

Florence, New Jersey
December 16, 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.

He noted there was a change to the Agenda and the presentation for *Gino James* would be after the regular business so everyone could join him at the reception immediately following in the Front Conference Room.

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, Paul Ostrander, David Woolston, Jerry Sandusky

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Municipal Administrator; Kelly Grant, Esq., Township Attorney; James E. Biegen, Township Engineer; 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. Unanimous approval.

- Township Council Regular Session – December 2, 2015
- Township Council Closed Session – December 2, 2015

FINANCIAL CORRESPONDENCE

It was the MOTION of Lovenduski; seconded by Baldorossi to receive and file the Township Clerk and Court Administrator's Reports for November. Roll call vote – All ayes. Motion Carried.

It was on the MOTION of Lovenduski; seconded by Ostrander 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. Unanimous approval.

REGULAR CORRESPONDENCE None at this time.

Florence Township Council Regular Session 12/16/15

APPLICATIONS:

- A. BINGO – Riverbank Charter School, 1300 Hornberger Avenue
February 20, 2016, 6:00 pm – 11:00 pm

- B. On-Premise 50/50 – Riverbank Charter School, 1300 Hornberger Ave.,
Feb. 20, 2016, 6:00 pm – 11:00 pm

- C. On-Premise Merchandise Raffle – Riverbank Charter School
Feb. 20, 2016, 6:00 pm – 11:00 pm

- D. On-Premise Merchandise Raffle, FHS Parent Organization
March 18, 2016, 6:00pm-10:00pm, Cedar Lane

- E. On-Premise 50/50 – FHS Parent Organization
March 18, 2016, 6:00pm-10:00pm

It was the MOTION of Ostrander; seconded by Woolston to approve Applications A through E.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

PUBLIC COMMENTS

The meeting was opened to the public at this time. No comments.

It was the MOTION of Lovenduski; seconded by Ostrander to close the public comments. Roll call vote – all ayes.

RESOLUTIONS

HELD from 12/2/15

RESOLUTION NO. 2015-250

**Approve Current Est. No. 4-Final
Library Roof Replacement and Related Work
Laurant Construction Co., Inc.
3 Meadows Court, Pennington, NJ 08534**

RESOLUTION NO. 2015-256

**Emergency Acquisition and Installation of Heating System
Boiler at the Florence Township Community Center**

Florence Township Council Regular Session 12/16/15

**RESOLUTION NO. 2015-257
Transferring Certain 2015 Budget Appropriations**

**RESOLUTION NO. 2015-258
Resolution of the Township of Florence
Waiving the Appointment of a
Risk Management Consultant/Insurance Producer and
Indemnifying and Holding Harmless the
Burlington County Municipal Joint Insurance Fund as a
Result of Any Claims Arising from Said Action**

**RESOLUTION NO. 2015-259
Approve Release of Performance Bond
Burlington Coat Factory
Block 160.01, Lot 1.01
Bond No. LPM763524400**

**RESOLUTION NO. 2015-260
Approve Request for Release of Dual Obligee Rider for
Conifer-Lechase Construction, LLC, as Principal and in Favor of
Duffy Urban Renewal, LLC as Obligee
Block 45, Lots 8, 9, 10, 13, 14 & 15
*Note: Conditioned upon payment of any and all escrow funds due.***

**RESOLUTION NO. 2015-261
Approve Release of Performance Bond
Burlington Coat Factory
Block 161.01, Lot 1.01
Bond No. LPM763309900 & LPM763610000
*Note: Conditioned approval***

**RESOLUTION NO. 2015-262
Authorizing Refunds of Certain Tax Overpayments**

Florence Township Council Regular Session 12/16/15

RESOLUTION NO. 2015-263

**Approve Payment No. 2 for
Rehabilitation of Well No. 3**

**To: A.C. Schultes, Inc.
664 South Evergreen Avenue
Woodbury Heights, NJ 08097**

RESOLUTION NO. 2015-264

**Waiver of Tax Interest for 700 West Front Street
Due to Uninhabitable Condition of Adjoining Unit**

RESOLUTION NO. 2015-265

A Resolution Cancelling Tax Overpayments Less Than \$10.00

It was the MOTION of Lovenduski; seconded by Woolston to approve Resolution No. 2015-250 and Resolution Nos. 2015-256 through 2015-265.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

ORDINANCES

Mayor Wilkie said regarding the four ordinances on this evening's Agenda, the first is to put money in place and the second is to authorize the purchase of two pieces of land. One is the Marconi Lodge, that is unfortunately no longer in operation and the other piece is right behind the Hapco Station on Hornberger Avenue and Route 130. The town has been moving forward toward redevelopment of the Roebing Steel site. There will be a need in the future to widen Hornberger Avenue. This parcel will be part of that.

