

Florence, New Jersey
March 16, 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 Aimee Kuc: Notice was sent to the Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 7th, 2016; and advertised in the Burlington Co. Times on January 3rd, 2016 and January 10th 2016.

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

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator;
Kelly Grant, Esq., Township Attorney

(Note: Township Clerk, Joy M. Weiler, absent due to illness & Thomas Sahol, Assistant Municipal Administrator, absent due to family commitment.)

MINUTES None at this time.

FINANCIAL CORRESPONDENCE

It was the MOTION of Woolston; seconded by Sandusky to receive and file the Clerk's Report for February, Tax Collector's Amended Report for Tax and the Tax Collector's Report for February. Roll call vote – All ayes. Motion Carried.

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

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

REGULAR CORRESPONDENCE None at this time.

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APPLICATIONS:

- A. On-Premise 50/50, Liberty Lake Youth Foundation to benefit Relay for Life
VFW Post 8838, 10th & Main Sts., Roebing, April 2, 2016, 6pm-10pm
- B. On-Premise Merchandise Raffle, Liberty Lake Youth Foundation to benefit
Relay for Life
VFW Post 8838, 10th & Main Sts., Roebing, April 2, 2016, 6pm-10pm
- C. On-Premise 50/50, Riverfront School PTO, 500 E. Front Street
6:30pm-10:00pm, April 21, April 22, April 23 2016
- D. Social Affair Permit – Post 194 American Legion to benefit FTCA Relief Fund
601 Broad Street, April 16, 2016, Noon-11:00pm
- E. On-Premise 50/50 Raffle, Post 194 American Legion to Benefit FTCA Relief Fund
601 Broad Street, April 16, 2016, Noon-11:00pm, Florence Township Football Association
- F. Request to hold the Florence Township Historical Society Open House
April 10, 2016, Third Street Firehouse, 1:00pm-3:00pm.

It was the MOTION of Ostrander; seconded by Sandusky to approve Applications A through F.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

PUBLIC COMMENTS

The meeting was opened to the public at this time.

Don Kamienski, 10 McCay Drive, said he was pleased to see the floating boat dock was installed. He wanted to know when the portable toilet would be placed at the dock? Administrator Brook said Assistant Administrator Sahol could not attend this evening but he sent an email saying the toilet was ordered today and it should arrive this week.

Debra Partyka, 705 Baird Drive, said Waste Management had been cleaning the dock every week or two weeks. The letter for the class action lawsuit said that it would not be done as often any longer. She asked if the township would be able to clean the dock weekly? Mayor Wilkie said the township would continue to be vigilant with Waste Management for them to continue cleaning it.

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Ms. Partyka said she noticed the new portable sign on Front Street. She thought it was a good thing for the town to purchase. Mayor Wilkie said the Fountain of Life Center approached the township about doing something for the community. The police, fire department and EMS suggested the portable sign. Administrator Brook said the Fountain of Life Center provided about \$6,800 and the township provided the balance of about \$15,000. Ms. Partyka said she was glad the township acquired it.

Ms. Partyka said Debbie's Snack Shop would be opening soon. She asked about the progress from the county about safety measures at the intersection of Broad and Front Streets. Mayor Wilkie said the request was made to the county and there has been no response.

Ms. Partyka asked if there was any new information about the Fairless Hills landfill? Mayor Wilkie said he had not received any information from the DEP about it.

Ms. Partyka said she posted about the possibility of an Amazon facility on Cedar Lane on Facebook. Mayor Wilkie said the township could not say anything officially because the owner of the facility has not been officially notified by the end user. The owner has confirmed that once everything is public, they would meet with township officials and agreed to work with the township. It may be a high employer so it won't be a heavy truck traffic facility. When Liberty came before the township last year, it was with three phases. The first phase could be a large facility with a lot of car parking or a large facility with a lot of truck parking, or a large facility with another facility. The township was told informally there would not be a second facility. It will be one facility of about 600,000 and they are leaning toward having parking for cars. When a traffic study was done, it had to reflect the worst case scenario. It went before the Planning Board. There were recommendations for some adjustments to the light at Route 130 and Cedar Lane. There was also an agreement that a round-about would be installed at the intersection of Railroad Avenue and Cedar Lane. The difference between a round-about and a traffic circle is that there is no way to blow through a round-about. The round-about would force traffic to slow down and flow. It also took into consideration First Industrial, who received approval at the last Planning Board meeting. They will be building a 600,000 sq. ft. facility on the former Superfresh site.

