

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

April 14, 2004

8:00 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 4, 2004; 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: 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

OATH OF OFFICE: RONALD OROS, JR., PATROLMAN

Joy Weiler, Township Clerk, administered the Oath of Office to Ronald Oros, new Florence Township Police Officer, while his family looked on.

Council President Fratinardo welcomed Patrolman Oros and wished him well.

PUBLIC COMMENT

Paul Varga, 20 Fourth Avenue, questioned EPA fence request for the Roebing Plant. Administrator Brook explained the EPA is asking if the governing body would be interested in the EPA replacing the fence around the area that will become the museum.

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.

REPORT: CHIEF OF POLICE AND TOWNSHIP ENGINEER ON SPEED CONTROL, BROOKSIDE ESTATES

Chief Dawson reported on the findings of a speed study conducted on Brookside Drive between the dates of March 13th and April 4th. The study was done primarily during rush hour.

- Average Speed: 33 MPH
- Highest Speed: 38 MPH

Chief Dawson explained that the street is wide and generally the wider the street the faster a driver will go.

Chief Dawson stated that he does not have the manpower to consistently have officers on Brookside Drive everyday but will have officers there periodically to enforce the speed limit. He will also put out the speed trailer in hopes that will remind drivers of the speed limit. He is not

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opposed to speed humps and does not believe they would slow down emergency response more than a second or two.

Council Member Sandusky suggested that a vacant police car be parked in the area. Chief Dawson will check with the Captain on the availability of a vehicle.

Dan Guzzi, Township Engineer, reviewed various options available for traffic calming. He believes speed humps are the most appropriate for this development. Based on the length of Brookside Drive, Mr. Guzzi recommends (3) speed humps and according to DOT studies, that would slow down approximately 85% of the vehicles to 15 – 20 MPH. The speed humps would be signed. An alternative would be to stripe the road creating smaller lanes, which tends to slow people down.

Council Member Garganio suggested, if they decide to go with speed humps, to require developers in the future to install them if a road is a certain length.

After further discussion Council may try striping Brookside Drive on a trial basis. If it works, the whole development can be done. Mr. Guzzi will provide an estimate for striping.

Chief Dawson will have an officer out there after the stripes are in place to monitor the speeds.

TOWNSHIP WATER AND SEWER ENGINEER

Wastewater Management Plan

Russell Trice, Township Water and Sewer Engineer, reported that the State will publicly notice the school's amendment on April 19th, after that date there is a 10 day comment period. If they do not receive any comments, it will go through the process of being approved shortly thereafter.

The DEP representative that is reviewing the application requested the Township revise the remaining plan that is going to be submitted to eliminate all references to the school being in the new service area; they want it to show in the existing service area. The plans will be revised and resubmitted.

Well No. 6

Mr. Trice stated that the well testing has been completed for Well No. 6 and the hydrogeological report has been submitted to DEP. The representative from Bureau of Water Allocation will begin reviewing the document in approximately two weeks to see if anything is missing from the application. She made no commitment as to when the application would be approved.

Second Avenue Water Main

Mr. Trice stated that final paving restoration will take place in approximately two weeks.

Water and Sewer As-Built Drawings

Mr. Trice stated that the drawings are almost complete. He will meet with Dave Lebak, Water and Sewer Director, to gather any missing information.

TOWNSHIP ENGINEER

Current Estimate No. 5: Public Works Building

Dan Guzzi, Township Engineer, reviewed and recommended Current Estimate No. 5. He reported that the storm sewer system and the sanitary sewer system are almost completed. Footings have been poured and the most of the foundation is up to grade. Utility work in the building has been started. A resolution will be approved at next week's meeting.

Council Member Garganio questioned the timeline of repairs to the old public works building. Mr. Guzzi explained that the new public works building is scheduled to be finished the end of July and as soon as the department moves into the new building, work will begin on the old building. Mr. Guzzi stated that the projected completion date for the whole project is October 1.

