

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

January 12, 2005

8:10 PM

CALL TO ORDER

Council President Fratinardo called the meeting to order.

SUNSHINE STATEMENT

The Township Clerk read the Opening Statement: Notice of this meeting has been given in accordance with the Open Public Meetings Act. Notice was published in the Burlington County Times on January 2, 2005 and January 16, 2005; given to the Register News for information; posted on the municipal bulletin board.

ROLL CALL

Present: Frank Baldorossi, Bruce Garganio, Elizabeth Ryan, Jerry Sandusky, John Fratinardo

Also Present: Mayor Michael Muchowski; Richard A. Brook, Township Administrator; Thomas Sahol, Assistant Municipal Administrator; Dante Guzzi, Township Engineer; Russell Trice, Township Water and Sewer Engineer; William John Kearns, Jr., Township Solicitor; Joy Weiler, Township Clerk

PUBLIC COMMENT

None at this time

All residents having an opportunity to be heard, MOTION by Garganio; seconded by Sandusky to close the public portion of the meeting. All ayes - motion carried.

TOWNSHIP WATER AND SEWER ENGINEER

Water Allocation and Well #6 Application

Russell Trice, Township Water and Sewer Engineer, reviewed the Draft Staff Report prepared by NJ DEP after analyzing the Township's application and test results; the Township has 30 days to comment on it. Mr. Trice will go over the report in more detail and report back to Administrator Brook stating the items that need or do not need concern. He stated that DEP did not approve the whole amount of allocation that the Township requested. The Township will have to decide whether they could get by with the amount DEP approved or if they would like to appeal. Mr. Trice discussed future development and that is how he came to the amount requested. DEP feels that amount is too high and will not approve the amount requested. Mr. Trice recommends that the Township request a meeting with DEP. Mayor Muchowski asked if the Township should look into implementing a water savings program in the summer months? Mr. Trice does not believe so.

Mr. Trice stated DEP granted allocation taking Well #6 into consideration, the Township can now move forward with design of the new well.

Florence Township Council Executive Session: 01/12/05

Mr. Trice explained that comments must be submitted to DEP within 30 days. If there is no resolution, the comment period can be extended, as long as initial comments are submitted during the 30-day time period.

After further discussion, it was decided that Mr. Trice would send a letter to DEP requesting a meeting as soon as possible.

TOWNSHIP ENGINEER

Triad Bond

Dan Guzzi, Township Engineer, and Russell Trice, Township Water and Sewer Engineer, reported that there are some minor outstanding items; also, the as-builts have been received. Mr. Guzzi stated that the as-builts for the storm sewer system are adequate. The Performance Bond was released contingent upon completing all outstanding items. The bond will be held until all items are complete.

Railroad Avenue

Mr. Guzzi stated that there is a DOT Grant available for Railroad Avenue. A Resolution authorizing Mr. Guzzi to proceed with the application for the grant will be approved at next week's meeting. He explained that the grant must be applied for in two parts; half of the money this year, half next year.

Mr. Guzzi stated that the grant for Maple Avenue, Winter Street and Eighth Street was approved for \$150,000. That is not enough to do all three roads. Mayor Muchowski suggested using funds for Maple Avenue since work was started but not completed.

Implementing a road program for this year was discussed. Mr. Guzzi will provide a list of roads in the next packet for discussion at next week's meeting.

RMS Construction: Current Estimate #14 for Public Works Facility

Mr. Guzzi reviewed and recommended Current Estimate #14. He explained that the contractor has agreed to a guarantee in the form of a Maintenance Bond or Letter of Credit. Mayor Muchowski asked for a response in writing stating their intentions, Maintenance Bond or Letter of Credit. A Resolution will be approved at next week's meeting.

HANDICAPPED PARKING

Mayor Muchowski asked that discussion be held until next week's meeting. He has spoken with the doctor, and he will provide a review in writing. In the meantime, Administrator Brook will work with the Chief of Police and Solicitor Kearns on a Draft Ordinance.

PROJECTS: ROAD PROGRAM – BOND LIST

Administrator Brook asked if they would like to look at doing four alleys in Roebing? He believes it will cost between \$14,000 and \$20,000 an alley. He discussed the methods of fixing the alleys.

Mayor Muchowski stated that Administrator Brook is finalizing specs for bids for trash collection and discussed trash pick in the alleys in Roebing. It is necessary to pick up trash in the alleys for the row homes, but perhaps trash could be collected out front for the half doubles.

Florence Township Council Executive Session: 01/12/05

Discussions followed regarding moving some of the trash pick up locations to the front of the houses. If the alleys were not utilized for trash pick up, they would not need such a costly repair. Assistant Administrator Sahol will prepare a report showing where in town the trash collection can be moved to the front of the houses.

After further discussion, it was decided to repair two (2) alleys in Roebling, 200 block of Fifth Avenue and Sixth Avenue and 100 block of Seventh and Eighth Avenue (repair as if the trash truck will be utilizing it), and two (2) alleys in Florence. These alleys will be done as a test to see if the technique used works.

Bonding was discussed. If it will be a significant amount of time until the grant money will be received, the whole amount must be borrowed. Administrator Brook will prepare a report showing the bonding impact.

NJ DOT TRAFFIC STUDY: DISCUSSION

Administrator Brook stated that DOT is ready to send out a final report on the Route 130 and Hornberger Avenue area study. DOT asked if the Township would like any formal comments incorporated into the report?

Council Vice President Ryan verified that the final decision lies with the municipality. Administrator Brook stated that it does.

