

Florence, New Jersey  
December 2, 2015

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. President Sandusky led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was posted on the municipal bulletin board; placed on the web-site on January 8, 2015; and advertised in the Burlington Co. Times on January 11, 2015. It was also provided to the now defunct Register News for information and sent to the Trenton Times on May 21, 2015.

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

Also present: Richard A. Brook, Township Administrator; Kelly Grant, Esq., Township Attorney; James E. Biegen, Township Engineer; Joy M. Weiler, Township Clerk

(Mayor Craig H. Wilkie was absent due to a work commitment. Thomas Sahol, Assistant Municipal Administrator, absent due to illness.)

### MINUTES

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

- Township Council Regular Session – October 7, 2015, October 21, 2015 & November 4, 2015
- Township Council Closed Session – November 4, 2015

### FINANCIAL CORRESPONDENCE

It was the MOTION of Lovenduski; seconded by Ostrander to receive and file the Township Clerk and Court Clerk Reports and the Tax Collector's Tax and Water & Sewer Reports for October. Roll call vote – All ayes. Motion Carried.

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

**Florence Township Council Regular Session 12/02/15**

**REGULAR CORRESPONDENCE**

A. To: Mayor & Council, From: Township Clerk, Date: November 4, 2015  
Re: Retirement Notice (12-31-2016)

Clerk Weiler read the letter into the official record.

MOTION was made by Woolston; seconded by Baldorossi to accept the notice of Clerk Weiler's retirement. All ayes.

Council President Sandusky said he appreciated the advanced notice, it will be needed to try and replace her. For the years he has been in local government with Clerk Weiler, she has always been available when there is a question and, in his opinion, is one of the most top notch public servants in the State of New Jersey. On behalf of Mayor and Council he wished her well on her retirement.

**APPLICATIONS:**

- A. Social Affair: FOP Lodge #210, 1-23-16, 6:00 – 11:00 PM  
Fireman's Hall, 69 Main Street, Roebling
- B. Raffle: Night At The Races: 1-23-16, 6:00 – 11:00 PM, Community Center/  
Fireman's Hall, 69 Main Street, Roebling
- C. 50/50 Raffle: 1-23-16, 6:00 – 11:00 PM, Community Center/Fireman's Hall,  
69 Main Street, Roebling
- D. Raffle: On Site Merchandise: 1-23-16, 6:00 – 11:00 PM, Community  
Center/Fireman's Hall, 69 Main Street, Roebling
- E. Bingo: Monday nights: Jan., Feb., March, April, May & June 2016  
7:15 – 10:15 PM, Church of Sts. Francis & Clare, Hornberger Ave., Roebling

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

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**PUBLIC COMMENTS**

The meeting was opened to the public at this time.

Don Kamienski, 10 McCay Drive, wished Clerk Weiler a long, happy and healthy retirement. He thanked Administrator Brook for getting back to him regarding where Vanco is located. He noted there were many cars on the property.

**Florence Township Council Regular Session 12/02/15**

Council President Sandusky said the property was taken over by NADE.

It was the MOTION of Ostrander; seconded by Woolston to close the public comments. Roll call vote - all ayes.

**RESOLUTIONS**

**RESOLUTION NO. 2015-239**  
**Authorizing a Lien Against a Private Property to Cover the**  
**Cost of Demolition of an Unsafe Structure**

**RESOLUTION NO. 2015-240**  
**Approve Current Est. No. 7-**  
**Conversion of Digesters to Sludge Holding Tanks**  
**JEV Construction, LLC**  
**116 West Main Street, Floor 2, Clinton, NJ 08809**

**RESOLUTION NO. 2015-241**  
**Deny Request for Release of Performance Bond for**  
**The Estates at Oak Mill**  
**Phase 2, Sanitary Sewer**

**RESOLUTION NO. 2015-242**  
**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. 2015-243**  
**Approve Request for Release of Performance Bonds for**  
**The Estates at Oak Mill, Pulte Homes**  
**Note: Conditioned upon approval of any and all escrow funds due**

**Florence Township Council Regular Session 12/02/15**

**RESOLUTION NO. 2015-244**

**Approve Payment No. 2 for the Contract for the  
Roadway Improvements for the 2014-2015 Road Resurfacing  
& Approving Change Order No. 1**

