

Florence, New Jersey
September 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.

The Opening Statement was read by the Deputy 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 Administrator; Kelly Grant, Esq., Township Attorney
(Township Clerk, Joy M. Weiler, was absent due to a family event.)

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 – September 2, 2015

FINANCIAL CORRESPONDENCE

It was the MOTION of Ostrander; seconded by Woolston to receive and file the Township Clerk and Court Administrator's Reports for August. 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

Unanimous approval.

Motion carried.

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REGULAR CORRESPONDENCE None at this time.

APPLICATIONS:

- A. Bingo – Riverfront PTO, November 11, 2015
Riverfront School, 500 E. Front St., 5:30pm-10pm

- B. On-Premise 50/50 – Riverfront PTO, November 11, 2015
Riverfront School, 500 E. Front St., 5:30pm-10:00pm

- C. On-Premise Merchandise Raffle, Riverfront PTO, November 11, 2015
Riverfront School, 500 E. Front St., 5:30pm-10:00pm

It was the MOTION of Baldorossi; seconded by Woolston to approve Applications A through C. Roll call vote - all ayes. Unanimous approval.

PUBLIC COMMENTS

The meeting was opened to the public at this time.

Joseph Csik, 45 East Fifth Street, asked how Florence Township is benefitting from the Subaru facility on Route 130? He asked if the taxes were being deferred? Mayor Wilkie explained the taxes are not being deferred, there are payments in lieu of taxes. The first year the payment was approximately \$100,000. They are in year two of the payments. Administrator Brook offered to get the exact figures. He said the payments are actually higher than people expect. Mayor Wilkie explained the payments are set, not like a tax amount that could be appealed. Also, if the tenant (Subaru) left the NFI building and a new tenant did not move in, NFI would still be responsible for making the payments for the remainder of the agreement. It is a win-win for Florence Township. The negative would be that no money is guaranteed to the school or fire districts. By State law, the County receives five percent of the payment and the township keeps the remainder. Much of the criticism in other communities is that they don't benefit the fire or school districts. When Florence Township first began using long-term PILOT Programs, they met with the fire and school districts. The township explained that the money was needed by the township for 2015. The Debt Service was very high through this year. The money from the five-year PILOT Programs went into the tax books until 2014. In 2015 those payments were completed. This was going to cause a cash flow problem for 2014 and 2015. If the revenue did not come in, there would have been tax increases and people would have been laid off. This was avoided by managing the funds appropriately. Now Florence Township is working on the 2016 Budget and having good conversations with the fire and school districts as to what their needs may be. The fire district worked with the township and the developer and ended up getting land. When the firehouse was built, the fire district was required to put in a drainage system. Liberty is going to take all of the water from that site and level the area so the fire district will be able to use that land.

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Last year NFI agreed to provide the school district \$15,000 in security upgrades and Florence Township matched it, so the district could install a new security system. In the 2015 budget the township gave the school district \$20,000. Last year Subaru donated ipads to the high school. There are partnerships being developed.

Mayor Wilkie said he had a conversation with the superintendent recently and she said she had met with NFI regarding any contributions for this year. The township tells all the developers to become a partner in the community and be involved in the community. NFI has already proven they are going to be partnering with the school district. Liberty has been setting up a partnership with the fire district.

Mr. Csik asked if the new businesses are hiring people from the township? Mayor Wilkie said he didn't know. Mr. Csik said he heard the companies were bringing people with them from other sites. Mayor Wilkie said it is natural for that to happen. An example is Destination Maternity that relocated from the Navy Yard. They will expand in time as they develop their operations. Express Scripts moved from Willingboro and they are going to have less employees, but there will still be 750. Subaru is a smaller group. They came from Westampton. The Burlington Coat Factory is planning to expand. It won't happen immediately but the reality is that there will be jobs brought to the community. There could also be people who will move here to be closer to their jobs.

It was the MOTION of Woolston, seconded by Lovenduski to close the public comments. Roll call - all ayes.

RESOLUTIONS

RESOLUTION NO. 2015-209
Approve Release of Performance Bond
Block 99.01, Lots 20 & 29
Dollar Tree
(Conditioned upon payment of any escrow funds due)

RESOLUTION NO. 2015-210
150th Anniversary of Providence Presbyterian Church

RESOLUTION NO. 2015-211
Approve Current Est. No. 5 for
Conversion of Digesters to Sludge Holding Tanks
JEV Construction, LLC
116 West Main Street, Floor 2, Clinton, NJ 08809

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**RESOLUTION NO. 2015-212
Authorizing Refunds of Certain Overpayments
Water & Sewer Department**

**RESOLUTION NO. 2015-213
Authorizing Approval of 2015-2016 Renewal of
Plenary Retail Consumption License
Wesley's Pub, Inc., t/a Roebbling Pub
(Pocket License)**

**RESOLUTION NO. 2015-214
Authorize the Township Engineer to Prepare
Plans, Specifications and Solicit Bids for
2016 Road Program**

**RESOLUTION NO. 2015-215
Authorize the Township Engineer to
File an Application for
NJ DOT Municipal Aid Program**

**RESOLUTION NO. 2015-216
Resolution Amending Capital Budget**

**RESOLUTION NO. 2015-217
Authorize the Township Engineer to Prepare
Plans, Specifications and Solicit Bids for
Repairs and Paving of Hornberger Avenue**

**RESOLUTION NO. 2015-218
Resolution Authorizing the Township of Florence to
Execute an Amendment to the Shared Services Agreement
Between All Members of the Municipal Group Regarding the
Services of Dr. Burchell**

It was the MOTION of Lovenduski; seconded by Woolston to approve Resolution Nos. 2015-209 through 2015-218.

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On the Question

Administrator Brook explained that **Resolution 2015-218** was not on the agenda. He would like to explain for the public what it is. Florence Township has filed a **Declaratory Judgement** with the court, as is required for its **Affordable Housing Plan**. Municipalities like Florence Township and others throughout the State of NJ were engaging the services of Dr. Robert Burchell as part of this process. There were previous resolutions authorizing the township to enter into an agreement with the other municipalities. Unfortunately, Dr. Burchell became ill and he is unable to complete the obligations related to his contract. There is a timetable related to the work that everyone is doing with respect to the Affordable Housing numbers. This particular resolution authorizes an amendment to the agreement to allow Florence to go forward and use another entity for calculating those numbers. Solicitor Grant said she has spoken to Mary Beth Lonergan, the Township's COAH Coordinator, and she is in agreement as well.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Unanimous approval.

Motion carried.

ORDINANCES

**ORDINANCE NO. 2015-19
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING CHAPTER 134 OF THE FLORENCE TOWNSHIP CODE TO
ESTABLISH PARKING RESTRICTIONS ON A PORTION OF RIVERSIDE AVENUE
(2nd Reading) (Public Hearing & Adoption)**

Assistant Administrator Sahol said in front of **Roebing Inn on Riverside Avenue** there is a small apron that leads out from the building to Riverside Avenue that the residents use to access vehicles that might be picking them up or dropping them off. Often times that ramp area is blocked by people parking. At the present time parking is permitted. This ordinance would prohibit parking in an approximately 30' section so residents can be easily dropped off and picked up.

It was the MOTION of Woolston; seconded by Lovenduski to open the meeting regarding Ordinance No. 2015-19. Seeing no one wishing to be heard, it was the MOTION of Lovenduski, seconded Ostrander to close the public hearing.

It was the MOTION of Baldorossi; seconded by Lovendusky to adopt Ordinance No. 2015-19.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Unanimous approval.

Motion carried.

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**ORDINANCE NO. 2015-20
AN ORDINANCE GRANTING RENEWAL OF MUNICIPAL CONSENT TO
COMCAST OF GARDEN STATE, L.P. TO CONSTRUCT, OPERATE
AND MAINTAIN A CABLE TELEVISION AND COMMUNICATIONS SYSTEM
IN FLORENCE TOWNSHIP, NEW JERSEY
(2nd Reading) (Public Hearing & Adoption)**

Mayor Wilkie said Comcast is the only market in town and there aren't really any other options. This is a renewal and it is open-ended, so if another carrier wanted to provide the service they could. This is a fifteen year agreement with an option of renewal after ten years. There are certain benefits for the town. **Channel 19** was supposed to have videotaped content. Comcast said it will now provide that. There will be an opportunity to see school plays and that kind of thing instead of the loop of text that is currently broadcast. There are additional benefits to the community. There will be a low income option for residents. They would receive a computer and access to the internet at a substantially reduced rate. The sooner the township approves, the sooner the benefits can be realized.

It was the MOTION of Woolston; seconded by Lovenduski to open the meeting to the public regarding Ordinance No. 2015-20. 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 Woolston to adopt Ordinance No. 2015-20.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Unanimous approval. Motion carried.

**ORDINANCE NO. 2015-21
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR THE CONSTRUCTION OF A SALT
STORAGE BUILDING 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
(1st Reading) (Public Hearing & Adoption 10/07/15)**

It was the MOTION of Lovenduski, seconded by Baldorossi to approve Ordinance No. 2015-21 and set the public hearing and adoption for October 7, 2015.

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Upon roll call Council voted as follows:

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

**ORDINANCE NO. 2015-22
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR ACQUISITION OF POLICE EQUIPMENT
IN AND FOR THE TOWNSHIP,
APPROPRIATING \$80,000 TO FUND THE SAME
(1st Reading) (Public Hearing & Adoption 10/07/15)**

It was the MOTION of Lovenduski; seconded by Woolston to approve Ordinance No. 2015-22 and set the public hearing and adoption for October 7, 2015.

Upon roll call Council voted as follows:

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

**ORDINANCE NO. 2015-23
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR REPAVING AND REPAIR TO HORNBERGER AVENUE,
IN AND FOR THE TOWNSHIP,
APPROPRIATING \$451,000 THEREFOR, AND
AUTHORIZING THE ISSUANCE OF \$242,250 IN
GENERAL IMPROVEMENT BONDS OR NOTES OF THE
TOWNSHIP TO FINANCE THE SAME
(1st Reading) (Public Hearing & Adoption 10/07/15)**

It was the MOTION of Baldorossi; seconded by Lovenduski to approve Ordinance No. 2015-23 and set the public hearing and adoption for October 7, 2015.

Upon roll call Council voted as follows:

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

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ORDINANCE NO. 2015-24

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR IMPROVEMENTS TO MUNICIPAL BUILDINGS,
IN AND FOR THE TOWNSHIP,
APPROPRIATING \$280,000 THEREFOR, AND
AUTHORIZING THE ISSUANCE OF \$266,000 IN
GENERAL IMPROVEMENT BONDS OR NOTES
OF THE TOWNSHIP TO FINANCE THE SAME
(1st Reading) (Public Hearing & Adoption 10/07/15)**

It was the MOTION of Baldorossi; seconded by Woolston to approve Ordinance No. 2015-24 and set the public hearing and adoption for October 7, 2015.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Unanimous approval. Motion carried.

ORDINANCE NO. 2015-25

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR IMPROVEMENTS TO MUNICIPAL PARKS
IN AND FOR THE TOWNSHIP,
APPROPRIATING \$290,000 THEREFOR, AND AUTHORIZING THE
ISSUANCE OF \$275, 500 IN GENERAL IMPROVEMENT
BONDS OR NOTES OF THE TOWNSHIP
TO FINANCE THE SAME
(1st Reading) (Public Hearing & Adoption 10/07/15)**

It was the MOTION of Baldorossi; seconded by Woolston to approve Ordinance No. 2015-25 and set the public hearing and adoption for October 7, 2015.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Unanimous approval. Motion carried.

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**ORDINANCE NO. 2015-26
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR THE IMPROVEMENTS TO TOWNSHIP
ROADS AND STREETS IN AND FOR THE TOWNSHIP,
APPROPRIATING \$1,900,000 THEREFOR, AND
AUTHORIZING THE ISSUANCE OF \$1,805,000 IN
GENERAL IMPROVEMENT BONDS OR NOTES OF THE
TOWNSHIP TO FINANCE THE SAME
(1st Reading) (Public Hearing & Adoption 10/07/15)**

It was the MOTION of Ostrander; seconded by Woolston to approve Ordinance No. 2015-26 and set the public hearing and adoption for October 7, 2015.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Unanimous approval. Motion carried.

REPORTS

Committees, Boards and Officers:

Administration

Mayor

Mayor Wilkie thanked Council for approving the ordinances. The actions put money in place for some projects that have been discussed for a while; it was time to get them started. He appreciates it.

This coming Saturday is the **St. Stephen's Car Show**. The **Florence Historical Society** is also having its **Annual Open House**. He hoped that some of the Members of Council would be able to attend and support the functions.

On September 20th at 10:00am **Providence Presbyterian Church** will be celebrating its **150th Anniversary**. There will be a service held under the tree grove and a luncheon to follow. The Pastor told Mayor Wilkie the presentation of the Resolution from the Mayor and Council will happen after the service, at the start of luncheon.

Mayor Wilkie said the Roebing Museum will be holding its Octoberfest September 26th. It is a really nice time and he encouraged anyone who could attend.

He added that Council President Sandusky's daughter was holding a bacon bread festival this Saturday.

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Before this evening's meeting there was an **Open House at the Duffy School**. It was a great event. They did a fabulous job with the project and it was great to see so many members of the community in attendance. The Mayor thanked the Township Administrator and Assistant Administrator for the support and hard work they put in on the project. It was much appreciated.

He said Assistant Administrator Sahol met with the owner of the **Roebing Inn**. A resident spoke to Mayor Wilkie about his concerns over the condition of the facility. The owner of the facility did express to the township in the past what they will be doing. Mayor Wilkie thinks they should relay to the residents what they are going to do and when. Duffy was done one hundred percent correctly. He remembered when the Roebing Inn was rehabilitated twenty years ago. He understands there were funding issues. He remembers he toured the facility at that time and it still had the old windows. He would like to see the work move forward because the residents there deserve to have a nice quality facility. There is a financial interest for the township as well as a community interest. Council President Sandusky suggested that when Assistant Administrator Sahol meets with the owners again there should be some residents of the facility present as well. Mayor Wilkie said it would be productive if the residents wanted to participate. He doesn't remember if there were timelines presented for the projects. He thinks the owner had to look into it. He would like to get that information from the owner. He discussed possible funding opportunities. The owner just needs to understand they need to take care of the property. Council President Sandusky noted that the landscaping needs to be addressed.

Assistant Administrator Sahol said there are some areas that the owner is still working on. They did some of the improvements that were requested. He heard from residents in the neighborhood that some bushes have been removed and work is being done on the flowerbeds. There is a large tree behind the carriage house portion of the building that needs to be removed. He noted that three residents of the facility attended the sit-down meeting he had with the owner. It was a very non-formal setting on the porch of the building.

With regard to the roof, they are beholden to the State Historic Preservation Office (SHPO). SHPO has refused all of their requests to replace the roof. The owner has been told they cannot replace the roof because it will not be historically significant with the material that is available today. SHPO wants them to use sheet tin from rolls. They are trying to get a variance from the requirement. Assistant Administrator Sahol will ask for another update and request the owner update the residents also.

Mayor Wilkie said the **Dollar Tree** reached out to the township and is planning to have a soft opening on October 1. They would like to then have a grand opening on October 10th at 9:00am. Administrator Brook asked that anyone interested in attending please let him know. He noted that Council President Sandusky had a senior who was interested in attending the event and Dollar Tree said they would welcome that. Council President Sandusky said it was Mrs. Almassy, who recently celebrated her 100th birthday. Dollar Tree is her favorite store. Mayor Wilkie will reach out to her.

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Administrator

Administrator Brook said going back to what Assistant Administrator Sahol was saying about SHPO, they can be rigid sometimes in their viewpoints. The intentions are good, but in this case, if what the owner is proposing is reasonable, it would not be unheard of for the municipality to join in the application process. Sometimes they need that little push. The township went through something similar with the Roebing Firehouse and the work that needed to be done. The roof is falling apart. You want to maintain the appearance and there is a way to do that without making it financially unfeasible. He suggested reaching out also to other elected officials to ask for assistance to help SHPO see a reasonable position. That would be a fair way to approach the matter. All were in agreement to lend assistance to the owner of the **Roebing Inn**.

Assistant Municipal Administrator

Assistant Administrator Sahol said **Waste Management** has contacted him to have an informational meeting one evening the week of October 12. They requested holding it in the Courtroom. They would like to provide information to the public regarding the Fairless Hills site landfill application. This would not be a township meeting; Waste Management just wants to use the room. Waste Management would also do the advertising for the meeting. Mayor Wilkie said at this month's Environmental Commission meeting, the commissioners said they had no information regarding the landfill and the application dates back to 2009. The commission requested the information, and that is one of the reasons Waste Management is reaching out to the township. Mayor Wilkie said he reached out to other municipalities in the area. He suggested cancelling the Council Workshop meeting scheduled for that week on **October 14** and having Waste Management hold their meeting that night at **7:00pm**. Council President Sandusky said the Environmental Commission would need to be informed. Mayor Wilkie asked that the surrounding communities also be informed. There was discussion regarding the size of the room and if it could accommodate the meeting. Mayor Wilkie suggested Waste Management contact the school district for a larger venue. Assistant Administrator Sahol said he would communicate with the Superintendent of Schools and Waste Management to secure a suitable location, probably the **Riverfront School**.

Administrator Brook said along those same lines, the township is confirming if the **Elcon** hearing is going forward. That is the proposed hazardous waste facility in **Falls Township, PA**. If it is going forward on Wednesday, September 30th, Mayor and Council would be notified and the information would be posted on the website. The township has reached out to the DEP and the Delaware Riverkeeper Network for confirmation.

Division of Law Nothing at this time.

Division of Engineering Nothing at this time.

Board of Health Nothing at this time.

Miscellaneous Nothing at this time.

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Public Comments: Open to the Public

Mr. Csik asked if the Environmental Commission would be invited to the Waste Management meeting? Mayor Wilke said they are invited. It is an open meeting that Waste Management is holding; the township is only supplying the venue.

Fred Scheetz, 12 Church Street, thanked the township for the work that was done in Wilkie Park on the trees. He thanked Mayor Wilkie for attending the Environmental Commission meetings. He asked where the Elcon application meeting was going to be held? Administrator Brook said the last he heard it was going to be held at the Sheraton Bucks County across from the Oxford Valley Mall. It is tentatively scheduled for 7:00pm, Wednesday, September 30. He went on the DEP website tonight and he could not find any verification or confirmation. Once there is verification, the information will be posted on the township website.

Mr. Scheetz asked if the school district would be charging for the use of the facility for the meeting? Mayor Wilkie said school policy may be to do that but when it is for the benefit of the public, fees are waived. Waste Management will be required to provide insurance coverage.

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

ADJOURNMENT

8:35 PM **MOTION** of Ostrander; seconded by Lovenduski to adjourn. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Richard A. Brook
Deputy Township Clerk
/aek