

Florence, New Jersey
August 5, 2015

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 8:00 PM. President Sandusky led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was posted on the municipal bulletin board; placed on the web-site on January 8, 2015; and advertised in the Burlington Co. Times on January 11, 2015. It was also provided to the now defunct Register News for information and sent to the Trenton Times on May 21, 2015.

Present: Frank Baldorossi, Ted Lovenduski, David Woolston, Jerry Sandusky
(Paul Ostrander was absent due to a work commitment)

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Administrator; Kelly Grant, Esq., Township Attorney; Joy M. Weiler, Township Clerk

MINUTES

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

- Township Council Closed Session – July 8, 2015, July 15, 2015
- Township Council Regular Session – July 8, 2015

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, Woolston, Sandusky

NOES: None

ABSENT: Ostrander

Motion carried.

APPLICATIONS:

A. Off-Premise Merchandise Raffle, Florence Township Football Association
December 6, 2015, Riverfront School, 4:00pm

It was the MOTION of Baldorossi; seconded by Lovenduski to approve Application A. Roll call vote – all ayes. Motion carried.

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PUBLIC COMMENTS

Debbie Partyka, 705 Baird Drive, was concerned about the proposed hazardous waste facility in Pennsylvania. She wasn't sure how much it would affect Florence but knew it would affect Bordentown, Fieldsboro and Roebling, which is part of Florence Township.

Mayor Wilkie said the Township Administrator would be attending the hearing next week. Florence Township's position hasn't changed from what it was in December, the town opposes it. The township looked at the Pennsylvania DEP website and can't find where there has been any application filed. He will be attending the Environmental Commission meeting this week. There is already approval for a landfill at the proposed site, but there is no permit application. The perception is that there is an application but there is no indication that this is the case.

Council Vice President Woolston suggested maybe it is an expansion application. He speculated that could be the reason they couldn't find it.

Ms. Partyka asked what the impact would be on Florence if the expansion and hazardous waste facility were approved? Mayor Wilkie said Florence Township is opposed to the hazardous waste facility. It would dump into the river, which replenishes the aquifers. That is one of the main reasons the township is opposed to it. The township has experienced this first hand before with the Tullytown landfill.

Ms. Partyka asked if there would be odors from the hazardous waste facility? Mayor Wilkie said he can't speak to that at this point; he hasn't seen on the map where it is.

Ms. Partyka inquired why trash from New York is brought here when we have our own trash here. She doesn't understand why the trash trucks travel so far. She is worried about the town, the properties, residents' health and the quality of life. She suggested starting petitions and having area towns do the same. He said the township was on the forefront previously getting other communities to join together to oppose the hazardous waste facility.

Administrator Brook will be attending the meeting next Wednesday to find out what the process is. The township at least has a handle on what is going on with the hazardous waste application. If there is an application for an expansion, the township needs to be able to see the application before it can do anything. He encouraged Ms. Partyka to go to the meetings and to send letters because it does make a difference.

Ms. Partyka asked Mayor and Council how many of them would be attending the Environmental Commission meeting the following evening? Council Member Lovenduski said it could only be two Council Members and Mayor or there would be a quorum. The Mayor explained that only he and two Council Members would be able to attend. Council President Sandusky is the Council Representative, so he would be attending with one other Council Member.

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A resident of 220 East Front Street said he knew what was across the river when he came here but changes have been made. He asked about what was being dumped there, he heard it was some sort of sludge? He asked what was going to be accepted at the proposed hazardous waste facility. Council President Sandusky said at this point the town doesn't know what is going to be accepted. The resident said he wanted to acknowledge Ms. Partyka and the township for their hard work fighting the odors from Tullytown.

Council Vice President Woolston said he does believe they will be bringing the sludge because it is a great producer of methane gas which is used as methane energy.

Fred Scheetz, 12 Church Street, said sewer sludge will not be taken to Tullytown; there is a new policy in place. He also said the application is for a new site, not an expansion. The odors from Tullytown were bad over the July 4th holiday but other than that, the last two months have been good.

Administrator Brook said Assistant Administrator Sahol was going to reach out to Waste Management to have a representative attend the Environmental Commission meeting and provide an aerial photo so everyone could see exactly where it would be located.

He said there were a couple of applications in Pennsylvania that Florence Township opposed. The first was a hazardous waste incinerator that was going to be closer to Burlington Township and Burlington City. That was last year. Florence was involved not only with man-power but also financially. The application was withdrawn. Elcon is the application that would accept chemical waste and destroy and process it. Florence opposed it along with the Mayor of Burlington City. Florence will continue to actively oppose it. The township is in a network with the Delaware River Keepers, which is a very strong group of people that are active with issues relating to the river and its continued improvement. There are some other organizations in Morrisville and Falls Township that are extremely interested. He encouraged people to attend the meeting or send their objections to the PADEP. It is helpful. He thinks that is the reason Elcon was denied the first time around. These companies are driven by a whole different motive. It is not necessarily quality of life. Florence Township will be represented as a municipality to oppose it on the record, just like it did in Falls Township last year. This is what is called a siting hearing, to see if it is a site that can accept it under the Pennsylvania Department of Environmental Protection Rules and Regulations. Now is the time to oppose it. The applicant will have opposition because they never clearly answered a lot of the questions that were raised the last time.

