

## **Florence Township Council Regular Session 3/13/19**

Florence, New Jersey  
March 13, 2019

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 p.m. Council President Sandusky led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: This meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice was posted on the municipal bulletin board on January 3, 2019; published in the Burlington County Times on January 6, 2019; placed on the Township website, and given to the Trenton Times for information on January 3, 2019.

### **ROLL CALL OF MEMBERS**

Upon roll call the following were found to be present:

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

Absent: None

Also Present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Administrator; Kelly Grant, Esq., Township Solicitor; James Biegen, P.E., Township Engineer; Nancy L. Erlston, Township Clerk

### **PROCLAMATION**

Mayor Wilkie asked Council President Jerry Sandusky to join him in presenting a Proclamation to Katie Wilcox. Ms. Wilcox, an accomplished 12<sup>th</sup> grade student at Florence Township Memorial High School, was honored for her accomplishments in the Atco Junior Racing Division driving both dragsters and street cars as a member of her family's racing team "Family Fun."

Council President Sandusky stated that he had enjoyed reading the articles Katie had written for the Teen Reality section of the Burlington County Times. Mayor Wilkie stated that Katie is an excellent student, a writer, an active member of her church and a very well-rounded young woman.

### **MINUTES**

Motion of Ostrander, seconded by Lovenduski to approve the following minutes. Voice vote – all ayes. Motion carried. Unanimous approval.

- Township Council Regular Session of February 6, 2019 and February 13, 2019
- Township Council Closed Session of February 13, 2019

### **FINANCIAL CORRESPONDENCE**

Motion was made by Baldorossi, seconded by Lovenduski to receive and file the following reports. Voice vote – all ayes.

- Township Clerk's Monthly Reports for January 2019 and February 2019

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- Tax Collector’s Monthly Tax Reports and Water/Sewer Reports for January and February 2019
- Tax Collector’s 2018 Annual Report of Tax Receipts
- Police Chief’s Monthly Report for January 2019
- Court Administrator’s Monthly Report for February 2019

Motion of Ostrander, seconded by Lovenduski 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 vote – Motion carried

### **REGULAR CORRESPONDENCE**

- Letter from Judy King, Florence Historical Society, requesting permission to use the 3<sup>rd</sup> Street Firehouse for a Historical Society Open House on Sunday, April 7, 2019 from 1:00 p.m. to 3:00 p.m.

Motion of Baldorossi, seconded by Lovenduski to approve the request. Voice vote – all ayes.

### **APPLICATIONS**

- A. Renew Transient Merchant License for Alfredo C. DaRocha – Interstate Caterers
- B. Roebling Museum, 100 Second Avenue, Roebling
  - On-Premise Merchandise Raffle on April 20, 2019 from 12 noon to 4:30 p.m.
  - On-Premise 50/50 Raffle on April 27, 2019 from 9:00 a.m. to 2:30 p.m.
  - Off-Premise Merchandise Raffle on June 16, 2019 at 8:00 a.m.
- C. Florence Township Riverfront School PTO, 500 East Front Street, Florence
  - On-Premise 50/50 Raffle on April 11, 12, & 13, 2019 from 5:00 p.m. to 10:00 p.m.

Motion of Woolston, seconded by Baldorossi to approve all applications.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky  
NOES: None  
ABSENT: None Unanimous vote – Motion carried

### **PUBLIC COMMENTS**

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

Seeing no one wishing to be heard, motion was made by Ostrander, seconded by Woolston to close public comment. Voice vote – all ayes.

### **PUBLIC HEARING ON FIRE DISTRICT BUDGET**

Council President Sandusky stated that the public hearing for the Fire District Budget was advertised in the Burlington County Times on March 7, 2019, given to the Trenton Times for Sunshine information on March 5, 2019 and posted on the municipal bulletin board on March 5, 2019.

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Administrator Brook stated that the Fire District budget this year was defeated. Administrator Brook and Council President Sandusky met with three representatives of the Fire District. The goal of the meeting was to find a reasonable way to resolve the Fire District Budget. They are within CAP and the ultimate decision reached was for the municipality to provide an additional \$50,000 of municipal assistance this year. The rate for 2018 was .163. The proposed rate for 2019 was .167. The adjustment in the revenues will change the rate to .164 under the agreement that was reached by the parties and is being presented to Council this evening for approval. In essence the adjustment in the rate is extremely minimal from last year to this year.

Administrator Brook stated that the township has the utmost respect for all that the Fire District and the EMS does. He thanked the representatives from the Fire District, Mr. Fratinardo, Mr. Richardson and Mr. Taylor for their help. Administrator Brook stated that the Fire District did a very good job at looking long range and presented a very sound overall budget. This made it easier for both sides to make the adjustments needed to bring the issue to the resolution that is presented tonight.

Motion of Ostrander, seconded by Lovenduski to open the public hearing on the Fire District Budget. Voice vote – all ayes.

Brian Richardson, Battalion Chief, Florence Township Fire Department, thanked Administrator Brook and Council President Sandusky for the assistance provided while working through the budget concerns. The budget overall is not affected. The tax rate does drop to reflect an impact on the tax payers. He said that he thought this was a positive outcome with the budget having been defeated. The changes to the budget do not impact the Fire Department's ability to provide emergency services to the public.

Seeing no one else wanting to comment, motion was made by Ostrander and seconded by Baldorossi to close the public comment on the public hearing of the Fire District's 2019 budget. Voice vote – all ayes.

Motion of Baldorossi, seconded by Lovenduski to avoid the Fire Budget.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Unanimous vote. Motion carried

### **RESOLUTIONS**

**RESOLUTION NO. 2019-53**  
**Authorizing Fee for Mailing Tax Sale Notices**

**RESOLUTION NO. 2019-54**  
**Authorizing Electronic Tax Sale**

**RESOLUTION NO. 2019-55**  
**Approve Final Payment No. 2 and C.O. No. 2 for Hornberger Avenue, Phase III**

**RESOLUTION NO. 2019-56**  
**Approve Current Estimate No. 15 Final and Change Order No. 2 for Water Treatment Plant Upgrades**

**RESOLUTION NO. 2019-57**  
**Authorize Agreement with Amusements of America for the 2019 Carnival**

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**RESOLUTION NO. 2019-58**  
**Authorize Non-Fair and Open Interim Contract for Township Solicitor**

**RESOLUTION NO. 2019-59**  
**Authorize Non-Fair and Open Interim Contract for Bond Counsel**

**RESOLUTION NO. 2019-60**  
**Authorize Township Engineer to Prepare Plans, Specifications and Solicit Bids for the 2019 Road Program**

**RESOLUTION NO. 61**  
**Extend Hours for Sale of Alcoholic Beverages On-Premise for St. Patrick's Day, Sunday, March 17, 2019**

**RESOLUTION NO. 2019-62**  
**Self-Examination of Budget**

**RESOLUTION NO. 2019-63**  
**Payment No. 6, Change Order No. 2 for 2018 Road Program**

**RESOLUTION NO. 2019-64**  
**Introduce 2019 Municipal Budget**

**RESOLUTION NO. 2019-65**  
**Authorize Refund of Certain Tax Overpayments**

**RESOLUTION NO. 2019-66**  
**Appointing Part Time Animal Control Officer**

**RESOLUTION NO. 2019-67**  
**Adopting a Fire District Budget**

**RESOLUTION NO. 2019-68**  
**Authorizing Filing a Municipal Alliance Grant**

**RESOLUTION NO. 2019-69**  
**Authorize Mayor to Sign NJDEP Permits for Burlington Stores Expansion**

**RESOLUTION NO. 2019-70**  
**Authorize Township Water & Sewer Engineer to Prepare Plans, Specifications and Receive Bids for Wastewater Treatment Plant Blower Piping and Mallard Creek Pump Station**

**RESOLUTION NO. 2017-71**  
**Approve Release of Maintenance Bond, Tilton Lane, LLC, McHugh Court**

Council President Sandusky stated that Resolution No. 2019-71 was being pulled and would not be acted on at this time.