ORDINANCE NO. 2015-30

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE,
IN THE COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR THE ACQUISITION OF 2135 ROUTE 130
IN AND FOR THE TOWNSHIP, APPROPRIATING \$600,000 THEREFOR,
AND AUTHORIZING THE ISSUANCE OF \$570,000 IN
GENERAL IMPROVEMENT BONDS OR NOTES OF THE TOWNSHIP TO
FINANCE THE SAME**

(2nd Reading) (Public Hearing & Adoption)

Florence Township Council Regular Session 12/16/15

It was the Motion of Baldorossi; seconded by Lovenduski to open the meeting to the public regarding Ordinance No. 2015-30. Seeing no one wishing to be heard, it was the Motion of Ostrander; seconded by Lovenduski to close the public hearing. All ayes.

It was the Motion of Lovenduski; seconded by Ostrander to adopt Ordinance No. 2015-30.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**ORDINANCE NO. 2015-31
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE,
IN THE COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR THE ACQUISITION OF THE MARCONI LODGE
PROPERTIES IN AND FOR THE TOWNSHIP,
APPROPRIATING \$400,000 THEREFOR, AND
AUTHORIZING THE ISSUANCE OF \$38,000 IN GENERAL IMPROVEMENT
BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE SAME
(2nd Reading) (Public Hearing & Adoption)**

It was the Motion of Lovenduski; seconded by Woolston to open the meeting to the public regarding Ordinance No. 2015-31. Seeing no one wishing to be heard, it was the Motion of Lovenduski; seconded by Ostrander to close the public hearing. All ayes.

It was the Motion of Lovenduski; seconded by Ostrander to adopt Ordinance No. 2015-31.

Upon roll call Council voted as follows:

YEAS: Lovenduski, Ostrander, Woolston

NOES: None

ABSENT: None

ABSTAIN: Baldorossi, Sandusky

Motion carried.

Administrator Brook said two Council Members were abstaining because they were members of the Marconi Lodge. As long as there are three members voting in the affirmative the ordinance can be adopted, as per our Township Bond Counsel's legal opinion.

**ORDINANCE NO. 2015-32
AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL
PROPERTY KNOWN AS BLOCK 121, LOTS 4.02 & 9
IN THE TOWNSHIP OF FLORENCE FOR FUTURE
ROADWAY EXPANSION OF HORNBERGER AVENUE
(2nd Reading) (Public Hearing & Adoption)**

Florence Township Council Regular Session 12/16/15

It was the Motion of Lovenduski; seconded by Woolston to open the meeting to the public regarding Ordinance No. 2015-32.

Fred Scheetz, 12 Church Street, said he knows people living in the area use that property to access the backs of their own properties. He asked if those residents would still have that access? Mayor Wilkie said there are no plans to make immediate changes to the property. In the future there will be changes that would probably cut off the access through the property.

It was the Motion of Ostrander; seconded by Lovenduski to close the public hearing. All ayes.

It was the Motion of Lovenduski; seconded by Ostrander to adopt Ordinance No. 2015-32.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Motion carried. Unanimous approval.

**ORDINANCE NO. 2015-33
AN ORDINANCE AUTHORIZING THE ACQUISITION OF
REAL PROPERTY KNOWN AS BLOCK 8, LOT 2 AND
BLOCK 9, LOTS 1 & 2
IN THE TOWNSHIP OF FLORENCE FOR
REMEDICATION OF BLIGHT AND POSSIBLE FUTURE
ROADWAY IMPROVEMENTS
(2nd Reading) (Public Hearing & Adoption)**

It was the Motion of Ostrander; seconded by Woolston to open the meeting to the public regarding Ordinance No. 2015-33. Seeing no one wishing to be heard, it was the Motion of Lovenduski; seconded by Ostrander to close the public hearing. All ayes.

It was the Motion of Lovenduski; seconded by Ostrander to adopt Ordinance No. 2015-33.