William Bott, 64 Riverbank Drive, said he had been involved with the Environmental Commission for a number of years. He asked a representative from Waste Management about the liner at the landfill and if it could ever leak? The gentleman said "never". Mr. Bott questioned saying "never". He expressed his distrust of the landfill operators and Elcon.

It was the MOTION of Woolston; seconded by Lovenduski to close the public comment. All ayes.

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ORDINANCES

**ORDINANCE NO. 2015 - 14
AN ORDINANCE FIXING THE COMPENSATION OF CERTAIN
OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF FLORENCE
Non Union
(2nd Reading) (Public Hearing & Adoption)**

Mayor Wilkie said the ordinance is for the employees of the Township who are not in a police union or the CWA union. It sets the compensation of those employees.

It was the MOTION of Woolston; seconded by Lovenduski to open the meeting to the public regarding Ordinance No. 2015-14. Seeing no one wishing to be heard, it was the MOTION of Lovenduski; seconded by Woolston to close the public hearing.

It was the MOTION of Woolston; seconded by Lovenduski to adopt Ordinance No. 2015-14.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Sandusky

NOES: None

ABSENT: Ostrander

Motion carried.

**ORDINANCE NO. 2015-15
AN ORDINANCE FIXING THE COMPENSATION OF EMPLOYEES OF THE
DEPARTMENT OF POLICE OF THE TOWNSHIP OF FLORENCE
CAPTAIN AND LIEUTENANT
2015 – 2017
(2nd Reading) (Public Hearing & Adoption)**

Mayor Wilkie explained this ordinance is the Agreement for the Superior Officers: the Captain and Lieutenant. This reflects the salaries and benefits that were negotiated.

It was the MOTION of Lovenduski; seconded by Baldorossi to open the meeting to the public regarding Ordinance No. 2015-15. Seeing no one wishing to be heard; it was the MOTION of Lovenduski; seconded by Woolston to close the public hearing.

It was the MOTION of Baldorossi; seconded by Woolston to adopt Ordinance No. 2015-15.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Sandusky

NOES: None

ABSENT: Ostrander

Motion carried.

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**ORDINANCE NO. 2015-16
AN ORDINANCE AUTHORIZING THE TOWNSHIP OF FLORENCE
IN THE COUNTY OF BURLINGTON, NEW JERSEY
TO ENTER INTO A FINANCIAL AGREEMENT
BETWEEN THE TOWNSHIP AND LIBERTY FLORENCE I
URBAN RENEWAL, L.L.C. FOR CERTAIN
PROPERTY WITHIN THE ROUTE 130 REDEVELOPMENT AREA
(2nd Reading) (Public Hearing & Adoption)**

Mayor Wilkie said this was an Agreement with Liberty Trust Properties for its project on Cedar Lane. They received Planning Board approval and have worked with the township regarding the redevelopment area. This puts the Agreement with them in place. The basic piece is the Payment In Lieu Of Taxes (PILOT). It guarantees the township payments for the next twenty years. Taxes are not always guaranteed. Under the PILOT agreements, a minimum is set. The payments must be made even if there is no one in the building. It is good for the town.

It was the MOTION of Woolston; seconded by Lovenduski to open the meeting to the public regarding Ordinance No. 2015-16. Seeing no one wishing to be heard it was the MOTION of Lovenduski; seconded by Woolston to close the public hearing.

It was the MOTION of Lovenduski; seconded by Woolston to adopt Ordinance No. 2015-16.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Sandusky

NOES: None

ABSENT: Ostrander

Motion carried.

RESOLUTIONS

**RESOLUTION NO. 2015-179
A Resolution Fixing the Compensation of
Certain Officials and Employees of the
Township of Florence**

**RESOLUTION NO. 2015-180
Resolution Approving Agreements Between the
Township of Florence and the
Florence Township FOP Lodge #210**

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RESOLUTION NO. 2015-181

**Approve Request for Release of Performance Bond for
Destination Maternity
1000 John Gault Way
Conditioned Upon Posting a Two Year Maintenance Bond and
Payment of Any Escrow Funds Due**

RESOLUTION NO. 2015-182

**Approve Release of Performance Bond
LPM9044836
NFI Real Estate, Phase III A, Building C
Conditioned Upon Posting a Two Year Maintenance Bond and
Payment of Any Escrow Funds Due**

