

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

April 8, 2009

8:10 PM

CALL TO ORDER

Council President Baldorossi called the meeting to order.

SUNSHINE STATEMENT

The Opening Statement was read: 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; posted on the municipal bulletin board.

ROLL CALL

Present: Bruce Garganio, Dennis O'Hara, Sean Ryan, Jerry Sandusky, Frank Baldorossi

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

PUBLIC COMMENT

Richard Lotter, 3 Walnut Court, thanked Administrator Brook and asked him to pass his appreciation on to the workers that repaired the sewer intake on Walnut Court. They did a great job.

Mr. Lotter noticed a group of 20 - 25 people walking along Route 130 in the area of Cumberland Farms the other night on someone's lawn. Later that evening he saw men on bikes going over the barrier by the railroad tracks. This is an issue he felt should be brought to the attention of the governing body.

Mr. Lotter has also noticed that there is more activity at the old A&P Warehouse, which is a great thing. He hopes it fills up and brings in more ratables.

Don Kaminski, 10 McCay Drive, asked when the portable lavatories would be installed at the boat ramp? Assistant Administrator Sahol will check the exact date and advise Mr. Kaminski tomorrow.

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

TOWNSHIP ENGINEER

Parking Discussion

Dan Guzzi, Township Engineer, had a couple of late night counts of cars parked in Roebing done. The counts were done after midnight, presumably when most people were home other than people working 2nd shift. They did a block-by-block count of vehicles parked in the street as well as a count of vehicles parked in the various parking lots. The count was separated by on street versus off street, private vehicles versus commercial vehicles (commercial vehicles could be a pickup truck with a company name on it or a box van). In general he found that on most streets there were at least one (1) or two (2) empty parking spaces available in just about every block. Mr. Guzzi provided a map showing the findings. He wanted to get an idea of how bad the parking situation is. In general there is a parking space here or there available, sometimes there are three (3) or four (4) spots available.

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There is definite parking available down by Main Street and by the library area; there was also parking available in the Amboy/Railroad Avenue lots on Hornberger Avenue. The parking spaces on Riverside Avenue at the end of Second Avenue were being utilized. Mr. Guzzi drove through the avenues from Hornberger Avenue to Main Street this evening before the Council Meeting and found at least six (6) available parking spaces on each street. He is not sure if this is the time of the day where there is a parking problem.

Mr. Guzzi provided a couple of plans for permanent parking on the Buc's property but that would not preclude development on that site. The first plan is for sixteen (16) parking stalls in a parallel off of Hornberger Avenue, which stills leaves a majority of the Buc's property for development. It is an area that could be extended later if any of the adjacent properties were redeveloped. The next scenario is similar but with a double bank of parking that gives twice as many spaces. Council President Baldorossi asked how far the double parking was off of Hornberger Avenue? Mr. Guzzi stated that he left a 25-foot island that begins at the existing curb on Hornberger Avenue. That accommodates the existing trees, the existing pole line and the sidewalk that will be installed as part of the sidewalk program that the township received a grant for. Mr. Guzzi stated that it would take approximately 90 feet to do the double row of parking including the island.

Council Member Ryan believes that Mr. Guzzi achieved Council's combined goals of providing overflow parking along with access to the site for future development.

Council Vice President O'Hara asked if tire stops would be installed? Mr. Guzzi stated that curbing would be installed along the parking stalls but leave a lane to get back to the municipal property.

Council Member Ryan asked Mr. Guzzi if there was one area in the Village of Roebling that was more problematic then others with regard to a lack of parking? Mr. Guzzi believes that it is about the same throughout the Village. He was surprised that the more densely populated avenues did not seem to have more of a parking problem. Parking is pretty full but you can usually find a spot here or there it just may a block or so a way, which can be an inconvenience when coming home with groceries or some other type of packages. The situation is aggravated on the avenues with row homes where there is no off-street parking or driveways.

