

Florence, New Jersey
May 4, 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 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

(Note: Frank Baldorossi absent due to illness and Township Administrator, Richard Brook, on vacation.)

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

PRESENTATION

Mark Remsa, of the Burlington County Economic Development Commission, said he wanted to provide an update of a plan that the freeholders started in 1995. At that time it was called the Improvement of the Delaware River Corridor Strategic Plan. It was initiated by the freeholders to help develop a blueprint for revitalizing the riverfront communities and those that are along Route 130. He presented a slide showing the original group of municipalities. Florence is located in the northern section and in the southern section is Palmyra and Cinnaminson. There were twelve municipalities who created the corridor at that time. The freeholders created a goal for preparing the plan. They wanted to improve the quality of life, initiate positive change and encourage development and redevelopment. They wanted it to be geared to the aesthetics of the area. They also wanted to educate the municipalities of the need for the plan and working together as one to develop that vision. They wanted to have the extra piece of the county departments to rely on. It was also to encourage the cooperation and participation of the municipalities. That was very important. This was not a top down process, it was a bottom up process. They wanted to foster the various types of partnerships and wanted to coordinate among all the various agencies, including state agencies who have influence over the report. It was based on consensus planning, there was agreement among everyone about how to develop the vision and ultimately some strategies. They wanted to make the corridor more competitive. They didn't want it to sit on a shelf and gather dust; they wanted it to be implemented. They also wanted to have a continuing process of reexamining, updating and implementing the plan. He said that was the reason he was there this evening. It has been quite a bit of time since this first started. Those initial goals are still valid today. The name has been shortened to the River Route.

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In 1995 all twelve municipalities had four representatives, so a total of forty eight created this steering committee. In 1997 the analysis component was finished. In 1998, working with all twelve of the municipalities, part two of the recommendations was completed. That is also when implementation started in earnest. In 1999, a benefit arose, the New Jersey State Planning Commission endorsed the plan. It was the first and last of its kind to be endorsed by the State. The endorsement means that it brings benefits and also expedites reviews of various types of applications that municipalities want to achieve through various state agencies.

The plan is a consensus based, bottom up regional policy document. It is a guidance document. It is a shared vision that deals with quality of life issues that affect municipalities. It also welcomes strategies for achieving that mission. In 1995 there were certain quality of life issues that were concentrated on and Mr. Remsa believes they will still be the focus now. There were various consultants and staff reviewing and there was a feedback process from the steering committee and ultimately when it was finished the municipalities and Freeholders endorsed the plan. That meant that they each passed an ordinance saying they were endorsing the plan and were going to work for achieving the vision.

It is important to take on this process because municipalities sometimes look inward and don't really understand what is going on in the bigger picture of the region. This provides the perspective of the economic analysis, demographic analysis, transportation analysis, these are all important pieces of information to help with making decisions. There is also the demonstrated commitment from the Freeholders to help provide the planning staff and resources to implement the plan. The State endorsement means that these recommendations are recognized and prioritized for implementation by State agencies. There are examples of that. There was a horrible intersection on Route 130 in Cinnaminson. That became prioritized by the State Department of Transportation and \$20 million was given to help correct it. This was an example of what the prioritization means.

Mr. Remsa said things are always changing, that's why the planning continues. The economy is always changing, demographics are always changing, laws and regulations are changing, even mother nature is changing. There are new trends and ideas that we can learn and apply to our planning efforts. It is also a chance to re-evaluate priorities. There has now been twenty-one years of the experience of working on the plan.

He wanted to review what was different this time. In 1995 Florence was very rural. It was rural in Mansfield and into Bordentown Township. That has changed. Bordentown Township has changed and Mansfield wants to change. Those communities are being added. There are better data sources and better tools to analyze the data. He presented a graphic of what the corridor looks like now.

It will be the same process. The information put forward in 1998 would be revisited. The municipalities that were originally involved will be interviewed. Then they will work with the four new municipalities and help them to catch up. They will be using modern survey technology to ask residents and businesses questions and gather data and share the information.

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The municipalities will appoint their representatives and the steering committee would be formed. Mr. Remsa's staff is doing the analysis right now. Then the recommendations would be given. From that the suitability areas for redevelopment and the target areas would be determined. He noted one of target areas of the last plans was where the Haines Center sits now. At that time the zoning in Florence Township was quite different. It was modeled after the 1960's style of zoning where it only went so far back with industry and then there was residential. Once they saw the potential, they knew the zoning needed to change. Florence changed it and it is still developing.

