

Florence Township Council Regular Session 9/4/19

Florence, New Jersey
September 4, 2019

The Florence Township Council held a regular meeting on the above date at the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Sandusky at 8:00 pm followed by 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, Jerry Sandusky, Dave Woolston

Absent: None

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

Mayor Wilkie presented retired crossing guard Angela Lowery with a clock commemorating her service from April 28, 1999 through May 1, 2019. The Mayor thanked Mrs. Lowery on behalf of Florence Township for her 20 years of helping keep the children safe in the community.

Chief Boldizar extended his appreciation to Mrs. Lowery. He said it had been a great pleasure to work with Angie over the years. Council President Jerry Sandusky presented Mrs. Lowery with flowers on behalf of Mayor and Council. Mrs. Lowery thanked everyone and said she will miss her post.

Mayor Wilkie also presented retired Water and Sewer Clerk Nancy Gulden with a clock commemorating her service from May 8, 1997 through September 1, 2019. The Mayor thanked Nancy for over 22 years of service at the Water and Sewer Plant.

Dave Lebak, Superintendent of Water and Sewer, spoke about working with Nancy for over 20 years. He thanked her for all of her help and said he had always gotten positive feedback regarding Nancy and her work there. He appreciated having Nancy represent the department over the years.

Council President Jerry Sandusky also presented Nancy with flowers on behalf of Mayor and Council.

At this time Council President Sandusky called for a motion to adjourn for a brief reception for the retirees. A motion was made by Ostrander and seconded by Lovenduski. Voice vote – all ayes.

At 8:17 p.m. a motion was made by Ostrander, seconded by Lovenduski to return to the regular meeting agenda. Voice vote – all ayes.

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APPROVAL OF MINUTES

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

- Township Council Regular Session of August 7, 2019 and August 14, 2019

FINANCIAL CORRESPONDENCE

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

- Tax Collector's Monthly Tax Reports and Water & Sewer Reports for July 2019
- CFO's Cash Reports and Budget Reports for July 2019

Motion of Ostrander seconded by Woolston to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Sandusky, Woolston

NOES: None

ABSENT: None

Unanimous vote – Motion carried

REGULAR CORRESPONDENCE

- A. Letter from Judith King requesting use of the old Florence Firehouse on West Third Street for the Florence Historical Society Open House on Saturday, September 14, 2019 from 11:00 a.m. to 2:00 p.m.
- B. Letter from Florence Township Yacht Club requesting a waiver of Boat Ramp Fees for participants in the Catfish Tournament on September 21, 2019.
- C. Letter from Judith King requesting permission for use of the old Florence Firehouse on West Third Street on October 5, 2019 from 10:00 a.m. to 2:00 p.m. for a meeting of the General Mercer Chapter of the Daughters of the American Revolution.

Motion by Woolston seconded by Lovenduski to approve all regular correspondence. Voice vote – all ayes.

APPLICATIONS

- A. Florence Township Baseball Association, On-Site Merchandise Raffle to benefit Florence Township Soccer Association, September 21, 2019 from 3:00 p.m. to 6:00 p.m., Veteran's Park Soccer Field, 711 Broad Street, Florence, NJ.

Motion by Ostrander seconded by Lovenduski to approve the application. Voice vote – all ayes.

PUBLIC COMMENTS

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

Don Kaminsky, 10 McCay Drive, wanted to publicly thank Richard Brook and the staff of Water and Sewer for removing skunks from his property last month. He said he was provided with a copy of Ordinance 122-1 which was adopted 31 years ago by the Township, which states that any garbage has to be in a tightly covered plastic container or bags tied and sealed. The problem on McCay Drive is that people are putting

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their trash out in plastic bags. The animals are getting into the bags and the trash is being strewn around. He is asking if the Township can somehow avoid the use of plastic bags for household trash.

Mayor Wilkie explained that there were other parts of the community that had the same problem with wildlife and when this happens, they try to educate people on the ways to deter wildlife from their properties. It was brought up that social media can be useful in this instance.

William Bott, 64 Riverbank Drive, stated that, with respect to the issue with educating people about trash collection, a neighbor across the street from his residence had put a mattress and bedroom set out by the pole. He said that people don't seem to understand that the garbage men will not take recycling and recycling will not take garbage when they move out.

Seeing no one else wishing to be heard, a motion was made by Ostrander, seconded by Woolston to close Public Comment. Voice vote – all ayes.