RESOLUTION NO. 2015-183

**Approve Current Estimate No. 4 for
Conversion of Digesters to Sludge Holding Tanks
JEV Construction, LLC
116 West Main Street, Floor 2, Clinton, NJ 08809**

RESOLUTION NO. 2015-184

**Approve Change Order No. 1 for
Conversion of Digesters to Sludge Holding Tanks
JEV Construction, LLC
116 West Main Street, Floor 2, Clinton, NJ 08809**

RESOLUTION NO. 2015-185

**Resolution of the Township of Florence, In the County of
Burlington, New Jersey Approving Certain Agreements
By and Among the Township, Liberty
Florence I Urban Renewal, LLC Related to the
Undertaking of a Redevelopment Project on
Block 155.47, Lot 12.02 Within the Township**

RESOLUTION NO. 2015-186

Extension of Time for Payment of Tax Bills

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RESOLUTION NO. 2015-187
Authorize the Assistant Municipal Administrator to
Apply for a Recreation Grant from the
Burlington County Board of Chosen Freeholders

It was the MOTION of Baldorossi; seconded by Lovenduski to approve Resolution Nos. 2015-179 through 2015-187.

Upon roll call, Council voted as follows:

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

REPORTS

Committees, Boards and Officers:

Council President Sandusky said the previous weekend he went to present a proclamation on behalf of the Mayor to **Florence Almassy** who turned **100 years old**. She was very surprised and it was a wonderful event.

Administration

Mayor

Mayor Wilkie said he was unable to attend but he understood the **Roebing Museum Car Show** was very successful. It was the second largest one so far. It is always a good thing when the community is able to come together.

He reminded everyone that the recreation programs have started and the children are out there playing. The high school extra-curricular sports and clubs will be starting shortly. Please pay attention and be careful. He told everyone to enjoy the rest of the summer, Labor Day is coming soon.

Administrator

Administrator Brook said in the next packet there will be a report regarding the potential **2016 Road Program**. It will outline a potential path for Council to consider taking.

There was report in the last packet from the Chief Financial Officer regarding the **Tax Anticipation Notes** that sold at .85%. It is a really good rate and demonstrates the financial stability of the municipality. The notes are used during the times when cash is more difficult to get, usually from July to September.

Regarding **837 Railroad Avenue**, the township, with the help of its attorney, is proceeding to hold a formal hearing on demolishing the blighted property. The Township Attorney has prepared a notice that anyone that holds an interest in the property has the right to appear. If the township demolished the property, a lien will be placed against it.

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NFI purchased property on Route 130, what was known as the **Trump property**. There was a building that housed a stereo installation business. The building has been demolished. It significantly improves the appearance of the highway. The sign for the **Nirdip** is down, that demolition is continuing and should be done in August.

Assistant Municipal Administrator

Assistant Administrator Sahol thanked Council for the resolution approving applying for grant funds; it is a great project. He explained the grant is to continue the process of installing the fall safety material in the last three parks in town. Also the slag area will begin to be developed with some trees and benches and other amenities. The EPA will be mowing the slag area at least one more time. Public Works tried to get some areas that were especially tall and in need of mowing.

The enclosures for the **Coast Guard Channel Markers** are being used as waste bins. The Coast Guard will come in and clean it up. Hopefully, once waste receptacles are installed it won't continue to be a problem.

There was a memo in the packet regarding the **Roebing Inn**. He would like the sidewalks to have easier access to the road edge for the residents. He would also like to possibly restrict parking in that area so the residents of the facility can be picked up curbside. If Council is in agreement, he would like to move forward and work with the Police Chief and bring an ordinance to Council.

Council President Sandusky asked how much space would be needed? Assistant Administrator Sahol said it would be about 20 feet. BCCAP has been cleaning up the property. They have been very receptive to improvements that were recommended during the inspection and they understand they have to do some additional improvements.

Assistant Administrator Sahol said he provided the **Road Program schedule** this evening. The East Second Street work is progressing nicely. The only thing that may be pushed a little off schedule is some curbing work at Railroad Avenue in Roebing.

There was a message from Burlington County regarding the **Gypsy Moth program**. He suggested letting Burlington County do the survey. It is something that would benefit the town.

Mayor Wilkie said he saw a sprayer truck the previous Friday night. Assistant Administrator Sahol said that was for mosquitoes. Mayor Wilkie said a resident told him there were dead birds the next morning. Council Vice President Woolston said he saw some dead birds also. Assistant Administrator Sahol said there have been birds that were tested for West Nile Virus.

Division of Law Nothing at this time.

Division of Engineering Nothing at this time.

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Unfinished Business

Council President Sandusky asked about the empty building across from the Roebing School. He asked if there were any outstanding building permits? Administrator Brook said it is an extremely frustrating property. There are open permits, but the majority of the work is done. The problem is that the partners are involved in a legal dispute. There was someone interested in the property not too long ago. It was an attorney who was interested in buying it and using it but he backed out because the dispute was so deep seated and it involved the bank. He couldn't get a handle on a price to take over the site. Unfortunately, the builder's credibility has taken a tremendous hit because of this property. The township has had to go after him several times just to maintain it. There is nothing that can be done legally to force him to occupy it. There is no CO. There was a financial incentive offered just to get the building occupied to get it to be an asset to the community. The fight between the two individuals is a mess and it is tied up with attorneys and in the court system. The township does not have standing to do much else other than to encourage it to become occupied and be put to good use for the town. It is frustrating, especially with everything the town is trying to do to get rid of blight.

The township will be working on the small Buc's building to improve its appearance and make it much more aesthetically pleasing for the residents. There are a few other properties the township is working on that are blighted.

New Business

Township Clerk Weiler noted there was a letter from Mrs. Barbee in the packet. Her husband died in Vietnam and she wanted to donate some of his items to the township. Mayor Wilkie said he reached out to the Florence Legion and they didn't know if they would be able to appropriately maintain the items. Assistant Administrator Sahol was also going to reach out to the Florence Historical Society. There is also a street named after him. It is important that the items be maintained appropriately. He is waiting to hear from the organizations with a definite answer. Clerk Weiler was asked by Council President Sandusky to contact Mrs. Barbee and let her know the township is still looking into it and will keep in touch.

Public Comments: Open to the Public

Ms. Partyka said she and her husband visited the newly installed walkway at the **Clark T. Carey Memorial Volunteers Park**. She said it is unsafe because the steps look like a ramp. She suggested putting something on the steps so they stand out. Assistant Administrator Sahol said he already ordered material for the steps. Ms. Partyka asked if it could be used by handicapped people? Mayor Wilkie said it does not have the right pitch for that. Assistant Administrator Sahol tried to make it accessible but he was unable to. The sidewalk on the opposite side is handicap accessible.

Council President Sandusky praised Assistant Administrator Sahol for his work on the park area, as did Ms. Partyka.

Ms. Partyka said a woman got hit by a car near her shop on **Front Street and Broad** despite the pedestrian crossing striping. She knows the area is very busy in the summer.

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She would like the speed limit lowered to 25 miles per hour. She sees many incidents where accidents almost happen. Mayor Wilkie said it is a Burlington County road, so there is some restriction on what the township can do. He will have the police contact the county engineers to see what can be done. It won't be lowered unless it can be justified.

Mr. Bott asked if there could be a sign noting pedestrians in the area that could be posted certain times of the day. Mayor Wilkie said that would mean someone would need to put it out and take it down every day. Mr. Bott said perhaps a volunteer could do it. He had seen something similar in Bordentown.

Council President Sandusky asked the speed limit of the road in Bordentown? Mr. Bott said it was 25 miles per hour. Council President Sandusky said he was afraid the sign would be hit and asked who would keep picking it up? He suggested blinking lights that blink back and forth when a pedestrian enters the area. Council Vice President Woolston suggested a raised pedestrian walk that would make cars have to slow down.

Mr. Scheetz said in May he suggested the blinking light and a button for pedestrians that said wait for cars to stop before proceeding. It is very visual. He can provide photos and audio. Administrator Brook was interested in seeing. Mr. Scheetz provided photos on his phone to the Mayor and Council and administration.

Joseph Csik, 45 East Fifth Street, asked Assistant Administrator Sahol if he found out anything about the abandoned building at the corner of Chestnut and East Fifth? Assistant Administrator Sahol said it was turned over to the Code Enforcement Office and they are working on it. He can't say exactly what is taking place but he will find out. Council Member Lovenduski said the lawn was being mowed today. Assistant Administrator Sahol said notice was served on a bank, that bank said the property was sold to another bank. If it needs to be secured for safety, it will be secured and will be kept that way.

Ms. Partyka said as a reminder regarding all the areas where new sidewalks were installed, make sure the contractor reseeds and it is taken care of.

A resident of the Duffy School, 225 West Second Street, Unit 305, said she has heard a lot of negative this evening but she wanted to say "well done". She moved into the Duffy School and it is wonderful. There was discussion regarding how many units are still open.

It was the **MOTION** of Lovenduski; seconded by Woolston to close the public portion of the meeting. Roll call vote – all ayes. Unanimous approval.

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ADJOURNMENT

8:44 PM MOTION of Lovenduski; seconded by Baldorossi to adjourn. Roll call vote – all ayes.
Motion carried. Meeting adjourned.

Respectfully submitted,

Joy M. Weiler, RMC/MMC
Township Clerk
/aek