TOWNSHIP SOLICITOR

Redevelopment Zones

Solicitor Kearns explained that New Jersey's redevelopment law enables properties that are not effectively being used, obsolete, decrepit or vacant land to be designated as an area in need of redevelopment. When the governing body believes an area is in need of redevelopment, they must adopt a resolution and refer it to the Planning Board. The Planning Board does a study with the assistance of their planner. They report back with their findings stating whether or not the area qualifies or part of the area qualifies. To qualify the area must meet certain minimal requirements. It does not have to meet all of the requirements. Solicitor Kearns reviewed some of the requirements.

Solicitor Kearns explained that once an area is deemed an area in need of redevelopment, it gives the municipality functional tools to use that are not generally available under local zoning. One of the big factors with a redevelopment area is it changes what the Township's ability is to negotiate something with regards to incentives to bring people in such as tax abatements. With the redevelopment law the tax abatement can be negotiated for a period up to thirty years. There are other incentives that the State has made available to developers if a lot jobs are going to be created. Solicitor Kearns discussed the benefits of offering incentives to developers.

Since Council may consider areas on Route 130 for redevelopment, Council Member Garganio asked that Mark Remsa, Burlington County Regional Planning Coordinator, be invited to discuss the Route 130 Corridor plan. Administrator Brook will contact Mr. Remsa and invite him to next month's Worksession.

DRAFT ORDINANCE: AMEND DRUG FREE ZONE TO NEW HIGH SCHOOL LOCATION

Mr. Guzzi has completed the map and Solicitor Kearns will prepare Ordinance for next week's meeting.

ADULT USE ZONE

Assistant Administrator Sahol will send recommendations to the Planning Board for their review.

FIRE STATION AND SQUAD ZONE/USES

Assistant Administrator Sahol stated that fire stations/squad buildings are permitted in residential areas but not commercial areas. With current zoning Ordinance the new fire station would need to go before the Board for a use variance. An Ordinance amending the current zoning Ordinance will be on next week's Agenda.

ROEBLING PLANT: EPA FENCE REQUEST

Administrator Brook stated that EPA is offering to install fence around the museum site and is asking for the Township's input. They will consider a decorative type fence. Council would like a fence similar to what NJ Transit used at the train station.

Council Member Garganio stated that the area at the bend on Hornberger Avenue was flooding when it rained the other day. The storm drain has collapsed. Administrator Brook will look into tying into another storm drainage system.

ACTION

RESOLUTION NO. 2004-94

**AUTHORIZE ASSISTANT ADMINISTRATOR TO PREPARE
PLANS, SPECIFICATIONS AND SOLICIT BIDS FOR A NEW HIGH
EFFICIENCY HEATER FOR FLORENCE
TOWNSHIP LIBRARY**

RESOLUTION NO. 2004-95

**AUTHORIZE THE ASSISTANT MUNICIPAL ADMINISTRATOR
TO DEVELOP PLANS AND SPECIFICATIONS AND TO OBTAIN BIDS
FOR LEASING SPACE FOR CELLULAR ANTENNAS
ON PUBLIC PROPERTY, ELEVATED WATER TOWER NO. 2**

RESOLUTION NO. 2004 -96

**AUTHORIZE PAYMENT PLAN FOR RAILROAD AVENUE
SEWER IMPROVEMENT ASSESSMENT**

It was on the MOTION of Garganio, seconded by Sandusky that Resolutions 2004-94 through 2004-96 be adopted.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo

NOES: None

ABSENT: None

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Unanimous approval.

MISCELLANEOUS

Council Member Garganio reported that there are (2) 4x4 real estate signs on the corner of Front and Broad Streets. He asked if the signs are allowed by Township Ordinance? Administrator Brook will look into and report.

Council Member Garganio asked Council's permission to meet with Assistant Administrator Sahol and Mr. Guzzi to discuss the parks and report back. Council in agreement to allow Council Member Garganio to meet with Assistant Administrator Sahol and Mr. Guzzi.

Council Member Baldorossi, on behalf of the Florence Township Little League, thanked the Township and the Public Works Department for the great job they did on the fence.

Administrator Brook asked if the benches were all right in the dugouts? Council Member Baldorossi stated that new ones have been ordered.

ADJOURNMENT

9:15 PM Motion made by Garganio; seconded by Sandusky to adjourn meeting. Roll call vote – all ayes.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab