

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

SEPTEMBER 9, 2015

8:10PM

(The start of the meeting was delayed ten minutes due to a meeting being held in the Council Chambers prior to Council's meeting.)

CALL TO ORDER & FLAG SALUTE

Council President Sandusky called the meeting to order and led the Salute to the Flag.

SUNSHINE STATEMENT

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.

ROLL CALL

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 Administrator; Kelly Grant, Esq., Township Solicitor; James Biegen, Township Engineer; Joy M. Weiler, Township Clerk

PUBLIC COMMENTS

Council President Sandusky opened the meeting to the public.

John Chester, 15 Abrams Drive, read on the website that a building on Cedar Lane was going to be demolished. He asked if there were any hazardous material or air quality issues? He asked if there would be any monitoring during the demolition?

Administrator Brook said there are no hazardous materials on the site. They will have to do an asbestos report to make sure nothing is released into the air. The buildings are in horrible shape. He is not aware of any serious significant environmental concerns for that property. When demolition is done, if the town sees something that is a problem, the Township Engineer and Code Enforcement Officer would visit the site and if necessary would stop the job in mid-stream. Residents should feel free to call if they feel there are any problems with the demolition. The township strives to make sure the inconvenience is minimal and it does not disturb the residents' quality of life. The property owners know that if there is a problem, the township will shut the site down.

Mr. Chester said he has two concerns about the site being used again. The first is that the railroad tracks will be put back into use. He also wanted to make sure there would be some kind of buffer between the site and the Legacy development.

Mayor Wilkie said there have been informal conversations with the property owner and there was no interest in the railroad tracks. They spoke to Conrail, and Conrail said if everyone who could potentially use them agreed they don't want them, Conrail would remove them. There have been informal conversations about installing a walkway.

Florence Township Council Executive Session 9/9/15

As far as the buffer from Legacy, it would be 50'. The building will be much further away than the current building is. Administrator Brook said this would have a buffer and potentially a sound wall. The township is trying to encourage them to abandon the tracks completely even if they just sit dormant. The new owners of the Griffin Pipe property, which was the last user of the railroad tracks, said they have no interest in using the tracks.

Seeing no one else wishing to be heard; it was the MOTION of Woolston; seconded by Lovenduski, to close the public comments. Roll call vote – all ayes. Unanimous.

BUSINESS

Council President Sandusky said there was a letter from Judy King, representing the General Mercer Chapter of the DAR, requesting the Firehouse on West Third Street for an October 3, 2015 meeting.

It was the MOTION of Baldorossi; seconded by Lovenduski to approve the request. Roll call vote - all ayes. Unanimous approval. Motion carried.

Township Water and Sewer Engineer

Conversion of Digesters to Sludge Holding Tanks: Est. No. 5

Administrator Brook explained the project helps to treat the wastewater effluent at the plant. It is also good in times of emergencies. This is a payment request, Est. No. 5, from Alaimo Associates. The work is 95%-98% complete. They will be going on-line over the next week. The project has worked out extremely well. When discussions begin for the 2016 Budget, there will be talk about expansion of the Wastewater Treatment Plant.

Township Engineer

Request for Release of Performance Bond: Dollar Tree

Engineer Biegen said the bond is for the site plan. There was a small bond. He recommended releasing the bond. He also recommended that a Maintenance Bond not be needed. There are no public improvements adjacent to the property. There are no improvements regarding public safety, drainage improvements or buffers.

2016 Road Program

Mayor Wilkie said what was added is what he mentioned at the last meeting. That was the Riverview area that goes from Winter Street to Summer Street. Those three numbers were not highlighted in August. He wanted it included.

There was confusion with what was being done for West Second Street and West Third Street. It will be West Second Street from Foundry Street to Iron Street.