Mayor Wilkie said in the early 80's there was an approval for approximately eleven to thirteen lots anywhere from 40,000-70,000 sq. ft. each. If they were all built, it would have been about 900,000 sq. ft. compared to what Liberty was now building.

He said there have always been discussions about the intersections on Route 130. The county contacted the Delaware Valley Regional Planning Commission, which is a federal organization that reviews the region. The county asked them to review Florence Township and Burlington Township and recommend what traffic improvements should be made. The DVRPC met with the township a couple weeks ago and shared a preliminary review. The report will be completed by the end of June with suggestions to keep traffic flowing. Once the report is done, it means the DVRPC approved, and federal and state agencies would be more likely to put funding in place to prepare the design and implement the improvements.

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Ms. Partyka said there needed to be another outlet to get in and out of town. That intersection gets backed up in the morning and adding the extra traffic would make it worse. Ms. Partyka said there were many people that were upset with the development on Cedar Lane. Mayor Wilkie noted that he saw many positive posts on Facebook about the projects.

Holly Carley, 14 Fourth Avenue, said she heard that the township wanted to know what people would like to see on the former Roebling Steel Mill site. She has a dog and she has spoken with other dog owners and they would like to have a dog park. She knew there would be concern about who would clean up after the dogs and maybe insurance issues, but she said there were already many people who don't clean up after their dogs. From her experience at other dog parks, there is a lot of social pressure to clean up after your dog. She asked for Mayor and Council's consideration of a dog park. Mayor Wilkie said he has had many people over the years ask him about dog parks. His answer is for them to do some research and provide it to the township. In Bordentown recently the residents got together and figured out what the rules needed to be and put them in place. He doesn't have the staff to do that research. He suggested she could take the lead on it. To this point no one has followed through with doing the research and reporting the results.

Ms. Carley said she heard a rumor that there was going to be a marina. She hoped that wasn't true. She thought it would cause more traffic and noise. She suggested putting the marina near the boat dock. Mayor Wilkie said the suggestion of a marina has often been made. Nothing is in the final phase. There was a discussion to put a marina on the inner waterway. Ms. Carley said that would probably lessen the noise. She has been to Amico Island and there are large marinas there and sometimes the noise is horrendous. Machines were constantly running. She asked if there were any definite plans? Mayor Wilkie said there were not.

Mr. Kamienski asked about getting funding for trees and benches for the new section of Roebling park. Mayor Wilkie said the township applied for a county open space grant to get trees, benches and trash receptacles. He believed the county would be awarding the grant within the next couple of weeks. Once the township had an idea of the amount, it could plan what to purchase. The grant application also included safety surface for two of the township's tot lots. Mr. Kamienski asked if once the grant was awarded, would it be made public? Mayor Wilkie told him it would probably be on the front page of the newspaper. Mr. Kamienski said he doesn't get the paper. Mayor Wilkie said it would also be posted on the township's Facebook page. Mr. Kamienski said he didn't have a Facebook account.

Ms. Carley said the new park is fantastic even without trees, benches and trash receptacles. It is a relatively peaceful place to go.

