

Florence, New Jersey
January 20, 2016

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 Lovenduski at 8:00 PM. President Lovenduski led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 7, 2016; and advertised in the Burlington Co. Times on January 3rd and 10th, 2016.

Present: Frank Baldorossi, Paul Ostrander, Jerry Sandusky, David Woolston, Ted Lovenduski

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

MINUTES

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

- Township Council Closed Session – December 16, 2015 and January 13, 2016

FINANCIAL CORRESPONDENCE

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

It was on the MOTION of Woolston; seconded by Baldorossi to approve the **Treasurer's Bill List**.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimous approval.

REGULAR CORRESPONDENCE None at this time.

APPLICATIONS:

- A. Off-Premise 50/50 – Florence High School Parent's Organization
April 30, 2016, 7:00pm, Florence High School, Cedar Lane

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It was the MOTION of Sandusky; seconded by Baldorossi to approve Application A.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

PUBLIC COMMENTS

The meeting was opened to the public at this time.

Don Kamienski, 10 McCay Drive, said last week he had a case of cabin fever so he took his engineering wheel and walked the different township parks. Roebing Park was 6,301 feet, or 1.13 miles. Marter Park was 3,777 feet, or almost three quarters of a mile. Wilkie Park was 2,877, or about half a mile. He thanked the township for maintaining the parks. They are outstanding in terms of getting rid of “cabin fever”. Mayor Wilkie suggested working with the Boy Scouts on a small project to label the walking paths. He suggested the Recreation Coordinator, Marty Eckert, work with them. Council President Lovenduski said he believed Marter Park was already marked.

Debbie Partyka, 705 Baird Drive, asked if the township had heard anything about safety lights on Front Street? Mayor Wilkie said he has asked the Township Engineer to look at three different locations: Broad Street, Summer Street & Winter Street; also, going to look at Cedar Lane across from the high school. There were grants available from Burlington County at one time.

Ms. Partyka asked if there was an update on the Fairless Hills landfill? Council Member Sandusky said at the Environmental Commission meeting Waste Management said they are on the last phase of filling the Tullytown landfill and it will be very visible to the residents of Florence. There was no conversation at the Environmental Commission about Fairless Hills. Mayor Wilkie said the township has not heard anything. He is going to follow up again with a letter. He hasn't heard from the Mayor of Bordentown but there was a Bordentown councilperson that came and reviewed the plans.

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

RESOLUTIONS

**RESOLUTION NO. 2016-43
Approve Release of Maintenance Bond
LPM9044839M, Phase I Site
NFI Real Estate**

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**RESOLUTION NO. 2016-44
Authorizing the Burlington County Public Works
Mosquito Division to Conduct an Aerial
Mosquito Control Activity**

**RESOLUTION NO. 2016-45
Resolution Authorizing Participation
In the Federal 1033 Program**

**RESOLUTION NO. 2016-46
Authorizing Transfer of 1990 Ford F800 to
Florence Township School Board of Education
(Note: Withdrawn)**

**RESOLUTION NO. 2016-47
Approve Release of Performance Bonds
Burlington Coat Factory
Water and Sewer Bonds
Water Bond #LPM763609900
Sewer Bond #LPM763610000**

**RESOLUTION NO. 2016-48
Authorizing Online Auction
With Govdeals for
Disposal of Municipal Property**

**RESOLUTION NO. 2016-49
Approve Request for Release of Performance Bond for
Phase 2 Paving and
Deny Request for Bond Release for Phase 1 Basin
The Estates at Oak Mill, Pulte Homes**

**RESOLUTION NO. 2016-50
Release Maintenance Bonds
2013/2014 Road Resurfacing Project and
Boulevard Roadway Improvements Project
Contractor: Richard T. Barrett Paving Co., Inc.**

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Assistant Administrator Sahol said Resolution No. 2016-46 needed to be removed from the agenda. The school is no longer interested in acquiring the truck, so it will be added to the list for the upcoming auction. Council Member Sandusky asked why the school district changed their mind? Assistant Administrator Sahol said they didn't realize how heavy the truck was. They don't have anyone with the required CDL license to drive it. Council Member Woolston suggested keeping the truck because it does have a plow and it might be needed. Mayor Wilkie suggested seeing how the winter goes before the truck is sold. All were in agreement.

It was the MOTION of Sandusky; seconded by Woolston to approve Resolution No. 2016-43 through Resolution 2016-45 and Resolution 2016-47 through Resolution No. 2016-50.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

ORDINANCES

**ORDINANCE NO. 2016-01
ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A
REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROUTE 130
REDEVELOPMENT AREA
(*Railroad Avenue*)
(2nd Reading) (Public Hearing & Adoption)**

It was the Motion of Woolston; seconded by Sandusky to open the meeting to the public regarding Ordinance No. 2016-01. Roll call vote – all ayes.

Mayor Wilkie said this Ordinance is regarding the old Superfresh complex. The company is called Covington. They purchased the entire site. They plan to subdivide. This ordinance is a Redevelopment Plan for the existing facility located at Cedar Lane and Railroad Avenue. The next Ordinance is for the redevelopment of the other site. A company called First Industrial intends to develop it. The plan is to build on the site, but away from the residential developments. The old warehouse, that was a refrigeration building, was torn down.

It was the Motion of Sandusky; seconded by Woolston to close the public hearing. Roll call vote - all ayes.

