

Florence, New Jersey  
September 21, 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. Council 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 7<sup>th</sup>, 2016; and advertised in the Burlington Co. Times on January 3<sup>rd</sup>, 2016 and January 10<sup>th</sup> 2016.

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

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Kelly Grant, Esq., Township Attorney; Joy M. Weiler, Township Clerk; Nancy Erlston, Deputy Township Clerk

(Assistant Township Administrator, Thomas Sahol, was not in attendance due to a family obligation)

### **MINUTES**

- Township Council Closed Session – August 10, 2016

Council President Lovenduski noted there were some changes to the minutes and they would not be presented for approval this evening.

### **FINANCIAL CORRESPONDENCE**

It was the MOTION of Sandusky; seconded by Ostrander to receive and file the Township Clerk's Report, Tax Collector's Water & Sewer and Tax Reports and the Court Administrator's Report for August. Roll call vote - all ayes. Unanimous approval.

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

**Florence Township Council Regular Session 9/21/16**

**APPLICATIONS:**

- A. On-Premise 50/50 – Riverfront PTO, October 21, 2016  
Riverfront School, 500 E. Front Street, 6:00 pm – 11:00 pm**
  
- B. Bingo – Riverfront PTO, November 5, 2016  
Riverfront School, 500 E. Front Street, 5:30 pm – 10:00 pm**
  
- C. On-Premise 50/50 – Riverfront PTO, November 5, 2016  
Riverfront School, 500 E. Front Street, 5:30 pm – 10:00 pm**
  
- D. On-Premise Merchandise Raffle, Riverfront PTO, November 5, 2016  
Riverfront School, 500 E. Front Street, 5:30 pm – 10:00 pm**

It was the Motion of Sandusky and seconded by Baldorossi to approve the applications.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**PUBLIC COMMENTS**

Council President Lovenduski opened the meeting to the public. Seeing no one wishing to be heard, it was the Motion of Ostrander and seconded by Woolston to close the public comments. Roll call vote – all ayes.

**RESOLUTIONS**

**RESOLUTION NO. 2016-190  
Approve Payment No. 2 for Contract for  
Salt Storage Building to:  
Levy Construction  
134 Cuthbert Boulevard  
Audubon, NJ 08106**

**RESOLUTION NO. 2016-191  
Authorize Refund  
Use of FAAD Building Fee Due to  
Grounds and Building Not Sufficiently Cleaned  
From Previous Use**

**Florence Township Council Regular Session 9/21/16**

**RESOLUTION NO. 2016-192  
Approve Request for Release of  
Performance Bond for Site Work  
at Gallina Plaza**

**RESOLUTION NO. 2016-193  
A Resolution of the Township Council of the Township of Florence  
Referring a Proposed Redevelopment Plan for  
Parcels Within the Griffin Pipe Properties Redevelopment Area  
to the Township of Florence Planning Board, and  
Directing the Planning Board to Take Certain Actions  
Pursuant to N.J.S.A. 40A:12-A-7(e)**

**RESOLUTION NO. 2016-194  
Confirm Approved Motion from the September 7, 2016 Council Meeting  
Authorizing a Shared Services Agreement Between the  
Township of Florence and Burlington County for  
Traffic Control Devices**

**RESOLUTION NO. 2016-195  
Authorizing Refund of Certain Overpayment  
Water and Sewer Department**

**RESOLUTION NO. 2016-196  
Approve Affordable Housing Agreement with  
The Salt and Light Company, Inc. and Commitment of  
Affordable Housing Trust Funds in  
Accordance with P.L. 2008,c.46  
(N.J.S.A. 52:27D-329.2)**

**RESOLUTION NO. 2016-197  
Approve Municipal Services Agreement Between  
Florence Township and Carriage Stop Condominium Association  
Pursuant to the Requirements of  
N.J.S.A. 40:67-23.5(A)**

**Florence Township Council Regular Session 9/21/16**

**RESOLUTION NO. 2016-198  
A Resolution Canceling Taxes on Property  
Owned by the Township of Florence**

**RESOLUTION NO. 2016-199  
Approve Request for Reduction of Performance Bond for  
Covington Group, 500 Cedar Lane  
Cash Bond for Site Work**

**RESOLUTION NO. 2016-200  
Deny Request for Release of Performance Bonds for  
Tilton Lane, LLC – McHugh Court  
Site Work, Water Distribution and Sanitary Sewer**

Council President Lovenduski asked Administrator Brook to explain Resolution No. 2016-193.

Administrator Brook said it is a **Redevelopment Plan** for the former **Griffin Pipe** properties. This is a Brownfields Site, specifically the area by the river. It took many years for a redeveloper to come in and remediate the site through the DEP and work with the township on a Redevelopment Plan. This plan is being recommended to go to the Planning Board for its October 25<sup>th</sup> meeting. If the Planning Board recommends approval, it would then go before Council in November with an approval in December. The plan is very close to being done and is in a draft form, which is very common. It incorporates the main items of concern in dealing with a Redevelopment Plan. Whenever there is a document of this size there is significant detail. It is reviewed and then re-reviewed and then it is reviewed a third and a fourth time to make sure the document that goes to the Planning Board is correct in all aspects. A copy is also provided to the Mayor and Council.

It was the Motion of Sandusky and seconded by Ostrander to approve Resolution Nos. 2016-190 through 2016-200.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**ORDINANCES**

None at this time.

## Florence Township Council Regular Session 9/21/16

### REPORTS

#### Committees, Boards and Officers:

Council Vice President Ostrander said he was fortunate enough to fill in for Mayor Wilkie and attend a **Governor's Conference on Housing and Economic Development**. The **Duffy School Project** received the **Housing Revitalization Award**. It was a statewide award, so it was quite an achievement for the township to receive it.

Administrator Brook said it was a very impressive award. He thanked Council Vice President Ostrander for attending on behalf of Florence Township. It meant a lot that there was a representative present. It was a statewide award. The Duffy School was transformed and revitalized into a real treasure. He enjoys meeting people who went to school there and now reside in the building.

Council President Lovenduski said it is a very nice building and he thanked Council Vice President Ostrander for attending.

Council Vice President Ostrander said there were different panel discussions at the event. NFI was involved in one of them and they commented many times how great it was to work with Florence Township. There was so much positive said about Florence.

#### Administration

##### Mayor

Mayor Wilkie said the **Roebing Museum** would be holding its annual Octoberfest this Saturday from 2 p.m.-7 p.m.

This past Saturday the **Florence Historical Society** held its annual **Open House**. He was unable to attend because he was out of town, but he understood it was a packed house. Over seventy people attended. He was not able to attend the car show either. Council Member Sandusky said it was well attended.

Mayor Wilkie thanked Council for their support of Resolution No. 2016-193 that was explained by Administrator Brook.

For the residents who have been attending regularly, there have been requests to put improvements at certain crosswalks. Resolution No. 2016-194 put the improvements in place. It is a **Shared Services Agreement** between Florence Township and the County of Burlington for an overhead crosswalk at the high school. At the end of the bike path there will be a button to push and it will generate lights to indicate someone wants to cross. The same thing will be installed at Broad and Front Streets and at Boulevard and Front Street. These were in response to letters that were previously sent to the county. They agreed to do the partnership and also provide some additional striping.

## Florence Township Council Regular Session 9/21/16

Mayor Wilkie said in the packet there was a list from the **Burlington County Farm Alliance**. Last year the township wanted to add three properties but it was denied because they were not in the correct area of development. The Carty property was denied because of the soil content, another property was denied because of heavy woodlands. This year he would like to suggest the Von Thaden property. There were some developments being thought of for that area and that property is not part of those plans. He thought it would be appropriate to have the property as a barrier. He asked if there were any concerns before he contacted the county with the request? All were in agreement to make the request.

He said Michael Perna did an inspection of the area of Fourth Avenue where there was a rodent problem. He reported that the problem has been resolved. He cleared the area and adjustments were made.

### Township Administrator

Administrator Brook said there was a meeting with Lou Pica, the owner of Dr. Lou's Place on Hornberger Avenue. The township has been looking at long term improvements to **Hornberger Avenue out to Route 130**. Mr. Pica was in agreement that the municipality could prepare an appraisal. Once that is done, the township would sit down and talk with him further if that was something Council would want. It was a very cordial discussion and very forthcoming. He was very cooperative and he was shown the draft plans and discussed the future. He was appreciative that the township sat down with him and explained everything. Lou Pica will be provided with a copy of the Redevelopment Plan, as he requested. If Council agrees, the township can move forward with an appraisal and see where the discussions lead. All of Council in agreement.

Administrator Brook said in the Burlington County Times there was article about the **Best Practices Inventory**. This a policy the township goes through every year. The State of NJ has reduced the number of questions from fifty to thirty. It makes it a little more difficult for municipalities. He will not be at the first meeting in October, but he thought it would be helpful to adopt a couple policies that the state is asking for. Sometimes there are things that a municipality already does, but the state wants it in writing. An example was a question, do you meet with your Tax Assessor on a regular basis to discuss the status of the ratio and the status of appeals? Administrator Brook said he talks to the Tax Assessor all the time but there isn't a policy in writing, so the township will adopt a policy to do what it is already doing. It will provide a "yes" on the checklist. The checklist will be on the agenda for the workshop meeting in October, then it will be submitted to the state. The state is going to change the penalty formula but they haven't told municipalities how the penalty formula will work.

The Hornberger Avenue project unfortunately is still stalled. The township will probably move forward and just pave any areas where there is stone. He doesn't want to jeopardize the second part of the grant from Parish Lane to Eighth Avenue or a little further. Hopefully, the state can get their act together and work out some type of common ground so municipalities can finish their road paving projects.

## Florence Township Council Regular Session 9/21/16

There is no road map for what will happen if a contractor says he wants to be paid for additional mobilization. The contractors would just stop work immediately. The road is already tilting and it is a main road to the schools. The township has decided to lock it down and button it up. An article in the paper indicated a resolution was closer, but the state won't reach an agreement. The township can't afford to have the road remain unsafe.

Administrator Brook said Jennifer Brennan, a resident from Wyndham Place, called him today. She attends some of the Council meetings. She still has some concerns and she believes that she has shaking in her building. He spoke to her at length and explained that the township has received no other complaints about shaking in that particular area from the Amazon building. They spoke about the possibility of her coming to a meeting in October and the township would have the Township Engineer attend and provide an overview and talk about if there is a possibility to do anything further. Or, at this juncture, the township is probably precluded because it has not been able to prove or substantiate her claims that the building is shaking. At that point Council can decide to go further or explain that the township can't prove what she is saying. If there was another complaint, he would tell her. Ms. Brennan spoke to her neighbor and the neighbor said she doesn't notice any shaking. Ms. Brennan said the shaking does not occur on Sundays. This makes it more difficult to understand. He requested it be put on the agenda for the October workshop meeting and he will reach out to her to attend. Mayor Wilkie asked that the Members of Council go to the area at different times and walk around and see if they experience anything. The Sunday issue doesn't make sense because Amazon operates on Sundays. Administrator Brook said he has asked individuals who live nearby, the fire department and the representatives of Tollgate if they have noticed anything and none of them have experienced anything. The township also speaks regularly to the Homeowner's Association of Legacy at Meadowcroft and no one has experienced anything.

### Public Comments: Open to the Public

Bill Bott, 64 Riverbank Drive, said he would like to thank Assistant Administrator Sahol, even though he wasn't here this evening. He called Assistant Administrator Sahol about a pot hole and he had it taken care of.

John Chester, 15 Abrams Drive, wanted to follow up about the township taking possession of the railroad tracks. He asked if there had been any progress? Mayor Wilkie said the township reached out to the governor's office and was given a contact at the DEP. He reached out to them to try and set up a meeting. It is strange that the railroad tracks fall under the DEP, but that was direction they were sent in. There is a **Rails to Trails** group and Assistant Administrator Sahol has been in contact with them as well. Administrator Brook said Assistant Administrator Sahol hopes to gather some additional support from the group. Mr. Chester said he was asking because there was a fence put in and the contractor is in the process of cleaning it up and filling in the low spots but the other side gets overgrown.

**Florence Township Council Regular Session 9/21/16**

Mr. Chester said Administrator Brook helped him to get the drainage at **Ready Pac** fixed. He thanked Administrator Brook.

Fred Scheetz, 12 Church Street, asked if there could be portable toilets in the parks? He has seen them in other locations. Mayor Wilkie said the portable toilets are only used where there are active recreation programs. Mr. Scheetz said they could be placed in the lighted area in the parking lot at Wilkie Park. Mayor Wilkie said it would be considered an attractive nuisance. If it is sitting out, some of the activities that could happen would be things Mr. Scheetz wouldn't want in his neighborhood.

Mr. Kamienski said he saw that **Amazon** installed an official sign. He wanted to know if they were open for business? Mayor Wilkie said they started operating last week but he didn't know if they were fully operational.

Seeing no one else wishing to be heard, Motion of Ostrander and seconded by Woolston to close the public comments. Roll call vote - all Ayes. Motion carried.

**ADJOURNMENT**

8:20 PM MOTION of Woolston; seconded by Ostrander to adjourn. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Joy M. Weiler, RMC/MMC  
Township Clerk

/aek