

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

MARCH 10, 2004

8:10 PM

Call to Order

The meeting was called to order by Council President Fratinardo.

Sunshine Statement

The Township Clerk read the following: Notice of this meeting has been given in accordance with the Open Public Meetings Act. Notice was posted on the municipal bulletin board; published in the Burlington County Times on January 4, 2004 and given to the Register News for information.

Present

Frank Baldorossi; Bruce Garganio; Elizabeth Ryan; Jerry Sandusky;
John Fratinardo

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

Public Comments

Mr. Bill Knott, Brookside Estates resident, 65 Brookside Drive, addressed Mayor and Council regarding speeding on the street. His main concern was that people are speeding in the residential area and he believes the safety of the children in area at risk.

A few residents from Brookside Estates were present: Omar Montague of #70 Brookside Drive and owner of #28, Mr. Brennan, along with others.

The Mayor gave the residents copies of pictures of what "speed humps" were that are used in other areas of the County for speed control.

Council Vice President Ryan stressed the need for some speed control in Brookside Estates.

The Mayor stated that the real issue is consideration for neighbors. It is difficult to regulate common sense.

The residents present offered to raise money for the speed humps. Their concern was that since it was an expense to the town, and other areas might want the same, they are willing to raise the money for their own development.

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Various options discussed for discouraging speeding. A speed “table” discussed. Also, rumble strips and signs discussed.

Bill Bott, 64 Riverbank Drive, described how the residents speed on his street. He stressed enforcement of the speed limit.

Township Administrator discussed police issuing tickets and having a “presence” there.

The Mayor offered to send out flyers to the residents in the development regarding speed and concerns for safety; also, set up with police a “presence” during morning and afternoon rush times and have them issue warnings.

The Mayor will have the Township Engineer look at area and what would be best for controlling the speeding. The town has heard their concerns and will follow up.

Council requested a report from the Chief of Police and his recommendations. This issue will be reviewed again in April.

Omar Montague questioned the funds for a playground for the development. Council Member Garganio explained the recreation contribution for the development, which may be used off site. The Mayor explained that not many people permit their children to go to a small neighborhood park; the funds are used for a larger park area for the entire community.

Discussion of turning the development over to the Township; the Township would accept dedication. First the Township Engineer would inspect; the punch list items would be reviewed by the Township Engineer; after completion, the town would approve dedication by Resolution.

Bill Bott, 64 Riverbank Drive, questioned Resolution No. 2004-66 on the Agenda. The Township Administrator explained the Resolution is being held this evening. Mr. Bott thanked all involved for negotiating.

Public Comments Closed: Motion made by Bruce Garganio and Elizabeth Ryan seconded to close public comments. Roll call vote – all ayes.

Roebling Garden Club

Representatives of the Roebling Garden Club, Michelle Scott and Mr. and Mrs. Varga approached Mayor and Council regarding permission to place the sculpture of Charles G. Roebling, that the Garden Club has commissioned, at the circle in Roebling.

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Township Council approved placement of the statue on the circle. The Garden Club has requested permission to install pavers around the circle area.

Discussion of moving the monuments that are there. Also, requested moving the electric source in order to access better in the circle area.

Council Vice President Ryan commended the Garden Club for obtaining the sculptor of this magnitude to be commissioned for project. Mrs. Ryan questioned the cost of \$100,000 and obtaining the funding. The Roebling Garden Club is hoping to have for the Centennial in 2005.

Council Member Sandusky asked that the people that are responsible for the current monuments at the circle be contacted and informed what is happening.

The Garden Club wants to solicit funds for the project. They will state in their letters that the Township has approved the location of the statue.

The Mayor requested that the people who placed the other monuments at the circle be contacted and once they agree, then the Township will take action.

The sculpture will be placed at the circle facing the old Roebling plant.

MOTION by Frank Baldorossi to approve placement of the sculpture in the circle in the middle of Roebling, at Main and 5th Avenue, and placement of pavers contingent upon design approval by the township; seconded by Elizabeth Ryan. Roll call vote – all ayes.

Council Member Sandusky also commended the Garden Club for all their work.

Township Water and Sewer Engineer

Est. No. 3 Second Ave. Water Main Replacement &
Est. No 3 Test Well No. 6

The Township Engineer, Dante Guzzi, reviewed the estimates. The Resolutions will be prepared for next week's meeting.

Keenan Bond

The reports from the Township Engineer and Water and Sewer Engineer list items that are more maintenance type items. The punch list is ready. This developer has not finished the items that have been "incomplete" for years.

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Township Engineer explained that the “as built” are not like the approved plan. Mr. Keenan has said that he made “field changes” with the Township Engineer at the time who was Mr. Gallagher.

Accept Engineer’s recommendation. Punch list items will be carried over with their Maintenance Bond. A Resolution for conditional release of the bond will be prepared for next week’s meeting.

Township Engineer

Est. No. 4 Public Works Facility

Finalizing the building approvals. The Township Engineer stated that it should be wrapping up in a month or so. Should finish the building by end of July.

A Resolution will be prepared next week for Est. No. 4 approval.

CDBG Project

The recommendation is for base bid of the project. Resolution will be prepared for next week to award the contract.

