

Florence, New Jersey  
September 2, 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 family 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 Baldorossi to approve the following minutes. Roll call vote – all ayes. Motion carried. Unanimous approval.

- Township Council Regular Session – August 5, 2015
- Township Council Closed Session – August 5, 2015 & August 12, 2015

#### **FINANCIAL CORRESPONDENCE**

It was the MOTION of Lovenduski; seconded by Woolston to receive and file the Tax Collector's Tax and Water & Sewer Reports for July. Roll call vote – All ayes. Motion Carried.

It was on the MOTION of Baldorossi; seconded by Lovenduski 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.

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**REGULAR CORRESPONDENCE**

- A. Letter to Township Council from John R. Carty; dated August 31, 2015; regarding zoning change request from AGR to OP.

Administrator Brook said the correspondence should be acknowledged as received and be brought to Council at a later date for further deliberation and ultimately a decision. It would be wise to send it to the township professionals for their review.

It was the MOTION of Woolston; seconded by Lovenduski to acknowledge the correspondence and receive and file. Roll call vote - all ayes.

Motion carried.

**APPLICATIONS:**

- A. Social Affair Permit, Trenton Irish Heritage Association  
Octoberfest, Roebling Museum, Sept. 26, 2015, 2pm – 7pm
- B. On-Site 50/50 Raffle, Florence H.S. Band Boosters  
Sept. 11, 2015, 6pm-10pm; October 3, 2015, 10am-2pm;  
October 9, 2015, 6pm-10pm; October 31, 2015, 10am-2pm;  
November 26, 2015, 10am-2pm  
Florence High School, 1050 Cedar Lane

It was the MOTION of Baldorossi; seconded by Woolston to approve Applications A & B. Roll call vote - all ayes.

Motion carried.

**PUBLIC COMMENTS**

The meeting was opened to the public at this time. Seeing no one wishing to be heard, it was the MOTION of Woolston, seconded by Lovenduski to close the public comments. Roll call - all ayes.

**RESOLUTIONS**

**RESOLUTION NO. 2015-198  
Approving Agreement Between the  
Township of Florence and the  
Florence Township Board of Education to  
Provide a School Resource Officer**

**RESOLUTION NO. 2015-199  
Confirm Approved Motion from 8-12-15 Council Meeting  
Authorizing Maser Consulting, P.A. to Prepare Plans,  
Specifications and Solicit Bids for a  
Public Works Salt Barn**

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**RESOLUTION NO. 2015-200**  
**Authorizing Approval of 2015-2016 Renewal of**  
**Plenary Retail Consumption License**  
**Dr. Lou's Place, LLC**  
**with Conditions**

**RESOLUTION NO. 2015-201**  
**Authorizing Approval of 2015-2016 Renewal of**  
**Plenary Retail Consumption License**  
**Fine Food & Spirits, Inc.**

**RESOLUTION NO. 2015-202**  
**Authorize the Mayor to Sign the Subgrant**  
**Agreement for the 2016 Municipal**  
**Alliance Grant Award**

**RESOLUTION NO. 2015-203**  
**Resolution Providing for the Insertion of a Special Item of**  
**Revenue in the Budget of the Township of Florence,**  
**County of Burlington, Pursuant to N.J.S. 40A:4-87**  
**Chapter 159, P.L. 1948**

**RESOLUTION NO. 2015-204**  
**Authorizing Approval of 2015-2016**  
**Renewal of Club License**  
**Willits, Hogan, Tonne Post #39**

**RESOLUTION NO. 2015-205**  
**Resolution Authorizing Municipal Action Over Potential**  
**Property Demolition Matter in Response to Hazardous**  
**Conditions and to Promote Public Health, Safety and Welfare**

It was the MOTION of Lovenduski; seconded by Baldorossi to approve Resolution Nos. 2015-198 through 2015-205.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Sandusky

NOES: None

ABSENT: Ostrander

Motion carried.

**ORDINANCES**

**ORDINANCE NO. 2015-17  
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN  
THE COUNTY OF BURLINGTON, NEW JERSEY,  
PROVIDING FOR THE ACQUISITION OF  
1476 HORNBERGER AVENUE IN AND FOR THE TOWNSHIP,  
APPROPRIATING \$400,000 THEREFOR, AND  
AUTHORIZING THE ISSUANCE OF \$380,000 IN  
GENERAL IMPROVEMENT BONDS OR NOTES OF THE  
TOWNSHIP TO FINANCE THE SAME  
(2<sup>nd</sup> Reading) (Public Hearing & Adoption)**

It was the MOTION of Baldorossi; seconded by Woolston to open the meeting to the public regarding Ordinance No. 2015-17.

Administrator Brook explained this is regarding 1476 Hornberger Avenue. It is often known as the Pinto's property. This ordinance provides the finances for the township to purchase the property and demolish the structures that are in horrific shape. It is an area that the municipality is looking to redevelop in the future. More importantly the town will be able to eliminate the blight that has taken place on the property and improve it for the residents of the community, specifically those residents who live in the Village of Roebing.

