

Florence Township Council Regular Session 9/18/19

Florence, New Jersey
September 18, 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

APPROVAL OF MINUTES

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

- Township Council Regular Session of September 4, 2019
- Township Council Closed Session of September 11, 2019

FINANCIAL CORRESPONDENCE

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

- Court Administrator's Monthly Report for August 2019.
- Township Clerk's Monthly Report for August 2019.
- Tax Collector's Monthly Tax Report and Water & Sewer Report for August 2019.
- CFO's Cash Reports and Budget Reports for August 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

Nothing at this time.

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APPLICATIONS

- A. Social Affair Permit for Francis W. Robbins Post 194, 601 Broad Street, Music Fest Food truck event, October 5, 2019 from 12:00 p.m. to 10:00 p.m.

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

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Ostrander, Sandusky, Woolston

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, a motion was made by Woolston, seconded by Ostrander to close Public Comment. Voice vote – all ayes.

RESOLUTIONS

RESOLUTION 2019-165

Authorize Placement of Liens for Failing to Address Property Maintenance Violations

RESOLUTION 2019-166

Repeal Resolution 2019-159

RESOLUTION 2019-167

Appointing Florence Associates LLC as Redeveloper for Block 160.01, Lots 4, 11.01, 11.02 & 24

RESOLUTION 2019-168

Authorize Assistant Administrator to submit Burlco Park Grand application

RESOLUTION 2019-169

Convert W&S Utility Debt and Open Space Debt from Temporary to Permanent Financing

Motion of Lovenduski, seconded by Woolston to approve Resolutions 2019-165 through 2019-169.

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
(2nd Read & Adoption)**

Motion of Ostrander, seconded by Lovenduski to open public comment.

Administrator Brook explained that this ordinance is part of continuing to monitor the infrastructure of both the water system and the sewer system. It is part of the wastewater treatment plant. The plant is approximately 17-20 years old and with technology ever changing, there are now screw presses that will work much more efficiently in helping us to comply with our DEP permit. One of the reasons we are looking to upgrade is because this is part of the process for the disposal of wastewater sludge. We can then focus on other aspects of the sewer plant that need to be addressed. For instance, the headworks or the location where wastewater initially comes in to the wastewater treatment plant. It is all about operating efficiency, saving money in the long run and utilizing manpower to the best of our ability. This is the technology of the future that we are installing.

Seeing no one wishing to comment, motion of Ostrander, seconded by Lovenduski to close public hearing on Ordinance 2019-16. Voice vote – all ayes.

Motion of Baldorossi, seconded by Woolston 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
(2nd Read & Adoption)**

Council President Sandusky opened the public hearing on the ordinance.

Administrator Brook explained that this is an upgrade. He said there are three phases to the water plant upgrade located on Sixth and Summer Streets. The first one has already been completed. This is the second aspect of it. The third will be to look at two of the wells to evaluate whether or not we can re-drill a well and go from two to one. This is a significant upgrade to the treatment process of the water plant. He stated that is very important to stay ahead of the curve when it comes to the public's health and safety. We are looking to do just that. The state is requiring municipalities to comply with a water quality accountability act. Dave Lebak will be attending a future meeting to talk about what municipalities and what utilities are going to have to do in the future to ensure their systems operate properly. We do not have to do this right now but we can anticipate over the next few years if we do not, we will fall behind in making sure that the infrastructure is kept in good condition.

Seeing no one wishing to comment, motion was made by Ostrander, seconded by Lovenduski to close the public hearing on Ordinance 2019-17. Voice vote – all ayes.

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

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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
(2nd Read & Adoption)**

Administrator Brook stated that this is a fleet upgrade looking ahead into 2020 and possibly getting the vehicles at the end of this year. The Chief came to Richard and stated that the we have the ability to order 2019 vehicles and we can avoid an increase for the 2020 models. It will take from 6 to 10 months to get a vehicle here, upfitted and placed on the road. The vehicle would be ordered around October 18th with a resolution and we would be fortunate to have the vehicles here and operable by the spring. We may luck out and get a 2019 model that is on the lot. All of these vehicles are upfitted with a great deal of equipment. For example, each SUV is equipped with a camera system that is 360 degrees and can see completely around the car. The technology is what you need to have today in the modern police force. That is why we are doing the ordinance now so we can order the vehicle at the October 16th meeting and, if all goes well, it will be on the road by spring of 2020.

Council President Sandusky opened the public hearing on the ordinance. Seeing no one wishing to comment, motion was made by Ostrander, seconded by Lovenduski to close the public hearing on Ordinance 2019-18. Voice vote – all ayes.

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
(2nd Read & Adoption)**

Mayor Wilkie explained that we had received a grant to remove the railroad tracks along Fifth Street. This is putting the money in place to get started working on that project starting from Front Street heading East. The goal is to put a path in place of the rails, once they are removed.

Council President Sandusky opened the public hearing on the ordinance. Seeing no one wishing to comment, motion was made by Ostrander, seconded by Lovenduski to close the public hearing on Ordinance 2019-19. Voice vote – all ayes.

Motion of Lovenduski, seconded by Baldorossi 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
(2nd Read & Adoption)

Administrator Brook explained that this easement was put into place when a project located on Sixth Street was built. There was an easement created between two properties and that easement was there in case there was a need to install a sewer line. Because the property owners initially sold part of that property and ultimately connected down a different route, there is no need for this sewer easement. It is 10 feet on each side for both of the property owners and they have contemplated asking the township to vacate the easement over the last 3-5 years. They finally put together a letter of request and he, along with Dave Lebak, went out to look at the property and are in agreement that there is no longer a need for a sewer utility easement to run between these two properties.

Council President Sandusky opened the public hearing on the ordinance. Seeing no one wishing to comment, motion was made by Ostrander, seconded by Lovenduski to close the public hearing on Ordinance 2019-20. Voice vote – all ayes.

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
(2nd Read and Adoption)

Administrator Brook stated that the state passed a law back in 2018 but it was not really publicized much. He came across it in a magazine for planning officials whereby the state indicated that any new affordable housing units that are built in a municipality whether you have a municipal run utility or whether it is an MUA, you can only charge them 50% of what their connection fees are. The purpose is to encourage compliance with affordable housing units and affordable housing plans in the state of New Jersey. He double checked with the township solicitor Kelly Grant and she confirmed that the law is in effect and therefore we are just making sure we are fully compliant.

Council President Sandusky opened the public hearing on the ordinance. Seeing no one wishing to comment, motion was made by Ostrander, seconded by Lovenduski to close the public hearing on Ordinance 2019-21. Voice vote – all ayes.

Motion of Woolston, 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

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REPORTS OF COMMITTEES, BOARDS AND OFFICERS

Nothing at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Wilkie stated that Cedar Lane will be repaved by the high school beginning Monday, September 23, 2019. They will be shutting it down a little after 8:00 a.m. and will have it reopened by 2:00 p.m. They will have one of the two lanes open at all times.

There is a notice on Facebook regarding the Senior Fitness Program at the Community Center on Tuesdays and Thursdays from 11:00 a.m. to 12:00 p.m. starting Thursday, September 19, 2019.

The Mayor mentioned that after a number of years of working with Kampack, we were notified that Kampack has withdrawn their interest in utilizing the Roebling site. They recently had a new owner come into the picture who has bought out one of the principal owners and have decided they did not want to move forward.

The community yard sale was two weeks ago and the weather was beautiful. This past Saturday, September 14, the car show was held at Saint Stephen's church and the head of the Florence Historical Society had their open house. Again, another great day for weather. This Saturday night, September 21st, the American Legion is having a family movie night outside starting at 7 p.m. And the museum is showing the "Greatest Showman" outside on Saturday September 28.

The Mayor touched on the traffic issues that have been presented by township resident Mark Hollern and stated that we will continue to work with Burlington Township, Burlington City and the county as well as the Department of Transportation as we continue in trying to address our traffic issues.

Administrator

Administrator Brook spoke about Mr. Mark Hollern and how he spent a lot of time talking about Federal Statute 16:32. He appeared before Council and the Burlington County Bridge Commission and he believes he also met with Senator Singleton and a few others. Police Chief Brian Boldizar met with the State Police on Monday, September 9th and he prepared a memo for Mayor and Council and asked to pass the information along. We are always open and willing to do anything to help the residents to deal with traffic in a better manner. He asked that the Chief's memo (below) be added to the minutes for the record:

"On Monday, September 9, 2019, Captain Jonathan Greenberg, Lieutenant Albert Jacoby and I met with Sergeant Terrance Hendricks of the New Jersey State Police Mobile Safe Freight Unit to discuss the issues on Front Street that have been brought to us by Mark Hollern. We met at Clark T. Carey Park so that Sgt. Hendricks could see the roadway that Mr. Hollern is concerned with.

After explaining to Sgt. Hendricks, the issues that have been brought to us, he advised us that he had spoken with Mr. Hollern a while ago about his concerns with the trucks. Sgt. Hendricks was familiar with the Federal Statue 16:32 that Mr. Hollern was speaking of. Sgt. Hendricks confirmed that municipal law enforcement officers still need probably cause to stop a motor vehicle, and can not stop a tractor trailer on a "hunch" that the truck is in violation of the oversize statue. He said that we would need a Title 39 violation (speeding, failure to observe a signal, etc.) to stop the truck before we can investigate whether or not it is in violation of Statue 16:32. Sgt. Hendricks advised us that they do not use that statue very often, as they typically educate the truck drivers and businesses about what the law says about trucks using local roads. He also advised us that any truck making a local delivery is exempt from this law.

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Sgt. Hendricks advised us that he can make arrangements with us to schedule a commercial vehicle enforcement training. He is going to provide us with a couple of dates when a few of our traffic safety unit officers will go out with their unit to be trained on what violations to look for. He will also provide our officers with the education material to hand out to the drivers and businesses where the trucks are coming from or going to. Sgt. Hendricks offered any resources he could from his unit, with the understanding that they cover the entire State and their schedule is pretty full.

I will provide you with an update once the training begins.”

Mr. Brook also talked about the overview from the Burlington County Municipal Joint Insurance Fund about the township’s participation in the Fund. It talks about the importance of what the township has done in working with other municipalities throughout the county. What caught his eye was in 2018 the township had a surplus returned of \$58,770, but over the life of Florence Township’s involvement in the Joint Insurance Fund, the total surplus that has been returned to the municipality and its residents exceeds \$1,070,000. And that is a credit to the department heads, the people who work for the JIF and the professionals who are involved in making sure that all municipalities are properly insured.

Assistant Administrator

Assistant Administrator Tom Sahol spoke about Olive Street and the speed tables that were installed. He said that they have been modified to add some additional flat along the curb line to allow for drainage to flow a little more freely. Hopefully it will address the issues we started to see. Olive Street is an extremely flat road, there are only two inlets, one at Cedar and a double inlet near Sixth just prior to the tracks. They don’t even connect; the one by the tracks goes into a basin courtesy of the Hamilton Farms development and the other is an old infrastructure that goes to the county system which eventually flows all the way out to Railroad Avenue. There was always a lot of flooding on the roadway due to the fact that the road is so flat. They have removed 18” of the tapered speed table allowing 2 feet of flat along the curb lines so there should be a lot more movement with the water. He wanted to be sure Council was aware that the work was done.

The other thing he talked about is the road program and the milling and paving next week. 5th and 7th Avenues are Monday and Tuesday, followed by Riverside and 4th Avenue and the remainder of the village all next week.

Tom stated that he finally got a chance to meet with our new government affairs representative from Public Service, Addie Colon. She replaced Mike Coyle who we have been working with for 18 years. She is very nice, has the same demeanor as Mike, is responsive to the community and wants to bring opportunities forward. Public Service is currently going to be doing a new initiative continuing to work on their energy efficiency programs. One of them affects us and street lighting. As you know, we pay a certain monthly rent for every single street light in the community. When they do not work, we are not getting our value out of them because we are still paying until it is reported and repaired. With the new technology, they are looking at using responsive LED which has the ability to self-monitor so they know when there is an outage on these devices and they can get to them more quickly. Unlike the induction or the metal halide sodium vapor that they have, these LEDs also have a life of between 15 and 20 years. The others usually only run 3 to 5. Between a 5% savings anticipated for the street light portion of our bill, there is the fact that they can self-monitor and self-diagnose and hopefully get repaired much quicker. You will even see that they can do scheduling if we have areas that we would like to have things done with specifically. He thinks it is a win win for the municipality. He said he has noticed that Atlantic City Electric and JCP&L are starting to do a lot of the changes, and while he was in California recently and saw several communities where he did not even realize the lights were on. The lights were recessed within and they are all LED fixtures so they do not have a glare but it casts enough light. Council agreed this is a good idea and Tom said he will let Public Service know we would like to continue their project.

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OLD BUSINESS

There was no Old Business at this time.

NEW BUSINESS

There was no New Business at this time.

BOARD OF HEALTH

There was no Board of Health at this time.

MISCELLANEOUS

There was no Miscellaneous at this time.

PUBLIC COMMENTS

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

Joe Csik, 45 E. Fifth Street, asked for Council to reconsider putting speed bumps on Fifth Street. He thinks there is a necessity for them. Tom Sahol said he would talk to the Chief to find out if they think there are speed control measures that need to be installed on Fifth Street. He said he will reach back out to Mr. Csik directly.

Don Kamienski, 10 McCay Drive, asked about the animal control company. Administrator Brook explained that the proposal just came in the mail and he has to sit down with the Chief and compare, from a service standpoint, what Florence has with Bordentown Township and then come back to Council and give them a recommendation. If it is comparable, preferably better, then he will come back and make a recommendation to make a change.

Melanie Mieczkowski, 1000 West Fourth Street, said that there are a lot of kids that play on the West Third Street and ride bicycles. There is a problem with speeding on that street and she is hoping that maybe speed bumps can be added. Tom Sahol said that he could speak to the Chief about that street as well.

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

ADJOURNMENT

There being no further business a motion was made by Lovenduski seconded by Woolston to adjourn at 8:33 p.m. Voice vote – all ayes.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/jns