

Florence, New Jersey  
March 4, 2009

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 Baldorossi at 8:00 PM. President Baldorossi led the Salute to the Flag.

The following statement was read by the Township Clerk: "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 11, 2009; given to the Register News for information. Notice was posted on the Municipal Bulletin Board."

Upon roll call the following were found to be present:

Bruce Garganio  
Dennis O'Hara (Present at 9:00PM)  
Sean Ryan  
Jerry Sandusky  
Frank Baldorossi

Also present:

Mayor William Berry; Richard Brook, Township Administrator; Thomas Sahol, Assistant Municipal Administrator, Dante Guzzi, Township Engineer; William John Kearns, Jr., Township Solicitor; Joy M. Weiler, Township Clerk

**MINUTES**

Ryan made a MOTION; seconded by Garganio to approve the following minutes. Roll call vote – all ayes. Motion carried.

Regular Session	December 17, 2008, January 21, 2009, February 4, 2009
Reorganization	January 7, 2009
Executive Session	January 14, 2009
Closed Session	February 4, 2009, February 11, 2009, February 18, 2009

**FINANCIAL CORRESPONDENCE**

It was on the MOTION of Ryan; seconded by Sandusky to receive and file the Township Clerk's report for February and the Tax Collector's Annual Report. Roll call vote – all ayes. Motion carried.

Sandusky made a MOTION; seconded by Garganio to approve the Treasurer's Bill List. Roll call vote – all ayes. Motion carried.

**REGULAR CORRESPONDENCE**

Nothing at this time.

**APPLICATIONS**

A. Easter Egg Hunt: H. Kenneth Wilkie Memorial River's Edge Park, April 11, 2009, 10:00AM

It was on the MOTION of Sandusky, seconded by Ryan to approve the above application.

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On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: O'Hara

Unanimous approval.

**PUBLIC COMMENTS**

Don Kaminski, 10 McCay Drive, followed up on a dim street light he brought to Council's attention at February 18<sup>th</sup> meeting. Administrator Brook did have police dispatch call PSE&G with the pole number. He will check tomorrow.

Joe Czik, 45 E. Fifth Street, discussed the Florence Township Fire Department's policy on renting out the hall to members or family of members only. Mr. Czik feels the residents of Florence Township, as taxpayers that are funding the fire department, should be able to rent the hall. Council Member Garganio explained that the Fire Commission is its own entity; they raise taxes and have an election. The township has no authority to tell them what to do with their building. Administrator Brook suggested that the best thing a resident can do is to go to the Fire Commissioner meetings and address them personally. The meeting dates are on the municipal calendar.

John D'Acquisto, 7 Yockus Lane, stated that Florence Township's Master Plan Map should be on display in the municipal building for everyone to see; he stated that other municipalities have their Master Plan Map on display. Mr. Guzzi explained that the Master Plan is a document that includes approximately 20 maps. Mr. D'Acquisto is looking for a map of the Master Plan showing what is here in the township and what is proposed. He believes it should be available for public access not behind "locked doors". He described the map he is looking for. Solicitor Kearns explained that the map Mr. D'Acquisto is describing may be very useful but it is not something that is required as part of a Master Plan. Administrator Brook explained that the Master Plan is not a secret; it is very accessible. He offered to provide Mr. D'Acquisto with a copy of the Master Plan and also a copy of a commercial development map the township prepared for the New Jersey Department of Transportation (DOT) when the township met with them. The map shows developments that have been approved as well as potential developments that have been in negotiations with the township. He was also offered a copy of the Zoning Map and a report the Planning & Zoning Board Clerk updates on a regular basis indicating current applications that are pending before the boards. He stated that Mr. D'Acquisto is welcome to come in at any time. Mr. D'Acquisto asked why it is not posted outside? Council Member Sandusky stated that he has been with the township for 20 years and has never seen this map posted in the hallway of Florence Township or any other municipality. He stated that Administrator Brook has been more than gracious in offering the material and offering to meet Mr. D'Acquisto at any time. Mr. D'Acquisto reiterated that the map should be on display for everyone to see. Administrator Brook explained that the map Mr. D'Acquisto is specifically referencing does not exist. He offered to provide a copy of a map that is very similar in nature that administration used in a meeting with DOT.