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

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RESOLUTIONS

RESOLUTION NO. 2016-77

**Award Contract for the
2015-2016 Road Resurfacing Project
Richard T. Barrett Paving Company, Inc.
400 Prospect Street, Trenton, NJ 08618**

RESOLUTION NO. 2016-78

Authorizing the Public Sale of Township Owned Property
(Motor Vehicles which came into possession of the Florence Township Police Department through abandonment or failure of the owners to claim)

RESOLUTION NO. 2016-79

**Award Contract for
Roadway Improvements for Hornberger Avenue
Richard T. Barrett Paving Company, Inc.
400 Prospect Street, Trenton, NJ 08618**

RESOLUTION NO. 2016-80

**Participation in the Delaware Valley Regional
Planning Commission's Transportation & Community
Development Initiative (TCDI) Grant Program**

RESOLUTION NO. 2016-81

Authorizing Refunds of Certain Tax Overpayments

It was the MOTION of Sandusky; seconded by Woolston to approve Resolution Nos. 2016-77 through 2016-81.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

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ORDINANCES

**ORDINANCE NO. 2016-06
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING CHAPTER 65A OF THE FLORENCE TOWNSHIP CODE
TITLED CRIMINAL HISTORY BACKGROUND CHECKS TO
REPEAL A PORTION OF THE CODE RELATED TO INTERIM APPROVALS
AND TO ADD A REQUIREMENT TO WEAR AND DISPLAY AN ID CARD
WHILE IN PERFORMANCE OF DUTIES
(1st Reading) (Public Hearing & Adoption 4/6/16)**

It was the Motion of Sandusky, seconded by Ostrander, to approve Ordinance No. 2016-06 and set the public hearing and adoption for April 6, 2016.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

**ORDINANCE NO. 2016-07
AN ORDINANCE AUTHORIZING AN AGREEMENT FOR TAX
EXEMPTION WITH ROEBLING GROUP, L.L.C. FOR
PROPERTY LOCATED AT 1301 HORNBERGER AVENUE,
BLOCK 126.2, LOT 1.02
(1st Reading) (Public Hearing & Adoption 4/6/16)**

It was the Motion of Ostrander, seconded by Woolston, to approve Ordinance No. 2016-07 and set the public hearing and adoption for April 6, 2016.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

**ORDINANCE NO. 2016-08
ORDINANCE AUTHORIZING THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY TO ENTER INTO A
FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP AND
FIRST FLORENCE I URBAN RENEWAL, L.L.C. FOR CERTAIN
PROPERTY WITHIN THE ROUTE 130
REDEVELOPMENT AREA
(1st Reading) (Public Hearing & Adoption 4/6/16)**

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It was the Motion of Sandusky; seconded by Woolston to approve Ordinance No. 2016-08 and set the public hearing and adoption for April 6, 2016.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

REPORTS

Committees, Boards and Officers:

Administration

Mayor

Mayor Wilkie said he wanted to highlight for the public under Resolutions that there was a resolution regarding the **road program**. The estimates were about \$1.6 million; it came in well under \$1 million. There are a number of roads that will be repaired next year. Barrett, who has been the contractor for the last couple of years, does great paving and concrete work, but the landscaping isn't really the best. It is hard to grow grass in the middle of the summer.

Regarding the improvements to **Hornberger Avenue**, the township originally thought it would only get to Riverbank Drive. The goal was to get as far as Parrish Lane but the engineer's estimate for that small section would be as much as the whole thing. Since the bid was low, the township now is able to go all the way to Parrish Lane.

Ordinance No. 2016-07 dealt with the long-empty building that sits across from Roebbling School. The owner has been doing work and is hoping to have a Certificate of Occupancy by the end of May. The township has been working with him on the tax abatement ordinance. The goal is to get the building occupied.

Ordinance No. 2016-08 was for a long term financial agreement with First Industrial. These types of financial agreements are guaranteed payments to the town. If the buildings are vacant, the payments still have to be made. They may not pay one hundred percent of the taxes but there are no tax appeals in this process.

Mayor Wilkie noted there was a proclamation for **Arbor Day**. Arbor Day is April 28, 2016. He hoped the community would participate. The Shade Tree Commission was planning some events.

He wished everyone an early happy St. Patrick's Day. **American Legion Post 39** is having a Ham and Cabbage dinner at 6:30. Friday night at 6:00pm is the **fashion show at the High School**. One of his daughters was participating. It is a fundraiser to raise money for the PTO programs at the school.

