

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

April 13, 2016

8:00PM

CALL TO ORDER & FLAG SALUTE

Council President Lovenduski called the meeting to order and led the Salute to the Flag.

SUNSHINE STATEMENT

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. Notice was advertised in the Burlington Co. Times on January 3rd and January 10th, 2016.

ROLL CALL

Present: Frank Baldorossi, Paul Ostrander, Jerry Sandusky, Ted Lovenduski
(Note: David Woolston absent due to illness)

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Administrator; Kelly Grant, Esq., Township Solicitor; James E. Biegen, Township Engineer; Joy M. Weiler, Township Clerk

PUBLIC COMMENTS

Council President Lovenduski opened the meeting to the public.

Don Kamienski, 10 McCay Drive, asked if the traffic studies related to the projects on Cedar Lane were public documents? Mayor Wilkie said they were; they were part of the land use applications. He advised Mr. Kamienski to come to the Clerk's Office to review the studies. The studies were done by engineers hired by the applicants.

Administrator Brook noted that there would not be a lot of information in the study about the round-about because it was still in the planning stages. Mayor Wilkie said Mr. Kamienski's daughter works for an engineering firm. The firm created a video outlining the pros and cons of round-about. Assistant Administrator Sahol would be reaching out to the firm to ask for permission to share the video on the township website.

Mr. Kamienski asked about fire trucks maneuvering the new patterns. Mayor Wilkie said there have been discussions at the fire department and the plans would be reviewed by the department. Administrator Brook said the township is in contact with the county about the project and Captain Boldizar is working as the go-between with Brian Richardson from the Fire Department to review the plans. The intersection in the video was even worse than the one at Railroad Avenue and Cedar Lane.

Seeing no one else wishing to be heard, it was the MOTION of Ostrander; seconded by Sandusky to close the public comments. Roll call vote – all ayes.

Florence Township Council Executive Session 4/13/16

BUSINESS

Township Water & Sewer Engineer

Administrator Brook said the township was working on the ordinance to comply with the DEP requirements concerning the sludge building at the water and sewer facility. He anticipated there would be an ordinance for the next meeting.

Township Engineer

- **Salt Barn Bids**

Engineer Biegen said there were two bids received. The lowest bid was submitted by Levy Construction Company, Inc. in the amount of \$366,600. This was very close to the estimate. He recommended awarding the contract. Mayor Wilkie asked what the expected life of the salt barn would be? Engineer Biegen said it is made of materials to prevent corrosion. It would be built to last, probably at least 20 years. Council President Lovenduski asked how long it would take from the bid being awarded to being able to put salt in? Engineer Biegen estimated it would be able to be used in September.

Engineer Biegen said there are signed contracts for the work being done on Hornberger Avenue and for the Road Program. The Road Program was a 120 day contract and the Hornberger Avenue contract was for 90 days.

The CDBG for the sidewalks on Hamilton and Railroad Avenues also had signed contracts.

There have been pre-construction meetings regarding the project at 400 Cedar Lane.

Regarding the bike path, there are some weeds coming through that need to be addressed.

Township Administrator

Assistant Municipal Administrator

- **Safe Routes to Schools Grant Application**

Assistant Administrator Sahol referred to the memo he had provided in the packet. There are some areas with in-fill locations that the township could continue to build on. They include Parish Lane, Maple Avenue, Hornberger Avenue and Hamilton Avenue. Another area is by the St. Nick's Picnic Grove to Hornberger Avenue, and Cedar Lane from Tall Pines to the High School. There is also the possibility of working on Route 130 from Mallard Creek to Hornberger Avenue and on Hornberger Avenue coming into town. He would need to contact the DOT to determine if the township needs permission to perform the work. It is a Safe Routes to Schools grant but it could also promote transportation to the light rail station.

Florence Township Council Executive Session 4/13/16

Mayor Wilkie said last year a resident told him that she lives in Mallard Creek and her son goes to play with kids in Roebing. He has to walk in the street on Route 130 to get there.

Assistant Administrator Sahol said if Council was in agreement, he and Engineer Biegen would explore the areas more thoroughly. The application is due in June. A future resolution would summarize what would be applied for.

Assistant Administrator Sahol said the township received a parks grant from Burlington County. At a future meeting there would be a resolution for the fall safe material from a state contract.

Assistant Administrator Sahol said at the rear of the 200 block of Fourth Avenue that dead ends at the Bucs Property, there is an issue with maintenance. The trash truck backs down the alley. The alley used to go out onto Hornberger Avenue. He would like to begin a clean up. The area he is talking about is township property. He would like to substantially thin the area. People would not be as inclined to dump debris there. Right now there is furniture there that was dumped. Council Member Sandusky asked if the residents were going to be notified about the work? Assistant Administrator Sahol said he spoke to Michael Perna in the Construction & Code Office and told him this was going to be a topic of discussion at the meeting. Mr. Perna already gave him a draft letter that he would like to use. It was an introduction to the residents explaining the project and asking the residents to be a part of the process. He said it was a very good letter and Mr. Perna would be happy to meet with residents to discuss it. Council Member Sandusky asked if the garbage truck would be able to go through the alley? Assistant Administrator Sahol said there were some encroachment issues with some of the fences and the turn would be too sharp for the truck.

TOWNSHIP ADMINISTRATOR

Administrator Brook said there was a letter in the packet that was sent to the Department of Community Affairs. The owner of the solar project on Florence-Columbus Road felt they needed to seek the State's intervention. The township spoke to a gentleman in the Office of Regulatory Affairs and gave him an overview of what has been going on the last five to six years regarding that property. He provided a copy of the letter that was sent to the gentleman's attorney. There was a great deal of documentation provided to the State showing how the township has tried to work with him and for whatever reason he thinks he can do what he wants. The only thing he had to do is follow what was on the approved site plan. If he doesn't do that, he would not get the required approvals. The township works with projects that are in the multi millions of dollars and this kind of thing doesn't happen. This has been a very difficult project. He advised the DCA that they are welcome to come and review the file. They are also welcome to set up a meeting with the township and the property owner and his attorney. The last request the township made was for the professionals to inspect the project and provide a list of what the outstanding items were but there has been no response. Administrator Book wanted Council to be aware that the township is working on this and would be as cooperative as any reasonable person would be. Sometimes the applicant has to meet the township halfway, or somewhere close to it.

Florence Township Council Executive Session 4/13/16

He said regarding the **2017 Road Program**, in a couple months there would be a rough list provided to begin discussions. He hoped that it could be a very expansive program like this year's was. He invited any suggestions. They would be looking for significant locations throughout the township. The most challenging location for this year is Riverbank Drive and Hornberger Avenue and the entrance to Riverbank Drive. That would need to be coordinated. The residents would be kept up to date on the project. It will be very nice when it's finished because that roadway is in dire need.

Mayor Wilkie said Florence Meadows was planned as an alternate. His understanding was that the township doesn't have any engineering work. There aren't any drainage issues there. He knew it was not going to be part of this year's project. The numbers came in really good with this program, he was wondering about the overlay that Burlington County provides at a cost based on square footage. That might be something that could be done sooner rather than later. Administrator Brook said he would look into it. Mayor Wilkie said the project would not involve milling or curb work so there shouldn't be any issues. Administrator Brook said it was mentioned at a previous meeting that more of Hornberger Avenue could be done. Engineer Biegen said it would probably be from Parish Lane to Eighth or Seventh Avenue. Mayor Wilkie said it would be done in the spring. Fall road programs are disruptive.

Mayor Wilkie said NFI was able to secure QPSI, a packaging plant, as a tenant. There was an article in the paper. They are looking to expand. This is the third building at the NFI park. It is the sound barrier for the residents at Tall Pines. The preliminary discussions that were held with township administration indicated there would be no parking between the building and the development. The building may be a little closer but there wouldn't be any activity on that side. Last year some residents in Tall Pines told him they were hearing noise. ExpressScripts and Subaru are twenty four hour operations. Once the new building goes up, the residents won't hear anything. This is the sixth or seventh project in town that got funding through the State of New Jersey with grant funds from the Lieutenant Governor's Office. Hopefully, there would be a developer's agreement with a PILOT plan at the next meeting.