Mr. Guzzi stated that the encroachment from the right of way onto Buc's property for the double parking is approximately 75 feet; for the single parking row the encroachment would be between 45 – 50 feet.

Mr. Guzzi explained that once the sidewalk is installed in the right of way there would be approximately 10 feet between the sidewalk and the parking lot.

Mr. Guzzi stated that the cost estimate for the paved single parking row is \$36,000; the cost estimate for the paved double row is \$53,000.

Council Vice President O'Hara asked Administrator Brook what he sees in the future for Pinto's and the former knitting mill? Administrator Brook stated that the ultimate goal is for the township to acquire the properties because they are blighted. It is an ideal location to redevelop.

Discussion took place regarding stoning or paving the parking area. Council Member Garganio feels that putting stone down could be done much quicker and cheaper and bring immediate relief to the

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parking situation with the thought of paving eventually. Mr. Guzzi stated that the cost estimate would be cut almost in half by not paving. Council President Baldorossi asked if it could be done in house? Administrator Brook cannot commit without discussing with the Public Works Director. He would want to be sure that it could be done to the skill level where it could eventually be paved. Council Member Ryan asked what it does to the overall cost when a project like that is done in two (2) phases? Mr. Guzzi stated that when a project is broken down into phases there are always additional costs. The least amount of cost would be to roll it into a larger project opposed to a stand-alone project. Mr. Guzzi stated that pricing right now is very attractive and suggested adding this as an alternate to the Road Program and they will know the cost exactly.

Council Vice President O'Hara asked if handicapped parking spaces would be required? Mr. Guzzi stated that they would have to provide one (1) van accessible for the single row of parking and two (2) van accessible for the double row of parking. If Council decided not to pave the lot they would just have to pave the handicapped parking spaces.

After further discussion it was decided to add the stoned lot for a double row of parking as a base bid with an alternate to pave the lot. Council will make a decision when the bid comes in.

Council Vice President O'Hara asked if additional spaces on Riverside Avenue between Second Avenue and Third Avenue are included in the Road Program? Mr. Guzzi stated that is not part of the Road Program at this time.

Council Member Ryan asked how the parking spaces in a stoned lot are delineated? The spaces will be delineated with wheel stops.

Update on Road Program

Mr. Guzzi stated that except for what was just discussed, he is finalizing the plans and specifications for the Road Program. Everything is going to DOT this week; they have to review and give their authorization since the township is using grant money. As soon as he receives authorization from DOT it will be advertised, which should be later this month.

Grants

Mr. Guzzi stated that it is time to start thinking about grants for roads, pedestrians and bikeways. The applications are due in June. He suggested that they think about it for discussion at the May Worksession.

Council Member Garganio asked if they have applied for Cedar Lane from Route 130 to the high school? Mr. Guzzi stated that they have in the past but there is a chance that may happen automatically.

Council Member Ryan stated that there is a need for filling in sidewalk from the Riverfront School on E. Third Street to W. Third Street to have continuous sidewalk for the school children. He has had numerous discussions with residents regarding this. Mr. Guzzi stated that he and Assistant Administrator Sahol have scouted that area out. Assistant Administrator Sahol feels that would make a strong application because they have been successful with the Safe Streets to School Grants in the past. It is one of the most traveled paths from school as well as a lower age group.

Mr. Guzzi believes it is best to apply for all three (3) grants.

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Council Member Garganio asked Mr. Guzzi to look into connecting the Marter Park area down Bustleton Road towards the high school.

Mr. Guzzi asked for e-mails of any comments or recommendations they may have before the May Worksession. He would like to have a decision in May because it will take a couple of weeks to put the application together.

Council Member Ryan realizes this would not be part of a grant but asked that Mr. Guzzi look at the alley off of Broad Street between E. Front Street and E. Second Street; it is in deplorable condition. Administrator Brook noted that Broad Street is fading. Mr. Guzzi stated that it has to be major route for a grant.