Juliana Babula, 139 Second Avenue, represented the neighbors of Second and Third Avenues to discuss their distress over the parking situation and ask how Council can help to solve the problem. Some of their concerns are multiple vehicles and commercial vehicles on both avenues. She asked

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for an update on Buc's property and Pinto's property. She stated that the residents were allowed to park on Pinto's property at one time but now that he has passed away there are no parking signs posted. Ms. Babula stated that Sixth and Seventh Avenues have an overflow parking lot to park in if they get home and cannot park on the street; Second and Third Avenues do not have that option. She stated that some residents are inconsiderate of their neighbors when they have multiple vehicles. Council Member Ryan explained that the governing body has been discussing the Buc's property and the possibility of overflow parking in the area closest to Hornberger Avenue. The buildings have been demolished and there is remediation work taking place now. Ms. Babula asked what the residents can do in the meantime; can they park at Pinto's or at the squad building? Ms. Babula asked if the governing body would write a letter to the residents of Second and Third Avenues asking them to be considerate of their neighbors? She also asked if the governing body would consider issuing one (1) parking permit per household. Council Member Sandusky explained that his concern is that there are only houses on one side of Second Avenue. He suggested that the township look into the value of the squad building and if it has no value, demolish it and create an overflow parking lot. Ms. Babula suggested that the township start out with a letter to the residents asking for consideration. Council Member Ryan asked what specifically Ms. Babula would like the township to portray in the letter? From a courtesy standpoint a letter is not going to create more parking spaces. Ms. Babula stated that the letter could inform the residents that there will be overflow parking in the future. Council Member Ryan feels a letter regarding the overflow parking should wait until it is actually available. Ms. Babula discussed the inconsideration of people who park their vehicles and take up two (2) spaces. She asked that the letter ask for parking etiquette and inform the residents that in the future there will be more parking availability.

Administrator Brook explained that the Buc's property has had contamination for many years, which has been regulated and overseen by the Department of Environmental Protection (EPA) for a very long time. It took many years of negotiations for the township to acquire Buc's property. The agreement is structured where Florence Township pays them a certain amount of money for the property and then keeps a significant amount in escrow to remediate the underground contamination. Before the township would have agreed to do that the governing body reviewed environmental reports and documents on how much of a risk the township was taking, because ultimately it is public money. The goal was to buy the property and knock down the existing building. The township has hired a company to remediate; once a letter is received from DEP clearing the property of contamination the township will then decide what to do with the property permanently. Remediation will take about a month, then the township will begin to take down the dead trees and remove the fencing and install new fencing. At that time an area will be designated for residents to temporarily park and a letter will go out to the residents in the immediate area. The goal is to have all four properties in that area under municipal control and make improvements for the community. In the meantime, there will be temporary parking after the remediation and cleanup has been completed.

Ms. Babula stated that soon Second Avenue will be repaved and asked where the residents are going to park during construction? Administrator Brook stated that with any road construction project there is going to be an inconvenience for a couple of days to get a better product that is going to last for 15 – 20 years. The township purposely stopped work in the fall as they were approaching Christmas. He explained there should only be a day or two of inconvenience so the entire road can be paved; there is no other way to do it.

Council Member Ryan stated that Second Avenue has the delineated parking spaces and should not have the issue of vehicles taking up more than one (1) parking space. He added that if you take the delineated spaces away it would increase the number of parking spaces. Ms. Babula asked that the

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delineated parking spaces be taken away. She stated that some households have four (4) vehicles. Council Member Ryan does not believe the township can tell the residents to go park elsewhere. Ms. Babula stated that she is not asking that they be told to park somewhere else; she is only asking that the township write a letter asking the residents to be considerate of other people if they have more than one (1) vehicle. Council Member Ryan believes a letter like that would insinuate that they should park elsewhere. Ms. Babula stated that the letter should also advise the residents that parking will be made available in the future. He feels it is more appropriate to inform the residents closer to the time the parking becomes available, which could be several months. Ms. Babula questioned the use of the old squad building. Council Member Ryan stated that it would take time to investigate using the squad building property. Ms. Babula suggested that the township ask Keating's if space could be rented there for parking overnight. Council feels that would be a personal decision for the residents.

Council Member Ryan stated that the governing body is well aware of the parking issues in Roebing with a lack of premium preferred parking spaces. There is no immediate solution. He has advocated the creation of additional parking in that area but it is going to take time to be appropriately done. As Administrator Brook noted Buc's property has to be remediated before moving forward. There was a clear consensus at the previous Executive Session that the frontage of Buc's property would be turned into a permanent overflow parking lot after it was cleaned up to help alleviate the parking problems. Ms. Babula asked how many parking spaces there would be? Council Member Ryan stated that the Township Engineer is in the process of working on the design phase so the governing body does not have that information at this time.

Lee Horner, 129 Third Avenue, asked if there was any plan for delineated parking spaces on Third Avenue? She understands that technically they lose parking spaces but not really because of the way people are presently parking, such as taking up a parking space and a half. Council Member Ryan stated that with the required feet for line delineation they will lose anywhere from 8-12 parking spaces. He explained that there may be a group of people that want lines; there may a group of people that do not want the lines. All of the facts would need to be presented to the residents and there would have to be a consensus of the residents before placing lines.

George Spanos, 155 Second Avenue, believes that with the way people park more spaces are lost without the lines. He believes the fact that spaces are lost with lined parking spots is on the assumption that people park normally. He asked if there were plans to restripe Second Avenue once the road has been repaved? Administrator Brook stated that the plan is to restripe Second Avenue and it is part of the contract.

Mr. Spanos understands that the township cannot legislate common sense. He has some suggestions. There is an overflow parking lot on Hornberger Avenue at the end of Railroad Avenue and Amboy Avenue for those residents, which other residents cannot use. There are a lot of empty spaces in that lot every night and feels as residents of Roebing, they should be able to park there on a temporary basis. The other suggestion is for the township to reach out to NJ Transit to see if their parking lot at the Roebing Station could be utilized on a temporary basis. Assistant Administrator Sahol stated that they have asked NJ Transit in the past for parking just for special events and their position is that the parking lot is for their patrons. Council Member Sandusky explained that when the parking lots at the end of Railroad and Amboy Avenues were established, they were for overflow parking for the residents of those avenues. When Wesley's Pub opened, the governing body allowed a certain number of parking spaces for the patrons during certain hours. Council Member Sandusky stated that there is a parking lot on the other end of Railroad Avenue that no one parks in. He suggested that

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perhaps the residents with commercial vehicles park there. The area would have to be secured with a fence. The problem is getting people to park there.

NOTE: 9:00PM Council Vice President O'Hara present.

Mr. Spanos thanked the governing body for listening.

Council Member Garganio requested a count on Third Avenue during the evening over a five (5) night period. It may show that vehicles are parked so far apart that the lines would cause lost parking spaces. Mr. Guzzi stated that 22 feet is the minimum state standard for the length of a parking space; there is no way to make the spaces shorter.

Council President Baldorossi understands how the residents feel and stated that the governing body has discussed the parking situation for years.

Ms. Babula asked if the governing body was in agreement to send a letter to the residents asking for parking etiquette and not to take up more than one parking spot? Council President Baldorossi and Council Member Ryan explained that the governing body cannot enforce that; it is public parking.

Ms. Horner asked if there was an actual decibel level limit on noise in the town in the Noise Ordinance? Administrator Brook stated that there is a set decibel level for the state. If a call is received stating that there is a particular location that is being disruptive, the township would come out to witness and make the determination as to whether to call the Board of Health and have them come out with their equipment that measures decibel levels. He explained that the decibel level is lower at night.

Mr. Spanos asked if using the lots on Hornberger Avenue at the end of Railroad and Amboy Avenues was a parking option? Administrator Brook explained that the governing body can discuss at their next Worksession. The Chief of Police would have to survey the lots. The regulations may need to be altered to allow.

Ms. Babula questioned looking into parking at the squad building. Administrator Brook stated that presently the Roebling Museum Committee is using the building for storage. They will have the Chief of Police look into parking there also.

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

**RESOLUTIONS**

**RESOLUTION NO. 2009-68**

**ADOPT A HAZARD MITIGATION PLAN**

NOTE: Resolution No. 2009-68 on HOLD until the 3/11/09 meeting.

**RESOLUTION NO. 2009-69**

**DONATION OF FIVE (5) K-55 RADAR UNITS  
FROM THE FLORENCE TOWNSHIP POLICE DEPARTMENT  
TO THE NORTH HANOVER TOWNSHIP POLICE DEPARTMENT**

**RESOLUTION NO. 2009-70**

**APPROVING AGREEMENT WITH FINANCIAL CONSULTANT  
FOR REVIEW OF THE DEVELOPER  
TAX CREDIT PROPOSAL FOR  
COAH STATE FUNDING AND TAX CREDIT  
APPLICATION**

**RESOLUTION NO. 2009-71**

**AUTHORIZING THE PUBLIC SALE OF TOWNSHIP  
OWNED PROPERTY**

It was on the MOTION of Garganio, seconded by Sandusky that Resolutions 2009-69 through 2009-71 be approved.

**On the Question**

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, O'Hara, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

**ORDINANCES**

**ORDINANCE NO. 2009-04  
(2<sup>nd</sup> Reading)**

**AN ORDINANCE AMENDING CHAPTER 12 ENTITLED "ENVIRONMENTAL  
COMMISSION" OF THE CODE OF THE TOWNSHIP OF FLORENCE, NEW JERSEY, SO  
AS TO ESTABLISH AND ENVIRONMENTAL COMMISSION CONSISTENT WITH THE  
PROVISIONS OF NJSA 40:56A-1 ET SEQ.**

It was on the MOTION of Sandusky, seconded by O'Hara to approve Ordinance No. 2009-04 on second reading for adoption.

**Public Comment**

Council President Baldorossi opened the meeting to the public for comments at this time.

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Nothing at this time.

It was on the MOTION of Sandusky, seconded by O'Hara to close the public hearing. All ayes – motion carried.

**On the Question**

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, O'Hara, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

**ORDINANCE NO. 2009-05  
(2<sup>nd</sup> Reading)**

**AN ORDINANCE AMENDING CHAPTER 91 ENTITLED "LAND DEVELOPMENT"  
OF THE CODE OF THE TOWNSHIP OF FLORENCE, NEW JERSEY, SO AS TO  
CREATE A NEW SECTION XXXA ENTITLED "RD-1 HIGH DENSITY RESIDENTIAL –  
AGE RESTRICTED AFFORDABLE HOUSING ZONE".**

It was on the MOTION of Garganio, seconded by O'Hara to approve Ordinance No. 2009-05 on second reading for adoption.

**Public Comment**

Council President Baldorossi opened the meeting to the public for comments at this time.

Richard Lotter, 3 Walnut Court, asked for an explanation of Ordinance No. 2009-05. Administrator Brook explained that the school donated the Duffy School to the township for \$1 so the municipality could use it as part of its affordable housing plan or COAH. This building is going to be converted to senior housing. He showed a rendering of what the building will look like. This Ordinance changes the zone from a school site to senior housing, enabling the township to use the property for this purpose.

Wayne Burkhardt, 203 W. Second Street, asked if the property would be for senior citizens or low income? Administrator Brook explained that the property will be for senior citizens that have to meet certain income requirements. Mr. Burkhardt asked if there would be deliveries to the building? Administrator Brook does not believe there would be many deliveries; there will be a senior bus that would pick residents up for doctor's appointments and such. There will be trash pick up behind the building from a centralized dumpster. The dumpster will be stored inside until trash day when it will be wheeled out for pick up. There can be a provision that trash pick up can only be during the same hours the township has trash pick up. Mr. Burkhardt asked if an addition will be put on the building? Administrator Brook stated that an addition will be put on the building. Mr. Burkhardt asked where the workers will park during renovations? Administrator Brook stated that there is plenty of room for the workers to park on site during renovations; the interior and building work will be done first and the site work will be done last. The workers will not be permitted to take up parking spaces in front of people's homes. Administrator Brook believes, once the building is completed and occupied, it

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will be an asset to the community. He explained that it is a major job and construction should begin in 2010. The historical character and nature of the building will be maintained.

It was on the MOTION of Sandusky, seconded by Garganio to close the public hearing. All ayes – motion carried.

**On the Question**

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, O’Hara, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

**ORDINANCE 2009-06  
(2<sup>nd</sup> Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING CHAPTER 91  
(ZONING) OF THE CODE OF THE TOWNSHIP OF FLORENCE TO ADOPT AN  
UPDATED AND AMENDED OFFICIAL MAP AND AN UPDATED AND  
AMENDED ZONING MAP**

It was on the MOTION of Garganio, seconded by O’Hara to approve Ordinance No. 2009-06 on second reading for adoption.