Administrator Brook said there would be 225-250 jobs. The application will be in front of the Planning Board this month. There will be phantom parking for up to 500 employees. NFI is in the process of purchasing the adjacent property, which is a body shop with three rundown buildings. They planned to demolish the buildings before the end of the summer.

Mayor Wilkie said with social media there is always the negativity that it's going to be warehousing. When there are 250 to 500 jobs that is not a "ghost facility". This will be an operation that will have employment for people. It is almost like a fulfillment center. Administrator Brook said it is a production center. Florence Township was in competition with Pennsylvania, specifically the Lehigh Valley. It was credit to everyone who worked to get them here.

Florence Township Council Executive Session 4/13/16

Administrator Brook said when Chief John Bunce gave his presentation to the Mayor and Council at a previous meeting, he mentioned the **Chaplain Program**. The information was being sent to Township Solicitor Grant. She will prepare an ordinance. Chief Bunce also forwarded the Standard Operating Procedures to her. He anticipated the ordinance would be on the agenda for the May 4 meeting. He said it was a good program to have. Mayor Wilkie said he knows there is one in Burlington City. These are volunteer people in the community who have been classified as chaplains and they work with the police department and work on creating a relationship with the community. They are important for high stress incidents; they would help keep things calm and work with residents.

Administrator Brook said there was a zoning request that has been pending for a while. The property is located in the agricultural zone. It is often referred to as the **Carty Property**. It is a significant piece of property. The zoning around it is all agricultural, except for the school. Mr. Carty initially requested it be rezoned to a type of residential for housing. Now he has changed his direction and would like it changed from agricultural to office park. He had a question regarding the extension of the water supply. That had been discussed recently and he would explain it to Mr. Carty. It would be difficult to do that because of the quality of treatment that must be sustained in the supply. With respect to the zoning, Administrator Brook said he spoke to the planner and they discussed if it would be adequate rationale to take an agricultural property that is across from the school and surrounded by agricultural properties in the farming part of the community, not near Route 130 and move to consider changing it to office park. The planner said she would have difficulty substantiating the rationale for that. He said he had difficulty asking Council to consider that it be rezoned to office park. He told Mr. Carty he would get back to him with a response. He cannot recommend that Council consider changing it to office park, it would not make sense at that location. He said if Council agreed, he would notify Mr. Carty that it was considered and let him know the outcome. Mayor Wilkie said 25 years ago the line was drawn in the sand with Burlington Township and it said the agricultural zone bordered Burlington and it should be kept agricultural. The township seal shows the building of a bridge, the pipe foundry and a tractor. It shows the history of the community and he wanted to preserve that. It is active agriculture in the area. He doesn't recommend it.

It was the **Motion** of Sandusky; seconded by Ostrander to deny the request to rezone the parcel as office park.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Lovenduski

NOES: None

ABSENT: Woolston

Motion carried.

Administrator Brook said he wanted to read something that was received from **Sergeant Brian Young**. It was extremely touching. Sgt. Young was one of the officers that responded to the fire at Tollgate. Unfortunately, he sustained damage to his lungs. Administrator Brook read the thank you note into the record. He said hopefully Sgt. Young would be back in May.

Florence Township Council Executive Session 4/13/16

He announced that the Police Clerk position was given to **Melanie Houseworth**. Karen Federico will be taking Nancy Erlston's position and Nancy Erlston will be taking the Township Clerk's position. Ms. Houseworth should be starting in May.

ACTION

**RESOLUTION NO. 2016-95
APPROVE RELEASE OF PERFORMANCE BOND
LPM9044849, Phase II, Building A Expansion
NFI REAL ESTATE - SUBARU
CONDITIONED UPON POSTING A TWO YEAR MAINTENANCE
GUARANTEE & PAYMENT OF ANY ESCROW FUNDS DUE**

**RESOLUTION NO. 2016-96
APPROVE REQUEST FOR EXTENSION OF TIME
FOR RELEASE OF PERFORMANCE BONDS
#5014838, 5014839 & 5014840
LEGACY AT MEADOWCROFT**

It was the Motion of Sandusky; seconded by Ostrander to approve Resolution Nos. 2016-95 and 2016-96.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Lovenduski

NOES: None

ABSENT: Woolston

Motion carried.

Applications

- Social Affair Permit – Opre-Larson VFW Post 8838, Open to Public for Carnival
10th & Main Streets, Roebling, NJ 08554
June 16, 2016-Noon to Midnight
June 17, 2016-6:00pm-Midnight
June 18, 2016-Noon-Midnight
June 19, 2016-Noon-10:00pm

It was the Motion of Ostrander; seconded by Baldorossi to approve the application.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Lovenduski

NOES: None

ABSENT: Woolston

Motion carried.

PUBLIC COMMENT

Melanie Mieczkowski, 1000 West Fourth Street, inquired about the QPIC project at NFI. She read an article on NJBiz but didn't see the article in the Burlington County Times. She asked if the project was definite? She was told it was. She said she thought that was good. Mayor

Florence Township Council Executive Session 4/13/16

Wilkie said technically there still needed to be a signed agreement but the township was permitted to announce it. Council President Lovenduski said the article in the Burlington County Times said there were 170 employees moving to the new facility and there would be 200 new jobs. His understanding was that the new jobs were required to be added to receive the grant funds. It was a form of tax incentive. Administrator Brook said it was a tax credit. It is a credit against what they would be paying.

The planning board will be hearing a preliminary and final approval at the end of the month. Timing is extremely important. This is a company that is willing to invest in corporate headquarters along the Route 130 Corridor. The township's hope and goal that it is working toward is that over time, the corridor would be revitalized and completely rejuvenated. It is already happening in some locations. An example is Railroad Avenue where a number of blighted properties were taken down. The township is also working on the Pinto's Property on Hornberger Avenue. At one time it was an iconic location but at this point it is just very rundown.

Council President Lovenduski said in the article it was mentioned that six or seven companies received grants and four of them were in Florence Township. They were Ready Pac, Destination Maternity, Burlington Coat Factory and now QPIC. Four out of those seven are in this community, that is really good.

Jack Ulmer, 200 West Front Street, asked if the times on the Social Affair Permit were the hours of operation for the carnival? Mayor Wilkie said they are not the same.

Fred Scheetz, 12 Church Street, said he mentioned two meetings ago that there was poison ivy at the end of his street in Wilkie Park. It is in the leaf collection spot also. He knows Church Street had been cleaned up twice. He noted areas with a lot of poison ivy. Mayor Wilkie said right now Public Works in in the beginning stages of spring cleaning. Those areas will be addressed. The earlier clean ups were in reaction to Mr. Scheetz comments at a prior meeting. Fortunately the weather has been very good this year. The township does do poison ivy removal.

MOTION of Ostrander; seconded by Baldorossi to close the public comment. Roll call vote -all ayes.

Council Member Sandusky said the township has been in good shape the last few years due to the fact that the administration works so hard with Council to keep the budget down. He asked if there was any possibility for the township to hire more summer help? The township is tackling other properties that require maintenance. Administrator Brook said he would look into it. He noted depending on the age of the individuals that are hired, they need much more supervision. The younger workers are utilized for **Clean Communities**. The township may be able to add a few additional of the college aged workers. The very youngest of the Clean Communities are supervised and work three to four days a week. There is a chance that some college age workers could be added. All were in agreement to try and hire additional summer help.

Florence Township Council Executive Session 4/13/16

8:40 PM MOTION by Ostrander; seconded by Sandusky to adjourn. Roll call vote – all ayes.
Motion carried.

ADJOURNMENT 8:40 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

/aek