ROUTE 130 SIDEWALKS (DISCUSSION)

Letter from Environmental Commission Regarding Sidewalks – NFI (S. Ryan)

Council Member Ryan, Council Representative for the Environmental Commission, explained that the Environmental Commission reviews site plan applications in order to abate environmental issues such as spillage. The commission also looks for sidewalks. After reviewing plans the commission sends correspondence to the Planning Board to indicate certain issues they would like to abate. A letter was sent to NFI to encourage sidewalks on the Route 130 corridor. Prior to that Scamporino, who is proposing to develop a 70,000 square foot shopping center across from the Wawa on Cedar Lane, had an application that came before the Environmental Commission. At the Planning Board meeting Council Member Ryan brought up the topic of sidewalks on both frontages, as it is the township's requirement. Sometimes developers request waivers to sidewalks. Scamporino asked for a waiver specifically on the Route 130 corridor. Council Member Ryan feels that sidewalks on Route 130 promote safety. He witnessed a couple and six (6) children walking on the shoulder of Route 130 at rush hour. His position at the Planning Board is to enforce the requirement to install sidewalks for the Scamporino development. There was some disagreement and the Planning Board decided to grant the waiver.

Council Member Ryan feels that there should be a long-term vision for the Route 130 Corridor, taking into consideration that there are two (2) light rail stations, with ridership at an all time high. Also taking into consideration that Ready Pac was recently granted approval to increase their total number of employees, with an agreement that the employees have a specific path to take coming in and leaving the community, which involves the Route 130 corridor. He realizes this will not happen overnight, but believes long term the township should be encouraging the installation of sidewalks as destination type developments come in to the community. The proposed shopping center is a potential destination and not everyone has the ability to own a motor vehicle; some people walk.

Council Member Ryan spoke with the Chief of Police today. Chief Fazekas stated that if Mayor and Council were to request a formal document, he would be happy to comply and carbon copy the Planning Board. They discussed the traffic safety data. In the last twenty (20) years there have been three (3) pedestrian accidents; two (2) were fatal, one (1) was a serious injury. There were an additional two (2) bicycle accidents that resulted in serious injuries. Chief Fazekas' opinion is to encourage sidewalks and also pedestrian crossings, where appropriate. They had a brief conversation regarding NFI; part of their business model is to encourage employees to utilize the light rail, which would mean crossing Route 130. There is also the Wawa on Route 130 were the township has had to deal with tractor-trailer issues in the past. The township does not want the traffic at the Wawa, yet

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there will be a warehouse development where he assumes the employees will be encouraged to walk to the Wawa. This brings us back to not having the appropriate sidewalks on the Route 130 corridor.

Council Member Ryan is looking to see if Council has any long-term vision for sidewalks on the corridor. If so, it may be appropriate to correspond that vision to the Planning Board so the requirement of sidewalks can be enforced.

Council Member Garganio explained that the main reason that was put on years ago was knowing that at some point there would be connectors. As new houses were built, sidewalks were required so as the township installed sidewalks there would be less to install to connect. He considers Route 130 the same. If a developer is coming in there is no downside to putting in sidewalks or paths. He has seen paths in front of other commercial developments, which are not the typical straight concrete sidewalks but works to keep pedestrians off the highway. Council Member Garganio believes there is an advantage to Scamporino installing sidewalks on Cedar Lane since that is a route to the school. Mr. Guzzi stated that he met with Scamporino's engineer regarding extending sidewalk from their internal sidewalk on their site down along their property line, which crosses over the creek and tying into the existing sidewalk at the entrance of the Tall Pines development. That covers some private properties as well. It seems feasible but Mr. Guzzi has not received the plans yet. The waiver for sidewalk on Route 130 has already been granted to Scamporino. There is a condition on their approval that they extend sidewalk on Cedar Lane to the Tall Pines development.

Council Member Ryan stated that when NFI came before the Planning Board for preliminary and he asked that the sidewalk waiver discussion be held until final.

Council Member Ryan stated that the requirement for sidewalks is in place and asked how Council feels? Council Vice President O'Hara would rather see sidewalk on Route 130 than Cedar Lane. Mayor Berry explained that part of the thought process for the waiver was that if sidewalk was installed on Route 130 in front of Scamporino's property pedestrians would start out on sidewalk and end up in the street unless sidewalk is also installed in front of NFI's property. Council Vice President O'Hara noted that sidewalks have not been discussed at the Planning Board with NFI yet.

Council Member Ryan suggested discussing a Master Plan for sidewalks. He feels sidewalks should be part of the discussion with developers investing in the Route 130 corridor. Sidewalks would not be installed all at once but eventually they may all connect.

Council Vice President O'Hara stated that there are no sidewalks in front of the Haines Center but Whitesell still has the area where they are looking to develop retail with highway frontage. Mr. Guzzi stated that Whitesell does have sidewalks internally on their site; it would make sense that they install sidewalks when they develop the front parcels, especially with the light rail.

Council Vice President O'Hara agrees that as a group Council should support this design standard and encourage the Planning Board to enforce it. Waivers are commonplace, but he believes this is a critical design standard especially along the Route 130 corridor. Council Member Sandusky also agrees.

Council Member Sandusky suggested asking the State to install a walkway over Route 130 for the pedestrians that have to cross Route 130 to get to the light rail. Mr. Guzzi believes that best chance would be by John Galt Way.

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Mr. Guzzi noted that sidewalks on Route 130 are a potential Safe Streets to Transit Grant application.

All Council Members are in agreement to pass a Resolution confirming the reasons why Council believes sidewalks are important and while the Planning Board has the power to grant waivers, they should be very reluctantly granted in exceptional circumstances because it departs from the policy that is established in the Land Use Ordinance. A letter from the Chief of Police will be attached to the Resolution and sent to the Planning Board.

Council President Baldorossi opened the meeting to the public.

Bill Bott, 64 Riverbank Drive, knows a young lady that walks along Route 130 to get to work at the Roma Bank. It is very dangerous and what Council is doing this evening may help prevent a tragedy.

David Mudge, 2021 Old York Road, member of the Environmental Commission and also an employee of NJDOT, spoke regarding pedestrians rather walking on a hard surface than on grass or mud, therefore they tend to walk on the shoulder of the road if there are no sidewalks available. It is dangerous to have people walking in traffic. The best way to protect the pedestrians is to separate them from the traffic by either installing sidewalks or a guardrail. Mr. Mudge takes the first NJ Transit train out of Florence Station every morning and sees people walking along route 130 in the dark every morning. He believes a lot more pedestrian traffic on Route 130 than people realize. With the pending retail development on Route 130 the same people that use public transportation will be tempted to walk to these retail establishments. Mr. Mudge stated that a perfectly safe road cannot be designed but they can try to make it safer. He provided copies of documentation from DOT, which he reviewed. He noted that it states that unless specifically prohibited, bicycles and pedestrians should be considered in design of any highway facility. He stated that the township's Master Plan calls for sidewalks along the highway. The document also states that any bicycle or pedestrian facilities should be constructed outside the clear zone of any high speed, high volume highway, which means to have the sidewalk a few feet off the pavement. Where pedestrians are accommodated within moderate high-speed corridors increased separation and even barrier protection may be a preferable alternative to curbs. One thing a lot of people do not think of is with the long stretch of highway in Florence Township, it encourages speed; it is long, straight, fairly flat and there are not many stops between Burlington and Bordentown. He stated that sidewalks and pedestrians are a traffic calming technique; it tends to slow people down.

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

BUSINESS DEVELOPMENT (DISCUSSION)

Council Vice President O'Hara, Council Representative to the Economic Development Committee, introduced Emma Cartier, an active member of the Economic Development Committee, was present to discuss an idea of assisting smaller land use applicants through the process. Personally, Council Vice President O'Hara feels that the entire administrative staff involved with the applicants do anything possible to help an applicant but there are a massive amount of questions, which a smaller applicant may need more help with.

Emma Cartier, 416 Arnold Drive, explained that the Economic Development Committee was discussing a way to help the smaller potential developer through the process before they get to the

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Planning Board or Zoning Board and put out a lot of money. Their thought is to have a subcommittee, consisting of the Mayor, Administrator, Construction Code Official and a member or two of the Planning Board, Zoning Board and Economic Development Committee, meet with the smaller developer to answer their questions and guide them through the process before going to the Planning or Zoning Board. She noted that smaller businesses may not have the same resources as larger developers, such as legal representation. She asked that the boards work together to make the process easier. Perhaps a fact sheet to guide developers where to get answers before they put out money.

Ms. Cartier also noted that the committee has reached out to the Burlington County Chamber of Commerce to get information on the township forming their own Chamber of Commerce.

Council Vice President O'Hara believes there has to be a fine line with the Economic Development Committee as to what role they can actually play. If they can be of assistance to an applicant, that would be welcomed but it is imperative that Administration, Mayor and the subcommittee have control when a major developer comes in. He would like to see how it could be orchestrated for Economic Development having a role in the smaller applications that come in. Council Vice President O'Hara noted that Regina Dunphy, Chairperson of Economic Development, has worked with several UEZ municipalities where they have a lower tax rate and offer incentives to smaller businesses, such as grant money to improve the façade and helping with signage. That may be something for Florence Township to look into for the future. He expressed concern over creating too many subcommittees. He suggested that Administrator Brook come to an Economic Development meeting to explain all the steps that are taken when an applicant comes in. He stated that Florence Township is a business friendly community and encourages business growth. If all of the boards are on the same page, word may get out that Florence Township is business friendly.

Council Member Ryan feels that Florence Township offers an extremely high level of service, he has seen it for himself on the Planning Board. He agrees that there are numerous and sometimes stringent requirements. He asked if legal representation is required for all applicants? Solicitor Kearns stated that State law requires legal representation for corporations and a Limited Liability Company. He stated Land Use Applications are not simple and serious mistakes can be made if an applicant does not get professional advice.

Council Member Ryan asked if the Economic Development Committee has met with Nancy Erlston, Clerk of the Planning and Zoning Board to become informed of the application process, whether a small or large development? Council Vice President O'Hara stated it is a good idea to bring in Ms. Erlston, who deals with it on a daily basis. Council Member Ryan feels that the Economic Development Committee should be fully informed of the process. Council Vice President O'Hara will speak with the Economic Development Committee at their next meeting and suggest that the committee send a letter inviting Ms. Erlston to a meeting. Administrator Brook suggested that it may help if he attended on the same night; there is a lot that takes place behind the scene that people are not aware of. For example the Construction Code Official has offered to review construction plans before a business developer gets to the Planning Board to help them through the process; most Construction Code Departments will not do that. Administrator Brook explained that Ms. Erlston is very courteous and accommodating to all of the applicants; she will do whatever she can to help an applicant and the Township Engineer's office is the same way.

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Council Vice President O'Hara, Mayor Berry and Ms. Cartier will discuss with the Economic Development at their next meeting.

FREE YARD SALE DAY: MAY 16, 2009 (RAIN DATE: MAY 23, 2009)

It was on the MOTION of Garganio, seconded by Ryan to set the date for the Free Yard Sale Day on May 16, 2009 with a rain date of May 23, 2009. Roll call vote – all ayes.

Set Permanent Dates for Free Yard Sale Each Year

Joy Weiler, Township Clerk, stated that Council Member Sandusky offered a good suggestion of setting permanent days for the Free Yard Sale Day. Setting the spring date for the 3rd Saturday in May will not interfere with Mother's Day or First Communion Celebrations; setting the date for the 2nd Saturday in September will not interfere with Jewish Holidays. The policy would be set by Resolution with a notation that if the day ever falls on a holiday it can be switched. The Resolution will also set the rain date for the following Saturday. The dates can be included in the township calendar. Council Members are in agreement to set permanent dates for the Free Yard Sale each year by Resolution, which will be prepared for next week's meeting.

