

Florence, New Jersey
April 20, 2016

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 Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 7th, 2016; and advertised in the Burlington Co. Times on January 3rd, 2016 and January 10th 2016.

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

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Kelly Grant, Esq., Township Attorney; Joy M. Weiler, Township Clerk

Note: Thomas Sahol, Assistant Municipal Administrator, absent due to illness.

MINUTES

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

- Township Council Executive Session – February 10, 2016
- Township Council Regular Session – February 17, 2016

FINANCIAL CORRESPONDENCE

It was the MOTION of Ostrander; seconded by Sandusky to receive and file the Tax Collector's and Township Clerk's Reports for March and the Tax Collector's Annual Report of Taxes Not Collectible. Roll call vote – All ayes. Motion Carried.

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, Lovenduski

NOES: None

ABSENT: None

ABSTAIN: Woolston

Motion carried.

REGULAR CORRESPONDENCE None at this time.

Florence Township Council Regular Session 4/20/16

APPLICATIONS:

- A. Off-Premise 50/50 – Coins for Colleen, July 25, 2016
8:00pm, Bung’s Tavern, 2431 Route 130, Burlington

- B. On-Premise 50/50, Florence Township Civic Association, June 4, 2016, 6:00pm-12:00am
Community Center, 69 Main Street, to benefit the Girls’ Soccer Association

- C. On-Premise Merchandise Raffle, Civic Association, June 4, 2016, 6:00pm-12:00am
Community Center, 69 Main Street, to benefit the Girls’ Soccer Association

Council President Lovenduski said Applications B and C were added to the agenda this evening.

It was the MOTION of Sandusky; seconded by Ostrander to approve Applications A through C.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

PUBLIC COMMENTS

Don Kamienski, 10 McCay Drive, thanked Clerk Weiler for helping him get access to the traffic studies for Cedar Lane. It was interesting reading. He noted the buildings would be very large.

Jack Ulmer, 200 West Front Street, thanked the township for keeping the Florence Good Neighbors Senior Citizens so well informed. There were many visits from township officials, including the police department, fire department, administration and Mayor Wilkie. They were very patient with the seniors and took the time to answer all of their questions. The group was very happy with that.

Mr. Ulmer said there used to be a “Welcome to Florence” sign on West Front Street by the Sewer Treatment Plant. He said it is now missing. Council Member Sandusky said he believed the Garden Club installed the sign. Mr. Ulmer asked what happened to it? Council Member Woolston said he believed it disappeared when the work started under the bridge and all the fencing was installed. Administrator Brook said he and Assistant Administrator Sahol would work with Mr. Ulmer to order one and have it installed.

Seeing no one else wishing to be heard, it was the motion of Ostrander and seconded by Woolston to close the public comments. Roll call vote - all ayes.

Florence Township Council Regular Session 4/20/16

ORDINANCES

**ORDINANCE NO. 2016-09
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN
THE COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR THE ACQUISITION OF
POLICE VEHICLES FOR THE TOWNSHIP, APPROPRIATING
\$140,000 THEREFOR, AND AUTHORIZING THE ISSUANCE
OF \$133,000 IN GENERAL IMPROVEMENT BONDS
OR NOTES OF TOWNSHIP TO FINANCE THE SAME
(2nd Reading) (Public Hearing & Adoption)**

Administrator Brook said this was a replenishment of the police fleet to keep it current and keep the officers safe. An officer's vehicle is their lifeblood. All of the purchased vehicles have 360 degree cameras. The camera is literally taking a video of everything that is occurring at a scene. It is a great tool in today's day and age.

Council President Lovenduski opened the meeting to the public regarding Ordinance No. 2016-09. Seeing no one wishing to be heard, it was the Motion of Sandusky and seconded by Ostrander to close the public hearing. Roll call vote - All ayes.

It was the Motion of Sandusky, seconded by Woolston to adopt Ordinance No. 2016-09.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

**ORDINANCE NO. 2016-10
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
BY WHICH THE TOWNSHIP BECOMES A MEMBER OF THE
BURLINGTON COUNTY ENERGY AGGREGATION PROGRAM
(2nd Reading) (Public Hearing & Adoption)**

Mayor Wilkie said there was an article in the Burlington County Times about Palmyra and the program. Everyone would automatically be enrolled but would be able to opt out if they chose to. This is a guaranteed savings. If the township doesn't move forward, the residents would not have this opportunity.

Administrator Brook said the county is getting the energy on a large bulk basis and sharing the savings.

Florence Township Council Regular Session 4/20/16

The meeting was opened to the public at this time regarding Ordinance No. 2016-10.

Joe Csik, 45 East Fifth Street, asked if someone could opt out at any time or would there be a cutoff date? Mayor Wilkie said he believed someone could opt out at any time. It is very easy and is designed to be beneficial to the residents.

It was the Motion of Ostrander and seconded by Sandusky to close the public hearing. Roll call vote - All ayes.

It was the Motion of Sandusky; seconded by Ostrander to adopt Ordinance No. 2016-10.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimous approval.

**ORDINANCE NO. 2016-11
AN ORDINANCE FIXING THE COMPENSATION OF CERTAIN
OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF FLORENCE
(2nd Reading) (Public Hearing & Adoption)**

Mayor Wilkie explained the salaries in the ordinance reflect what was approved during the budget process.

The meeting was opened to the public regarding Ordinance No. 2016-11. Seeing no one wishing to be heard, it was the Motion Ostrander, seconded by Sandusky to close the public hearing. Roll call vote – all ayes.

It was the Motion of Woolston; seconded by Baldorossi to adopt Ordinance No. 2016-11.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimous approval.

**ORDINANCE NO. 2016-12
ORDINANCE AUTHORIZING THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY TO ENTER INTO A FINANCIAL
AGREEMENT BETWEEN THE TOWNSHIP AND TURNPIKE CROSSINGS II URBAN
RENEWAL, L.L.C. FOR CERTAIN PROPERTY WITHIN THE ROUTE 130
REDEVELOPMENT AREA
(1st Reading) (Public Hearing & Adoption 5/4/16)**

Mayor Wilkie said the ordinance was provided by the township attorney. This is the third building in the NFI park. For those who live in Tall Pines, the building will serve as the sound barrier. It would block any noise coming from Subaru or Express Scripts. Last week QPSI was able to get approvals from the Lieutenant Governor’s Office for a Grow New Jersey Grant.

Florence Township Council Regular Session 4/20/16

NFI had representatives present this evening. They are hoping to move forward as soon as possible.

Administrator Brook said for the record the initial plan had a building with square footage that was a little bit off. The township received revised plans from NFI and the actual square footage used for the PILOT was 377,440. It doesn't change the layout or design.

Michael Landsburg, Vice President of Real Estate for NFI, wanted to make sure the ordinance said Turnpike Crossings "II." He said the agenda did not say "II." Mayor Wilkie said the ordinance did reflect the correct name.

It was the Motion of Ostrander and seconded by Woolston to approve Ordinance No. 2016-12 and set the public hearing and adoption for May 4, 2016.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

RESOLUTIONS

RESOLUTION NO. 2016-98

**Authorize Purchase of Two Chevrolet Tahoe
Police Vehicles, Cooperative Pricing System Purchase**

RESOLUTION NO. 2016-99

**Water/Sewer Payment Plan for Block 163.13, Lot 3
97 Ridgway Drive**

RESOLUTION NO. 2016-100

**Water & Sewer Payment Plan for Block 165.03, Lot 18
4 Philliponi Court**

RESOLUTION NO. 2016-101

**Resolution to Withhold Future Installments for
Special Assessment from the 2016 Tax Sale**

RESOLUTION NO. 2016-102

**Award the Contract for
Salt Storage Building to Levy Construction Company, Inc.
134 Cuthbert Boulevard, Audubon, NJ 08106**

Florence Township Council Regular Session 4/20/16

**RESOLUTION NO. 2016-103
A Resolution Fixing the Compensation of
Certain Officials and Employees of the
Township of Florence for 2016**

**RESOLUTION NO. 2016-104
Tax Payment Plan for Block 33, Lot 13
413 West Third Street**

**RESOLUTION NO. 2016-105
Tax Payment Plan for Block 130, Lot 4
107 Fourth Avenue**

It was the MOTION of Ostrander; seconded by Sandusky to approve Resolution Nos. 2016-98 through 2016-105.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimous approval.

REPORTS

Committees, Boards and Officers:

Administration

Mayor

Mayor Wilkie said tomorrow night at Riverfront School there would be a performance of **The Wizard of Oz** by the students. It is scheduled for Thursday, Friday and Saturday night. It is a nice event and hopefully some would be able to attend. The young men and women do an amazing job.

Mayor Wilkie said **Channel 19** has existed for about ten years. It operates between the township, the fire district and the school district. The town has not supported some of the local organizations, specifically the religious organizations. With the Register News now defunct it would be helpful for them to be included. The organizations could turn to Channel 2 but the Florence residents really don't watch that channel. With Council's approval, he would like to entertain all community organization's publications until it becomes unmanageable, then it would be revisited. All of Council were in agreement.

The Mayor thanked Council for this evening's ordinances. The NFI project will be moving forward and the salaries are now set. The employees work very hard and staffing is down from what it was when he took office, but with efficiencies of operations the township continues to move forward.

Florence Township Council Regular Session 4/20/16

He was pleased to see the tax collector's report that there were no uncollected taxes this year. That doesn't happen often and it only happened because of the hard work of the staff in the Tax Office.

Administrator

Administrator Brook wanted to echo what Mayor Wilkie said about the NFI project. He noted that Mr. Landsburg was in attendance this evening. People don't realize the importance of getting involved quickly to work with NFI. The project has been a couple months in the making. Once it became finalized and NFI approached the township, Mayor Wilkie, Council, the Planning Board and professionals were willing to capitalize on the opportunity and move quickly. It meant everything. This company will provide about 225 to 250 jobs. The site could potentially have parking for up to 500 employees. These are quality opportunities. It would be a well-designed building that will shine on the highway. He thanked Mayor and Council for what they were doing because often times it is overlooked. Time is incredibly important. NFI is already calling trying to establish time lines for working the project. They have timelines to meet for the client. All of that came together because of the level of cooperation provided by the township and how the township works with potential developers to make these projects happen for the community.

Assistant Administrator

Public Comments: Open to the Public

John Chester, 16 Abrams Drive, wanted to talk about the **First Industrial** site. It looked like the demolition was finished and they are done grinding. It was being done from 7:00 a.m. to 7:00 p.m. He said there was supposed to be a fence and a pathway along the property's border with Legacy. He thought it had something to do with the railroad tracks. He wanted an update on that. He also wanted to know if there was a construction schedule for the new building?

Mayor Wilkie said the fencing would be done as the construction is going on. They would not install any decorative fencing until the construction was complete. The township, through its attorneys, has reached out regarding the vacating of the railway. As part of the planning board approval, if the railroad is not vacated by then, First Industrial would put money in reserve for the removal of the tracks. They will clear all along the area.

Mr. Chester said he wanted to make sure when it is cleared a fence is installed.

Administrator Brook said he would reach out to First Industrial to make sure that is one of the first things that is done. He believed the sound wall was also going up early, but he will still reach out to them.

Andiappan Bala, 628 Seaman Drive, said he was new to the area and he had some concerns. He saw the trucks across the river dumping at the landfill and it is unsightly. He wanted to know if steps were being taken to stop the dumping?

Florence Township Council Regular Session 4/20/16

Mayor Wilkie explained that last year the **Pennsylvania Department of Environmental Protection** gave them two years to complete. In May of 2017 the landfill will be shut down. Mr. Bala asked if there was anything the township could do? Mayor Wilkie said it was out of the township's control because it is in Pennsylvania. Mr. Bala asked if there was something at a higher level that could be done? Mayor Wilkie explained that the town had been battling the landfill for twenty years. Last year the residents, through petitions and public address, were able to obtain the shutdown order. Waste Management is a huge company and the residents were able to force action, but it is stuck until next May. When there is an odor, call the PDEP and log a complaint. That is the only thing that helps. The township has lost in any court it was in for the last thirty years regarding this landfill.

Mr. Bala said his house is near the turnpike and he wondered if new development there would affect him? Mayor Wilkie said that is the Turnpike Development on Cedar Lane. The new development would not affect Mr. Bala for noise-level at all. As far as the noise from the highway, there is nothing that could be done, it is the New Jersey and Pennsylvania Turnpike and it has been there for a while.

Fred Wainwright, 1011 Cedar Lane, presented a copy of a **Tax Notice from 1916** for a William Wainwright. Mr. Wainwright said it was the farm on Old York Road, his father's farm.

Mr. Landsburg said on behalf of **NFI** he wanted to thank the township. There is a good history here and it has made a big difference for developing in Florence versus other municipalities all over the country. The cooperation and willingness to jump into things quickly makes a huge difference. Everyone has seen the fruits of that collective labor. Hopefully this last one will be finished and that will build out the park that everyone has been working on for so long. He appreciated the help and time and effort from everyone in the township.

Mayor Wilkie said NFI has been a true partner and he thanked them for that.

It was the Motion of Ostrander, seconded by Woolston to close public comments.

ADJOURNMENT

8:24 PM MOTION of Ostrander; seconded by Woolston to adjourn to Closed Session. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

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