Motion of Ostrander, seconded by Lovenduski to approve Resolutions 2019-53 through 2019-70.

Upon roll call, Council voted as follows:

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YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky  
NOES: None  
ABSENT: None Unanimous approval – Motion carried

### ORDINANCES

#### **ORDINANCE NO. 2019-02 RENEW LEASE WITH FLORENCE TOWNSHIP YACHT CLUB (2<sup>ND</sup> Reading) (Public Hearing and Adoption)**

Motion of Lovenduski, seconded by Baldorossi to open the public hearing.

Seeing no one wishing to comment, motion was made by Ostrander, seconded by Sandusky to close the public hearing on Ordinance 2019-02. Voice vote – all ayes.

Motion of Lovenduski, seconded by Woolston to approve Ordinance No. 2019-02.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Woolston, Sandusky  
NOES: None  
ABSENT: None Unanimous approval. Motion carried

### REPORTS

#### Committees, Boards and Officers

##### Administration

##### Mayor

Mayor Wilkie advised the public that this is the Council's only meeting in March. They will be at a training session next Thursday and that is the reason for no council meeting next Wednesday. The next council meeting will be held on April 3<sup>rd</sup>. He explained the budget was introduced tonight. There will be a public hearing on the budget in April; but it retains the rate we've had since 2013 and we've been able to keep it stable.

Mayor Wilkie said that earlier there was a resolution approved for the carnival to return again for this year. This resolution includes funding for Patriotic Day and the summer camp that was started two years ago. It also includes a new program for this year, Music in the Park, with the first concert to be held in May. At the beginning of May's program, we will honor the memory of Paul and Loretta Varga, a couple who spent their lives taking care of Florence Township, especially the Village of Roebing. Years ago, we had Music in the Park, and it was always a special event for them and they made sure it happened for many years.

Mayor Wilkie stated a few years ago there was a discussion about Exit 52 and millions of square footage of warehousing proposed to be built and when it became not in our best interest, we said we were not willing to help with access to sanitary sewer. The developer then solicited sewer agreements with Burlington City and Burlington Township which Mansfield Township approved. Florence Township then objected and were overruled by DEP and we now have the Margolis property, which was highlighted last year, moving forward. We now understand that there is another developer trying to get sewer connection through Burlington City or Burlington Township with Mansfield Township supporting this. Mayor Wilkie asked Council for their authorization to get notice out that until Florence Columbus Road and Route 130 intersection is completely done, that they not be continuing the expansion. If there are no objections from

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Council, we'll send letters to Burlington Township, Burlington City and the Burlington County Freeholders stressing that this can't be done until Route 130 and Florence Columbus Road is completely done. We will also send a letter to Mansfield Township stating that there will be no sewer service supplied from Florence Township. They have been asking us for the last couple of years and we continue to try and work with them. Unfortunately, all it ends up doing is cause problems. Mayor Wilkie indicated that he wanted to send the message that Florence Township means business and we need this road fixed. It is a regional issue and not our fault. Yes, we have had warehouses come to our town but the studies are very clear that it is not because of Florence Township; it is caused by all the warehouses being developed in the region. It has been pointed out to him that over 30% of the traffic flow is going from the NJ Turnpike to Route 295 or from Route 295 to the NJ Turnpike. The State needs to address this problem with us. Council President Sandusky stated that he believes they are all in agreement and they all approve.

Mayor Wilkie thanked everyone for their cooperation with the Fire District; obviously, he stays out of the conversation being a member of the fire company. He commented on who would have known that a law would allow voters who voted by mail in 2016 would continue to be in effect. 600 absentee ballots were sent out for the Fire District Election because they had voted by mail in the presidential election in 2016. The State of New Jersey made this law so now, for every election, mail in ballots will be sent to those voters.

