

Florence Township Council Regular Session 10/04/17

Florence, New Jersey
October 4, 2017

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. Council 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 5, 2017; and advertised in the Burlington County Times on January 8, 2017.

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

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

MINUTES

Woolston made a MOTION; seconded by Sandusky to approve the following minutes. Roll call vote – all ayes. Motion carried. Unanimous approval.

- Township Council Closed Session – September 20, 2017
- Township Council Regular Session – September 20, 2017

FINANCIAL CORRESPONDENCE

It was the MOTION of Ostrander, seconded by Woolston to receive and file the Acting Police Chief's Monthly Report for August and the Clerk's Monthly Report for September 2017. All ayes.

It was on the MOTION of Sandusky; seconded by 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

A. Memo from Sandra A. Blacker, CFO regarding sale of \$5,150,000 Bond Anticipation Notes, Series 2017B.

B. Township of Mansfield Ordinance No. 2017-16 rescinding Ordinance No. 2017-13.

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C. Letter from New Jersey General Assembly regarding Assembly Resolution No. 216.

It was the Motion of Ostrander, seconded by Woolston to receive and file Correspondence A through C. All ayes.

APPLICATIONS

- A. Off-Premise 50/50, FTMHS Band Boosters, Tree Lighting
December 1, 2017, 7:00 p.m. at 711 Broad Street
- B. On-Premise Merchandise Raffle, Riverfront School PTO
November 4, 2017, 4:30 p.m. to 10:00 p.m. at Riverfront School, 500 E. Front St.
- C. Purse Bingo, Riverfront School PTO
November 4, 2017, 4:30 p.m. to 10:00 p.m. at Riverfront School, 500 E. Front St.
- D. On-Premise 50/50, Riverfront School PTO
November 4, 2017, 4:30 p.m. to 10:00 p.m. at Riverfront School, 500 E. Front St.

It was the Motion of Sandusky, seconded by Baldorossi to approve applications A through D.

Upon roll call, Council voted as follows:

AYES: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski
NOES: None
ABSENT: None

PUBLIC COMMENTS

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

Charles Russell, 81 Amboy Avenue, said he has lived on Amboy Avenue for twenty-seven years and he would like to address some issues. There is no sidewalk. He said his child was almost hit by a car the other day. There should be a sidewalk, the children walk into the street to go around the cars parked on the area with no sidewalk. He tried a long time ago to get a speed bump installed but none was allowed and cars fly down the street. Assistant Administrator Sahol identified the area in question. He said the township could look at this and see where it could be put into a program.

Sharon Southard, 979 Wallace Avenue, said she is relieved that PSE&G is replacing old piping. She spoke to some of the workers and they told her how old some of the pipes were. She commended the township for the partnership it created for the paving. She said she was here this evening because she had some concerns about some parts of the improvement project, more specifically the sidewalk and curbing. She is in favor of the initiative because it is something everyone has wanted for a long time but she has some specific concerns. She submitted some photos demonstrating her concerns and said she would like to make some suggestions. She said one photo showed the width of Wallace Avenue, which is more than thirty-five feet. The next

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showed the width of the road from her property to the bank property across the street from her. The next showed her light post and tv surveillance, driveway, paver sidewalk and lawn. She has some issues that affect her property and would like to offer some proposals. Her lawn is eight feet, six inches long. The proposed project will reduce the lawn by about four and a half feet. The other properties have a lot more frontage. The project will also eliminate a sizeable amount of her paver sidewalk. The walkway was expensive to install. She thinks there is also going to be a drainage problem by the curb in front of her house causing water to go into her basement. Several years ago she spent a large amount of money to correct a water issue in her basement. It does have limitations and her house is old. She was told part of the project will remove half of her sidewalk pavers. It was suggested to her that she have the remaining ones removed and reinstalled to match up with the new township sidewalk and curb. She might not be able to do that because her bottom porch step is too close to the ground and there would be no room to step down. The steps are pre-fab. It is also a costly proposition for her. She retired in January and has been doing improvements to the interior of her property.

Additionally, she was told that her lightpole/tv security system needed to be moved back 4.5 feet. That is also no small task for her. The metal pole is secured by concrete and a trench would have to be dug to locate the wires and the conduit box. She learned that an electric wand would not protect the wires. The setback would also breach her security system because she would not be able to monitor several areas that are currently viewable. And the police also would not be able to use her system as they have in the past during bank robberies and other matters in the area. This would also be costly for her to do. She installed the light post when lighting changed to LED. There is hardly any lighting where she is located. It was too dark for her to see so she installed the light. She wanted the video system for security reasons.

She said she is suggesting a compromise before the project begins. It was her understanding that the township may have the option of taking more footage from the road. She asked that a smaller sidewalk be considered, and taking two feet from the road and setback all the properties on Wallace Avenue by two feet instead of the proposed 4.5 foot setback for curbs and sidewalk on resident's property. The street is wide enough to do this. She also asked that they consider working around her pavers.

She provided photos of other sidewalks in the area. She said the sidewalk on Hamilton Avenue is about 3ft. 5in. The one on Delaware Avenue is 2ft. 8in. She feels the setback for her property will reduce the value. She said the new sidewalk on Hamilton Avenue is hardly used. People are still walking in the street. She provided another photo of Hornberger Avenue near Sixth Avenue. There is sidewalk, paving and then the sidewalk continues. In Roebling and Florence there are many winding streets, sidewalks and roads that provide access for the residents to their homes. It is good that these new sidewalks are being provided to the public but she is requesting the township be mindful to the effect on some resident's homes and the lessening of the value of their properties and some other issues. She has taken good care of her property and has made an investment over the years. She would like some consideration of the setbacks on Wallace Avenue and the front of her property.

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Council President Lovenduski said right now the project is not at the engineering stage so he doesn't know exactly where everything will go. It will be easier to answer the questions once the engineering is done. Ms. Southard asked when that would be done.

Assistant Administrator Sahol said he has spoken to Ms. Southard a few times. The engineer is going to take a few months to continue with the survey work, determining property lines and if there are any encroachments or any private property improvements that are on township property they may need to be relocated. It is not uncommon for there to be private improvements that the township had to relocate or work with the homeowner to try and preserve it. He hopes by December there will be more concrete information. He thinks the project will go out to bid over the winter. He knows Ms. Southard's concerns and they are in the file for the program. In the past the township has done at-curb sidewalks in areas where residents have limited front yards. All of the concerns are noted. Ms. Southard asked who will relay the concerns to the engineer. Assistant Administrator Sahol said the engineer will physically survey all the properties and then Assistant Administrator Sahol, Administrator Brook, the engineer and several others will sit and discuss each property. That is when the concerns will be addressed. There would also be letters mailed to the residents and they would have an opportunity to meet and discuss any issues. They would be notified to make any improvements before the road was paved because there would be a moratorium on opening the road. Some examples would be installing new sewer lines or connecting to gas. It couldn't be done for five years. Another example would be to install a driveway. If they anticipate they would want one the time is then to start the process by installing an apron. Ms. Southard said she has a dirt driveway. She asked if she would have to wait five years to make improvements to her driveway. Assistant Administrator Sahol said that in her case she has an established driveway and she uses it. In that case a depressed curb and an apron would be installed that would be sufficient to get her up to the level she needed to be and beyond that would be her responsibility. She would get the apron off the road. Ms. Southard asked what would happen if she didn't decide to do something now with the dirt part would she have to wait five years. Assistant Administrator Sahol said she would not have to wait. It only pertains to anything that would have to do with breaking the new road surface.

Administrator Brook suggested prior to going to bid the township sit down with Ms. Southard and show her exactly what would be done. This would give her an opportunity to provide input prior to the project going out to bid. Assistant Administrator Sahol once the preliminary drawings are in, people are notified and are invited to view them and provide input. Administrator Brook said she will be contacted to come in for a meeting. He explained the reason it is going to take so long is because Wallace Avenue is part of a much larger Road Program project and it takes time to survey all of the properties involved. Ms. Southard said it is a good program and she is glad it is being done.

Joseph Csik, 45 East Fifth Street, said he has been asking for speed bumps for years on Fifth Street. The police had lines painted and they said it would help but it hasn't. He said he was told speedbumps wouldn't be installed because people complained about noise from them. There should be speed bumps and police there with radar guns. He said school busses and police cars speed on Fifth Street. He followed a police car that was speeding and said it went to the Police Department parking lot so he didn't understand why it went so fast.

