organizations to make sure they are prepared and work from there.

Mayor Wilkie noted that the rented trailer that was at the police station is gone. He noted that Council Member Sandusky was the first to notice it was no longer there.

### **Administrator:**

Administrator Brook referred to a letter from Burlington County regarding properties owned by Mark Dimon. Mr. Dimon is seeking what is called "The Right to Farm" designation from the County. Florence Township does not believe these applications are in order. Florence Township will be taking the position that they object to the request. It flies directly in the face of the Solar Ordinance Florence Township has in place. Also, Mr. Dimon has refused to comply with the Zoning Board approvals and conditions that were issued. Now it is on the record that Mr. Dimon is trying to circumvent the town's laws and he is in violation.

### **Assistant Municipal Administrator**

Nothing at this time.

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

### **Division of Engineering:**

Engineer Biegen said there were two projects to award. He reviewed the bids and recommended going with the lowest bidder for both projects.

Whitesell has begun clearing the Destination Maternity site. The Boulevard project is out to bid right now and bids should be received in April.

He said as far as the Road Resurfacing Project; it is underway. The next step is to start looking toward what roads will be considered for next year.

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Administrator Brook said in early summer the township will begin looking at the 2015 Road Program. The town will continue to try and have a Road Program every year.

Administrator Brook noted the bid numbers for the contracts awarded tonight were excellent.

Engineer Biegen said he is working with an architect regarding the roof on the library and the skylights in the Municipal Building. He is preparing a report that will include some sketches, estimates for a few different options and discussion of moving forward.

Administrator Brook said the roof needs to be taken care of first, but the interior needs attention also.

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

### **Unfinished Business: Draft Ordinance, Snow Removal (Commercial and Abandoned)**

Mayor Wilkie said Willingboro did an ordinance regarding abandoned property. It dealt more with grass and upkeep. He thought it might be something to review. He feels neighbors should help each other.

Councilman Sandusky inquired about Public Works employees clearing areas that are not township properties. Mayor Wilkie said it was done to make the area safer for children walking to and from school. Councilman Sandusky said he understands the need for that but feels the business owner should be billed by the township for clearing the snow. He said other commercial properties are empty but the owners still make sure they are maintained.

Councilman Ostrander agreed with Councilman Sandusky. He said other municipalities probably have the same issues and he wonders how they handle it.

Councilman Baldorossi said there was a problem with a lot in Roebing that had high grass. The Public Works Department cut it and the owner was sent a bill. Mayor Wilkie said the property owners must be given notice. They need to have an opportunity to correct the problem.

Mayor Wilkie said it needs to be worked through. The town wants to deal with apartments and rental properties and from there deal with property maintenance that can be tied into the snow.

Council President Lovenduski said he agrees, the town needs to take its time and make sure it is done right.

### **New Business:**

Assistant Administrator Sahol said there is an update to the website regarding the Main Street Community Center. It provides some history of the building and how it progressed from the Roebing Company as a source of entertainment for the workers to the fire company and now the town with the local FOP helping to manage it. There is a link so residents can see photos.

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

**Miscellaneous:** Nothing at this time.

**Public Comments: Open to the Public**

Joseph Csik, 45 East Fifth Street, said the house across the street from him on Chestnut Street has been abandoned for over two years. It is in disrepair and animals are getting in. He would like to see it cleaned up.

Assistant Administrator Sahol said there is nothing in place at this time. The property was a walk away. It is now bank owned. One of the things that should be included in the ordinance is dealing with properties like this.

Mr. Csik said he is concerned about people going in there and getting hurt or starting a fire.

Mayor Wilkie advised him to call the police if he sees anyone going in the property.

Assistant Administrator Sahol said the property is locked up. Mr. Csik said the garage is not. Assistant Administrator Sahol said the company that owns it will be notified of the safety hazard and they will be required to secure it.

It was the MOTION of Woolston, seconded by Ostrander to close the public comment. Roll call vote – all ayes.

8:35 PM MOTION by Sandusky; 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

/aek