Council President Fratinardo discussed raising Route 130 by Hornberger Avenue and lowering the crescent. That comment could be incorporated into the report.

Mayor Muchowski suggested allowing the potential developer for the steel mill site to review and comment. Mayor Muchowski is concerned that the State will spend the money to improve the intersection but would be bottlenecked with the creation of 1,500 to 2,000 jobs with the development of the steel mill site.

Council Vice President Ryan expressed her concerns that at the presentation (November 10th Worksession) DOT seemed to say that in a few years Route 130 is going to reach its capacity. She finds it disturbing that even though they are looking to help Florence Township they do not have a solution for Route 130 overall. Discussion followed regarding the future of Route 130.

ACTION

APPLICATIONS

- A. Social Affair Permit: Holy Assumption, Comedy Night, February 12, 2005, 7:00PM to Midnight
- B. On Premise 50/50 Raffle: Holy Assumption, Comedy Night, February 12, 2005, 7:00PM to Midnight

It was on the MOTION of Sandusky, seconded by Baldorossi to approve the above applications.

On the Question

Nothing at this time.

Florence Township Council Executive Session: 01/12/05

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo
NOES: None
ABSENT: None

Unanimous approval.

ORDINANCES

**ORDINANCE 2005-01
(1st Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING
CHAPTER 87 – HOUSING OF THE FLORENCE CODE TO
INCREASE THE DEVELOPMENT FEES FOR RESIDENTIAL AND
NON-RESIDENTIAL DEVELOPMENT**

**ORDINANCE 2005-02
(1st Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING
CHAPTER 87 – HOUSING OF THE FLORENCE CODE TO ADD A
PROVISION REQUIRING ALL DEVELOPERS TO MEET THE FAIR
SHARE OBLIGATION FOR AFFORDABLE HOUSING IN
ACCORDANCE WITH THE GROWTH SHARE STANDARDS
ADOPTED BY THE COUNCIL ON AFFORDABLE HOUSING**

It was on the MOTION of Garganio, seconded by Baldorossi to approve Ordinance No. 2005-01 and 2005-02.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo
NOES: None
ABSENT: None

Unanimous approval.

MOTION TO AMEND MEETING SCHEDULE

It was on the MOTION of Garganio, seconded by Sandusky to amend meeting schedule to add an additional meeting to consider Ordinance No. 2005-01 and 2005-02 on January 26, 2005 at 6:00PM.

Upon roll call Council voted as follows:

Florence Township Council Executive Session: 01/12/05

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinaro
NOES: None
ABSENT: None

Unanimous approval.

GARELICK FARMS

Council Member Garganio questioned the memo regarding Garelick Farms stating that work on the odor problem has been delayed until February, and asked what the Township's next step would be if work is not completed by February? Discussion followed regarding filing a lawsuit if they do not meet the deadline.

GRIFFIN PIPE PROPERTY

Council Member Garganio questioned the status of discussions regarding rezoning the Griffin Pipe property. He feels that, with COAH in mind, the property would be a better use and tax ratable as a small commercial use then residential.

Mayor Muchowski stated that there are access issues with the proposed residential plans. He wonders if the same concerns would exist with a small commercial site and require a re-designation of the Master Plan? He stated that if bypass road becomes a reality, it will make the flexibility of the site better. If it does not become a reality, there may be limitations on the use of the site.

Council President Fratinaro does not believe that there is time to act on the proposed plan that is before the Planning Board now, but there is time to consider the rest of the site. Council Member Garganio believes there is time to impact the proposed plan. Solicitor Kearns explained that the best step is to have the Planning Board prepare a report and recommendation; it is a Master Plan change. Discussion followed regarding legal ramifications. Legal strategies will be discussed in Closed Session.

TRUCK STOP ORDINANCE

Council Vice President Ryan asked if the Truck Stop Ordinance would be coming up for consideration? Solicitor Kearns stated that it is scheduled for public hearing at the January 19, 2005 meeting. He believes that Wawa will be attending the meeting to discuss the number of truck parking spaces.

WESLEY'S PUB REQUEST

Joy Weiler, Township Clerk, received a request from Wesley's Pub to remain open longer on Superbowl Sunday. She explained that if Council is in agreement to allow an Ordinance; it will be approved on 1st reading tonight with public hearing to be held at Council's Special Session on January 26th. Council in agreement to amend the current Ordinance to allow Council the right to extend operating hours for special events.

**ORDINANCE 2005-03
(1st Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING
CHAPTER 36 – ALCOHOLIC BEVERAGES OF THE FLORENCE
CODE TO ADD A PROVISION AUTHORIZING THE TOWNSHIP
COUNCIL IN ITS EXCLUSIVE DISCRETION TO EXTEND THE
HOURS OF SALE FOR NOT MORE THAN TWO (2) HOURS ON
DATES ON WHICH THE TOWNSHIP COUNCIL DETERMINES
THAT SPECIAL EVENTS OCCUR ON THOSE DATES**

It was on the MOTION of Sandusky, seconded by Baldorossi to approve Ordinance No. 2005-03 and set public hearing for January 26, 2005.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo

NOES: None

ABSENT: None

Unanimous approval.

GREEN ACRES

Administrator Brook noted that there was a notice from the League of Municipalities regarding Green Acres. There are 2% loans available for park development. The application deadline is February 15, 2005. There is not enough time to apply for work to be done this year. Council Member Garganio would like the work in the parks to be completed this year.

10:00 PM MOTION by Ryan, seconded by Garganio to adjourn to Closed Session. Action may be taken after Closed Session. Roll call vote - all ayes.

ADJOURNMENT

10:00 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab