

Florence, New Jersey
November 5, 2014

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 Register News for information; posted on the municipal bulletin board; placed on the web-site on January 9, 2014; and advertised in the Burlington Co. Times on January 12, 2014.

Upon roll call the following were found to be present:

Frank Baldorossi
Paul Ostrander
Jerry Sandusky
David Woolston
Ted Lovenduski

Also present:

Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Municipal Administrator; Kelly Grant, Esq., Township Solicitor; Joy M. Weiler, Township Clerk

MINUTES

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

- Township Council Executive Session – September 10, 2014 & October 8, 2014
- Township Council Regular Session – September 17, 2014, October 1, 2014 & October 15, 2014

FINANCIAL CORRESPONDENCE

It was on the MOTION of Ostrander, seconded by Sandusky, to receive and file the Tax Collector's Tax and Water & Sewer Reports for September. Roll call vote – all ayes. Motion carried.

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

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REGULAR CORRESPONDENCE: None

APPLICATIONS:

- A. On-Site Merchandise Raffle, Deborah Hospital Foundation
Opre Larson VFW, Roebing, December 11, 2014

- B. On Premise 50/50, Florence High School Parent Organization
Florence High School, November 21, 2014

- C. Off Premise 50/50, Florence High School Parent Organization
Florence Municipal Building, December 5, 2014

It was the MOTION of Baldorossi, seconded by Ostrander to approve applications A through C. All ayes.

PUBLIC COMMENTS

John Smith, 10 Boulevard, said he attended the Shade Tree Commission meeting Monday night. He was impressed with the members. The residents were provided with the plans for the new plantings on Boulevard. Originally there were eight trees on the islands in the middle of the street. There are only two remaining. In the plan there were only going to be three more put on each island. He wanted to know why there would be fewer trees and he did not like that they were going to be in a straight line instead of staggered.

Mayor Wilkie said the tree planting layout was designed by the arborist. Mr. Smith said he was not pleased with the arborist. He didn't like what the arborist did on Boulevard and he feels the town is just doing what the arborist says. Mayor Wilkie said the township hires professionals and the township could also review recommendations from other arborists. There are rules that the township needs to follow regarding the use of professionals. The rationale that was explained to Mayor Wilkie regarding the placement of the trees was that there will be a better maintenance area and a better chance for the trees to grow. The other trees that were there lasted many years and provided a great benefit to the community.

Mr. Smith said he had the impression the township is letting others make its decisions. Mayor Wilkie disagreed. He explained Mayor and Council make final decisions and they work together for the benefit of the community.

John Chester, 15 Abrams Drive, said he attended a meeting where Administrator Brook explained what the status was of the Legacy at Meadowcroft development. He wanted to thank the Administrator and he noted that things were getting done now. He asked if there was a timeline for the punchlist items? Administrator Brook explained there is a fine line the town walks because legally the township would ultimately be able to get the roads paved with a top paving. The goal was to get it done this year. If that was not accomplished this year it would be accomplished in the spring.

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The township was working with the developer. A majority of the items would be done in November, the most important being finishing the paving. He was pleased to see the developer is out there working. He received an e-mail from the developer stating the base repairs would be started next week. If there are minor items, they can wait until the spring. Not having the paving done this year would be unacceptable.

Joseph Csik, 45 East Fifth Street, said in the past residents had come before Council to complain about speeding on Fifth Street. He didn't know if anything was done at that time. He noted that a child was recently hit by a car but he didn't know the details of the incident. He requested the speed limit be lowered to 15 MPH on East Fifth Street.

Mayor Wilkie said the police have been monitoring the area. The issues are being reviewed and there are some traffic calming measures being discussed including some striping. Going to 15 MPH from the current 25 MPH might not be legal. The State of NJ has to approve speed limits.

Administrator Brook said the accident on Broad Street involved a five year old child. He was wearing dark colors and it was dark outside. He was walking across the street with his mother behind him. It could not be helped; it was a very unfortunate accident. The driver called the police immediately and was very remorseful. There was no speeding; the driver was turning the corner.

Bill Bott, 64 Riverbank Drive, asked if there were cameras in the police vehicles? Administrator Brook said there have been cameras in the cars for a number of years. Over the last several years the department has been upgrading to a system where the camera has a 360 degree view around the entire vehicle. Every new car that is purchased has that camera system. The department is also exploring body cameras. As technology evolves the cameras get better and less bulky.