The report contains the introduction, the history, what's changed and the Strengths Weakness Opportunities and Threats Analysis. This is important because it is a way for the township to examine itself and determine how competitive it is and see what issues it may have. There are also quality of life recommendations. He said Ed Fox is a Regional Planning Coordinator in his office. He called the list the "Honey Do" list for municipalities. These are things the township would do that would be important to position itself to prepare for the next twenty years.

After the municipalities appoint their representatives, the subcommittees will be formed and quality of life issues will be addressed. This took two and a half years to complete. He estimated it would take the same amount this time. There is more staff but now there is so much more ability to dive deeper into the data. There are also four more municipalities included.

Florence was a big participant in 1995 and he is hoping the township will be in 2016 also. He asked if there were any questions? Mayor Wilkie said at this point the township representatives are Newell Kehr, Mike Zekas, Administrator Brook and Assistant Administrator Sahol. Florence is ready to participate.

Don Kamienski, 10 McCay Drive, said quality of life was mentioned several times. At the intersection of Potts Mill Road and Route 130, are there any plans to have a left turn signal there? Every morning there are almost accidents. Mr. Remsa said he can't say for sure but he was glad it was mentioned so he could be sure it was looked at during the study. They will see how traffic has changed over the last twenty years. The traffic has gotten much heavier and he is hoping to look at that so if there is the need for a traffic signal, it would come out of the study. At that point, funding could be pursued. Mr. Kamienski said there is a new shopping center there. Mr. Remsa said right now is the opportunity to look at it. The old plan did not have a signal at that intersection but if things have changed and it is warranted, now it would be considered.

Mr. Remsa thanked everyone for the opportunity to discuss the program; he stated that he always enjoys coming to Florence, everyone is a pleasure to work with.

Fred Scheetz, 14 Church Street, asked if there would be a website to provide updates of the progress? Mr. Remsa said the old plan is on the website. He said Mr. Scheetz raised a really good point and he would look into setting up a website. Mr. Scheetz said it would be a way to get people involved. Mr. Remsa said it was a wonderful suggestion and he appreciated it.

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MINUTES

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

- Township Council Regular & Executive Session – March 9, 2016

FINANCIAL CORRESPONDENCE

It was on the MOTION of Ostrander; seconded by Woolston 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.

APPLICATIONS:

- A. Off-Premise Merchandise Raffle, Roebing Museum, June 19, 2016
Nykita Field, 10th & Hornberger Aves., 8:00pm
- B. On-Premise 50/50 Raffle, Roebing Museum, June 16, 17, 18, 19, 2016
Nykita Field, 10th & Hornberger Aves.
- C. Off-Premise 50/50 Raffle, Roebing Museum, June 19, 2016
Nykita Field, 10th & Hornberger Aves, 8:00pm
- D. On-Premise 50/50 Raffle, Roebing Museum, July 23, 2016
100 Second Avenue, Roebing, 9am-2:30pm
- E. Off-Premise Merchandise Raffle, Roebing Museum, July 23, 2016
100 Second Avenue, Roebing, 2:30pm

It was the MOTION of Ostrander; seconded by Woolston to approve Applications A through E.

Council President Lovenduski said these were for the Roebing Museum for the carnival and the annual car show.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

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PUBLIC COMMENTS

Joseph Csik, 45 East Fifth Street, asked if there were any traffic impact studies on Cedar Lane since there are going to be many new warehouses, along with the local traffic that is already there?

Mayor Wilkie explained that as part of the application for Liberty Property Trust, where Amazon will be located, as well as for First Industrial, who is building where the Superfresh warehouse was, traffic studies were required to be included. From that, a “round about” that would be at Cedar Lane and Railroad Avenue is being designed. There will also be adjustments to the traffic light at Cedar Lane and Route 130. In addition, through the Delaware Regional Planning Commission and through Mr. Remsa’s assistance, there will be studies done of the intersections at Route 130 and Florence-Columbus Road and at Cedar Lane, along with a number of other intersections. The work has begun and it should be completed in June. Once the report is done, there will be applications for funding to do the design work. Obviously there have been issues at the intersections for a number of years. He wanted to point out that any of the development that has happened over the last five years is all going in places that have been calling for development for the last thirty years. There were thirteen buildings already approved for the Amazon site. Amazon has less square footage and volume than what could have potentially been built there.

Mr. Csik said he is concerned about the truck traffic and kids going to the high school. Mayor Wilkie said those issues were part of the considerations and the modifications that need to happen. He explained how the “round about” would help the intersection. It will require vehicles to slow down. The traffic in general for both of the new facilities won’t go any further down Cedar Lane than where those buildings are. The Amazon site will not be generating a lot of truck traffic. A majority of it will be cars. Amazon will be a repackaging facility. Mr. Csik said there are still trucks. Mayor Wilkie explained that the trucks might be the smaller ones such as a UPS truck.

Mr. Csik asked if there were plans to do away with trucks making right hand turns onto Florence-Columbus road off of Route 130? Mayor Wilkie said that will not be eliminated. One suggestion is that Roy’s Garage be acquired. The turnpike refused to do that twenty years ago because they were worried about contamination of the ground there from when it was operating as a gas station. There are conversations about making that right hand turn easier and there are conversations about doing a right turn around the cemetery to get the traffic away from the intersection. Mr. Csik asked if this information would be made available to the public while it was being designed? Mayor Wilkie said yes, most definitely.

Jennifer Brennan, 700 Olive Street, said there are 18-wheelers that turn around on Firehouse Lane and that has been going on for years. She is afraid it will get worse. GPS has that as an entrance to the turnpike. She said it is dangerous and there are emergency vehicles coming in and out of the fire house. Mayor Wilkie said he hoped the GPS systems will be updated and that would resolve some of those issues. Ms. Brennan asked if there would be signs? Council President Lovenduski said there are signs there already. Ms. Brennan asked if there would be bigger signs? Mayor Wilkie asked what the sign would say? Ms. Brennan said it should say something about trucks not turning around.

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Ms. Brennan asked if there was going to be a buffer between the Liberty project and housing? Mayor Wilkie explained that the project went through planning board approval last year and none of the studies showed the need for any sound walls. Ms. Brennan said she hears noise from the site and from the turnpike. Mayor Wilkie said one of the comments that was made at the planning board was that the building would actually block some of the sound from the turnpike. Ms. Brennan said she thinks there will be sound from the warehouse and she wanted to know if there was any way to get a wall or a buffer? Mayor Wilkie said during the planning board review it was said that if they needed a sound wall, they would have to come back to the board for approval. Ms. Brennan asked to make that happen. Mayor Wilkie said someone would have to provide studies to prove it. Ms. Brennan asked how to get a study done? Mayor Wilkie said at this point there isn't even an end product to look at. Nothing has been reported so far that indicates anything will be different than what was planned initially. What could happen is that if there is constant noise from the site, a study could be done to determine the volume and if it is above what is permitted.

Council Member Sandusky said he thinks once the site is built and operational if there were problems, the Mayor and Council would probably be the first ones to be made aware. There are open meetings every Wednesday. If a complaint is presented, it would definitely be looked into. Right now it is still being built.

Ms. Brennan said the traffic is going to be an issue. Mayor Wilkie explained that when the application was presented to the planning board there was no end user so the worst case scenario had to be presented. The sound study and all the other information is available for review at the Township Clerk's Office. He invited her to review it at any time. Mayor Wilkie said there were very few comments during the application process. The name Amazon scares people. He realizes there are problems with traffic at the Robbinsville Amazon building, but there were changes made there and this facility is about one third the size of the Robbinsville facility and the township will continue to be vigilant and protective of the community, but there is also the positive belief that the township can manage accordingly.

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

RESOLUTIONS

RESOLUTION NO. 2016-107

**Approve Request for Release of Performance Bonds for
The Estates at Oak Mill, Pulte Homes
Phase III Landscaping**

Note: Conditioned upon posting a Maintenance Bond and payment of any all escrow funds due.

**Denial of Request for Release of Performance Bonds
Phase III Storm Sewer
Phase III Site Work**

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RESOLUTION NO. 2016-108

**Resolution of the Mayor and Council of the Township of Florence,
County of Burlington, State of New Jersey,
Authorizing the Entry into a Cooperative Pricing Agreement**

RESOLUTION NO. 2016-109

**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.A. 40A:4-87
Chapter 159, P.L. 1948**

RESOLUTION NO. 2016-110

**Township of Florence, County of Burlington,
Resolution Amending 2016 Capital Budget**

RESOLUTION NO. 2016-111

**Approve Change Order No. 1 &
Current Estimate No. 2-Final
Rehabilitation of Well No. 4
To: Steffen Drilling, LLC
PO Box 278
Glassboro, NJ 08028**

It was the Motion of Sandusky and seconded by Woolston to approve Resolution Nos. 2016-107 through 2016-111.

Upon roll call, Council voted as follows:

AYES: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

ORDINANCES

ORDINANCE NO. 2016-12

**ORDINANCE AUTHORIZING THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY TO ENTER INTO A
FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP AND TURNPIKE CROSSINGS
II, URBAN RENEWAL, L.L.C. FOR CERTAIN PROPERTY WITHIN THE
ROUTE 130 REDEVELOPMENT AREA
(2nd Reading) (Public Hearing & Adoption)**

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Council President Lovenduski said this ordinance created a long-term tax abatement for 2030 Route 130, the QPSI building in NFI.

Mayor Wilkie said QPSI is out of Burlington Township. They received an incentive grant through the Office of the Lieutenant Governor of the State of New Jersey. This is in the NFI Park with Subaru and Express Scripts. The building is going to be built as the sound barrier for NFI's project. The people in Tall Pines had concerns when the park was being developed. It is designed so that this building would stop any sound that would be coming from the other buildings. The ordinance created the PILOT Program. It is a twenty year program. PILOT Programs guarantee the township received payment. If QPSI were to walk away a year or ten years from now, the township would still be paid what was the minimum as part of that agreement. If the value of the property goes up, the payments to the township also increase. It is a win-win for the township and there is the potential for five hundred employees at the site.

At this time the meeting was opened to the public regarding Ordinance No. 2016-12. Seeing no one wishing to be heard, it was the Motion of Sandusky, seconded by Ostrander to close the public hearing.

It was the Motion of Sandusky and seconded by Woolston to adopt Ordinance No. 2016-12.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

ORDINANCE NO. 2016-13

**AN ORDINANCE SUPPLEMENT CHAPTER 22 OF THE TOWNSHIP CODE OF
THE TOWNSHIP OF FLORENCE ENTITLED "POLICE DEPARTMENT"
TO CREATE THE POSITION OF POLICE CHAPLAIN WITHIN THE
TOWNSHIP OF FLORENCE POLICE DEPARTMENT
(1st Reading) (Public Hearing & Adoption 5/18/16)**

It was the Motion of Ostrander and seconded by Sandusky to approve Ordinance No. 2016-13 and set the public hearing and adoption for May 18, 2016.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

Mayor Wilkie said for the public's information, this ordinance would permit volunteers from the community into a chaplain position within the police department. If there are things they are needed for, there would already be people predesignated as chaplain and could assist dealing with any issues that might arise.

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**ORDINANCE NO. 2016-14
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR CAPITAL COSTS FOR THE TOWNSHIP'S
AFFORDABLE HOUSING PROPGRAM, INCLUDING
THE ACQUISITION OF 440 WEST FOURTH STREET, IN AND
FOR THE TOWNSHIP,
APPROPRIATING \$500,000 THEREFOR, AND
AUTHORIZING THE ISSUANCE OF \$475,000 IN GENERAL
IMPROVEMENT BONDS OR NOTES OF THE TOWNSHIP OF
FLORENCE TO FINANCE THE SAME
(1ST Reading) (Public Hearing & Adoption 5/18/16)**

Council Member Woolston recused himself from voting on Ordinance No. 2016-14.

It was the Motion of Ostrander and seconded by Sandusky to approve Ordinance No. 2016-14 and set the public hearing and adoption for May 18, 2016.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

**ORDINANCE NO. 2016-15
AN ORDINANCE AUTHORIZING THE ACQUISITION OF
REAL PROPERTY KNOWN AS BLOCK 31, LOT 1
IN THE TOWNSHIP OF FLORENCE FOR AFFORDABLE
HOUSING PURPOSES
(1ST Reading) (Public Hearing & Adoption 5/18/16)**

Council Member Woolston recused himself from voting on Ordinance No. 2016-15.