Florence Township Council Executive Session 9/9/15

Administrator Brook said regarding the streets shown in purple in the report, the cost won't be known until the Township Engineer completes a more detailed design. The roads are horrendous and they need to be milled and repaved. The engineer will look to see if curbing and sidewalks are appropriate. He will come back later in the year, probably December or January at the latest, with the full plans, just like he did last year for the 2015 Road Program. At that point in time Council will decide whether to keep it in or keep it in as alternate. It looks good for all of the roads that are outlined in red in the report. Sometime next year the discussions will begin for the 2017 Road Program. This is a very significant undertaking on the part of the town and it is much needed. This also keeps in mind that Hornberger Avenue will be done under a state grant that was received. The work will be done on Hornberger Avenue from Delaware Avenue to either Riverbank Drive at a minimum, but hopefully to Parish Lane. Mayor Wilkie said it was agreed at the last meeting to fund locally to supplement to reach Parish Lane.

Administrator Brook said all throughout the community there are numerous roads that need attention. One of them is Potts Mill Road. That is an ideal road to apply for a state grant at some point in time. Some residents have called about the road and he explained that the township tries to include as many roads as possible in a road program, keeping in mind that the township has to be aware of what the Debt Service will be. There are major significant improvements being made on many roads throughout the community. He told the residents Potts Mill Road would not be forgotten and it would be foremost in Council's minds as they move ahead in the very near future.

Another concern is the condition of Main Street. It has been pushed off and the township tried to get several grants for the street. A municipality is only going to get so many grants and Florence Township has done extremely well with the Assistant Administrator and Township Engineer's help in obtaining them. There is a section of Main Street that probably will not make it through the winter. If it does, it will be gone the first time it is plowed for snow. Assistant Administrator Sahol and Engineer Biegen have been discussing the possibility of making some repairs now that would be incorporated into the 2016 Road Program and would lessen the cost.

Assistant Administrator Sahol said he looked at the Main Street area again today. It is about 20' wide and about 240' long. It is the center of the road. It is so far gone, the casing of one of the man hole covers is now exposed. He looked into quoting it out quickly to just get a quick repair and have it removed from the road program, or include it in the current program and may be able to go in and have it completely milled and restored. Action does need to be taken for this area. It is that bad. It is the area of Main Street between Eighth Avenue and Tenth Avenue in the middle.

Administrator Brook said the question would be if it can fit under the current road program, would that be something Council would find acceptable?

It was the MOTION of Lovenduski; seconded by Baldorossi to approve the Administrator's recommendation to add the street to the current road program.

Florence Township Council Executive Session 9/9/15

Upon roll call, Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Unanimous approval. Motion carried.

Administrator Brook said Council now needed to approve the proposed **2016 Road Program**. He said a resolution would be prepared for the next meeting and bond counsel would begin preparing the bond ordinances for the next meeting. That will involve not only the road program, but all of the other projects throughout the community that were discussed, especially the work in various parks, the body cameras for police, the lighting improvements in various parks and the salt barn. There will be about five or six different bond ordinances for the next meeting.

It was the MOTION of Lovenduski; seconded by Ostrander to approve the proposed 2016 Road Program.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Unanimous approval. Motion carried.

Engineer Biegen said Boulevard would be milled and paved next week. The restoration work at the bike path is scheduled to start next week. It entails grading along the sides and stabilization and finishing work.

Assistant Administrator Sahol said at the Florence Library there is demolition work being done on the inside and ceiling work. The ceiling is about fifty percent demolished and should be finishing tomorrow and the grid work should begin tomorrow afternoon. The library is closed now until Monday around 11:00 a.m. In all likelihood all of the grid work and a majority of the lighting should be done by the weekend. Monday the lighting work will continue until the library opens and each morning prior to the library opening, the contractors will continue ceiling materials and things like that. There are layers of inspections that have to take place. Each time lighting is installed there has to be an electrical inspection and a building inspection performed.

Assistant Township Administrator

Safe Streets to Transit

Assistant Administrator Sahol said he and Engineer Biegen have reviewed prior **Safe Streets to Transit** applications. At this point, all of the projects that would fit into this grant have been exhausted. It is to the township's credit that they have taken advantage of the opportunities and have done well. At this time, he said the township should forgo applying for the Safe Streets for Transit grant.

Florence Township Council Regular Session 9/9/15

Municipal Aid

Potts Mill Road and Hornberger Avenue are two major roadways that need a lot of work. Hornberger Avenue received funds in the amount of \$196,000. If you examine the way the State of NJ runs grant applications, Assistant Administrator Sahol believes there would be a better chance of success applying for Phase II of Hornberger Avenue versus applying for Potts Mill Road at this time. The recommendation of Assistant Administrator Sahol and Engineer Biegen at this time is to apply for the second phase of Hornberger Avenue. He believes the grant would be around \$200,000 to \$250,000.