It was the Motion of Sandusky; seconded by Ostrander to adopt Ordinance No. 2016-01.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

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**ORDINANCE NO. 2016-02
ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A
REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROUTE 130
REDEVELOPMENT AREA**

(Cedar Lane)

(2nd Reading) (Public Hearing & Adoption)

It was the Motion of Woolston; seconded by Ostrander to open the meeting to the public regarding Ordinance No. 2016-02. Roll call vote – all ayes.

John Chester, 15 Abrams Drive, asked what was going to happen to the railroad tracks that are behind the properties? Mayor Wilkie said the township plans to petition NJ Transit to vacate them. Once that is done, the tracks can be removed. There would then be a walking/bike path for pedestrians to get back and forth between Railroad Avenue and Olive Street.

It was the Motion of Ostrander; seconded by Sandusky to close the public hearing. Roll call vote - all ayes.

It was the Motion of Ostrander; seconded by Sandusky to adopt Ordinance No. 2016-02.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimous approval.

REPORTS

Committees, Boards and Officers:

Administration

Mayor

Mayor Wilkie said he would like to appoint **Valerie Smith** to the **Recreation Committee**. Council members may know her as Valerie Harris, she grew up on Hamilton Avenue and currently resides on Delaware Avenue.

It was the MOTION of Sandusky; seconded by Ostrander to approve the appointment of Valerie Smith to the Recreation Committee, **term expiring 12/31/2020**.

Mayor Wilkie said there is an **Eagle Scout Court of Honor** scheduled for February 14, 2016. He cannot commit at this time. It will be held at the fire department. The scout's name is **Richard Reinhardt** and he is a member of the Peters family. They built horseshoe and quoits pits at the fire house. He is from Bordentown, but his family is quite active with the fire company.

He said Burlington County will be starting work tomorrow at 507 Front Street. This is the location of the property on Front Street where the landslide was into the Delaware River. There will be a drill rig collecting soil samples. He wanted to let everyone know what was going on.

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Elcon, the company that is trying to build a liquid hazardous waste treatment facility across the river, will be having a community informational meeting on **January 26, 2016**. The information will be posted to the township website. The meeting is being held at the Bucks County Free Library in Levittown, Pennsylvania. He thinks it will be like what was held at Riverfront School by Waste Management. Information will be displayed and people will have a chance to ask questions.

There is a **public meeting** about **Elcon** scheduled for **February 23, 2016**, from 6:00pm-9:00pm. It is an open house and there will be a formal presentation at 7:00pm and then a question and answer session from 7:20pm-9:00pm. The meeting is going to be held at the Sheraton Bucks County Hotel. This will also be posted on the township's website. The township will continue to be vigilant in opposing the project.

Mayor Wilkie said regarding the weather this weekend, he heard it could be rain or three feet of snow. He told everyone to be prepared.

Administrator

At the last meeting resident Joseph Csik asked a question about Burlington Township and the old GSA building. Administrator Brook said he did speak to the Administrator of Burlington Township and he is consulting with the Chief of Police and some other individuals. He will let the township know and he will call Mr. Csik directly when he hears something.

There will be two short items for Closed Session for contract negotiations regarding a developer and a private party.

Assistant Municipal Administrator

Assistant Administrator Sahol provided a basic elevation plan of what the **salt barn** will look like. He said the Township Engineer is still putting the bid package together. It will go out to bid very shortly. It will be located at the back left corner of the Public Works facility.

Mayor Wilkie asked about the capacity of the salt barn. Assistant Administrator Sahol said six hundred tons. Mayor Wilkie asked how much the township uses each year, was it about 400 tons? Assistant Administrator Sahol said no, less than that, about two hundred fifty tons. Mayor Wilkie said the barn is to build for the future. Right now the township uses the old Public Works building. That was done as a stopgap measure. It kept it away from the wells and that was important. The building is metal, so the salt is causing corrosion. It is necessary to get the salt barn and Council is now moving forward with that.

Division of Law Nothing at this time.

Division of Engineering Nothing at this time.

Public Comments: Open to the Public

Mr. Kamienski asked if the building being built next to the turnpike was a salt barn? Mayor Wilkie said it is the turnpike's salt house. Mr. Kamienski asked if the township would be able to use it? Mayor Wilkie said that would not be possible. He explained there were problems in the past trying to work with the turnpike.

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Mr. Chester, 15 Abrams Dr., said he heard at the last meeting that **Comcast** was the “only game in town.” He said he has heard rumors that Verizon Fios was going to be available in the township. Mayor Wilkie said he had an informal conversation a number of years ago with someone close to Verizon and he was told that Verizon is not making money if it continues to expand, so it was not going to be expanding any further. There is no indication they would be coming here.

Joseph Csik, 45 East Fifth Street, said the property on Route 130 that was formerly 84 Lumber looks horrible. Mayor Wilkie said it has been condemned by the Construction and Code Enforcement Office. The inspectors were out there before Christmas and found some major issues.

Andrea Fox, 127 Seventh Avenue, said there were several six-foot long branches that fell from the trees on her street during the last storm. She asked if it was possible to have someone come and look at the trees? Mayor Wilkie said someone will come and inspect the trees.

Ms. Fox said there are parking problems on the street. Mayor Wilkie said that issue was raised before and that is why there is a parking lot at the end of Seventh Avenue. She asked if lines could be painted? Mayor Wilkie said every resident would have to agree to the lines and not everyone wants them. She expressed her frustrations with the parking. Mayor Wilkie said it is a difficult situation. There was a trial with permit parking on the one hundred block of Second Avenue and the residents said they didn’t want it anymore. The township has tried to put parking where it can.

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

ADJOURNMENT

8:25 PM **MOTION** of Woolston; seconded by Sandusky to adjourn and go into Closed Session. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

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