Upon roll call Council voted as follows:

YEAS: Lovenduski, Ostrander, Woolston

NOES: None

ABSENT: None

ABSTAIN: Baldorossi, Sandusky (due to conflict) Motion carried.

REPORTS

Committees, Boards and Officers:

Administration

Florence Township Council Regular Session 12/16/15

Mayor

Mayor Wilkie said the next Council Meeting is the **Annual Reorganization on January 6, 2016** at the **Duffy School at 7:00pm**. He wished everyone a Happy Holiday.

Administrator Nothing at this time.

Assistant Municipal Administrator Nothing at this time.

Division of Law Nothing at this time.

Division of Engineering Nothing at this time.

Unfinished Business: Retirement Presentation for Gino James

Mayor Wilkie asked Gino James, retiring Public Works employee, Maintenance Repairer, to come forward. Mayor Wilkie said it was his pleasure and honor to be Mayor at this time to make this presentation to Gino. He presented a clock to Gino and read what was engraved. He noted that Gino started his position with the township on June 6, 1983.

Council President Sandusky presented Judy James, Gino's wife, with a bouquet of flowers. He said it is his honor to present them to the woman "who put up with Gino and packed his lunch every day."

Council President Sandusky said there was one more thing they wanted to present to him. Over the next couple weeks he will have a lot of time on his hands and they want him to keep busy. The Mayor and Council planned to give him something special. He was presented with a workbench. On the workbench is a plaque which says *Gino James, 33 years of dedicated service to the Florence Township community, presented by the Mayor and Members of Township Council*. He said that he and Gino go way back. He was hired under Mayor Sharon Worrell. He wished him good luck and to enjoy his retirement and stay busy.

Mayor Wilkie said Gino has worn many hats over the years. For a number of years he has been Clerk Weiler's sidekick on Election Day. A lot changed when voting went electronic. Before that Gino had to carry his tools with him on Election Day.

Clerk Weiler said Gino holds the distinction of being the only person she has heard of who answers the phone while in an ambulance during a heart attack and on the way to the hospital. That is pure dedication. She also believed he has ESP. Things happen in the office and he is there before we can even call, ready to help. Election Day has always been very interesting through the years. Clerk Weiler said she gets there at 5am to be sure the polling locations are open. There has been "someone" that prides himself on getting there before her and making sure all is well.

Whenever there is an event, such as: the Rabies Clinic, Day of Prayer, Election Day, Patriotic Celebration or Veteran's Day, she asks who she will be working with. When she learns it's Gino, half the stress disappears because she knows he has everything under control.

Florence Township Council Regular Session 12/16/15

This past Patriotic Day Gino surprised her with a new wooden step that he make for her to step up to the stage. She will only get to use it once more but she thanked him for it. There were a few interesting events over the years. There was a waterfall in her office before the roof was fixed. Gino was creative and had a plastic sheet that ran from the leaking ceiling into a big trash can. Gino knows the buildings inside and out. One Election Day she got a call that a poll worker was locked in a room and couldn't get out and no one could get to them. She called Gino and he knew there was another entrance to the room and was able to get the person out. From that election on, Gino on his own duct taped that door lock so it wouldn't happen again.

Gino is a proud Marine and Vietnam veteran. On Veteran's Day he gives his time to set up and prepare the area for the Veterans Ceremony. She thanked him for giving up his day to volunteer for fellow veterans who gave their lives for our country. He is a true Marine, "the few and the proud". She is honored to have worked with him and is happy for him and his family but she is sad for herself and the township. She wished him the best.

Rich Pendle, the Director of Public Works, jokingly wished Mrs. James good luck. Everyone will miss him at Public Works, especially Jimmy Pennacchi. Gino is a very valuable person to the township and has been for a very long time. Everything there is to know about any township buildings he seems to know it. It's always a pleasure to know that Gino is there. Eighty percent of the calls on his phone are for Gino. He joked how every conversation started with "talk to me baby." They ended with "I'll handle it, roger that." He is going to miss that and will miss Gino. The guys will too. He truly appreciates all of the work that Gino has done. It has been a comfort and a pleasure to know that Gino took care of things before he even knew about it. He wished him well and thanked him for his dedicated service.

Butch Marshall, a fellow Public Works employee, said it was a pleasure working with Gino and they had a lot of fun together. There isn't anyone there that can do what he does. When they first met on Butch's first day, Butch said, "Oh boy, here we go." They had some good times, some that he can't talk about. These are some big shoes to fill. Gino did a great job. He thanked him for his service and wished him a wonderful retirement.