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The **Annual Easter Egg Hunt** was scheduled for Saturday morning at 10:00 a.m. at Wilkie Park. It is co-sponsored by the Florence Fire Department and Boyd's Pharmacy, who have been sponsoring it for over thirty years.

The **High School Boys Basketball Team** won the **Central Jersey Championship** the previous week. There is a reception for them Saturday night at the Community Center.

There was a request from Judy King of the **Florence Historical Society** regarding Mrs. Barbee, whose husband passed away in the Vietnam War. She was donating his medals and recognitions to the community. They were looking for a venue to do the presentation. The former fire house on West Third Street would not accommodate the thirty to one hundred people. Council Member Sandusky suggested to him they use St. Stephen's Church. It is close to the museum and Rocco's.

Mayor Wilkie explained for those that weren't familiar, the **Roebling Steel site**, through the township's vigilance, became fully owned by Florence Township. In the early 80's it was named a Superfund Site by the EPA and no one could access it. They pretty much cleaned the site up. The goal since the township took ownership was to work with companies to build their businesses there. It would mean it wouldn't have to be capped because it would be capped by the builder. Last year, Mark Remsa, the County Economic Development Chair, suggested working with the county to create smaller two-to-five acre lots on the site. He said there were a number of companies that wanted to remain in Burlington County but they are in buildings that don't fit their needs and they were looking for ownership. Mr. Remsa created a plan and Council agreed to it. One issue that held this site from being cleaned up was how large it is. It was one of the largest Superfund Sites in the United States. Over the years funding was not dedicated to the site because it was expensive. The funds were directed to smaller sites that would be able to be completely remediated. The township has been moving forward. Yesterday the township approached the EPA and the EPA agreed with the plan. The next phase is to work with the Township Engineer to develop a Stormwater Management Plan. Steps have already been taken to get the ground work done and have all required approvals in place.

Administrator

Administrator Brook said he wanted to explain something about the **long-term tax exemptions** to the public. Land taxes are always paid at the one hundred percent full amount. They are never adjusted. The only thing that is adjusted is the building values. Florence is now guaranteed a certain minimum from the developers. The minimum from tonight is probably \$8-9million. That is a large amount of money to guarantee.

There was a notice placed in front of the Mayor and Council regarding another **Elcon** meeting. It will be posted on the website. It is scheduled for next Wednesday, March 23 in Levittown. The township has been extremely involved in the Elcon fight along with Bordentown Township. The Mayor has met personally with other mayors. Mayor Wilkie noted some of the other communities that were passing resolutions opposing Elcon.

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Administrator Brook said members of the Environmental Commission have also attended the meetings. There is a great deal of support that is occurring on both sides of the Delaware River. Residents are coming out in opposition to this proposal. It is only a half mile from a creek that feeds the river.

Administrator Brook said the budget is moving forward for adoption on April 6. He will begin to put together information concerning some of the Capital Improvements, ordinances and resolutions.

He thanked Ms. Kuc for filling in for Clerk Weiler at tonight's meeting.

New Business

Council Member Sandusky said he wanted to compliment the Public Works Department for the landscaping they did on the property at the corner of Hornberger Avenue and Route 130. It looks nice and clean.

Public Comments: Open to the Public

John Chester, 15 Abrams Drive, wanted to know if there was an update on the railroad tracks? Mayor Wilkie said there are early conversations but no real update.

Ms. Carley asked what kind of manufacturing would be coming to the Roebling Steel site and what the traffic impact would be? Mayor Wilkie said the traffic is one of the reasons the township went toward manufacturing instead of warehousing. The truck traffic would be lighter. Two years ago the Township Engineer performed a Traffic Study to determine the best way to provide access to the site. The most feasible was to modify Hornberger Avenue.

Ms. Carley asked if there would be public access to the waterfront on the site? Mayor Wilkie said he understood the **County Heritage Trail** would be going along the waterfront.

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

ADJOURNMENT

8:37 PM MOTION of Woolston; seconded by Ostrander to adjourn. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Richard A. Brook
Township Administrator/Deputy Township Clerk
/aek