RESOLUTIONS

**RESOLUTION 2019-155
ABC License Renewal, Vito in Florence**

**RESOLUTION 2019-156
Refund FAAD Park Permit Fee**

**RESOLUTION 2019-157
Current Est. No. 1 for Mallard Creek Pumping Station Electrical Upgrade**

**RESOLUTION 2019-158
Release Cash Bond for 600 Richards Run Parking Lot to Whitesell Construction Co.**

**RESOLUTION 2019-159
Appointing Weiss Properties as Redeveloper for Block 160.01, Lots 4, 11.01, 11.02 & 24**

**RESOLUTION 2019-160
Canceling Taxes of Property owned by a Totally Disabled Veteran**

**RESOLUTION 2019-161
Chapter 159, Drunk Driving Enforcement Fund**

**RESOLUTION 2019-162
Amend Capital Budget**

**RESOLUTION 2019-163
Authorize Placement of Liens for Failing to Address Property Maintenance Violations**

Motion of Lovenduski, seconded by Ostrander to approve Resolutions 2019-155 through 2019-163.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Sandusky, Woolston

NOES: None

ABSENT: None

Unanimous approval – Motion carried

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ORDINANCES

ORDINANCE 2019-16

**Bond Ordinance-Sewer Treatment Plant Sludge Dewatering Screw Press Upgrade
(Introduction & 1st Read) (2nd Read & Adoption on September 18, 2019)**

Motion of Ostrander, seconded by Lovenduski to approve Ordinance No. 2019-16.

Upon roll call, Council voted as follows:

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

ORDINANCE 2019-17

**Bond Ordinance-Water Treatment Plant Chemical Building Upgrade
(Introduction & 1st Read) (2nd Read & Adoption September 18, 2019)**

Motion of Ostrander, seconded by Baldorossi to approve Ordinance No. 2019-17.

Upon roll call, Council voted as follows:

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

ORDINANCE 2019-18

**Bond Ordinance-Approve Purchase of Two (2) SUV's for Police Department
(Introduction & 1st Read) (2nd Read & Adoption September 18, 2019)**

Motion of Baldorossi, seconded by Woolston to approve Ordinance No. 2019-18.

Upon roll call, Council voted as follows:

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

ORDINANCE 2019-19

**Bond Ordinance-Fifth Street Rails to Trails Project
(Introduction & 1st Read) (2nd Read & Adoption September 18, 2019)**

Motion of Ostrander, seconded by Lovenduski to approve Ordinance No. 2019-19.

Upon roll call, Council voted as follows:

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

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**ORDINANCE 2019-20
Vacating Utility Easement-Block 88, Lots 1.03 and 1.04**

Motion of Lovenduski, seconded by Woolston to approve Ordinance No. 2019-20.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Sandusky, Woolston

NOES: None

ABSENT: None Unanimous approval. Motion carried

**ORDINANCE 2019-21
Water and Sewer Connection Fees, Affordable Housing Units**

Motion of Ostrander, seconded by Lovenduski to approve Ordinance No. 2019-21.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Sandusky, Woolston

NOES: None

ABSENT: None Unanimous approval. Motion carried

REPORTS OF COMMITEES, BOARDS AND OFFICERS

Nothing at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Wilkie discussed a meeting with the Roebing Museum concerning the Carnival. He said that we did not have the finances to give them a contribution due to the low turn-out on the Thursday and Sunday because of the weather. He said they talked about coordination and setting meetings to keep communications open.

He received an email from Recreation Director, Marty Eckert, regarding the removal of registration fees for recreation sports and there is an increase in the football and cheer program. Field hockey and soccer hadn't seen an increase at that time but registrations were still being received.

The food trucks will be on Nyikita field Thursday, September 5, 2019 from 5:00 p.m. until 8:00 p.m. There is a hope that vendors will increase now that Labor Day has passed.

The Mayor spoke about the water & sewer and property tax rates. In Florence Township the average being paid in municipal property tax was at \$984 in 2018. In Burlington County the average property tax is \$1,458. In New Jersey the average property tax is \$2,575. When comparing the school district, they're at \$3,326 and in the county the average is \$4,422. The state average \$4,610. As a community we are doing very well, our ranking is #9 when it comes to total taxes being paid on the average tax bill.

Mayor Wilkie stated that Resolution 163 is for the property maintenance liens. If someone isn't taking care of the property we are going out and doing the work and we're getting \$200 to \$300 back; but more importantly the is that the property is cleaned up.

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At the Planning Board meeting current zoning designations in the township were discussed. The possibility of changing the zoning in some areas to control what type of commercial use is permitted was discussed. Emphasis was put on areas designated as General Manufacturing and Special Manufacturing. One of the things we looked at was where those zones are located in the township and if they are what we want in those locations. The areas looked at include the Route 130 corridor, Florence Columbus Road near Exit 52, the Roebing Steel Mill and the old Griffin Pipe site down to and including DC Fabricators. Rezoning was discussed at the last Planning Board meeting and a committee from the Planning Board along with a few members from the Zoning Board will talk about creating either a marina district or a river front district in the Roebing Mill area. This does not affect Kampack but if and when Kampack gets their approval through the Planning Board, in their redevelopment rules it does not permit for them to have warehouse distribution, so there is no potential to have truck traffic coming in.

Also, the master plan is in the works to be completed by the end of next year. We have the 1976 master plan that has not been updated, and it is time to have a more recent master plan without all of the amendments.

Administrator

None at this time.

Assistant Administrator

Assistant Administrator Sahol gave an update on the Road Program. Grove Street has been milled and the hope is that by week end it will be paved. The milling process has also begun on the Wilkie Park paths and hopefully will be paved next week. Wilkie Park and the Riverside Avenue parking improvements in Roebing, were all due to a grant we received from Burlington County a few years ago and we are finalizing that project with those grant funds.

The next phase beginning next week will likely involve the completion of the paving and restoration of those areas in Roebing. The water and sewer utility continues to make their improvements on the tail end of the concrete work that took place. They are doing some hydrant work and valve replacements to make sure that our water infrastructure is in good shape in the village. They will be done before September 16 when the reconstruction on the avenues will begin. We are nearing the end of our 2019 Road Program. A few additions will be worked on shortly thereafter, to include some improvements on Firehouse Lane and some sewer plant improvements for staff parking.

Mayor Wilkie mentioned that applications are being accepted for the Burlington County Park Program and they are due October 1, 2019. During next week's meeting Tom Sahol will have a few possibilities for Council to take action on. One is a building for field hockey similar to what was done at Marter Park. And the other is continuing with Roebing Park with the park committee, whether it be a fishing dock, etc.

Council President Jerry Sandusky asked Assistant Administrator Sahol about the Scout House on Potts Mill Road. Assistant Administrator Sahol explained that Barrett Paving is completing the paving project, and after milling and paving will be creating the ADA parking area as well as the driveway. The electrician was out there finishing up the electrical service. PSE&G has been delayed in many of our requests, and they are holding us back. As soon as it is complete, there is a hope to have full access to that building. We had hoped they would be in by early summer but we now know it is going to be a fall project.

OLD BUSINESS

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Mayor Wilkie stated that he recently attended an impromptu meeting with the Roebing Legion. The Legion expressed that they do not have people to care for the facility. They only had 12 people attend the meeting. The township is willing to help the Legion but we are not interested in purchasing the building.

NEW BUSINESS

There was no New Business at this time.

BOARD OF HEALTH

Reports received August 22, 2019.

Motion by Lovenduski seconded by Ostrander to receive and file the reports. Voice vote – all ayes.

MISCELLANEOUS

There was no Miscellaneous at this time.

PUBLIC COMMENTS

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

Don Kaminski, 10 McCay Drive, asked about a construction trailer across from the old Griffin Pipe property. He would like to know if they are going to build on the side where the trailer is located, or on the same side where the plant used to be located.

Mayor Wilkie explained that there will most likely be construction on both of those locations. The area where the office building used to be located has been approved by the Planning Board for about a half a million square foot facility with a single dock. They are in the beginning process of building, and that is why the construction trailer is there. They will probably be coming before the Planning Board this fall because, as part of the redevelopment plan, they have vested interest to come forward to develop on the Griffin Pipe side (the river side).

Mr. Kaminski also stated that he read in the newspaper that out of the top 12 pharmacies in the state that were selling Opioids, none of the pharmacies in Florence Township were listed.

Seeing no one else wishing to be heard, a motion was made by Ostrander, seconded by Baldorossi to close Public Comment. Voice vote – all ayes.

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ADJOURNMENT

There being no further business a motion was made by Lovenduski seconded by Woolston to adjourn at 8:48 p.m. Voice vote – all ayes.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/jns