It was the MOTION of Baldorossi; seconded by Lovenduski to approve a resolution for the next meeting authorizing the Assistant Administrator and Township Engineer to begin preparing the application for the **Municipal Aid Grant**.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Unanimous approval. Motion carried.

Alleys

Assistant Administrator Sahol said Council knows with the cooperation the Public Works and Water & Sewer Departments have and with the equipment that was recently purchased, they are ready to tackle some of the alleys. They have identified some of the worst alleys that need attention.

Right now the Water & Sewer Department is working on a very large project. As soon as that is over, both departments are going to work on a list of seven alleys. These are the ones with the worst ruts and safety issues for the trash trucks and other vehicles. The alleys are: between Second and Third Streets from Foundry to Union Streets; between Sixth and Seventh Avenues in the 100 block; between Fifth and Sixth Avenues in the 100 block; between Second and Front Streets from Broad to Walnut Street; between Sixth and Seventh Avenues in the 100 block; between Third and Fourth Streets from Broad Street to Church Street and between Sixth Street and Wilbur Henry Drive from Walnut Street to Spruce Street.

That doesn't mean that work in all the alleys isn't on-going. Public Works is in the process of trimming and taking care of issues when they can in all the alleys. The Public Works Director, Richard Pendle, told Assistant Administrator Sahol that Public Works has been through the alleys in Roebing a few times. The brush that is growing into the alleys is unbelievable. He is trying to make it easily accessible to the trash trucks.

Council President Sandusky said right behind St. Stephen's Church, a resident put up a new white plastic fence. The old fence must have been an old concrete pole fence. The concrete is lying in the alley.

Florence Township Council Executive Session 9/9/15

He believes it would have been the contractor's responsibility to remove the debris. It doesn't look good. Many of the alleys probably also have similar problems. The township is working hard to maintain the alleys and there should be some responsibility for keeping the alleys clear. Assistant Administrator Sahol said the Code and Construction Office has not been passing inspections if there is debris. Public Works does try to pick up items that are not really trash that the trash company would not pick up but that people put out. Council President Sandusky noted that the township employees work very hard at keeping the township well maintained and pick up things they shouldn't have to pick up.

ACTION

Mayor Wilkie said there was a request to name **September 17th to the 23rd Constitution Week**. That is what this resolution does.

**Resolution No. 2015-207
Declaring September 17th-23rd
Constitution Week**

MOTION by Lovenduski; seconded by Ostrander to approve **Resolution No. 2015-207**.

Upon roll call Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

PUBLIC COMMENT

Seeing no one wishing to be heard, it was the MOTION of Woolston; seconded by Lovenduski to close the public comments. All ayes.

Mayor Wilkie there was an emergency in town recently and Public Works, Water & Sewer, Police and the Fire Department all came together. The Township Administration also was very involved. There was **low water pressure** that was the result of a combination of many things happening at the same time. Sunday there should have been 1.6 million gallons used and it was up to 2.4 million. There was a high use. The fear was that there was a break somewhere. After many searches which included the Marine Police and State Police helicopters, local ground searches and turnpike personnel, it was determined there was not a break. There were some malfunctions at the plant and that, along with the high usage and other factors, combined to create the shortage. In the 1990's a line was run down Route 130 and an interconnector was installed to Burlington Township's line. It had never been used in the almost 20 years it has been there. Through that Florence was able to get water and get the towers up and running again. Burlington Township was very cooperative and provided any help they could. There has always been a good working relationship between the two municipalities. He wanted to **publicly thank everyone** involved for stepping up and getting things done.

Florence Township Council Executive Session 9/9/15

Council President Sandusky reminded everyone that the **Free Yard Sale Day** is this coming Saturday with a rain date for the following Saturday.

8:38 PM MOTION by Woolston; seconded by Lovenduski to adjourn. Roll call vote – all ayes. Motion carried.

ADJOURNMENT

8:38 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk
/aek