

## Florence Township Council Regular Session 12/18/19

Florence, New Jersey  
December 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 p.m. 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, Bruce Garganio, Paul Ostrander, Dave Woolston, Jerry Sandusky

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

Absent: None

### APPROVAL OF MINUTES

- Regular Session of November 13, 2019
- Closed Session of December 11, 2019
- Regular Session of December 11, 2019

Motion of Ostrander, seconded by Baldorossi to approve the minutes as submitted. Voice vote – all ayes.

### FINANCIAL CORRESPONDENCE

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

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

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

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Garganio, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Unanimous vote – Motion carried

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**APPLICATIONS**

None

**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 Ostrander, seconded by Woolston to close Public Comment. Voice vote – all ayes.

**RESOLUTIONS**

**RESOLUTION 2019-205  
Transferring Certain 2019 Budget Appropriations**

**RESOLUTION 2019-206  
Approve Current Est. 4 and Change Order 1 for Mallard Creek Pump Station**

**RESOLUTION 2019-207  
Authorize Refunds of Certain Tax Overpayments**

**RESOLUTION 2019-208  
Canceling Tax Overpayment Less than \$10.00**

**RESOLUTION 2019-209  
Canceling Certain 2019 Budget Appropriations**

**RESOLUTION 2019-210  
Approving a Capital Grant Agreement Between the Township and Board of Education**

**RESOLUTION 2019-211  
Retirement Honor**

**RESOLUTION 2019-212  
Cancel Taxes on Property owned by a TDV**

**RESOLUTION 2019-213  
Authorize Refund of Tax Overpayment**

**RESOLUTION 2019-214  
TWA – Wastewater Treatment Plant**

Motion of Ostrander, seconded by Garganio to approve Resolutions 2019-205 through 2019-214.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Garganio, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: None

Unanimous approval – Motion carried

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**ORDINANCES**

**ORDINANCE 2019-28  
Authorizing Acquisition of Block 18, Lot 7  
(2<sup>nd</sup> Reading, Public Hearing and Adoption)**

Assistant Administrator Sahol explained that the goal is to purchase properties that are in the state of decline primarily in areas where a very good reuse is likely to occur, especially in the area of affordable housing. The municipality is doing just that in this location. This property, 629 W. Third St. adjacent to Iron St., was once subject to a fire and is now uninhabitable. It is time that this property is put back to a good reuse. Removing the structure and eventually reconstructing something there, such as affordable housing, would be a much-needed improvement for the residents of the area.

Motion of Ostrander, seconded by Woolston to open Public Hearing on Ordinance 2019-28. Voice vote – all ayes.

Seeing no one wishing to speak, motion of Ostrander, seconded by Garganio to close Public Hearing on Ordinance 2019-28. Voice vote – all ayes.

Motion of Baldorossi, seconded by Woolston to approve Ordinance No. 2019-28.

Upon roll call, Council voted as follows:

YEAS:	Baldorossi, Garganio, Ostrander, Woolston, Sandusky
NOES:	None
ABSENT:	None

Unanimous approval – Motion carried

**ORDINANCE 2019-29  
Financial Agreement with IPT Florence West Urban Renewal, LLC  
(2<sup>nd</sup> Reading, Public Hearing and Adoption)**

Administrator Brook said this is part of the financial arrangement with this organization. Under the financial agreement the developer will continue to pay full land taxes. They pay a percentage of the taxes and the values on the building itself over a period of 25 years. As part of the agreement, the developer has agreed to donate or contribute \$430,000 to the municipality which will then be used in a separate agreement with the school district so they can make significant improvements to the elementary school from a security standpoint and also to replace the handicap ramp that is at the Riverfront School. The school will have full control of the design and the improvements to both of their properties.

In addition, he mentioned that with this agreement there were some questions as to whether or not it would be possible to create a walking path along the riverbank. The developer agreed to put in a walkway that will go right to the river. They will do all of the work, pay for it, and put in lighting. In discussions with Jim Murray from Black Creek Group and Township Engineer, Jim Biegen, Mr. Murray agreed that if the municipality is interested in an easement to try and develop a portion of or all, that Black Creek will provide a permanent easement. We want to note that for the record this evening and follow up so that we can consummate it in writing. Mr. Murray wants the municipality to be aware that there are challenges when you work along the riverbank with the trees there and the stability of the bank. Engineer Biegen will take a good look at it, come back to Mayor and Council and advise whether he thinks it is physically feasible to construct a walkway along the whole back area for the public to use. If it is, then Black Creek said they will provide the easement to the municipality and the town would work with the Heritage Trail or some other public entity to acquire the necessary waterfront permits from DEP.

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Motion of Garganio, seconded by Ostrander to open Public Hearing on Ordinance 2019-29. Voice vote – all ayes.

Bill Bott, 64 Riverbank Drive, asked for verification as to where this trail will be located. It was explained that it is the old Griffin Pipe site.

Seeing no one else wishing to be heard, motion was made by Ostrander, seconded by Garganio to close the Public Hearing on Ordinance No. 2019-29. Voice vote – all ayes.

Motion of Garganio, seconded by Woolston to approve Ordinance No. 2019-29.

Upon roll call, Council voted as follows:

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

### **REPORTS OF COMMITEES, BOARDS AND OFFICERS**

Councilman Baldorossi wished everyone a Merry Christmas and a safe and happy New Year.

### **REPORTS: ADMINISTRATION**

#### **Mayor**

Mayor Wilkie said that Books vs. Badges was a great success and very well attended. He said the Register News had a nice article about it and how it raises money for our community and for our residents.

He let everyone know that the municipal offices will close at 12:00 p.m. on Monday, December 23<sup>rd</sup> and will reopen again on the Thursday the 26<sup>th</sup> at normal time.

The next Council meeting will be on January 8, 2019 at 7:00 p.m. and he will have a state of the township presentation, which Councilman Sandusky initiated a number a years ago. And there has been a request that he roll out the PILOT presentation at the January 15<sup>th</sup> meeting which was drafted in October so the public can ask questions and get some answers. He mentioned his appreciation for all of the work that went through with the school agreements and the partnership that the township has with the school district and the municipality.

He spoke about the township calendar and how they will be delivered throughout the municipality by the Scouts soon. This is a partnership with the fire company, who restarted it in 2012. Liz Valente, a graphic artist, donates her time to put the calendar together. The township, with the fire company had been doing the calendar since sometime before the year 2000. When the township stopped doing sponsorships it was just being funded out of the budget each year. With budget cuts from 2008-2009 the township stopped and the fire company put it together and raised the money through donations. Liz volunteered her time to coordinate it, Tom Sahol put his expertise into it and this year Marty Eckert got involved. At this time the Mayor thanked Liz Valente for all of her help with the calendar.

He spoke about the highlights of the calendar. There is a lot of information about the different organizations, how to sign up for notices, phone numbers, etc. He briefly spoke about Administrator Brook and the tribute to his career in the calendar this year and he thanked Richard.

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Council President Sandusky thanked Liz Valente on behalf of Mayor and Council for all of her time and effort put in to the calendar.

### **Administrator**

Administrator Brook thanked the Mayor and Council for their kind words.

He wanted to acknowledge a letter from a resident, Wendy McManus. He said when someone hand writes a three-page letter, it tells you exactly how touched they were by the people who helped them. In this particular case, it was a letter written about three of the water and sewer department employees Dave Klenk, Dalton Craft, and Adam Brickner. To paraphrase a few of her comments, she had an issue with her water involving a water leak and she wrote that “they responded immediately. I feel they went over and beyond to help me out. They were kind, friendly and willing to give me a hand. With a leak issue, it can be very frustrating. I have to credit these employees for being so prompt, knowledgeable, friendly and reliable. You (Florence Township) have a great crew working for the community and I cannot say enough.” She said “Mr. Klenk, Dalton and Adam made a very stressful situation much easier to deal with.” Administrator Brook said he will be writing a letter to Ms. McManus and a copy of her letter was given to the employees. He also mentioned, on the record, how much the township appreciates what the they did and their representation of the employees that we have working for Florence Township.

### **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 up to the public at this time.

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Don Kamienski, 10 McCay Drive, asked about the sign on Columbus Road directing truck drivers to go left to head south on Route 130 to Cedar Lane and then make a right. He thinks this is great except when the trucks come down Route 130 South, there is no sign there so they go right on Delaware Avenue, until they get to Railroad Avenue and make a left. He understands that Route 130 is a county road but asked if there any way to get a sign. The Mayor explained that the county would not allow us to put a sign on their road and that sign is located on Township property and a paid for by Amazon to try and assist people properly. He further explained that Route 130 is a state highway and we do not own property on Route 130. We did try and Amazon is trying to help their drivers to know how they are supposed to go and this is to try and deal with those that they can and that is why it was put there. Don Kamienski went on to say that a lot of trucks turn onto the Delaware Avenue and pushing cars back.

Bill Bott, 64 Riverbank Drive, addressed Administrator Brook. He said that he had done his job with class, honesty and sincerity. Some of the things that have been said to him at these meetings, had he been in his shoes, he would have acted quite differently. But Mr. Brook did not, he invited these people to his office, explained to them the problem, and whether they liked the answer or not, he went out of his way and that makes him think that he is a special person. He took this town as his own. He thanked him for everything and wished him a Merry Christmas and a Happy New Year.

Administrator Brook thanked Mr. Bott.

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

### **ADJOURNMENT**

Motion of Garganio, seconded by Woolston to adjourn. Voice vote – all ayes. Meeting adjourned at 8:26 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC  
Township Clerk  
/jns