

Florence, New Jersey
July 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
(Assistant Administrator Thomas Sahol was absent.)

(Note: Recording equipment not working.)

APPROVAL OF MINUTES

Motion made by Dave Woolston to approve the following minutes; seconded by Jerry Sandusky.

Roll call vote – all ayes. Unanimous approval.

- Township Council Closed Session: 7-13-16
- Township Council Regular Session: 6-1-16

FINANCIAL CORRESPONDENCE

Motion made by Jerry Sandusky to receive and file the following reports; seconded by Paul Ostrander. Roll call vote – all ayes.

- Tax Collector's Tax and W&S Reports for June

TREASURER'S BILL LIST FOR APPROVAL

It was on the MOTION of Jerry Sandusky and seconded by Paul 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: None at this time.

APPLICATIONS: None at this time.

PUBLIC COMMENTS: Council President Lovenduski opened to the public. Nothing at this time. Motion to close by Dave Woolston; seconded Paul Ostrander. Roll call vote – all ayes. Unanimously approved.

RESOLUTIONS

**RESOLUTION NO. 2016-160
APPROVE PAYMENT NO. 2 FOR CONTRACT FOR
THE OLD YORK ROAD SHARED USE PATH – PHASE II
TO RICHARD T. BARRETT PAVING COMPANY, INC.
400 PROSPECT STREET, TRENTON, NJ, 08618**

It was the Motion of Paul Ostrander and seconded by Jerry Sandusky to approve Resolution No. 2016-160.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

ORDINANCES

ORDINANCE 2016-22

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING CHAPTER
134 OF THE FLORENCE TOWNSHIP CODE TO ESTABLISH PARKING
RESTRICTIONS AND IMPLEMENT A PERMITTING PROCESS ON A
PORTION OF ALDEN AVENUE
TOWNSHIP OF FLORENCE**

Public Hearing & Adopt 8-3-16

MOTION to approve on first reading and set the public hearing and adoption date of August 3, 2016 by Frank Baldorossi; seconded by Dave Woolston.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

ORDINANCE 2016-23

AN ORDINANCE AMENDING ORDINANCE 1988-26, PASSED ON DECEMBER 7, 1988 AND REVISING CHAPTER 4, ARTICLE VII OF THE CODE OF THE TOWNSHIP OF FLORENCE, ENTITLED “ORGANIZATION AND ADMINISTRATION”

Public Hearing & Adopt 8-3-16

MOTION to approve on first reading and set the public hearing and adoption date of August 3, 2016 by Paul Ostrander; seconded by Dave Woolston.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

ORDINANCE NO. 2016-24

ORDINANCE AUTHORIZING THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON, NEW JERSEY TO ENTER INTO AN AMENDMENT TO A FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP AND TURNPIKE CROSSINGS URBAN RENEWAL, L.L.C. FOR CERTAIN PROPERTY WITHIN THE ROUTE 130 REDEVELOPMENT AREA

Public Hearing & Adopt 8-3-16

MOTION to approve on first reading and set the public hearing and adoption date of August 3, 2016 by Jerry Sandusky; seconded by Dave Woolston.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

Council President Lovenduski asked the Township Administrator to explain for the public Ordinances No. 2016-24 and 2016-25.

The Township Administrator, Richard Brook, explained for the public that payments are made in lieu of taxes when there is a PILOT Agreement. The Certificate of Occupancy triggers the payments. The language in the two PILOTS: Subaru and Express Scripts needed to be clearer. The Ordinances amend the Agreements in order to clarify the payments to the town when the CO is issued.

**ORDINANCE NO. 2016-25
ORDINANCE AUTHORIZING THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY TO ENTER INTO AN
AMENDMENT TO A FINANCIAL AGREEMENT BETWEEN THE
TOWNSHIP AND TURNPIKE CROSSINGS III URBAN RENEWAL, L.L.C.
FOR CERTAIN PROPERTY WITHIN THE ROUTE 130
REDEVELOPMENT AREA**

Public Hearing & Adopt 8-3-16

MOTION to approve on first reading and set the public hearing and adoption date of August 3, 2016 by Paul Ostrander; seconded by Dave Woolston.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

Council Member Sandusky reported to Mayor and Council Members that he noticed the backstop at the Roebling School park, previously the McCoy baseball field when Florence Township owned it, was taken down.

Council Member Sandusky noted that the only backstop in Roebling now is at Nykita field. He wants the children in town to be able to play ball not just organized sports but to use the fields and have baseball games.

The Mayor explained that the organized sports use fields in Florence by choice. He noted that the former McCoy field now belongs to the Roebling School. He stated that as of now, there are no plans to take down the backstop at Nykita. Children can still play baseball there.

REPORTS: ADMINISTRATION

Mayor:

The Mayor reported that:

- The Farm Market will be open tomorrow for the 4th time.

- Next Tuesday at the Planning Board, the developer of the planned 7-11 will have their application heard for request of an extension of the approval.

- Friday the Roebing Museum will have an evening reception. The Mercer Car Show will be on Saturday from 9:00 a.m. – 3:00 p.m.
- The Fire Department Company Picnic will be held on Saturday, August 27th. The Mayor, Members of Council and Administration are invited. Please RSVP.
- The Scouts will have a pasta dinner on July 29th.
- Tuesday, August 2nd, at the Main Street Community Center/FOP Hall there will be a National Night Out with lots of activities for families.

Administrator:

The Township Administrator informed Mayor and Council that the Tax Bills cannot be printed until the County has their budget and sets the rate. There should be a tax rate by next week. The bills can be prepared and sent after that. A resolution to extend the August due date will be approved in August.

An update on Penntex Construction was given by the Township Administrator regarding the concrete pouring and the preparation of the wall.

He also explained that the work on the Marconi Lodge property is taking a bit longer than originally anticipated. There is a deed restriction from the 1940's regarding the right of refusal, but the company is no longer in business. Once all the legal work is completed, hope for settlement in two to three weeks. The demolition will follow.

Assistant Municipal Administrator: Nothing at this time.

Division of Law: Nothing at this time.

Division of Engineering: Nothing at this time.

Division of W & S Utilities: Nothing at this time.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

BOARD OF HEALTH: None

MISCELLANEOUS: None

PUBLIC COMMENT

Don Kamienski, 1 Mc Cay Drive, asked what would be happening with the railroad section that he presented pictures of at a previous meeting to Mayor and Council? The Mayor responded that Conrail was contacted and an engineer determined it was not a safety hazard/issue.

(Note: Recording now working.)

Mayor Wilkie said the township has requested that Conrail come to town because that is the spur that the township wants them to take out so a walkway can be installed.

Mr. Kamienski said cars going south are going into the northbound lane and vice versa. It is going to cause an accident.

Administrator Brook said he recalled that the township reached out to Conrail for them to make a temporary fix and to also permanently have them removed. Administrator Brook said he will contact Conrail and provide an update.

Council Member Sandusky said he noticed there is a brand new cut out at the old A&P building. Mayor Wilkie said that was part of the approval for the subdivision for that project. The entrance for the Covington property was approved to be off Railroad Avenue. The exit will be on Cedar Lane. That will also be part of a by-pass that will be used temporarily when the round-about is installed.

Administrator Brook said one of the entrances to that property will be removed as a result of the round-about. That was the reason for the new entrance. The round-about will be sizeable in scope and the property will lose an entrance on the corner. They are working on a design plan for the round-about with Burlington County that would potentially eliminate the need to run through the property, and allow the round-about to remain open for traffic.

Mr. Kamienski said several weeks ago a gentleman came to a meeting and discussed what would be done on Route 130. Mayor Wilkie explained it was the DVRPC. Mr. Kamienski asked if anything has progressed because he had some suggestions for improvements. Mayor Wilkie said the township has not seen the report yet.

Administrator Brook said Mark Remsa, Burlington County Economic Director and Planner called. Mr. Remsa is looking for the funding for the engineering component regarding the intersection of Florence-Columbus Road and Route 130. He is also looking for funding for the design of Cedar Lane and Route 130. The township did not receive a \$100,000 grant it applied for. It was going to be used for the Cedar Lane and Route 130 intersection. Mr. Remsa had some other ideas to make improvements there and apply for another grant. At the Mayor and Council's request, the township would apply for a design grant to help people who get off the light rail and Florence get to the area of Cedar Lane and Railroad Avenue. The idea is to keep them from walking along the railroad tracks or Route 130.

John Chester, 15 Abrams Drive, asked the status of the railroad tracks that run behind the Legacy at Meadowcroft development? Mayor Wilkie said the hope is that Conrail will remove them or turn the property to the township so they could be removed.

Mr. Chester said on the Ready Pac property behind his development there is a large swale that is holding water. A few weeks ago Ready Pac did some grading there but it is still filling with water and he is afraid there will be mosquitoes. Administrator Brook said he will reach out to Ready Pac's engineer and meet on site with him and Mr. Chester to see if it can be resolved.

Mr. Chester thanked the Construction Officials and Administrator for working with the developer's construction crews and the residents. The new developer is trying to be a good neighbor.

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

Administrator Brook said there needed to be a short Closed Session concerning negotiations on a property. No action would be taken after the Closed Session.

ADJOURNMENT

8:22 PM MOTION of Paul Ostrander; seconded by Jerry Sandusky to adjourn. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Joy M. Weiler, RMC/MMC
Township Clerk