**To: Richard T. Barrett Paving Company, Inc.  
400 Prospect Street, Trenton, NJ 08618**

**RESOLUTION NO. 2015-245**

**Authorize Refund  
Housing Inspection Fee**

**RESOLUTION NO. 2015-246**

**Resolution Amending the 2015 Capital Budget**

**RESOLUTION NO. 2015-247**

**Authorize Approval of Renewal of Plenary  
Retail Consumption License for 2015-2016  
Mary E. Paglione Exec. of the Estate of Samuel O. Paglione  
as per Special Ruling**

**RESOLUTION NO. 2015-248**

**Approve Request for Reduction of Performance Bond for  
M.E.N.D., Inc.  
Block 45, Lots 8, 9, 10, 13, 14 & 15**

**Note: Conditioned upon payment of any and all escrow funds due**

**RESOLUTION NO. 2015-249**

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

**Note: Conditioned upon payment of any and all escrow funds due**

**RESOLUTION NO. 2015-250 (HELD)**

**Approve Current Est. No. 4 – Final and  
Change Order No. 2 for  
Library Roof Replacement and Related Work  
Laurant Construction Co., Inc.  
3 Meadows Court, Pennington, NJ 08518**

**Florence Township Council Regular Session 12/02/15**

**RESOLUTION NO 2015-251  
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**

Council President Sandusky said that Resolution 2015-250 was being held this evening.

It was the MOTION of Lovenduski; seconded by Ostrander to approve Resolution Nos. 2015-239 through 2015-249 and 2015-251.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Motion carried. Unanimous approval.

**ORDINANCES**

**ORDINANCE NO. 2015-27  
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE  
AMENDING CHAPTER 134 OF THE FLORENCE TOWNSHIP CODE  
TO ESTABLISH PARKING RESTRICTIONS ON A PORTION OF PEACE STREET  
AND RIVERSIDE AVENUE AND TO REPEAL A PRIOR ORDINANCE  
THAT ESTABLISHED PARKING RESTRICTIONS ON A PORTION OF  
RIVERSIDE AVENUE  
(2<sup>nd</sup> Reading) (Public Hearing & Adoption)**

It was the MOTION of Lovenduski; seconded by Woolston, to open the meeting to the public regarding Ordinance No. 2015-27. All ayes.

Administrator Brook explained there is a handicapped child that lives there and the bus has a great deal of difficulty getting around the corner in order for the child to get on and off the bus. It is a minor adjustment that has no real negative impact on the residents who live in the area.

No public comments. It was the MOTION of Lovenduski; seconded by Ostrander to close the public hearing on Ordinance No. 2015-27. All ayes.

It was the Motion of Lovenduski; seconded by Woolston, to adopt Ordinance No. 2015-27:

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Motion carried. Unanimous approval.

**Florence Township Council Regular Session 12/02/15**

**ORDINANCE NO. 2015-28  
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING  
CHAPTER 22, ARTICLE I OF THE CODE OF THE TOWNSHIP OF FLORENCE  
ESTABLISHING AND FIXING OVERTIME COMPENSATION RATES FOR  
SPECIAL LAW ENFORCEMENT OFFICERS UNDER THE  
CONTROL AND JURISDICTION OF THE  
FLORENCE TOWNSHIP CHIEF OF POLICE  
(2<sup>nd</sup> Reading) (Public Hearing & Adoption)**

It was the MOTION of Lovenduski; seconded by Ostrander to open the public hearing of Ordinance No. 2015-28. All ayes.

Administrator Brook said this ordinance is for clarification. It is not uncommon for outside contractors to request police officers be present during construction type work. The Municipal Code is written that the payment schedule for officers is very clear. This will incorporate the Special Officers into the code.

Joseph Csik, 45 East Fifth Street, asked if the special officers are trained the same as a regular officer? Administrator Brook explained that a special officer is someone that is a retired officer. Florence Township has two at this time. They help to supplement the force and have all the duties of a police officer.

It was the MOTION of Lovenduski; seconded by Ostrander to close the public hearing of Ordinance No. 2015-28. All ayes.

It was the MOTION of Woolston; seconded by Lovenduski to adopt Ordinance No. 2015-28:

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**ORDINANCE NO. 2015-29  
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING  
CHAPTER 64, ARTICLE I OF THE CODE OF THE TOWNSHIP OF FLORENCE  
CREATING THE POSITIONS OF CODE ENFORCEMENT OFFICER AND  
CODE ENFORCEMENT OFFICER TRAINEE  
WITHIN THE FLORENCE TOWNSHIP  
CONSTRUCTION ENFORCEMENT AGENCY  
(2<sup>nd</sup> Reading) (Public Hearing & Adoption)**

It was the MOTION of Lovenduski; seconded by Ostrander to open the meeting regarding Ordinance No. 2015-29. All ayes.

**Florence Township Council Regular Session 12/02/15**

Administrator Brook said this ordinance is inserting into the municipal code the formal titles of Code Enforcement Officer and Code Enforcement Officer Trainee. The township, like many other municipalities, is dealing with abandoned homes. Currently, Florence uses a Construction Code/Fire Code Official for many of these issues. The ultimate goal is to continue to send Michael Perna, who works in the Construction Office, to courses to be able to become versed on the regulations. He has been doing an excellent job in dealing with vacant properties. One aspect of the vacant properties that is extremely difficult is dealing with the banks. In New Jersey it can take three to four years for a property to cycle through foreclosure and become viable again. Mr. Perna has been working diligently on the bank-owned and other properties. There have been many instances of him working to bring properties up to code. There needs to be someone that is going to diligent with these properties. It is important to make sure the title is correct in the code because he will be going to court on a regular basis to represent the municipality.

It was the MOTION of Lovenduski; seconded by Ostrander to close the public hearing. All ayes.

It was the MOTION of Lovenduski; seconded by Ostrander to adopt Ordinance No. 2015-29:

Upon roll call Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**ORDINANCE NO. 2015-30  
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE,  
IN THE COUNTY OF BURLINGTON, NEW JERSEY,  
PROVIDING FOR THE ACQUISITION OF 2135 ROUTE 130  
IN AND FOR THE TOWNSHIP, APPROPRIATING \$600,000  
THEREFOR, AND AUTHORIZING THE ISSUANCE OF  
\$570,000 IN GENERAL IMPROVEMENT BONDS OR NOTES  
OF THE TOWNSHIP TO FINANCE THE SAME  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 12/16/15)**

It was the MOTION of Lovenduski; seconded by Ostrander, to approve Ordinance No. 2015-30 and set the public hearing and adoption for December 16, 2015.

Upon roll call Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**Florence Township Council Regular Session 12/02/15**

**ORDINANCE NO. 2015-31  
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE,  
IN THE COUNTY OF BURLINGTON, NEW JERSEY,  
PROVIDING FOR THE ACQUISITION OF MARCONI LODGE  
PROPERTIES IN AND FOR THE TOWNSHIP,  
APPROPRIATING \$400,000 THEREFOR, AND  
AUTHORIZING THE ISSUANCE OF \$380,000 IN GENERAL  
IMPROVEMENT BONDS OR NOTES OF THE TOWNSHIP  
TO FINANCE THE SAME**

**(1<sup>st</sup> Reading) (Public Hearing & Adoption 12/16/15)**

It was the MOTION of Lovenduski; seconded by Woolston, to approve Ordinance No. 2015-31 and set the public hearing and adoption for December 16, 2015.

Upon roll call Council voted as follows:

AYES: Lovenduski, Ostrander, Woolston

NOES: None

ABSTAIN: Baldorossi, Sandusky (Due to conflict. Both were former members.)

Motion carried.

**ORDINANCE NO. 2015-32  
AN ORDINANCE AUTHORIZING THE ACQUISITION OF  
REAL PROPERTY KNOWN AS BLOCK 121, LOTS 4.02 AND 9  
IN THE TOWNSHIP OF FLORENCE FOR FUTURE ROADWAY EXPANSION  
OF HORNBERGER AVENUE**

**(1<sup>st</sup> Reading) (Public Hearing & Adoption 12/16/15)**

It was the MOTION of Lovenduski; seconded by Ostrander, to approve Ordinance No. 2015-32 and set the public hearing and adoption for December 16, 2015.

Administrator Brook explained that the first two ordinances, 2015-30 and 2015-31, are bond ordinances that authorize the acquisition of the properties. The following two, 2015-32 and 2015-33, are ordinances that authorize the governing body to physically purchase the properties on behalf of the township. It has to be done in two stages. The bond ordinances putting the funding in place are first. The second physically authorizes the purchase.

Council President Sandusky asked Administrator Brook to expand on the properties. Administrator Brook said the township was approached by representatives of the Marconi Lodge because of its condition and the fact that the membership has dwindled over the years. They wanted to try and preserve the properties for some type of public use. In all likelihood, once the building is purchased it will need to be demolished. The township will clean up and maintain both of the properties.

**Florence Township Council Regular Session 12/02/15**

The other property, 2135 Route 130, is currently owned by Beneficial Bank. It is about 10 acres. They have been interested in selling the property. Over the last couple of years the township has been putting together a long term plan to improve and widen Hornberger Avenue from Route 130 all the way to the railroad tracks and possibly further. This is part of that overall roadway improvement plan that hopefully will come to fruition over the next five to ten years. It takes several years to plan an undertaking of this magnitude. This is one of the first steps, to acquire properties at a reasonable price so ultimately this could be a widened roadway with streetscape improvements.

Upon roll call Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**ORDINANCE NO. 2015-33  
AN ORDINANCE AUTHORIZING THE ACQUISITION OF  
REAL PROPERTY KNOWN AS BLOCK 8, LOT 2 AND BLOCK 9,  
LOTS 1 AND 2, IN THE TOWNSHIP OF FLORENCE FOR  
REMEDICATION OF BLIGHT AND  
POSSIBLE FUTURE ROADWAY IMPOROVEMENTS  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 12/15/16)**

It was the MOTION of Lovenduski; seconded by Ostrander, to approve Ordinance No. 2015-33 and set the public hearing and adoption for December 16, 2015.

Upon roll call Council voted as follows:

AYES: Lovenduski, Ostrander, Woolston

NOES: None

ABSTAIN: Baldorossi, Sandusky (Due to conflict. Both were former members.)

Motion carried.

**REPORTS**

**Committees, Boards and Officers:**

Council Member Baldorossi asked about the charitable contributions from the developers coming into town. There is a handicapped gentleman in town who has been volunteering his services for at least forty years. He is raising money for needs related to his impairment and immobility. His name is Randy Belknap. He is at all of the high school athletic games. Member Baldorossi said Mr. Belknap was his coach. He wanted to know if there was any way some of the funds could be donated to Mr. Belknap?

Administrator Brook said it is something he will look into. He said **NFI** donates to the three area food pantries each year. They also have assisted the school. **Express Scripts** has done the same. **Liberty Property Trust** has been working with the Fire Department helping to improve its property. He said he would be glad to see what could be done.

## Florence Township Council Regular Session 12/02/15

Administrator Brook said the one thing that Florence Township tells every new business that comes to town is to make themselves a part of the community. It doesn't matter what they do, just do it in a quality way. The Burlington Coat Factory provides gift cards at certain times of the year for clothing for needy families.

Council President Sandusky said on the topic of charity, what was the status of Burlington Coat Factory donating coats to the needy? Administrator Brook said they are being very good neighbors. Council President Sandusky asked if the Knights of Columbus did their annual Thanksgiving turkey event? Administrator Brook said they did and Florence Township provided its annual donation.

Fritz Wainwright, 1011 Cedar Lane, said Burlington Coat Factory advertised that if a customer donated a coat, they would receive a ten percent discount on the purchase of a new one.

### Administration

#### Mayor

Council President Sandusky said Mayor Wilkie was not here this evening and he would give the report. The **Annual Tree Lighting Ceremony** is set for this Friday at 7:00pm. Santa will be there also.

The **Roebling Museum** will be having its Christmas celebration with Santa from 1:00pm to 5:00pm on December 12. Council Member Lovenduski said there will also be hayrides.

#### Administrator

Administrator Brook said he would like to acknowledge Clerk Weiler's letter. He has been working in this field for a very long time and **Clerk Weiler** is someone who possesses a work ethic of the highest standard. Not only that, when you dig deep and get to know her over the years, you realize that she is one of the finest people you will ever meet in your life. We have been very fortunate to have her work for Florence Township and she has a great commitment to the community.

Administrator Brook wanted to thank **Marty Eckert** for all his efforts in putting together the **Select Philadelphia** event. It was a great deal of work. It was a good positive highlight for Florence Township and also for the Roebling Museum. They are working on a partnership with NBC10. They were so taken by the museum that there is a very good likelihood they will return and maybe do a small feature on the museum. It is all positive for the entire community.

**Gino James** is retiring. Clerk Weiler has been communicating with him. He has been invited to attend the December 16<sup>th</sup> meeting so everyone can thank him for his service over the many years that he has worked in Public Works. When you look outside, or attend the Patriotic Day Celebration or even when people vote, there is someone behind the scenes who is always there. Those employees are invaluable.

**Florence Township Council Regular Session 12/02/15**

He said Assistant Administrator Sahol advised everyone of an issue at the **Community Center**. The boiler broke down a few weeks ago, and it was very fortunate that Jon Swanson was in the building to shut it down. If he had not been there it is quite possible that the boiler would have exploded. There were well over 250 people in the building. It is an old building. Assistant Administrator Sahol has been exploring replacing the existing steam boiler with an upgrade. It is better to upgrade to the most efficient model available. It will not only be a savings over time but also will provide energy efficiency and consistency with heat. The building cannot be left without heat; there would be problems in the coming months. The township needs to move forward on an emergency basis and acquire a replacement boiler system. It could cost around \$65,000. There needs to be speed and diligence to get this accomplished. The township would not want the pipes to freeze, especially after the situation with the fire. The claim from the fire will be between \$300,000 and \$350,000 in damages. The building is a gem in the community and something that should be preserved. Every event for December has been cancelled. In all likelihood the boiler will probably be replaced in January. There would need to be a motion made to proceed with the emergency purchase. There is a price quote from the contractor. A resolution addressing the fact that it was an emergency purchase would be passed at a subsequent meeting. The funding would come from an ordinance that was just done within the past thirty to sixty days with other municipal building improvements. The township may have to amend it in the first quarter of 2016 to show the added unanticipated appropriation. If the pipes freeze and there is more damage, it becomes a bigger problem.

It was the MOTION of Lovenduski; seconded by Ostrander to approve the emergency purchase for a new boiler system.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**Assistant Municipal Administrator**

Administrator Brook said Assistant Administrator Sahol has returned to work. Everyone is grateful that he is back and that his health is returning to him gradually. He is being extremely wise and making sure that he comes back at a good pace.

**Division of Law:** Nothing at this time.

**Division of Engineering:** Nothing at this time.

**Unfinished Business:** Nothing at this time.

**New Business:** Nothing at this time.

**Public Comments: Open to the Public**

It was the MOTION of Lovenduski; seconded by Baldorossi to open the meeting to the public.

**Florence Township Council Regular Session 12/02/15**

Don Kamienski, 10 McCay Drive, said he remembered hearing that Florence Township would be taking over the new section of Roebbling Park on January 1<sup>st</sup>. He wanted to know if this was still the case?

Administrator Brook said it has not come to fruition yet. He speculated there were items being worked out between the DEP, NJ Department of Environmental Protection and the EPA. He will follow up with Assistant Administrator Sahol.

Joseph Csik, 45 East Fifth Street, said he complained a few months ago about the speeding on East Fifth Street. At that time there were discussions regarding lines that were going to be installed that would act as a speed deterrent. He said the lines have not helped. He wanted to know if since the police aren't in the area, could he make a citizen's arrest?

Administrator Brook said he would have the police captain contact Mr. Csik, but he does not believe that is something he could do as a civilian.

Council President Sandusky asked if the speeding was constant or at certain times of the day? Mr. Csik said it is in the morning and then in the afternoon. Administrator Brook said he will follow up.

No other public comments.

It was the **MOTION** of Lovenduski; seconded by Ostrander to close the public portion of the meeting. Roll call vote – all ayes. Unanimous approval.

**ADJOURNMENT**

8:33 PM MOTION of Lovenduski; seconded by Baldorossi to adjourn. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

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