Council President Sandusky noted that Ordinance 2015-18 pertains to the same property. Administrator Brook said that was correct, one was for the funding to acquire and the other was to actually acquire the property.

It was the MOTION of Baldorossi; seconded by Lovenduski to close the public hearing on Ordinance No. 2015-17. Roll call vote – all ayes.

It was the MOTION of Lovenduski; seconded by Baldorossi to adopt Ordinance No. 2015-17.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Sandusky

NOES: None

ABSENT: Ostrander

Motion carried.

**ORDINANCE NO. 2015-18  
AN ORDINANCE AUTHORIZING THE ACQUISITION  
OF REAL PROPERTY KNOWN AS BLOCK 125, LOT 22.01  
IN THE TOWNSHIP OF FLORENCE  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 9/2/15)**

It was the MOTION of Lovenduski; seconded by Baldorossi to open the meeting to the public regarding Ordinance No. 2015-18. Seeing no one wishing to be heard, it was the MOTION of Baldorossi, seconded by Lovenduski to close the public hearing. Roll call vote – all ayes.

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It was the MOTION of Baldorossi; seconded by Woolston to adopt Ordinance No. 2015-18.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Sandusky

NOES: None

ABSENT: Ostrander

Motion carried.

**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  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 9/16/15)**

It was the MOTION of Baldorossi; seconded by Lovenduski to approve Ordinance No. 2015-19 and set the public hearing and adoption for September 16, 2015.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Sandusky

NOES: None

ABSENT: Ostrander

Motion carried.

**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  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 9/16/15)**

It was the MOTION of Lovenduski; seconded by Woolston to approve Ordinance No. 2015-20 and set the public hearing and adoption for September 16, 2015.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Woolston, Sandusky

NOES: None

ABSENT: Ostrander

Motion carried.

**REPORTS**

**Committees, Boards and Officers:**

**Administration**

**Mayor**

Mayor Wilkie said just prior to this meeting he spoke to the school district superintendent, Donna Ambrosius, and she expressed her appreciation to the township for the School Resource Officer (SRO) Program. The police have been meeting with her and in general she was thankful for the cooperation. She also confirmed that the school would be ready to open tomorrow. There were issues with the fire alarm and it was replaced.

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All three schools are opening tomorrow. Mayor Wilkie met with the Chief of Police. There will be police presence. He would like people to be aware of the children's presence in the community.

Regarding the purchase of the Pinto's property, the township needs to continue to move forward when an opportunity arises to get rid of blight in the community. Another example was the property on Railroad Avenue. It is in the best interest of the community to clean up the blight.

Next week he would like to review the final version of the **2016 Road Program**. He neglected to discuss the Riverview neighborhood; this includes Winter, Riverview and Summer Streets. The area is in horrible condition and he would at least like to explore having it be part of the engineer's design. If the cost comes in too high, it can be moved to a second project. There would need to be sidewalk work in most locations. On Summer Street it just drops right off into the river. It needs to be designed completely. He doesn't know if it will make the road program but it is something he neglected to mention at the last meeting.

French & Parello, who represents the Margolis, contacted the township. Last year they requested Florence Township provide sewer for their property on Florence-Columbus Road in Mansfield. The township explained the concerns with the impact on Florence-Columbus Road as well as preserving our community. Now they have applied to run a sewer line down Burlington-Columbus Road and go into Burlington City. He wanted Council to know he is going on record opposing this. A letter will be sent to Burlington County and any others who need to know this. The township is not in support of the idea. The township reached out to Margolis to tell him and offered to meet with them to reiterate they would need to solve the problems on Florence-Columbus Road and help preserve the community before the township would ever consider providing Water & Sewer. He said his impression was that Council felt the same way when it was discussed last year.

September 16, 2015 is the **Ribbon Cutting at Duffy School**. It is scheduled for 5:30 p.m. September 19<sup>th</sup> is **St. Stephen's Car Show** and the **Florence Historical Society Open House**. There is also an **Eagle Scout** presentation that day. Council President Sandusky will attend to do the presentation.

Providence Presbyterian Church is celebrating its **150<sup>th</sup> Anniversary** on September 20<sup>th</sup>. There will be a resolution drafted to be presented. The service is scheduled for 10:00am and noon is the luncheon. The deadline was yesterday to RSVP. The resolution will be presented at noon.

The Roebling Museum is holding its **Octoberfest on September 26<sup>th</sup>**.

Council President Sandusky noted the **free yard sale day** was coming up. It is scheduled for September 12<sup>th</sup>.

**Administrator**

Administrator Brook said he is working on the bond ordinances for the September 16<sup>th</sup> meeting.

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It looks like the next **Elcon** presentation will be at the end of September. There should be confirmation anyday; once it is received, it will be posted to provide as much information as possible for the public. The information will also be provided to the Environmental Commission so they are kept updated. There were some Florence Township residents in attendance at the last meeting. The township will vigorously oppose this application. One point from the presentation was very telling. A member of the public asked if they consider the population density during this first phase and the answer was no. It is a backwards process that is being used to review something of this magnitude that can have very long term negative impact on the residents of Pennsylvania and New Jersey for generations to come.

Administrator Brook thanked Tom Layou, Code Official, and Solicitor Grant for all the work they did on **837 Railroad Avenue**. The blight will be removed. No one appeared for the hearing and no further interest was represented. Hopefully over the next year the township can work to make sure it is a much nicer entranceway into the community for the public.

**Assistant Municipal Administrator**

Assistant Administrator Sahol said as update to the road program, the current program is finishing. The restoration behind the curb areas and along the sidewalks is on-going and should happen over the next two weeks. In the fall, with cooler weather and hopefully more moisture, the germination will increase. The punchlist will start next week. Engineer Biegen will begin a punchlist of all the areas that were worked on. He asked if anyone sees anything or hears anything from a resident, please let him know so he can be sure it is added to the list so it can be tracked all the way through to the end.

The concrete work on Boulevard is going well. There was one question from a resident out of concern for a tree, asking if it might be a good time to take it down. The tree was inspected and it is very healthy so it will not be removed. The milling will start around September 9<sup>th</sup> and paving will be around September 14<sup>th</sup>. Mayor Wilkie was concerned the street would be left just milled for the weekend. Assistant Administrator Sahol said he is working with the contractor to make sure there aren't any problems.

The pathway area in the country area is paved. The restoration of the pathway area will begin the middle of next week. It is stabilized. There needs to be some stone added to some drainage areas between the road and the path on the Bustleton Road side. The backfilling, stabilizing and seeding will hopefully happen next week.

The Railroad Avenue and Amboy Avenue parking lots work will begin this Friday. The lots need crack sealing and repairs. Notice went out today to the people living in the area and the information will be posted on the website, Channel 19 and Facebook that on September 9<sup>th</sup> through September 11<sup>th</sup> the work will be performed. Council President Sandusky said those lots have been resealed many times, shouldn't they be redone soon?

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Mayor Wilkie said the lots are not in that bad of shape. Administrator Brook explained that there are other lots that need to be done. They can't just be sealed. As the road program continues to expand more lots can be added. The next lots to be addressed are the lot at Roebing Arms and the lot at Veteran's Park. They can't just be sealed, they need to be redone.

Assistant Administrator Sahol said the outside work is done at the Library. The inside work will begin September 8<sup>th</sup>. The Library will be closed for that week and will reopen September 14<sup>th</sup>. There will be a new ceiling and new lighting. The timing is good because even though school is in session it is before the children start using the library for assignments.

Council President Sandusky said it hasn't rained in a long time. The trees must be awfully dry. He suggested watering the trees in the parks. Assistant Administrator Sahol said if a tree was starting to show distress, the Water & Sewer Department watered them over the weekends. Every other day they will be watering the recently installed trees.

**Division of Law** Nothing at this time.

**Division of Engineering** Nothing at this time.

**Board of Health**

Administrator Brook said the renovations at the **Main Street Community Center** are completed except for the fire room. It will be started this week. It wasn't started last week because there was a wedding and the township didn't want there to be any disruption. Belfor did a phenomenal job. The Board of Health did an inspection today and it passed. That is critical when there has been a fire in a facility. Everything was removed from the building. Every appliance was removed, taken off site, inspected, cleaned and returned and recertified. It was a large task and it turned out beautiful. Council President Sandusky said he attended the wedding and the difference between how it looked after the fire and now is amazing. Nobody he talked to even realized there had been a fire. Administrator Brook said Belfor went above and beyond. The three fans in the main hall weren't working. It was because of ribbons from balloons. They replaced all three fans on their own dime. They buffed the floors when it wasn't required of them. They even did the foyer floors and painted several areas of the building that did not require painting. It is to their credit, they really fell in love with the inside of the building. Council President Sandusky said it shows they took pride in their work.

**Public Comments: Open to the Public**

Fred Scheetz, 12 Church Street, said he agrees Riverview Drive is in bad shape. Church Street is also bad. He asked what the timeline was for tree work at Wilkie Park? He also inquired about the fencing and lighting.

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Mayor Wilkie said the first step is putting the money in place. There isn't an ordinance yet. The plan needs to be finalized then Council will do an ordinance to put the funds in place. Some will be through the bond ordinance and some will be from the operating budget. It won't happen this year but the design work is starting.

Mr. Scheetz said there is some tree maintenance that could be done now. There are branches that look like they will fall at any time. Administrator Brook said he appreciated the fact that Mr. Scheetz was reminding the township. The issues will be addressed.

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

**ADJOURNMENT**

8:39 PM **MOTION** of Lovenduski; seconded by Woolston to adjourn to closed session. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

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