It was the Motion of Sandusky and seconded by Ostrander to approve Ordinance No. 2016-15 and set the public hearing and adoption for May 18, 2016.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

Mayor Wilkie said the bond ordinance puts the funding in place and the subsequent ordinance authorizes the purchase. This is the former West Fourth Street little Duffy building. The school has been vacant for a number of years. As part of the township's COAH Plan, it is hoping to acquire the property and redevelop it. There is a company coming in next week to discuss how they handle affordable housing and what they could do with this property.

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**ORDINANCE NO. 2016-16
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR IMPROVEMENTS TO THE TOWNSHIP'S
WASTEWATER TREATMENT PLANT IN AND FOR THE
TOWNSHIP, APPROPRIATING \$550,000 THEREFOR, AND
AUTHORIZING THE ISSUANCE OF \$550,000 IN WATER AND
SEWER UTILITY BONDS OR NOTES OF THE
TOWNSHIP TO FINANCE THE SAME
(1st Reading) (Public Hearing & Adoption 5/18/16)**

It was the Motion of Sandusky and seconded by Woolston to approve Ordinance No. 2016-16 and set the public hearing and adoption for May 18, 2016.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried.

**ORDINANCE NO. 2016-17
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR THE ACQUISITION OF A TRUCK FOR THE
PUBLIC WORKS DEPARTMENT, A POLICE SUV AND AN
SUV FOR THE ADMINISTRATIVE OFFICE FOR THE
TOWNSHIP, APPROPRIATING \$200,000 THEREFOR, AND
AUTHORIZING THE ISSUANCE OF \$190,000 IN GENERAL
IMPROVEMENT BONDS OR NOTES OF THE TOWNSHIP
TO FINANCE THE SAME**

It was the Motion of Ostrander and seconded by Sandusky to approve Ordinance No. 2016-17 and set the public hearing and adoption for May 18, 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

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Mayor

Mayor Wilkie said tomorrow at 10:00a.m. in front of the Municipal Building there will be a ceremony for the **National Day of Prayer**. He did some research and it goes back to the Continental Congress, they named the National Day of Prayer as the First Thursday in May.

It has been recognized every year by the president, except for Presidents Jackson and Jefferson who refused. It is not just Christian it is Ecumenical. The service is short. It has been a tradition in the township for over ten years. Deacon Ron Schwoebel from the Parish of Saints Frances & Clare will be officiating. He is a long-time resident.

He wished all of the mothers and grandmothers a **Happy Mother's Day**. It is this Sunday.

He reminded all of those in attendance that Council would be meeting next week at 6:30p.m. for Closed Session. The regular public meeting will be held at 7:00p.m. and will last for a half hour. That will be followed by a special meeting of the Planning Board at 7:30p.m. It will be regarding the application from NFI for the QPSI site.

Assistant Administrator

Assistant Administrator Sahol said he and Mayor Wilkie were in a meeting the previous day with the **Carnival Committee**. It is getting very big and parking is obviously a topic, but it has always been an issue with Niykita Field. It is a nice field and good for many different activities. There once was parking there behind the backstop. He had provided Council with a plan he wanted them to review. He met with the neighbor right next door and he welcomed the opportunity to see this because he knows what will come with it – the farmer's market, the support for the carnival, the support for the recreation programs and many other things. The school will benefit from it as well. There will be some buffering. It will be created with millings from the road program. There will be a good base on top of what is there already. Currently there is stone there with weeds growing through. Possibly someday it can be paved, but this will get a good base established. He welcomed any comments and concerns. He would like to move forward quickly to be able to support the carnival, baseball and the farmer's market. Council Member Sandusky asked if the park was Green Acres? Assistant Administrator Sahol said parts of it are. Council Member Sandusky asked if the parking would be overnight? Assistant Administrator Sahol said there would not be overnight parking. The parking would have to be supporting a park function. All were in agreement to move forward. Assistant Administrator Sahol said he would be talking to Water & Sewer Director David Lebak and Public Works Director, Richard Pendle, to start planning the project.

Assistant Administrator Sahol asked if there were any concerns regarding entering into the cooperative pricing agreement for the utility? It was approved this evening. For the public, Council authorized the municipality to participate in a cooperative purchasing agreement with several other municipalities in Burlington County to accumulate all of the electrical needs of this municipality – the residents, the businesses, the town – with all of the others and use the buying power to put it out to bid.

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There should be a savings seen. No one is required to participate. It will still be delivered by Public Service because they own the infrastructures in the area. There won't be any difference in service.

Assistant Administrator Sahol said **Destination Maternity** contacted the township. Many times when there is a fulfillment center they like to open to the public for a three day warehouse sale. They would like to have a warehouse sale at their facility at the Haines Center. It would be three days and they would work with police to coordinate traffic safety and protection. They would utilize off-duty officers or even hire security people to help with traffic. They would advertise it along Route 130. The public would be able to go into the facility and purchase at warehouse pricing. He said if Council was in agreement, the township would work with the police department and make sure it is done safely. Mayor Wilkie said at the planning board level that was permitted for other warehouses. Council was in agreement to let the sale be held.

Assistant Administrator Sahol said the **Department of Agriculture** sent the township another two-year agreement. Waste Management has contracted with them again so they will continue to provide the attempts at protecting the township from seagulls and geese and that sort of thing along the Roebling and Florence riverfronts. The agreement was signed so the Department of Agriculture can continue to operate with the bird chasing techniques that they employ along the riverfront.

The basketball courts at **Maplewood Homes** have been reinstalled. He attended a meeting there with the director and strongly suggested they move along quickly because summer was approaching and they did. The township is also working with them trying to do a little bit more including some improvements to the tot-lot facilities. It is well utilized. Last night there were kids there playing.

Mayor Wilkie said the timing was good because there was damage done to the Woodlawn courts. Assistant Administrator Sahol said the welder for the damaged courts at Woodlawn Avenue was in and he had intended to do the work last week; however, he is saying now that it would be the upcoming weekend to do the repairs. Mayor Wilkie said the township will get those repaired and then will look to provide a more permanent structure there. His concern about Woodlawn or RD Wood was that the township didn't own RD Wood, Griffin Pipe did. When Griffin Pipe shut down the township didn't know who the end user would be. The current owner of the property has indicated they will be turning the park property over to the township. He is comfortable now to be able to do some quick fixes and then create some plans for a long term solution for that area.

Council Member Sandusky said all of the courts are being used. The ones at the Municipal Building are always full. He would like to see some benches and some other things at the Woodlawn courts and would like to see the area spruced up. Assistant Administrator Sahol said unfortunately a few weeks ago someone took it upon themselves to destroy the two basketball courts at Woodlawn Avenue. The township now has to repair them.

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The FOP and the owner of the Griffin Pipe site who owns the land contacted him because they both want to be partners of the reconstruction and would like to make financial contributions to get the park back where it should be. The owner of the Griffin Pipe is proving to be a community partner and the FOP has been a partner of the township for a long time.

Mayor Wilkie said he neglected to mention earlier that there was a meeting of all interested parties relating to the carnival. That was held yesterday. There will be meetings held every Tuesday at 4:00pm. It is a way to be sure everyone is on the same page as the carnival approaches. There was a very large turnout and everything is falling into place.

New Business

Council President Lovenduski asked if everyone was in agreement regarding the meeting schedule change for next week, having Closed Session at 6:30pm then a regular meeting at 7:00pm until 7:30pm? All ayes. All in agreement to the change.

Public Comments: Open to the Public

Melanie Mieczkowski, 1000 West Front Street, thanked everyone for taking care of Maplewood Homes. Saturday night the kids were out there and it was great hearing them have a good time. She said someone mentioned benches and wanted to know where they were being installed? Council Member Sandusky said they are going to be installed at Woodlawn. The township is going to make it look nice. Ms. Mieczkowski said the kids really take care of that park and it is a shame that someone had to vandalize the courts.

Mr. Csik said in regard to the agreement to purchase electric at a lower rate, he can understand that. He asked if PSE&G would still be responsible for any repairs? Assistant Administrator Sahol said PSE&G would be responsible for the repairs. He asked about who would do repairs for people who had maintenance contracts for appliances? Mayor Wilkie said PSE&G will still be providing services. The only change is, hopefully, a lower rate.

Don Kamienski, 10 McCay Drive, said he noticed that there were some new faces and asked if anyone was from the Housing and Construction Office. Council President Lovenduski said there was not. He said since that was the case, he would hold his comments for another meeting. Mayor Wilkie said he could stop in anytime and talk to Assistant Administrator Sahol.

It was the Motion of Woolston and seconded by Sandusky to close public comments. All ayes.

ADJOURNMENT

8:54 PM MOTION of Ostrander; seconded by Sandusky to adjourn to Closed Session. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

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