Administrator Brook thanked Mrs. James for sharing Gino all these years in times of tornados, emergencies and all of the other events that happen in the township.

The Township Administrator said that no discussion about Gino would be complete without telling a couple of humorous stories. He had two for this evening even though there are many more. Gino has a very good sense of humor. It is very quiet in the office at 7:30 in the morning. There is no one around. One morning Gino was working on the microphone system. All you heard was the sound system reverberating through the entire building.

Florence Township Council Regular Session 12/16/15

It was clear Gino was ready and was eyeing something up. Then it was clear that it was Jim Hoey. Everything was quiet, all you could hear was “Hello, Jim!” very loudly. “Jimmy, Jimmy...” Jim was startled and was asking, what’s that?! The voice said, “It’s Moses, Jim. I’ve come for you Jim.” Jim nearly jumped out of his skin.

Another story that he remembered happened over the summer. There was a softball tournament. It was the end of the seventh inning and the Hit Squad was down. Gino was the coach. All of a sudden there is a hit and the team was on. Administrator Brook said he got on base, and had to run hard. He passed by the dugout and heard Jim Hoey yelling for him to run! He came around second base and saw Gino at third in a crouch and Gino tells him to run! He asked him, are you sure? Gino said again “run!!!” So he ran as hard as he could. The moral of the story is the trust that he had in Gino. Over the years we learned what mutual respect is all about and what admiration is about. There was an incident that happened a few weeks ago and Gino came into his office, sat down, and they talked about it for a few minutes. Gino got up and said we are all here for the same reason. That reason was for working for the betterment of the community. That epitomizes the way they have worked together over the years. Gino will defend the employees, he will sit down and be rational and reasonable and use common sense. But most of all he cares about the community. You can see the care and the love he has for the community and for the employees of the township. Administrator Brook wished him well in his retirement.

Mayor Wilkie said Gino has been the representative for the CWA Union for over thirty years. He was honored that Florence McNamara, the head of the County CWA office, was in attendance this evening. She took time from her busy schedule not to negotiate but to wish Gino well.

Ms. McNamara thanked everyone for including her tonight. This is a hard day for her because they have been working together and been friends for over thirty-five years. She was really grateful for all the work, trainings, councils and meetings he attended and his bargaining contract after contract. Gino worked with Council 16 before they went to CWA. Gino was one of the workers who was on the committee to bring the entire county of Burlington out of Council 16 and into CWA. He also was on the executive board. He is not just a union brother, he’s been with the union for a long time and done a lot for it. It is a sad day to say goodbye to him, but she joked that she knows where he lives. She said she was really grateful for everything he has done but was most proud of something that he did that was very hard in the union business. That is building a labor-management relationship. He is one of the best Shop Stewards and only two have been able to build the kind of relationship he has built here between the union and the employer. Not many people ever achieve it and she is glad the Mayor and Council recognize this in Gino.

Gino said everyone is correct, he has been with the township for a long time. He has been through tornados, blizzards, hurricanes; he has been through it all. Most of all he really enjoyed the people he worked with. He really appreciates the management of the township. They make a huge effort to make someone feel welcome here and they make it a good place to work. It’s been an honor to work with them and his fellow co-workers. He thanked everyone for the well wishes.

Florence Township Council Regular Session 12/16/15

Public Comments: Open to the Public

Don Kamienski, 10 McCay Drive, asked if the township had a portable public address system? Administrator Brook said at this time the township does not but it is working on the possibility of acquiring a sign board.

Helen Steck, 624 Station Road, wanted to thank Assistant Administrator Sahol for going over some of her concerns earlier that day. There are 20 residents in **Florence Station** and she is the captain of the block. There are a couple of issues she brought to his attention and he suggested she go to the place of business to seek a resolution. She thanked everyone in the township for their support. She had a sign made for Florence Station. It was prepared by the sign company that is in the former firehouse. She did some investigating and learned her section was started in 1849. She would like to have the sign installed by the railroad tracks. She thanked them for letting her get the sign installed. There are twenty people and it is a little street. They all help each other.

She also thanked Rich Pendle and the Public Works Department. She appreciated the Public Works employees getting her leaves and helping with various things.

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

ADJOURNMENT

8:38 PM **MOTION** of Lovenduski; seconded by Ostrander to adjourn. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

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