Council Member Sandusky said going back to the comments made by Mr. Csik, Council Member Sandusky said he drove through a local development and saw signs that said, "Drive as Though Your Child Lives in This Development." He suggested trying something like that in town to make drivers more alert. He thought it could help.

Mr. Bott said there is a stop sign at the entrance to his development with a one way sign. He has seen cars going the wrong way. The speed limit in his development is posted as 15 MPH but it is not enforceable. People tend to slow down and then speed like a raceway in his development.

Mr. Csik asked why the speed limit is subject to state approval. Mayor Wilkie said any traffic ordinance that is put into place has to have state approval. Administrator Brook explained when dealing with speed limit signs specifically, the state will not allow a municipality to put up a sign that is less than 25 MPH that is enforceable.

Mr. Smith said at a previous meeting he asked about the vacating of Tilton Lane. He said Assistant Administrator Sahol did provide the information he requested.

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He also asked about a time limit on Planning Board approvals for a property. He said he was not provided with an answer to his question. Assistant Administrator Sahol said he can provide the information; he hadn't had a chance to draft a letter. The approvals live with the life of the land.

Mr. Smith asked about the property on Cedar Lane. Assistant Administrator Sahol said Mr. Smith asked him Monday specifically about the Turnpike Business Center. The new developer is not exercising that approval. The developer will seek their own approval. There was discussion regarding the prior approvals. Mr. Smith did not believe there was no expiration for approvals. Administrator Brook said the Land Use Attorney would be in the following day and the administration would ask him about the issue. Assistant Administrator Sahol said he would provide something in writing after the discussion.

Mayor Wilkie explained there is a new owner who will make application before the Planning Board with a new site plan for the property. The area was also designated as an "Area in Need of Redevelopment." The town is now developing a redevelopment plan for that location that will determine what is permitted there.

Mr. Smith said in his experience on the board an applicant usually brought their own experts. The board members had to believe what the experts told them. He said one example is a traffic engineer. He asked if there would be heavy truck traffic with the application? Administrator Brook said the applicant is proposing what could be a warehouse distribution center or a distribution fulfillment type center. There would have to be a sound study and a traffic study. There would need to be significant improvements to Cedar Lane, especially where Cedar Lane meets Railroad Avenue. The applicant has met with Burlington County informally and the county told them what they would need to do. For the township it is a significant undertaking. The town will make sure the buffers are adequate. It is a commercial development and the Fire Department has been made aware of the application. It is moving forward. When the plans are formally submitted, Mr. Smith is welcome to review them. Liberty Property Trust is one of the biggest names in the country that develops properties and they do a very good job.

Mr. Smith suggested the township retain its own traffic and noise experts. His experience has been that professionals are swayed by whoever is paying them. Administrator Brook politely disagreed. He said whatever is presented will be reviewed by the municipal professionals who are told to do one thing - present a professional opinion. The professionals are not told what to say. The professionals prepare reports based on their experience and knowledge. Anyone is welcome to sit and talk to them. They are asked for their professional opinion even if that disagrees with a potential policy decision. Ultimately, they will make a decision that is in the best interest of the town.

Mr. Smith said he still believes it is a problem that the township does not have a traffic engineer. Mayor Wilkie explained that if the township feels the professionals already in place don't have the required expertise to review a traffic study, the township can hire a traffic engineer to review the plan. It has been done in the past.

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Council Member Woolston noted it was not entirely up to the municipality. It is a county road. Burlington County must also approve a traffic study.

It was the MOTION of Ostrander, seconded by Woolston to close the public portion. Roll call - all ayes.

RESOLUTIONS

RESOLUTION NO. 2014-217

**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. 40A:4-87
Chapter 159, P.L. 1948
*(Burlington County Municipal Park Development Grant)***

RESOLUTION NO. 2014-218

**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. 40A:4-87
Chapter 159, P.L. 1948
*(Body Armor Replacement Grant)***

RESOLUTION NO. 2014-219

**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. 40A:4-87
Chapter 159, P.L. 1948
*(Shade Tree Grant)***

RESOLUTION NO. 2014-220

**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. 40A:4-87
Chapter 159, P.L. 1948
*(Drive Sober or Get Pulled Over Grant)***

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RESOLUTION NO. 2014-221

**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. 40A:4-87
Chapter 159, P.L. 1948
(*Drunk Driving Enforcement Grant*)**

RESOLUTION NO. 2014-222

**Cancel Tax Payment Plan for
Block 155.33, Lot 5, Qual C3305
33-5 Florence Tollgate Place**

RESOLUTION NO. 2014-223

**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. 40A:4-87
Chapter 159, P.L. 1948
(*Recreation Contribution – Send a Kid to Camp*)**

RESOLUTION NO. 2014-224

**Authorizing Approval for 2014-2015
Renewal
Plenary Retail Consumption License
#0315-33-011-055
(*Fine Food & Spirits*)**

It was the MOTION of Ostrander, seconded by Sandusky to approve Resolution Nos. 2014-217 through 2014-224.