### **Municipal Administrator**

Administrator Richard Brook mentioned one item, they will be bringing back some bond ordinances in April in accordance with the budget, for upgrades to the Mallard Creek pump station, the road program, and some equipment that needs to be purchased for the Police Department.

### **Assistant Municipal Administrator**

Assistant Administrator Tom Sahol stated that the Constuction Code Official, Jim Hoey recently approached him regarding Burlington County doing a pilot program with lead poisoning awareness. They would like to put kiosks in some municipal buildings. Of course, we raised our hand first and expressed interest and the County is very interested in partnering with Florence Township on getting the word out on lead poisoning. With Council's permission, we'd like to work with the health department and install a kiosk on a temporary basis in the front of our building by the mural inside. It will give the public an opportunity to learn about lead poisoning, especially the age of some of the homes in our community. Council was in agreement to this.

Assistant Administrator Sahol also mentioned that he and Councilman Lovenduski met today with Rich Pendle of the Public Works Department and discussed the location proposed for the dog park containment area in the slag area in Roebing. He showed a photograph of the location. Mr. Pendle has concern with topography and the basin and just how much you can fence that in as well as concern for security. The photograph shows the area between the pathway in the park and what we call Stonehenge, which is the old former railroad trestle area of the steel mill. There is already a partial containment in that area. Councilman Lovenduski stated that currently people are using the retention basin as a "dog park." This basin is supposed to be used as a biofilter but is currently filled with dog waste and everything else so it is not doing what it's supposed to be doing. We are just trying to give residents another avenue to walk their dog, maybe off-leash in the park. The plan is to take the fence from the basin and relocate it to the new area. Council agreed with this proposal

Assistant Administrator Sahol said that he wanted to relay a situation that was shared with him by the housing inspector to illustrate some of the crazy things that the inspectors encounter. While the inspector was performing a housing inspection on an occupied rental unit, the person who was there allowed him to look at certain areas. He looked up inside of a closet that contained clothing and he saw something

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projecting down from the ceiling that didn't look right. He shone a light on it and it turned out to be a foot of a mummified cat or dog. This shows the type of thing that can be uncovered during a housing inspection and illustrates how the housing inspections keep tenants safe and protected.

### **Division of Law**

Nothing at this time.

### **Division of Engineering**

Township Engineer Jim Biegen stated that the road contractors have been taking care of some punchlist items from the contracts of last year. We will be taking bids for the 2019 contracts within the new few weeks.

Council President Sandusky asked if the striping work before St. Mary's had been completed. Assistant Administrator Sahol stated that this would be done by the municipality in the next few weeks.

### **UNFINISHED BUSINESS**

Mayor Wilkie stated that he had neglected to mention that this weekend was St. Patrick's Day. He also stated that the Blue and Gold Scouting Program was March 30<sup>th</sup>. If any member of Council was planning on attending, they should reach out to the Scouts.

### **NEW BUSINESS**

Nothing at this time.

### **BOARD OF HEALTH**

Nothing at this time.

### **MISCELLANEOUS**

Nothing at this time.

### **PUBLIC COMMENT**

Joe Csik, 45 East Fifth Street, asked for an update on the warehouse across from the pipe foundry. Mayor Wilkie stated that they have approval from Planning Board, but we do not know who the end user will be. They may build the building on spec and it might sit empty, that is what the developers do.

Seeing no one else wishing to speak, motion was made by Ostrander, seconded by Lovenduski to close the Public Comment. Motion unanimously approved by all members present.

Council President Sandusky stated that Council would be going into closed session.

### **ADJOURNMENT**

Motion of Lovenduski, seconded by Baldorossi to adjourn to Closed Session at 8:31 p.m. Motion unanimously approved by all members present.

Respectfully submitted,

Nancy L. Erlston, RMC  
Township Clerk