Township Assistant Administrator will purchase the equipment through a grant. The project will have fibar for safety surface and drainage.

Cost of the project discussed by Mayor and Council.

Council Member Garganio suggested rather than fibar, using rubber. It is safer for the children and will be less maintenance and in long run save the town money.

Assistant Administrator will check with the County tomorrow.

Resolution authorizing Thomas Sahol to purchase the equipment will be prepared for next week.

MOTION made by Bruce Garganio; seconded by Jerry Sandusky to authorize Thomas Sahol, Township Assistant Administrator, to proceed with purchasing the equipment. The Township Clerk will prepare a Resolution for next week to confirm action.

Maintenance Bond: Roebling Acres/Golden Gate Estates

Township Engineer recommended release of bond by Resolution next week.

Drainage – Cedar Lane Private Property

Mr. Reynolds, owner of the property present at the meeting. Assistant Administrator explained that the Public Works Department and Township Engineer have checked to see if any work done through the town would have caused the drainage problem. Nothing that the town knows of or has record of being done. The Engineer stated that he does not know of anything that would hold the water off and stop from going onto the property.

Conjecture on the part of the Township Engineer is that in the past some project was done without the town's approval. It is a shallow pipe and probably installed years ago.

Mr. Reynolds stated that the USDA had inspected and stated that drainage is not set up properly. Mr. Reynolds stated that it is getting worse. The water, in his opinion, is flooding out good and useable land.

Township Engineer noted that there is nowhere to channel the water onto Township owned land.

Council Member Garganio asked if there was a way to tie to County responsibility. Township Engineer stated he will call the County and have them check. The Mayor noted that it is a private dispute.

Water and Sewer Main – Cedar Lane Utility Installation

The Township Engineer discussed the main to be installed from Route 130 and run across the County culvert and Tall Timber area and tie into school property. There is a need for hydrants for new school facility. The sewer will be a forcemain.

If there are future tie-ins for water, the school would be reimbursed.

School Board would have to go before Planning Board to see if in compliance with the Master Plan. Also, the permits for water and sewer have to be obtained from DEP; Council will approve by Resolution.

The School Board will be required to apply to the town for approvals.

Fire District- New Building

They will pay application and professional fees for their new building.

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Township Solicitor

Establishing Fees and Penalties

The Township Solicitor explained the need for an Ordinance to stipulate and address the fees and penalties. If there is not a section in the Ordinance setting fees and penalties, this Ordinance will cover.

The Township Solicitor can discuss the draft Ordinance with the Municipal Judge to see if he concurs with Ordinance and fee schedules.

Assistant Administrator recommended having all fees in one section of the Code. When there is a change, easier to made the change and have codified.

Redevelopment Zones

The Township Solicitor gave a report and sample Ordinance to Mayor and Council. This will be a discussion in April.

Assistant Administrator

Vacate alley between Spruce and Cedar

The alley is between the Sayers property and the Quigg property. Mr. Sayers will pay costs for the Ordinance for vacating the alley.

Dimon Request: Acquire Land under Green Acres

Mr. Dimon asked Council if the town would consider purchasing property behind his as Green Acres property. Township Council not in favor of concept.

Adult Use Zone

Assistant Administrator discussed, as directed by Council, with Nancy Abbott, Zoning Board Solicitor, the areas currently zoned for adult use zone. This needs to be reviewed by the Planning Board. Also, research the 1997 Ordinance. Assistant Administrator will follow up.

Easter Egg Hunt: Police Officer for Traffic Control: April 10th

H. Kenneth Willkie Memorial River's Edge Park will be the location of the annual Easter Egg Hunt. As in previous years, Police will be there for traffic control.

Set Free Yard Sale Day: The weekend after Mother's Day and rain date the following weekend approved by Township Council. The Township Clerk will advertise.

Council Member Bruce Garganio asked if someone would be following up on the letter from the Governor's office regarding dams? Thomas Sahol, Assistant Administrator, will attend the planned meeting on Thursday, 3/18.

Council Vice President, Elizabeth Ryan asked if the Township has received the superfund notice yet? Thomas Sahol stated that he will follow up. Mrs. Ryan asked if Florence Township believes the site is finished? Should the town respond? The Mayor stated that he would have an answer by next week. He or Mr. Sahol will contact Mary Pat Robbie at County and report back.

NJ Transit

Assistant Administrator reported that the fence is currently being installed.

ACTION:

Resolution

**Resolution 2004-65
A Resolution of the Township Council of the
Township of Florence Establishing a Policy for
the Consideration of Applications for Tax
Abatement**

Township Solicitor prepared the Resolution; Township Council reviewed this evening.

Discussion of businesses that have taken advantage of the program; there have not been many. Now Council looking into having the program expire at a set time. Currently looking at and considering having a redevelopment zone.

Motion made to approve Resolution No. 2004-65 by Bruce Garganio; seconded by Jerry Sandusky. Roll call vote: all ayes. Unanimous approval.

NOTE: Resolution No. 2004-66, Agreement with County HELD

Adjournment

Motion made by Elizabeth Ryan; seconded by Frank Baldorossi to adjourn.
Roll call vote: all ayes.

Respectfully submitted,

Joy M. Weiler, RMC/MMC
Township Clerk