**Public Comment**

Council President Baldorossi opened the meeting to the public for comments at this time.

Nothing at this time.

It was on the MOTION of Ryan, seconded by Sandusky to close the public hearing. All ayes – motion carried.

**On the Question**

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, O’Hara, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

**REPORTS**

**Committees, Boards and Officers**

- Nothing at this time.

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**Mayor**

- Mayor Berry stated that he received an email that Judith Semptimphelter resigned from the **Economic Development Committee**. She was Council President Baldorossi's **appointment**; he will make another appointment.
- Mayor Berry stated that last summer there were **three (3) young children** who raised over \$3,300 by selling lemonade, which they donated towards the appliances for the **Homes for Our Troops** house. Mayor Berry would like to recognize their efforts by having a **presentation** at a Council meeting in April for the children. Council Members feel it is a good idea.

**Administrator**

- Administrator Brook provided a report showing an outline of the possibility of installing **exterior lighting at the Roebing Museum**. If Council agrees, he will send a letter to the EPA seeking their assistance and involvement. Council Member Garganio suggested looking into solar assisted lighting where there is battery backup and electricity takes over when the batteries no longer hold a charge. Administrator Brook will amend the letter to leave it open for solar if it is available and would work in this situation. This letter is to request that EPA bear some or all of the cost of the lighting.
- Administrator Brook stated that a gentlemen from Excel called him today regarding a program his company is involved with where a resident that has an **underground storage tank removed** they are entitled, if they meet a certain income level, to get the State of New Jersey to pick up some or all of the costs. The gentlemen offered to come in and make a presentation to Council. The resident does not pay anything. Dan Guzzi, Township Engineer, stated that the information is available on the State of New Jersey's website. Excel is doing it to try to drum up business. Administrator Brook will advise the gentlemen to come in and meet with administration and he will report back to Council.
- Administrator Brook acknowledged the township employees that serve on the **JIF Safety Committee (Janice Carey; Dave Lebak, Rich Pendle, Joe Audiok, Dave Wright, Chief Fazekas, Captain Bunce and Tom Sahol)**. He explained that, due to the safety committee and the programs they run, the township saves a significant amount of money. The members of the Safety Committee do a great job and bring in approximately \$3,000 a year that is used for buying safety equipment.

**Assistant Municipal Administrator**

- Nothing at this time.

**Township Solicitor**

- Nothing at this time.

**Township Engineer**

- Dan Guzzi, Township Engineer, discussed the upcoming **Road Program**. Will discuss further at next week's Worksession.

**UNFINISHED BUSINESS**

Nothing at this time.

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**NEW BUSINESS**

Council Member Sandusky stated that within the next couple of months the Roebling Museum may be open along with the Community Center in Roebling. He discussed the possibility of leasing the Third Street Firehouse to the **Florence Historical Society** and the **Florence Garden Club** for a future museum. Neither entity has a place to meet, which he would like to see. Council Member Garganio stated that there are two (2) good size meeting rooms. Council Vice President O'Hara stated that it could save the Florence Historical Society money in what they are currently paying to store their artifacts; he feels it is an excellent idea. Council Member Garganio asked for a copy of the floor plans. Mr. Guzzi will draw up the floor plans. Administrator Brook will offer to walk the organizations through the building, with no promises, to see if they would be interested and report back.

**BOARD OF HEALTH**

Nothing at this time.

**MISCELLANEOUS**

Fritz Wainwright, 1011 Cedar Lane, stated that he was approached regarding **solar panels** on his farm. He suggested that the township look into solar panels on the Roebling Steel Mill Site. Mr. Wainwright stated that it would be an income for the township and brought the information if the township would like to look into. Council Member Garganio is willing to look into. The company advised Mr. Wainwright that he would not have to put out any money; the company would rent the ground for 25 years and take care of everything. Mayor Berry and Administrator Brook will speak with the company.

9:50 PM MOTION by O'Hara, seconded by Ryan to adjourn to Closed Session. Roll call vote - all ayes.

**ADJOURNMENT**

9:50 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC  
Township Clerk

/mab