On the Question

Council Member Sandusky asked that Mayor Wilkie explain **Resolution No. 2014-223** to those present. Mayor Wilkie said unfortunately *Peggy Lauricella*, a member of the community passed away recently. She and her husband John had become very active in the community. They moved to town a few years prior. Every year they paid for a number of children to go to summer camp. A \$3,000 donation to send less fortunate children to summer camp was received from Mr. Lauricella in memory of his wife.

There will need to be guidelines put into place for the distribution of the funds but they are now received.

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Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried.

ORDINANCES None at this time.

REPORTS

Committees, Boards and Officers

Administration

Mayor

Mayor Wilkie said he was fortunate enough to be able to attend a very special ceremony by the developer **Pulte at its Oak Mill development**. The developer and its partners were kind enough to give a **mortgage free home to a wounded veteran**. It was well attended. He thanked Pulte for being a partner to the community and this country. It provided a new hope for the family.

November 11, 2014 is Veteran's Day. Post 194 would be holding a service at 11:00am at the Veteran's Memorial on Broad and Front Streets. At 11:30am there will be township services at the Veteran's Memorial near the Municipal Building. He said all were welcome.

The **Roebling Museum** is building a replica of the **Golden Gate Bridge**. There will be a fundraising campaign kick-off on Friday, November 14, 2014 at 11:00am at the Museum.

Council President Lovenduski said a person has volunteered to construct the bridge. The fundraising is for the materials to build the bridge. It will be located on the Museum grounds. The Museum hopes to raise a substantial amount of money not only for the bridge project but also to be able to keep rotating exhibits at the Museum so there is always something new for everyone, even those that have visited before.

Administrator

Administrator Brook asked Council President Lovenduski to explain an award recently received by the township. Council President Lovenduski said the township was invited to attend a **Tri-County Economic Summit** and was **presented an award** for all of the development that is progressing on Route 130. Florence is one of the few places in the tri-county area that has this kind of development going on. Everyone is looking at Florence saying how did they do that? Other municipalities are looking for guidance from Florence to be able to see the same results. Florence is very fortunate to have an excellent team put together. They do whatever it takes to work with developers through the process as quickly and painlessly as possible from beginning to end. The light rail and Florence Township's location have been instrumental in bringing the businesses in. There is a gateway to the west with the turnpike, north and south with Route 295 and the turnpike. Geographically Florence is located very well. These companies won't have a large amount of truck traffic and are providing many jobs.

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Florence is fortunate that they are very good businesses on Route 130 that contribute greatly to the community. The businesses also help to keep the tax burden to a minimum.

Administrator Brook said there was a letter from the **New Jersey Department of Environmental Protection** concerning an **Administrative Consent Order**. When the budget was reviewed the township included testing that would need to be done to the scrubber and sludge dewatering plant. The tests came back very positive and there were no major issues. The state issued the Administrative Consent Order that stipulates if the report is submitted within a certain time period, there would be no municipal issues. Administrator Brook and Engineer Trice spoke to the NJDEP and there were no issues.

Administrator Brook said there was a situation at the Municipal Building where a resident came in and he was very confused when he came to the **Tax Office**. Administrator Brook **commended the staff - Christine Swiderski, Julie Klenk and Mary Anne Brown** – for how they handled the gentleman. They spent about 40 minutes with him trying to help him. Administrator Brook commended the compassion and dignity the staff showed the gentleman.

Administrator Brook said the township lost a member of the Public Works Department, Robert Dubell was a tremendous person, a good human being and someone who would always work on behalf of the community, especially on days like Patriotic Celebration. He was one of those people that was always there behind the scenes making sure everything went well. Bob will be sorely missed. He was a dedicated public servant to the Township of Florence.

Assistant Municipal Administrator Nothing at this time.

Public Comments: Open to the Public

Council President Lovenduski opened the meeting to the public at this time.

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

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

ADJOURNMENT: 8:37 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk