

Florence, New Jersey
June 3, 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; Thomas A. Sahol, Assistant Administrator; Kelly Grant, Esq., Township Attorney; Joy M. Weiler, Township Clerk.

Note: Mayor Craig H. Wilkie was absent due to a prior commitment.

MINUTES

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

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FINANCIAL CORRESPONDENCE

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

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

Unanimous approval. Motion carried.

REGULAR CORRESPONDENCE: None at this time.

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APPLICATIONS:

- A. Bingo – Parish of Sts. Frances & Claire, McGrath Hall, Hornberger Avenue
July 6, 13, 20, 27; August 3, 10, 17, 24, 31; September 7, 14, 21, 28
October 5, 12, 19, 26; November 2, 9, 16, 23, 30; December 7, 14, 21, 28
7:15pm – 10:15pm

It was the MOTION of Baldorossi; seconded by Lovenduski to approve Application A. Roll call vote – all aye. Motion carried.

PUBLIC COMMENTS

Seeing no one wishing to be heard, it was the MOTION of Woolston; seconded by Lovenduski to close the public comment. All ayes.

RESOLUTIONS

RESOLUTION NO. 2015-129
Authorize the Township Water & Sewer Engineer
to Prepare Plans, Specification and Obtain Bids
for Rehabilitation of Well No. 4

RESOLUTION NO. 2015-130
Approve Current Est. No. 2 for
Conversion of Digesters to Sludge Holding Tanks
JEV Construction, LLC
116 West Main Street, Floor 2, Clinton, NJ 08809

RESOLUTION NO. 2015-131
Authorize Refund
Housing Inspection Fee

RESOLUTION NO. 2015-132
Approving Contract for Services with
Dr. Robert Burchell
Special COAH Expert

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RESOLUTION NO. 2015-133
Approve the Public Display of Fireworks for
Florence Township's Patriotic Celebration Day

RESOLUTION NO. 2015-134
Authorizing Professional Services Agreement with
Conflict/Special Projects Engineer
Liberty Property Trust Matter
Block 115.47, Lot 12.02

RESOLUTION NO. 2015-135
Water & Sewer Payment Plan for
Block 167.13, Lot 3
97 Ridgway Drive

RESOLUTION NO. 2015-136
Approve Current Estimate No. 2 for
Library Roof Replacement and Related Work
Laurant Construction Co., Inc.
3 Meadows Court, Pennington, NJ 08518

RESOLUTION NO. 2015-137
Tax and Water & Sewer Payment Plan for
Block 69, Lot 2
314 East Sixth Street

It was the MOTION of Ostrander; seconded by Lovenduski to approve Resolution Nos. 2015-129 through 2015-137.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Unanimous approval.

Motion carried.

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ORDINANCES

**ORDINANCE NO. 2015-13
AN ORDINANCE AUTHORIZING THE PRIVATE SALE OF
CERTAIN REAL PROPERTY LOCATED WITHIN
A DESIGNATED REDEVELOPMENT AREA
AND OWNED BY THE TOWNSHIP OF FLORENCE AND
IDENTIFIED ON THE MUNICIPAL TAX MAP AS
BLOCK 160.01, LOT 14 AND BLOCK 160.01 LOT 15
(2nd Reading) (Public Hearing & Adoption)**

Administrator Brook explained Florence Township has been working diligently over the past couple of years to revitalize the Route 130 corridor. Part of that was the acquisition of two properties located near the border of Burlington Township and Florence. The properties are on the northbound side of Route 130. One is the former Bradley Fence property and the other is the Nirdip Motel. Florence Township acquired both properties as part of a redevelopment plan. It subsequently negotiated a purchase price with Burlington Coat Factory. Tonight Council is authorizing an ordinance that would allow Florence Township to sell both properties to Burlington Coat Factory for demolition of the remaining structures and eventual development.

It was the MOTION of Lovenduski, seconded by Woolston to open the meeting to the public regarding Ordinance 2015-13. Seeing no one wishing to be heard, it was the MOTION of Ostrander; seconded by Lovenduski to close the public hearing.

It was the MOTION of Lovenduski; seconded by Baldorossi to adopt Ordinance No. 2015-13.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None Unanimous approval. Motion carried.

REPORTS

Committees, Boards and Officers: Nothing at this time.

Administration

Mayor

Administrator

Administrator Brook said Florence Township was contacted by the Burlington County Department of **Economic Development**. There is an organization in **Philadelphia** called **Select Greater Philadelphia**. Their purpose is to encourage economic development in the Delaware Valley. They have been in Europe recently trying to encourage development in the region. They asked to host a summit in Burlington County and the Burlington County Department of Economic Development asked if Florence Township would host that summit.

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It is scheduled to be held on Tuesday, December 1, in the morning. Marty Eckert is going to inquire about using the Roebing Museum. If that isn't available, it would be held at the Main Street Community Center. It is very good exposure for Florence Township. Florence Township was approached to hold this event for the entire Burlington County and that says a lot about how far Florence has come over the past several years.

There was information in the packet from **Cream-O-Land** regarding a small property on **Cedar Lane**. Since it is a County Road, Administrator Brook will reach out to them and check for utilities and those sorts of things. It is a very tiny piece of property. He does not know what Cream-O-Land wants to do with it but he will provide information when it becomes available and will make a recommendation at a later date.

Administrator Brook said there will be a **closed session** to discuss a contract negotiation regarding a specific property. An inquiry was received to see if the township was interested. If Council is interested, they would come out of closed session and make a statement on the record.

Assistant Municipal Administrator

Assistant Administrator Sahol said the **Railroad Avenue Park and FAAD Park Projects** have started as of today. It is the fall safety material that the township received a grant for. The concrete work to hold back the barrier started today. He anticipates the work at both parks will be done by June 19.

On June 11, volunteers from the **Shade Tree Commission** will work with three contractors who have also volunteered a full day of their labor, manpower and equipment to work with the Public Works and Water & Sewer Staff to install seventy-five trees as part of the grant received last year. They will be working on Sixth Avenue, Broad Street and Front Street. He would like to get Front Street back where it used to be.

Assistant Administrator said there is an **Osprey nest** at the recreation football field on top of one of the lights. The nest is right in between two light fixtures. He contacted the New Jersey Department of Environmental Protection Wildlife Services. He was told that as long as the nest is that high, the facility can still be used. The only concern is to not turn on the lights because if there are young in the nest it could damage the eggs or the young. Florence Township has permission to remove the nest after September 1.

Assistant Administrator Sahol will be providing in the near future a schedule for the **Boulevard Street Paving Project**. The contractor indicated he will be working there in the next three to four weeks. There were two trees that were identified to be removed. Even the homeowner acknowledged the trees were not safe.

He said the paving of the path near Bustleton Road should wrap up within the next few weeks. There were concerns raised with the hedgerow that used to be there. Now that it is cleaned out, it was discovered there is bamboo developing there. That will need to be addressed.

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As soon as school is out the paving company will be in the area of Third Street and Cedar Street, it should be completely done before the Patriotic Day parade. The next week they will be by Riverside Avenue, Railroad Avenue and a few of the alley heads.

Assistant Administrator Sahol said this year the shirts are bright gold for the Mayor and Members of Council. The gold is like the color that is in the boy scout uniforms and they are celebrating their 100th year. The shirt will have the Township Logo and the right sleeve would be the 100 Year Commemoration Patch the scouts have.

Division of Law Nothing at this time.

Division of Engineering Nothing at this time.

Unfinished Business Nothing at this time.

New Business

Council President Sandusky said there is a **Council Reappointment to the Florence Township Housing Authority for Kim Mattson**. The term will be 7/31/2015 to 7/31/20.

It was the MOTION of Woolston; seconded by Baldorossi to approve the appointment. All ayes.

Miscellaneous

Council President Sandusky said Friday night is **Shrimp Night at Post 39**. Also, on Friday there is a **Comedy Night at McGrath Hall to benefit Tom Floyd, Jr.**

Member Woolston said the **Eighth Grade Social** is Friday night.

Council President Sandusky said there is a lot of activity at the **Duffy School**; he is assuming people are moving in. Assistant Administrator Sahol said he posted on the website that occupancy started over the weekend. He spoke to a woman who was going to be moving in, and she could not wait. Everyone is very excited.

Public Comments: Open to the Public

Jack Ulmer, 200 West Front Street, asked if Florence Township was providing information about local businesses and churches to the new residents in Duffy? Council President Sandusky said it was a good idea. Mr. Ulmer said it might help people to shop local. Council Member Lovenduski suggested Township calendars, also.

Council President Sandusky said St. Stephen's was planning on giving the residents a welcome basket.

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Assistant Administrator Sahol will get information together for the residents at Duffy.

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

8:17 PM MOTION of Woolston; seconded by Lovenduski to enter into closed session. Roll call vote – all ayes. Motion carried.

8:27 Council returned to open session.

Administrator Brook said Council President Sandusky and Council Member Baldorossi were not in the closed session due to a conflict. They recused themselves.

He explained that the **Marconi Lodge** sent a letter to Florence Township asking if it was interested in acquiring the property for a nominal amount because they can't keep up the property and the structure is in poor condition and it is a safety hazard. The Council Members that were in the closed session determined that Florence Township should proceed to negotiate and acquire the property.

8:30 PM MOTION of Lovenduski; seconded by Woolston to adjourn. Roll call vote – all ayes. Motion carried.

ADJOURNMENT: 8:30 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk
/aek