

Florence, New Jersey  
August 13, 2014

The Florence Township Council held a regular/executive 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. There was a **moment of silence** for **Zyeer Oliver**, a young man from Florence Township that recently, very suddenly, passed away.

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

Also present:

Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Municipal Administrator; Kelly Grant, Esq., Township Solicitor; Joy M. Weiler, Township Clerk

### **EXECUTIVE SESSION ITEMS**

#### **MINUTES**

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

- Township Council Closed Session – August 6, 2014

#### **FINANCIAL CORRESPONDENCE**

It was on the MOTION of Woolston, seconded by Sandusky, to receive and file the Court Administrator and Chief of Police's Reports for July and Tax Collector's Report from 2014 Tax Sale. Roll call vote – all ayes. Motion carried.

It was on the MOTION of Ostrander; 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.

Unanimous approval.

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**APPLICATIONS**

- A. Bingo – Riverfront School PTO, 11/15/14. 6:00pm – 10:00pm  
Riverfront School, 500 E. Front Street
- B. On Premise Merchandise Raffle – Riverfront School PTO, 11/15/14  
6:00pm – 10:00pm, Riverfront School, 500 E. Front Street
- C. On Premise 50/50 – Riverfront School PTO, 11/15/14  
6:00pm – 10:00pm, Riverfront School, 500 E. Front Street

It was the MOTION of Baldorossi, seconded by Sandusky to approve the applications.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimously approved.

**PUBLIC COMMENTS**

Seeing no one wishing to be heard, it was the MOTION of Ostrander, seconded by Sandusky to close the public comments. Roll call vote - All ayes.

**RESOLUTIONS**

**RESOLUTION NO. 2014-165**

**Resolution of the Township Council of the Township of  
Florence Referring a Proposed Redevelopment for a  
Parcel Within the Route 130 Redevelopment Area to the  
Township of Florence Planning Board, and Directing the  
Planning Board to Take Certain Actions Pursuant to  
N.J.S.A. 40A:12A-7(f)**

**RESOLUTION NO. 2014-166**

**Resolution Amending the 2014 Capital Budget**

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**RESOLUTION NO. 2014-167**

**Authorize the Mayor to Sign the NJDEP TWA Application  
Replacement of Existing Equalization Tank for  
Dean Foods/Garelick Farms  
117 Cumberland Boulevard**

**RESOLUTION NO. 2014-168**

**Authorize the Township Administrator to  
Obtain Bids for  
Snow Plowing Services**

**RESOLUTION NO. 2014-169**

**Resolution of the Township Council of the Township of  
Florence Directing the Planning Board of the  
Township of Florence to Undertake a Preliminary  
Investigation of Certain Parcels Located in the  
Proximity of the Roebing Steel Mill Site Within the  
Township 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. 2014-170**

**Refund Water and Sewer Overpayments for  
2119 US Route 130  
Block 112, Lot 5.02**

**RESOLUTION NO. 2014-171 (HELD)**

**Authorize Replacement and Acquisition of  
Dump Trucks Under State Contract**

**RESOLUTION NO. 2014-172**

**Approve Change Order No. 2 for  
2013/2014 Road Resurfacing Project  
Richard T. Barrett Paving Company, Inc.**

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Resolution No. 2014-171 was held for discussion.

Administrator Brook explained that Resolution No. 2014-172 was new this evening. It expands the road resurfacing project to include the parking lot at Roebing Elementary School. The Township Engineer looked at the lot and determined it needed to be resurfaced.

Council Member Baldorossi expressed concern for the safety of the children during the morning drop off. He suggested contacting the school. Mayor Wilkie said the township would need to install new signage. Council Member Woolston noted that most of the parents walk their children across the street to the school. Mayor Wilkie said he has reached out to the school previously about some of the issues with the morning drop off.

It was the MOTION of Sandusky, seconded by Ostrander to approve Resolution Nos. 2014-165 through 2014-170 and Resolution No. 2014-172.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimously approved.

It was the MOTION of Sandusky, seconded by Ostrander to approve Resolution No. 2014-171.

On the question:

Council Member Woolston voiced his concern and request to obtain additional research on the vehicles. He is not sure he agrees with the current selections under Resolution No. 2014-171.

Mayor Wilkie asked Assistant Administrator Sahol how long it would take to get the vehicles. Assistant Administrator Sahol said using the State Contract, it would take about four months to receive the vehicles. If the resolution is held for too long, Florence Township might have to wait until next year.

Council Member Woolston said he was concerned with what is being spent and he thought the manufacturer was behind the times. He believes the vehicles are obsolete.

Council Member Sandusky rescinded his Motion to approve.

Assistant Administrator Sahol said Toms River and Willingboro had both purchased these vehicles. Florence does not have the specifications needed to go out to bid for the trucks.

Administrator Brook noted that bidding can be challenging regarding “exact” or “comparable” trucks.

It was decided that the resolution would be held for the September 3, 2014 meeting.

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**ORDINANCES**

**ORDINANCE NO. 2014-15**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN  
THE COUNTY OF BURLINGTON, NEW JERSEY,  
PROVIDING FOR IMPROVEMENTS TO THE  
TOWNSHIP'S STREETS AND ROADS UNDER THE 2015  
ROAD PROGRAM AND RELATED EXPENSES IN AND  
FOR THE TOWNSHIP AND APPROPRIATING \$200,000  
TO FUND THE SAME  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 9/3/14)**

Administrator Brook explained that this ordinance was for some adjustments to Main Street. This would ensure the project would be ready to go at the end of the year.

It was the MOTION of Ostrander, seconded by Sandusky to approve Ordinance No. 2014-15 and set the public hearing & adoption for September 3, 2014.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Unanimous approval. Motion carried.

**ORDINANCE NO. 2014-16**

**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  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 9/3/14)**

Administrator Brook said this was another cash ordinance to perform capital improvements. The funds would be set aside for necessary repairs.

It was the MOTION of Baldorossi, seconded by Sandusky to approve Ordinance No. 2014-16 and set the public hearing & adoption for September 3, 2014.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Unanimous approval. Motion carried.

**Florence Township Council Executive & Regular Session 08/13/14**

**ORDINANCE NO. 2014-17**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN  
THE COUNTY OF BURLINGTON, NEW JERSEY,  
PROVIDING FOR PRELIMINARY WORK AND  
IMPROVEMENTS TO HORNBERGER AVENUE IN AND FOR  
THE TOWNSHIP, APPROPRIATING \$1,500,000 THEREFOR,  
AN AUTHORIZING THE ISSUANCE OF \$1,425,000 IN  
GENERAL IMPROVEMENT BONDS OR NOTES OF THE  
TOWNSHIP TO FINANCE THE SAME  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 9/3/14)**

Administrator Brook explained this ordinance was for improvements to Hornberger Avenue from Route 130 into Roebing. There is a possibility the street would be widened. The plans and specifications would need to be submitted to the New Jersey Department of Transportation and the New Jersey Department of Environmental Protection for approval.

It was the MOTION of Sandusky; seconded by Baldorossi to approve Ordinance No. 2014-17 and set the public hearing & adoption for September 3, 2014.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski  
NOES: None  
ABSENT: None Unanimous approval. Motion carried.

**ORDINANCE NO. 2014-18**

**AN ORDINANCE AUTHORIZING LAND ACQUISITION  
FOR REAL PROPERTY, LOCATED WITHIN THE TOWNSHIP  
REDEVELOPMENT AREA, IDENTIFIED ON THE  
MUNICIPAL TAX MAP AS BLOCK 160.01, LOT 14  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 9/3/14)**

Administrator Brook reviewed the Redevelopment Plan. He has been in contact with the owners of the properties and there have been on-going negotiations. An agreement was reached for the purchase of the old Bradley Fence property and settlement should be in September.

It was the MOTION of Ostrander; seconded by Sandusky to approve Ordinance No. 2014-18 and set the public hearing & adoption for September 3, 2014.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski  
NOES: None  
ABSENT: None Unanimous approval. Motion carried.

## Florence Township Council Executive & Regular Session 08/13/14

### REPORTS

#### Committees, Boards and Officers

##### Mayor:

Mayor Wilkie reminded everyone that there would not be a meeting the following week.

The annual **Emergency Services Golf Outing** was scheduled for **Saturday, August 16**. It is usually a very nice event.

Also, on the same day, there is a car wash fundraiser scheduled for the **Zyeer Oliver Fund**. His family is trying to raise money to bring him home to be laid to rest in Florence.

**Resolution 2014-165** that was passed this evening dealt with redevelopment on Cedar Lane. This was a very positive change for the community. **Resolution 2014-169** allows the Township to update the Redevelopment Plan for the Roebing Steel Mill. The Mayor stated that the bond ordinance for the work on Hornberger Avenue will hopefully save time for potential developers.

The purchase of the property on Route 130 was another step in a positive direction for the development of that area.

The intersection at Route 130 and Hornberger Avenue reopened Saturday.

##### Administrator:

Administrator Brook said state grant programs would be available soon; he plans to discuss the options at a later meeting.

##### Assistant Municipal Administrator:

Assistant Administrator Sahol said the paving has been moving along nicely. Seventh Avenue and Hornberger is finishing up. The engineer was working on the punch list with the contractor. Work on Boulevard should begin next week. He has been meeting with an arborist to identify what tree work needs to be done for the project.

Administrator Brook noted that Florence Township does not take lightly the removal of trees but if there is a hazard, it needs to be taken care of. The township tries to be very proactive regarding trees.

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:

Council Member Sandusky said there are weeds and trees blocking the **Hunt Brothers sign** and it cannot be seen. Mayor Wilkie said the hotel that is being built at the site will maintain the sign in the future.

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**New Business:**

Council Member Sandusky noted that **St. Stephen's Church** would be holding its **Annual Car Show** on September 20. He is concerned that the vehicles and personnel at the Duffy construction site would not interfere. Assistant Administrator Sahol said he would he would talk to MEND to be sure they keep their equipment away from the area of St. Stephen's Church.

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

**Miscellaneous:** Nothing at this time.

**Public Comments: Open to the Public**

Jack Ulmer, 200 West Front Street, said there is a big hornet's nest at the former Beneficial Bank; he is concerned it will be a hazard when the kids go back to school. The Assistant Administrator and Administrator said they have reached out to the property owner and the Code Enforcement Official is aware of the situation.

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

8:35 PM MOTION by Ostrander; seconded by Sandusky to adjourn the Regular/Executive Session. Roll call vote – all ayes. Motion carried.

**ADJOURNMENT:**

8:35 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC  
Township Clerk

/aek