RENEW GAS AGREEMENT WITH FLORENCE SCHOOL BOARD OF EDUCATION

Administrator Brook explained that Florence Township maintains the gas tanks and gets reimbursed from the Board of Education and the Fire District. It is basically a renewal of an Interlocal Services Agreement. He stated that it has been done for years and works out well. Council Member Ryan asked if there are any modifications in the agreement for changes in the price of gas? Administrator Brook stated that they pay what the township pays. A Resolution will be prepared for next week's meeting.

FUTURE SCHOOL ELECTIONS: TOWNSHIP PROPERTY

Clerk Weiler explained that a few years ago legislation changed where not only does the School Board run the School Board Election but the Township Clerk gets involved; it is a joint effort. The polling locations are at the Roebing School and the Riverfront School. The School Board is asking the township to consider moving the polling locations out of the schools and into township property. Clerk Weiler feels the front conference room and the courtroom in the municipal complex would work well; there is plenty of parking, there is handicapped parking and the building is handicapped accessible, plus she will be in the building in case of any problems. The County has been out to do their inspections of the polling location and the change would be fine since this location is already approved. Council Member Garganio expressed concern regarding parking with bringing the whole township to one location. Clerk Weiler stated that anytime she has checked the polling locations on a School Board Election Day, there hasn't been a parking issue. Council President Baldorossi expressed concern that the residents of the Roebing Arms, who usually ride their wheel chairs to the Roebing School to vote, may not be able to get to the municipal complex. There was also concern expressed regarding the residents of the Village who normally walk to vote. After further discussion the option was to move the polling locations: Riverfront School to the municipal complex and the Roebing School to the Library.

BURLINGTON COUNTY LANDFILL: TWA PERMIT REQUEST

Administrator Brook explained that the county is looking to put up a third tank, for a significant amount of leachate. They have to submit an application to the State for a Treatment Works Approval and they need Florence Township to sign giving their concurrence. Administrator Brook stated that they currently have two (2) tanks but according to the report they are inadequate. He does not

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believe there is an environmental issue. Council Member Garganio does not have a problem with an additional tank after reading in the report that on rainy days they have 45 trucks running through the town taking the contents of the tanks away; having an additional tank would spread that out.

Council Member Garganio wondered, after reading in the report that the bio filter is flooding and they are draining into the tanks, if that was causing some of the odor problems. Administrator Brook will contact Mary Pat Robbie to see if that could be part of the problem.

Administrator Brook feels that with the cost of the additional tank, the County would not do it, if it were not necessary. He does not believe the tank is taxable.

Mr. Mudge stated that the Environmental Commission received a copy of the cover letter but not the report and they have a couple of questions. He expressed concern over catastrophic failure; that would be a million gallons going downstream towards the several farms and the housing development. The second question is the tank covered? Administrator Brook stated that the tank is covered. Assistant Administrator Sahol stated that tanks have to have secondary containment and the report notes that the existing secondary containment will be extending to provide adequate coverage for the additional one million gallons.

Council Member Ryan stated that the Environmental Commission would like the opportunity to review the document and the plans. He asked if there is a time requirement for the township to make a decision or do they have another month to give the commission a chance to review? The Environmental Commission has already met for this month. Administrator Brook will call to see if they are under a timeline for April or if they can wait until May. Administrator Brook stated that leachea needs to be contained and trucked out; he does not see any environmental risk.

Council Vice President O'Hara asked who is responsible for monitoring the existing tanks to be sure they are structurally sound? Administrator Brook stated the County and NJDEP. He noted that they are directly regulated as a landfill facility through NJDEP. He will call the County in the morning to see if there is a timeline and copy the report for the Environmental Commission.

ASSISTANT MUNICIPAL ADMINISTRATOR

Leaf Vacuum Unit Bid

Assistant Administrator Sahol explained that two (2) bids were received and one (1) bid was disqualified because they were non-compliant. Administrator Brook stated that the bid came in under what was anticipated. A Resolution will be prepared to award the contract for next week's meeting.

Sustainable Energy Initiative

Assistant Administrator Sahol provided a small packet of information; there is much more information on the Internet. It is a nice initiative to begin now. Solicitor Kearns stated that once the township gets into it and starts getting under the points of the League Educational Foundation in conjunction with Walmart will make grants available to municipalities. A Resolution will be prepared for next week's meeting.

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Council Member Ryan noted that members of the Environmental Commission will be attending an ANJEC meeting on April 29, 2009. It is an educational meeting put on by the Sustainable Jersey Energy Initiative Program.

Council Member Ryan asked if there were any lights in the municipality that we lease from PSE&G? Assistant Administrator Sahol stated that it is a combination. Some of the lights in the parks are leased. Council Member Ryan stated that sometimes leasing equipment can be much more costly than purchasing and maintaining the equipment. Has the township ever looked into purchasing the lights that are leased? Assistant Administrator Sahol explained that there is a large investment to purchase the lights and then there would be a metering fee for every kilowatt that is used. With leasing there is a \$22 per month fee and no maintenance. He explained that the locations where the township owns the lights there is a meter plus the township maintains the lights, ballast, poles and the wires. There are locations where Assistant Administrator Sahol is looking into a cost savings by changing to compact fluorescent. Council Member Ryan would like to see how much the township pays per each leased light and what type of lights there are. Assistant Administrator Sahol will provide the information.

Eagle Scout Project

Assistant Administrator Sahol met with an Eagle Scout Candidate who would like to do a project in Marter Park. He will be addressing Council in writing next week.

Holy Assumption Church: Sidewalks

Assistant Administrator Sahol met with Father Adam Midor, who is interested in doing the curbing, sidewalk and right of way improvements in front of the rectory and church. It will be a nice improvement for safety. His next project would be to install sidewalks on Parish Lane connecting the corners, which will create a seamless walk around the church property. Fr. Midor would like to put the sidewalk immediately adjacent to the sidewalk versus having the normal grass strip setback. There is a County policy that states that there must be a six foot setback if you are immediately adjacent to a right of way or road but it is not a County road. The typical set back in the township is 4'. It is up to Council whether they would like to ask for four, five or six feet, or immediately adjacent to the curb. Council Members are in agreement to allow the sidewalk adjacent to the curb.

MUNICIPAL CONSENT TO USE PUBLIC RIGHT OF WAYS: FIBER TECH NETWORKS

Solicitor Kearns explained that the federal government has given them status to come in like any other utility and have adopted in the amendments to the Federal Telecommunications Act provisions that state and local governments cannot put up any roadblocks. Solicitor Kearns stated that in the agreement they must comply with municipal ordinances. He does not believe that there will be any street openings because they are stringing along the existing poles and through existing conduit. Solicitor Kearns stated that municipalities can no longer charge a tariff fee. Mayor Berry stated that the service will be fiber optics and ties corporate headquarters with other corporate headquarters. Administrator Brook stated that the agreement does not address restoration but that will be added.

BALLFIELDS/RECREATION FIELDS

Administrator Brook explained that one of the recreation volunteers contacted Clerk Weiler and expressed concern regarding dog owners that allow their dogs to run in the interior of the ball fields. The dogs urinate and leave feces on the fields where the children are playing. The children step in it and track it home. Administrator Brook suggests amending the ordinance to prohibit dogs from the interior of ball fields (active playing area); signs would be installed.

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Mr. Lotter discussed the number of dogs in the Florence Tollgate Condominiums. There is no dog area for them, so they use the fence area by his property or St. Clare's Cemetery.

Paul Ordog, 29 Fourth Avenue, suggested a dog park for the residents. Council Member Sandusky stated that Council has discussed that but if the owners are not picking up now, who is going to pick up in a dog park?

An Ordinance will be prepared to prohibit dogs from the active playing fields.

IN-GROUND POOLS: TOPOGRAPHIC SURVEYS

Mr. Guzzi suggested that for in-ground pools the township consider requiring a grading plan, which would require a topographic survey. The problem this municipality has, as with all municipalities, when in-ground pools are built the dirt is removed and piled around to raise the grade and that impacts the drainage for the neighbors. Most municipalities are requiring a grading plan for in-ground pools to avoid that situation. Administrator Brook stated that the complaints regarding this have been increasing over the past several years. This requirement would help protect the adjoining property owners. The grading plan would be required from the Construction Code Official in case the applicant does not have to go before the Zoning Board for a variance. There is an additional cost to the homeowner to supply the grading plan. Will be discussed further at a future Worksession.

REQUEST FROM SALT & LIGHT

Administrator Brook explained that it has been indicated that the State is moving towards increasing the amount of payments for COAH units. He believes the range is between \$65,000 - \$68,000. There is an opportunity with one that is going to be built. The approval has already been granted for a property on Alden Avenue that was burned down. Salt & Light is seeking funds from the federal government for affordable housing for the property at 340 Alden Avenue. They are asking that the township do a Resolution verifying that it is a blighted property, which may help them secure funding to rebuild this property and also help the township. Administrator Brook verified that the property in its current state is deplorable and that is one of the criteria that the affordability lenders look at. The Resolution could be approved this evening if Council wishes.

Council Member Ryan asked the number of anticipated COAH credits? Administrator Brook stated for the entire property a total of eight (8), for this building there are four (4). He noted that, as of right now, Salt & Light has not requested any funds from the township for this site.

RESOLUTION NO. 2009-84

**CONFIRMATION OF BLIGHTED PROPERTY
PROPERTY KNOWN AS
BLOCK 116, LOT 5
340 ALDEN AVENUE**

It was on the MOTION of O'Hara, seconded by Sandusky to approve Resolution 2009-84.

On the Question

Nothing at this time.

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Upon roll call Council voted as follows

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

NOES: None

ABSENT: None

Unanimous approval.

BURLINGTON COUNTY COMMUNITY ACTION PROGRAM (BCCAP)

Administrator Brook stated that there was a letter in the packet from BCCAP looking into the possibility of dealing with Market to Affordable. He asked Council if they were interested in BCCAP coming into a meeting or would they like him to meet with BCCAP first and he can report back to Council with an overview? Council Members would like Administrator Brook to meet with BCCAP and report back.

ADJOURNMENT/RECESS

10:45 PM MOTION by Ryan, seconded by Sandusky to adjourn/recess to Closed Session. It was noted that action may follow Closed Session. Roll call vote - all ayes.

RETURN TO OPEN SESSION

11:20 PM MOTION by Ryan, seconded by Sandusky to adjourn Closed Session and return to Open Session. Roll call vote – all ayes.

OPEN SESSION

2009 Municipal Budget

The Mayor and Members of Council briefly discussed the proposed budget.

Council Member Ryan questioned the proposal to opt for the police pension deferral. The pros and cons of deferring the police pension funds discussed. Council Member Garganio stated that he preferred to stay at 0% increase in taxes for municipal budget. Various options discussed on how to achieve the 0%.

Council Vice President O'Hara asked about the Phase II of the expansion of the water and sewer to Tall Timbers development. Discussion regarding when the expansion would take place.

The need for planning ahead and planning for replacing police vehicles, having repairs with future road programs discussed. Also, an exchange of ideas regarding the use of municipal buildings and municipal property talked about.

Council Members will review the budget proposal and discuss at a future meeting.

Florence Township Council Executive Session: 04/08/09

Sidewalks

The Township Solicitor and Assistant Municipal Administrator discussed sidewalks and the need to amend the current Ordinance. The amending Ordinance will be prepared for introduction at the April 15, 2009 meeting.

11:45 PM MOTION by O'Hara, seconded by Sandusky to adjourn the meeting. Roll call vote - all ayes.

ADJOURNMENT

11:45 PM Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

/mab