

Florence, New Jersey  
December 3, 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.

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

Also present: Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Administrator; Kelly Grant, Esq., Township Solicitor; Joy M. Weiler, Township Clerk

(Mayor Craig Wilkie was absent due to a prior commitment)

#### **MINUTES**

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

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#### **FINANCIAL CORRESPONDENCE**

It was on the MOTION of Sandusky; seconded by Ostrander 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:**

A. To: Mayor & Council From: Land Use Clerk Date: December 1, 2014

Re: Recommendation for Redevelopment Plan: Liberty Property Trust

It was the MOTION of Woolston, seconded by Ostrander to receive and file Correspondence A. Roll call vote: all ayes. Unanimous approval.

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### APPLICATIONS:

- A. On Premise Merchandise Raffle – Riverfront PTO  
March 7, 2015, Riverfront School, 5:00pm – 11:00pm
- B. On Premise 50/50, Riverfront PTO  
March 7, 2015, Riverfront School, 5:00pm – 11:00pm
- C. Bingo – Church of Sts. Francis & Clare  
McGrath Hall, Mondays, Jan. – June, 2015, 7:15pm – 10:15pm

It was the MOTION of Baldorossi; seconded by Sandusky to approve applications A through C.  
Roll call vote: All ayes. Unanimous approval.

### PUBLIC COMMENTS

Fritz Wainwright, 1011 Cedar Lane, thanked everyone (especially Thomas Sahol, Assistant Municipal Administrator) for helping get a tree removed from in front of his property.

It was the MOTION of Ostrander, seconded by Woolston to close the public comment.  
Roll call vote - ayes. Unanimous approval.

### RESOLUTIONS

**Public Hearing on the CDBG Resolution/Project (Advertised in the Burlington County Times on Friday, November 11, 2014, sent to the Register News on November 17, 2014, posted on the Municipal website and bulletin board on November 17, 2014)**

Assistant Administrator Sahol explained that before the Resolution could be considered for approval tonight, there needed to be an opened to the public comments portion regarding the **2015-2016 Community Development Block Grant Application.**

As part of 2015-2016 CDBG Application, Florence Township is applying to Burlington County for funds to continue the process of removing architectural barriers, namely sidewalk issues, where it comes to handicapped accessibility and mobility. Another aspect is improving areas for pedestrians in eligible areas, which are low to moderate income, that were identified by census numbers. The project areas that Council is considering at this time are: Railroad Avenue in the Village of Roebing, a small portion of Hamilton Avenue in Roebing, Bodine Street, the 1000 block of West Fourth and the 1000 block of West Fifth Street. Again these are sidewalk improvements, handicapped accessibility improvements at curbs and intersections, and that type of repair.

It was the MOTION of Sandusky, seconded by Woolston to open the meeting to the public regarding the 2015-2016 CDBG sidewalk projects.

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Jack Ulmer, 200 West Front Street, asked if these were the only locations that were being improved? Council President Lovenduski said yes, with this grant these were the only locations. Mr. Ulmer said he has been waiting for West Front Street to be repaired. It is hard to walk on the sidewalk because it is not level. The trees that raised the sidewalk were removed, but the damage done to the sidewalk was not repaired.

Assistant Administrator Sahol explained that project areas, for eligibility, must be listed in the Census tract. That portion of West Front Street is not listed in that tract. A project can be eligible outside of a tract only if it removes handicapped inaccessibility which would be ramps at the corner. Since that is a county road and county right-of-way Burlington County would have to apply for funds to repair a right-of-way in that section.

Seeing no one else wishing to be heard, it was the MOTION of Sandusky, seconded by Woolston to close the public hearing on the 2015-2016 CDBG Application. Roll call vote: all ayes. Unanimous.

**RESOLUTION NO. 2014-236  
Authorizing the Filing of Community Development  
Block Grant Application**

**RESOLUTION NO. 2014-237  
Authorizing the Sale of Township Owned Property  
(Motor Vehicles which came into possession of the Florence Township Police Department  
Through abandonment or failure of the owners to claim)**

**RESOLUTION NO. 2014-238  
Approve Release of Maintenance Bond for  
2011 Pedestrian Safety Project  
Diamond Construction  
35 Beaverson Blvd., Suite 12C  
Brick, NJ 08723  
Bond No. 4164**

**RESOLUTION NO. 2014-239  
Proclamation/Resolution Supporting the  
Drive Sober or Get Pulled Over  
2014 Year End Holiday Crack Down**

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**RESOLUTION NO. 2014-240  
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**

**RESOLUTION NO. 2014-241  
Resolution Ratifying Review of Compliance with  
Prior Annual Continuing Disclosure  
Obligations and Participation in the  
Securities and Exchange Commission's  
Municipalities Continuing Disclosure Cooperation Initiative**

It was the MOTION of Sandusky, seconded by Woolston to approve Resolution Nos. 2014-236 through 2014-241.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimous approval.

**ORDINANCES**

**ORDINANCE NO. 2014-24**

**ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A  
REDEVELOPMENT PLAN FOR PARCELS WITHIN THE ROUTE 130  
REDEVELOPMENT AREA  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 12/17/14)**

Council President Lovenduski explained this ordinance was for the Liberty Property Trust Redevelopment Plan.

It was the MOTION of Sandusky, seconded by Ostrander to approve Ordinance No. 2014-24 and set the public hearing and adoption for December 17, 2014.

Upon roll call Council voted as follows:

AYES: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimous approval.

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### REPORTS

#### Committees, Boards and Officers

Council Member Sandusky said he was happy to see that there was a communication from MEND to the township regarding trying to market the **Duffy School** apartments. He knows there were a lot of people in town who were waiting to hear about renting there. He hoped that as soon as the information became available, it would be posted on the township website and Channel 19. Administrator Brook said MEND is working with the township to make sure residents get an opportunity to apply for the units. Council President Lovenduski said there are floor plans of the units available for review; the project is on schedule; it looks good.

Council Member Sandusky suggested a meeting for residents at the Municipal Building and also at the senior citizen meetings.

#### Administration

##### Mayor

Council President Lovenduski said since the Mayor was not in attendance, he would present information in his absence.

Thursday night will be the annual **Hoops for the Holidays** basketball game. It is the teachers vs. the police at Riverfront School at 6:00pm. Admission is three canned goods, an unwrapped toy or \$3.00. It is a good night and the game is more spirited than would be expected.

Friday night is the annual **Township Tree Lighting** at 7:00pm with a visit from Santa.

Friday night is also **Shrimp night at the Legion** in Roebing.

Sunday at noon is the annual **St. Nick's Dinner**. The **Florence Garden Club** dinner is at 3:00pm.

Next Saturday the **Roebing Museum** is having **Roebing Day** with a tree lighting, a visit from Santa and a house tour. It is being held from noon to 4:00pm.

Administrator Nothing at this time.

##### Assistant Municipal Administrator

Assistant Administrator Sahol said he checked the FOP Lodge #210 website and it noted the Hoops for the Holidays was being held at the high school gym.

##### Public Comments: Open to the Public

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

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Daryl Ashmore, 219 Broad Street, said that cars are not stopping for anyone in the crosswalks on Broad Street. He said an hour ago someone hit him while he was crossing the street. He was in the middle of the street and had to step back and the vehicle's mirror hit his arm. It was a maroon or burgundy Ford Taurus. The driver looked him in the eyes as the mirror hit him. The traffic on the street is a problem.

Administrator Brook said he will speak to the Acting Police Chief. It wasn't that long ago that there was a detail on Broad Street targeting people not yielding to pedestrians in the crosswalks. He will follow up with the police department.

John Smith, 10 Boulevard, asked if the bond for the work done on Boulevard was released yet and has the work been inspected? Assistant Administrator Sahol said the final inspection had not been done and punchlists were still being developed.

Mr. Smith said there is a low spot with standing water. The curb is depressed and the street is depressed in that area. There are several places like that along the street. He feels the curbing was not engineered as far as leveling. It was just put in. He feels it is shoddy. He saw the water across the street from his property. Assistant Administrator Sahol said he would make sure the engineer looked at the site.

Mr. Smith said the plan for the trees called for 18 trees. He counted 15 trees installed. Assistant Administrator Sahol said two trees could not be installed because there was still such a large amount of root mass. Next March the Public Works Department will be doing a stump project. During that project they will be grinding deeper into that area beyond what was done by the contractor. At that point the two trees will be installed.

Mr. Smith said he asked in the past about how long Planning Board approvals lasted. He never got an answer. Assistant Administrator Sahol said he met with the attorney for the planning and zoning boards. Assistant Administrator Sahol will provide a written explanation to Mr. Smith provided by the attorney.

Joe Csik, 45 East Fifth Street, asked if there was a way to get Burlington County to put pressure to keep large trucks off Front Street unless they are making a local delivery? He mentioned a local trucking company that could use Dulty's Lane. Council President Lovenduski said the township has spoken to the company several times. He doesn't know if it is enforceable. Mr. Csik said the trucks are causing wear and tear on the road. From where the trucks are being parked, they could go the other way and not come through town.

Administrator Brook said the township could make the request again but it has done so for years. It is a designated truck route. The town has requested that companies use Dulty's Lane and quite often there has been compliance but there are times when there isn't.

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The town can reach out to the company again but cannot legally force them. The state would have to eliminate Front Street as a truck route. The township has been trying for 25 years but has not received a receptive response from the state. The odds are slim to none that the state will change the designation.

Mr. Smith asked if the town received \$2 million from Burlington County. Administrator Brook said the town did receive a payment of about \$2 million from the county as part of its negotiation settlement regarding the landfill. Part of the discussion was the possibility of extending a road through another location of the township to try and address the issue raised by Mr. Csik. The county ultimately decided it was not feasible to install the road. They decided to make the payment to the township. The payment was used as part of the overall stabilization of the tax rate.

Mr. Smith said he did not believe that stabilized the tax base. Administrator Brook said it did. He offered to sit with Mr. Smith and review all of the documentation. If the tax rate over the past twenty years is reviewed, looking at the local purpose tax rate, it is apparent that the tax rate has been stable a majority of the time. The recession took quite a toll on everyone but that is what the funds were used for. Mr. Smith expressed that he did not agree.

Administrator Brook said all he can do is provide the truth and if he does that then he has done his job and he leaves every day with a clear conscience knowing he has done that. Administrator Brook said the township only controls one tax rate, the local purpose tax. The rate has not changed a massive amount except for during the recession.

Seeing no one else wishing to be heard, it was the MOTION of Woolston, seconded by Sandusky to close the public portion of the meeting.

8:26 PM MOTION by Ostrander; seconded by Sandusky to adjourn. Roll call vote – all ayes. Motion carried.

**ADJOURNMENT:** 8:26 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC  
Township Clerk

/aek