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Assistant Administrator Sahol said the lieutenant, captain and himself had a conversation recently regarding raised crosswalks. They have been proposed for four locations on Hornberger Avenue and one location on Fifth Street, near Pine Street, where the school crossing guard is located. When the engineer began to analyze the possibility of raised cross walks, it was discovered there would be some practical difficulty to install them directly at the intersection of Pine Street and Fifth Street because of the drainage. There are two purposes for them, one is a traffic calming measure and the other is a visual cue. It was decided to shift it west to provide safety for the crossing guard and for a speed deterrent. There will also be signage. The police feel as though the safety measures should be put in place at Fifth Street and Pine Street but it would not be a raised crosswalk, it would be a speed table at that location. They are pretty pronounced. He noted places they are located in other municipalities. They are very effective. The crossing guard there has expressed concerns about speeding to the police. This would be an improvement in the area but it would not be a raised crosswalk.

Ms. Southard offered a suggestion. It was her experience at her work that large sandwich signs are effective. They accented the speedbumps and were very pronounced.

Fred Wainwright, 1011 Cedar Lane, asked about the correspondence on the agenda regarding Mansfield Ordinance No. 2017-16 rescinding Ordinance No. 2017-13. Mayor Wilkie said it was regarding the proposed warehouse zoning in the Kinkora area. It was taken out of the Mansfield Master Plan for warehousing. It is zoned residential. Assistant Administrator Sahol indicated on the Mansfield tax map where the area was located.

It was the Motion of Ostrander, seconded by Sandusky to close the public comments. All ayes.

RESOLUTIONS

RESOLUTION NO. 2017-198
Award Contract for
Cedar Lane Sidewalk Improvements to
Richard T. Barrett Construction
400 Prospect Street, Trenton, NJ 08612

RESOLUTION NO. 2017-199
Property Tax Abatement Plan for Block 63, Lot 15
237 East Fourth Street

RESOLUTION NO. 2017-200
Authorizing Refund of Certain Tax Overpayments

RESOLUTION NO. 2017-201
Authorize Refund
Housing Inspection Fee

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It was the Motion of Ostrander, seconded by Woolston to approve Resolution Nos. 2017-198 through 2017-201.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

ORDINANCES

**ORDINANCE NO. 2017-26
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING CHAPTER 134 OF THE FLORENCE TOWNSHIP CODE
TO ESTABLISH A STOP INTERSECTION AT
FIFTH AVENUE AND SOUTH STREETS
(2nd Reading) (Public Hearing & Adoption)**

Council President Lovenduski opened the meeting to the public regarding Ordinance No. 2017-26. Seeing no one wishing to be heard, it was the Motion of Sandusky, seconded by Ostrander to close the public hearing. All ayes.

It was the Motion of Sandusky, seconded by Baldorossi to adopt Ordinance No. 2017-26.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

**ORDINANCE NO. 2017-27
AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING CHAPTER 140 OF THE FLORENCE TOWNSHIP
ENTITLED “WATER AND SEWERS” TO
REDUCE THE EXISTING WATER AND SEWER UTILITY
CONNECTION FEES
(1st Reading) (Public Hearing & Adoption 11/8/17)**

It was the Motion of Woolston, seconded by Sandusky to approve Ordinance No. 2017-27 and set the public hearing and adoption for November 8, 2017.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

REPORTS

Committees, Boards and Officers:

Councilman Sandusky said he wanted to return to the topic of speedbumps and crosswalks. He said it seems the deterrents are being installed near school zones. He asked Solicitor Grant if there was a way to double the fine for the speeding tickets. She said that is not something the township could do. Councilman Sandusky suggested more signage. Assistant Administrator Sahol said the signage that is proposed is very effective.

Councilman Sandusky said the cars will slow down in that area and then pick up speed after they pass through. Mayor Wilkie said it may end up that more will be installed. When he lived on West Second Street the suggestion was made to have four way stops. People literally cross Boulevard and speed up quickly. The only reason they slowed down by his house was because Winter Street had a bump, but that is gone now. You can't teach common sense. People speeding down any streets are going to hurt people because it is not open and there are cars on both sides.

Councilman Woolston asked about putting in more stop signs. Council President Lovenduski said on some of the long runs, that is something that might be done.

Administration

Mayor

- **Proclamation Supporting Put the Brakes on Fatalities Day**

Mayor Wilkie read the proclamation into the record.

Mayor Wilkie said the Roebling Museum Octoberfest is October 14, from 2:00pm until 7:00pm. St. Stephen's will be blessing police, fire and EMS at its 9:00 a.m. worship service on October 15. Saturday, October 28, the Fire Department will be having its Halloween party for children starting at 2:00 p.m. He invited Council to join him October 29 to judge the scarecrow contest at Brookdale at 1:00 p.m.

The Harlem Wizards basketball game will on Thursday, November 2, at 7:00 p.m. He encouraged everyone to attend, it was a packed house last year. He said there is not another Council meeting until November 8.

Township Administrator

Nothing at this time.

Assistant Municipal Administrator

Assistant Administrator Sahol said regarding the Road Program, the contractor will be milling the last of the streets and should be paving next Monday or Tuesday. Council President Lovenduski asked when PSE&G would be done with its work. Assistant Administrator Sahol said he would let everyone know next week. He has been in contact with them and they have even sent extra crews to the township to get more done. It is a very large project. The municipality is lucky that it is being done because it is for the safety of the public. Council

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President Lovenduski said these are questions he is getting from residents and he would like to be able to answer them. Assistant Administrator Sahol said he understands and would forward any information he gets as soon as possible. He believes there will be some areas completed soon. He received a preliminary schedule but it is too early to discuss.

Council President Lovenduski asked about the progress of the roundabout. Assistant Administrator Sahol said it is still on schedule but he doesn't have an update right now. There will be some changes to the traffic patterns soon. It is going well.

Division of Engineering

Nothing at this time.

Division of Law

Nothing at this time.

Unfinished Business

Nothing at this time.

New Business

Clerk Erlston said she had something she wanted to bring to Council's attention. Every January the township holds its Free Rabies Clinic. Recently a resident sent an email about a program for microchipping pets at a reduced rate. This could be done in concert with the Rabies Clinic as long as the veterinarian would agree to install the chips. Clerk Erlston said she reached out to the veterinarian and she was agreeable. Residents would be charged a fee by the organization. They would handle all of the paperwork. If everyone was in agreement she would look into the service further to add to the Rabies Clinic. All were in agreement to add the service to the clinic.

Board of Health

Nothing at this time.

Public Comments: Open to the Public

Council President Lovenduski opened the meeting to the public.

Mr. Russell said he understands there are problems with speedbumps. They are hard on the plows. He suggested rumble strips to reduce speeding. He thinks it would help at Amboy Avenue. There are no cops at the end of the street so people speed. It would be easy to do. He thinks there should be continuous sidewalk around the entire block. It would be an easy fix.

Mr. Kamienski said Assistant Administrator Sahol mentioned traffic patterns. This past week he was coming down Cedar Lane behind an 18-wheeler and the truck blew past the big flashing sign that said no tractor trailers beyond this point. Then it turned into the apartment complex where there was a big sign that said no trucks. He asked if they are being fined. Mayor Wilkie and Council said the police have been issuing tickets.

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Mr. Kamienski said he saw another large truck go down Delaware Avenue and turn left onto Olive Street. He asked where the truck would be able to go. He spoke to the police that were standing by the streets that are having work done and told them to call it in. Council President Lovenduski said the police have been giving out tickets and the fines are high.

Council President Lovenduski said it is a growing pain for the township and hopefully when the roundabout is done it will alleviate some of the problems. The traffic pattern will change on Cedar Lane and it will be very apparent to truckers where they can and can't go. There will be striping and turn lanes. The township is doing what the state and traffic experts tell it to do. The township sees what is happening and is working on solving the problem.

Kevin Coleman, 719 Hamilton Avenue, said he and his wife just moved in about two months ago. He had the opportunity to meet Mayor Wilkie and Councilman Ostrander, along with a couple other people. He wanted to say he is pleased he moved here and he is glad there is awareness and attention to some of the things that are going on, especially traffic and sidewalks. These are small things but over time they add up to the aesthetics and quality of life for the residents. He said the Mayor and Council are doing a good job. He plans to attend council meetings and Economic Development Committee meetings. He works in commercial real estate and would be interested to see what will be happening to the Roebling Steel Mill site. He has been talking to people about the site and would like to see what ideas they may have.

It was the Motion of Ostrander, seconded by Woolston to close the public comments. All ayes.

ADJOURNMENT

8:49 PM MOTION of Ostrander; seconded by Sandusky to adjourn. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Nancy L. Erlston
Township Clerk
/aek