

Florence, New Jersey
October 17, 2012

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

The Opening Statement was read by the Deputy Township Clerk: Notice was sent to the Register News for information on 1-5-12; posted on the municipal bulletin board on 1-5-12 & placed on the web-site; sent on 12-21-11 to the Burlington Co. Times for publication on 1-8-12, but due to the newspaper's error, the notice was not published until 1-11-12.

Upon roll call the following were found to be present:

Frank Baldorossi
Ted Lovenduski
Paul Ostrander
David Woolston
Jerry Sandusky

Also present:

Mayor Craig H. Wilkie; Thomas A. Sahol, Assistant Municipal Administrator; Aimee E. Kuc, Deputy Clerk

MINUTES None at this time.

FINANCIAL CORRESPONDENCE

Reports to Receive and File

It was on the MOTION of Lovenduski, seconded by Ostrander to receive and file the Township Clerk and Court Administrator's Reports for September. Roll call vote – all ayes. Motion carried.

Treasurer's Bill List

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: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Motion carried. Unanimous approval.

REGULAR CORRESPONDENCE None at this time.

APPLICATIONS None at this time.

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PUBLIC COMMENTS:

At this time the meeting was opened to the public for comments.

Seeing no one wishing to be heard, it was on the MOTION of Ostrander, seconded by Woolston, to close the public comments portion of the meeting. Roll call vote – all ayes. Motion carried.

RESOLUTIONS

**RESOLUTION NO. 2012-232
RESOLUTION AUTHORIZING THE TOWNSHIP OF FLORENCE TO ENTER INTO
AN INTERLOCAL SERVICE AGREEMENT FOR THE “BURLINGTON COUNTY
RIVERLINE TASK FORCE” PROGRAM**

**RESOLUTION NO. 2012-233
AUTHORIZING AN ONLINE AUCTION
WITH GOVDEALS
FOR DISPOSAL OF MUNICIPAL PROPERTY**

**RESOLUTION NO. 2012-234
APPROVE RELEASE OF MAINTENANCE BOND
CHURCH OF SAINTS FRANCIS AND CLARE
BLOCK 145, LOT 1**

**RESOLUTION NO. 2012-235
AUTHORIZE RELEASE OF PERFORMANCE BOND NO. 0433377
ESTATES AT CROSSROADS
WATER AND SEWER IMPROVEMENTS
CONDITIONED UPON POSTING MAINTENANCE BONDS AND
PAYMENT OF ANY ESCROW FUNDS DUE**

**RESOLUTION NO. 2012-236
DENY REQUEST FOR RELEASE OF MAINTENANCE
BOND/LETTER OF CREDIT
FOR GYMNASIUM IMPROVEMENTS
FOUNTAIN OF LIFE CHURCH**

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**RESOLUTION NO. 2012-237
SERVICE AGREEMENT BETWEEN
POWELL FUEL COMPANY AND
THE TOWNSHIP OF FLORENCE
FOR STANDBY EMERGENCY SUPPLY
OF DIESEL FUEL DURING A TIME OF EMERGENCY**

It was on the MOTION of Woolston, Seconded by Ostrander to approve Resolution No. 2012-232 through 2012-237.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Unanimous approval. Motion carried.

ORDINANCES

**ORDINANCE NO. 2012-30
(2nd Reading) (Public Hearing & Adoption)
An Ordinance of the Township of Florence, in
The County of Burlington, State of New
Jersey, Accepting Land Donated to the
Township of Florence, Being Block 165.2 Lot 4
Located at the Intersection of Florence-
Columbus Road and Old York Road**

It was on the MOTION of Lovenduski, seconded by Baldorossi to open the meeting to the public for comments on Ordinance No. 2012-30.

Seeing no one from the public wishing to comment, it was on the MOTION of Baldorossi, seconded by Woolston to close the public hearing.

Assistant Administrator Sahol explained that this Ordinance allows the governing body to accept property that was donated by a developer. The land is at the corner of Florence-Columbus Road and Old York Road. It is about 6.5 acres and it is currently being farmed. It will continue to be farmed. The municipality will add it to its open space inventory.

It was on the MOTION of Baldorossi, seconded by Woolston to approve Ordinance No. 2012-30.

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Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky
NOES: None
ABSENT: None Unanimous approval. Motion carried.

**ORDINANCE NO. 2012-31
(2nd Reading) (Public Hearing & Adoption)
An Ordinance of the Township of Florence, in
The County of Burlington, State of New
Jersey, Purchasing 203 West Second Street in
The Township of Florence Being Block 45, Lot 9
As Indicated on the Tax Map of the Township**

Assistant Administrator Sahol said the ordinance allows the municipality to purchase a property that is on the corner of Spring Street and West Second Street adjacent to the former Duffy School. The purpose is to advance the COAH potential that will be realized when the Duffy School is redeveloped for that purpose. The purchase price is \$170,000 for the land and the improvements. It is all coming out of COAH funds; it is not a burden on the tax payers.

It was on the MOTION of Woolston, seconded by Lovenduski, to open the meeting to the public for comments on Ordinance No. 2012-31.

Michael Sawka, 75 Riverbank Drive, said he looked at the appraisal for the property and he feels the property value is closer to \$150,000. He asked why the Township was paying \$170,000 for the property? He asked if the seller was someone that had “favor” with the government.

Mayor Wilkie responded that “the comment was inappropriate and not true.” He explained the property is part of the former Duffy site so it will be part of the township’s COAH obligation. The plan is to renovate the school and this makes the site more cohesive. The Tax Assessor reviewed the assessment and confirmed that the sale price was within reason and the attorney also concurred.

Mr. Sawka asked if the Duffy property was a for profit renovation? Mayor Wilkie said it is not for profit, it is part of the township’s COAH obligation.

Mr. Sawka said the township will not own the property after it is developed, the developer will. He said at that point the developer would profit from the property. He asked if the parcel being purchased tonight would be part of the developer’s project? He was told that it is part of the Duffy School development. Mr. Sawka was upset that it is part of the redevelopment. He said government money was used to purchase the property and now it’s going to be given to a developer.

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Mayor Wilkie said that under COAH law, the township is obligated to provide the housing. He said the former Duffy school was given to the township by the school district and the township has been trying to get the site developed for about six years. The previous developer went to the State of NJ for financing at least four times and was unsuccessful. The township has gone with a new developer this year and is in the process of getting the project done. Throughout the process it was thought that the property being purchased should be part of the site. He said the opportunity is here to purchase the property at a fair market price, which the township is obligated to pay.

Mayor Wilkie further explained that the developer's financing is governed by COAH. If the developer does not build the project, the township is required to build the homes somewhere else. He said the township wants to preserve a historic community center and this is the best partnership for the town.

Jack Ulmer, 200 West Front Street, asked if the project stalls again would the property be rented out?

Mayor Wilkie explained that the intent was never to rent it out. Once settlement is made, the current occupant has a set period of time to vacate the house. Then it will be demolished using COAH funds. He said this acquisition makes the site more complete and viable.

Seeing no one else wishing to be heard, it was on the MOTION of Lovenduski, seconded by Baldorossi to close the public hearing.

It was on the MOTION of Baldorossi, seconded by Lovenduski to adopt Ordinance No. 2012-31.

Upon roll call, Council voted as follows:

YEAS:	Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky
NOES:	None
ABSENT:	None
	Unanimous approval. Motion carried.

**ORDINANCE NO. 2012-32
(1st Reading) (Second Hearing & Adoption 11/07/12)
An Ordinance of the Township of Florence
Amending Chapter 140 of the Code of the Township of Florence
Establishing Article VIII entitled Construction Verification
(as-built drawings) For Water and Sewer Utilities**

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It was on the MOTION of Woolston, seconded by Lovenduski to approve Ordinance No. 2012-32 and set the public hearing and adoption for November 7, 2012.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Unanimous approval. Motion carried.

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

None at this time.

REPORTS OF ADMINISTRATION

Mayor:

Mayor Wilkie stated that he would like to join everyone in congratulating *Lexi Smith*. Last week she went in the record books as a **national champion for scoring in Field Hockey**. There was a game tonight so the number might go even higher. He plans to send a letter and invite her and the team to a meeting to be recognized.

He also thanked Council President Sandusky for meeting with the Cub Scouts Monday night. He provided a tour to the group and answered questions. Mayor Wilkie was sorry he could not attend. Mayor Wilkie will be meeting with the Girl Scouts Sunday at the Methodist Church. The topic is government and how the process works.

Monday, October 22, will be a busy day. Red Ribbon Week starts at Riverfront School at 8:00 a.m. There is also a Burlington County Economic Development Meeting at the Main Street Fire House. It starts at 8:30 a.m. On Tuesday night at Bung's the Northern Burlington County Chamber of Commerce will be hosting a reception. The group is hoping to expand into Florence. On October 29th Red Ribbon Week begins at Roebing School. That evening at 6:00 p.m. there will be a scarecrow judging at Sterling House. There is also a Planning Board meeting that night concerning the Burlington Coat Factory and Duffy School redevelopment. There is also a curfew in effect that week.

Mayor Wilkie said that the Royal Rangers from the Fountain of Life Center will be at the meeting of November 7th. They will lead the Pledge of Allegiance and are attending to learn about local government. He said that is the only meeting in November except for a special meeting on November 19 that will deal the Burlington Coat Factory.

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Council President Sandusky asked if the Charter School was having a Red Ribbon Week? Mayor Wilkie said he had not heard from them but he will ask the Chief of Police to reach out to the school.

Township Administrator: Nothing at this time.

Assistant Administrator:

Assistant Administrator Sahol provided a photo to Mayor and Council. He was contacted by New Jersey Transit's Supervisor of Light Rail Operations. They will be installing some additional safety fencing in their right-of-way at the Park and Ride in Roebing. It is to try and dissuade people from crossing the tracks. He said he wanted Mayor and Council to be aware. There will also be some improvements at the station at John Galt Way.

He said the township received a grant from Burlington County for installing a new fall safety material under the equipment at some of the tot lots. It has been installed at River's Edge Park. The lot there has the new material and it very nice. It adds to the safety of the lots and adds accessibility for those needing. The next location is at Riverside Avenue Park in Roebing, in the spring. It will be a big project.

Division of Law: Nothing at this time.

Division of Engineering: Nothing at this time.

Division of Water and Sewer: Nothing at this time.

UNFINISHED BUSINESS: Nothing at this time.

NEW BUSINESS: Nothing at this time.

BOARD OF HEALTH: Nothing at this time.

MISCELLANEOUS: Nothing at this time.

PUBLIC COMMENT:

Don Kamienski, 10 McCay Drive, asked when the floating boat dock was being removed?

Assistant Administrator Sahol believed it would be removed in a week to ten days. Once it is out, there will be modifications made to the head piece to remove some of the lip.

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He said he has not heard any complaints and there was only one concern raised about the lip during a low tide. The boaters seem to appreciate the additional protection on the underside. There have not been any of larger pieces of debris that used to get stuck.

Joe Csik, 108 Fifth Avenue, asked for clarification of Resolution 2012-232. Mayor Wilkie explained that it is a reciprocal agreement. If we need assistance from the New Jersey Transit, they will respond and our police will assist them when needed.

It was on the MOTION of Woolston, seconded by Lovenduski to close the public comment portion of the meeting. Roll call vote – all ayes. Motion carried.

8:21PM MOTION by Lovenduski, seconded by Woolston to adjourn. Roll call vote - all ayes. Motion carried.

ADJOURNMENT:

8:21 PM: Meeting adjourned.

Respectfully submitted,

AIMEE E. KUC
Deputy Township Clerk