

FLORENCE TOWNSHIP COUNCIL EXECUTIVE/REGULAR SESSION

May 12, 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: 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

Terri Cranmer, Route 130, asked if the public could speak after Mark Remsa's presentation. Council President Fratinardo stated that the public could speak after Mr. Remsa.

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.

MARK REMSA, REDEVELOPMENT ZONE

Administrator Brook introduced Mark Remsa, Burlington County Regional Planning Coordinator. Mr. Remsa reviewed the redevelopment law with Mayor and Council.

Mr. Remsa stated that the redevelopment law is a very powerful law that municipalities can use to revitalize and redevelop areas that fit the criteria of redevelopment such as areas with a high degree of dilapidated or obsolete buildings or vacant properties. He reviewed the process to see if an area meets the criteria for redevelopment. If Mayor and Council feel that there is an area in need of redevelopment that qualifies, they would have the Planning Board do a study according to State Statute. Mr. Remsa's office offers a free service to help with the study process and prepare the plan.

Mr. Remsa discussed the benefits of redevelopment, which includes incentives to developers such as negotiating a payment instead of property taxes for up to 30 years. The municipality would retain 95% of that payment (5% would go to the County). Taxes would still have to be paid on the land. Other incentives or benefits include streamlined approval processes, developer's agreement and condemnation. Mr. Remsa gave examples of other municipalities that have benefited from the redevelopment law.

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Mayor Muchowski discussed regional competition. He asked if the redevelopment law could be used as a competitive tool. Mr. Remsa stated that the redevelopment law is being used as a competitive tool to attract developers and gave some examples.

Mayor Muchowski asked once an area is deemed an area of redevelopment, can that designation be removed in the future once an appropriate amount of development has occurred or the factors that made it an area of redevelopment no longer exist? Mr. Remsa stated once an area no longer fits the criteria under State Statute, it would be removed from the redevelopment area.

Council Member Garganio asked if the Township has the ability to not offer developers incentives in a redevelopment area? Mr. Remsa stated that the Township is not required to offer incentives.

Mayor Muchowski stated that they were discussing the UEZ (Urban Economic Zone) at last evening's Economic Development meeting. UEZ must go through the State Legislature. Tax in a UEZ zone is reduced from 6% to 3% and that 3% comes back to the municipality to be used for economic development initiatives. Also, the entity within an UEZ zone becomes tax-exempt for their products and purchases to run their business. Solicitor Kearns explained that there is a fierce competition to become a UEZ community and it is more designed for urban centers rather than communities like Florence Township. Mr. Remsa explained that benefits from a UEZ zone depend on the area. This region of the County is more geared towards movement of goods not retail sales. Mayor Muchowski was thinking of the Roebing Steel Mill area.

Mayor Muchowski asked Mr. Remsa if he believed that any of the areas in Florence Township would meet the criteria for redevelopment? Mr. Remsa believes that there are areas that meet the criteria of redevelopment. Mayor Muchowski asked Council if they would approve his meeting with Mr. Remsa to discuss in further detail. Council agreed.

Pilot programs were discussed. Mr. Remsa explained that this is a short term tax exempt law which allows 5 years, then there is a Pilot Agreement that allows a minimum of 10 years and a maximum of 30 years. The municipalities have the ability to decide what to do with the pilot money (within the bounds of the law), on a case by case and year-by-year. Municipalities are allowed to have a redevelopment zone and tax abatement available.

Terri Cranmer, 2018 Route 130, feels that Route 130 is an area in need of redevelopment. She asked if there was still Route 130 money available at 0% interest? Mr. Remsa stated that there is a little over \$1,000,000 available. He explained that they will finance up to 25% of the overall project, there is also a 10% equity requirement.

Mr. Remsa advised Mayor and Council to allow market forces to dictate where a redevelopment area goes and be very prudent in how they use incentives. He added that he is always available to help and to call on him anytime.

Mr. Remsa stated that he has been working with the NJ Institute of Technology and they would like to make a presentation to Mayor and Council of some ideas of addressing redevelopment issues around the Haines Center and the Roebing Steel Mill site. He also advised that DOT is studying ways to improve access via Hornberger Avenue into the Roebing Steel Mill site.

Mr. Remsa thanked Mayor and Council for inviting him this evening.

Mayor and Council thanked Mr. Remsa for attending.

TOWNSHIP WATER AND SEWER ENGINEER

Second Avenue Water Main Replacement: Change Order No. 1 & Current Estimate No. 4

Russell Trice, Township Water and Sewer Engineer, reviewed and recommended Change Order No. 1. The Change Order is comprised of (4) separate items: extend water main to service fire hydrant, concrete paving under the asphalt had to be broken through, curb stops that could not be shut off due to poor condition and a repair the contractor did that the Water and Sewer Department had them dig back up due to a complaint from a resident (the repair was fine). Mr. Trice also reviewed and recommended Current Estimate No. 4. Final restoration will begin tomorrow. A resolution will be on next week's agenda.

TOWNSHIP ENGINEER

Public Works Building: Current Estimate No. 6

Dan Guzzi, Township Engineer, reviewed and recommended Current Estimate No. 6. The building is scheduled to be completed by the end of July. The contractor is close to schedule. A resolution will be approved at next week's meeting.

Community Development Block Grant: Current Estimate No. 1

Mr. Guzzi reviewed and recommended Current Estimate No. 1. A resolution will be approved at next week's meeting.

Sidewalk Project

Mr. Guzzi stated that bids will be received later this month for the Olive and Pine Street sidewalk project with an alternate of Tenth Avenue and Main Street, for which the Township received a grant.

Front Street Businesses

Mr. Guzzi explained that the brick façade on the buildings is sitting directly on the concrete sidewalk and the bricks are loose in some areas. He stated that the contractor cannot pull the sidewalk out from underneath the bricks; the bricks would collapse. The township needs to be sure that the property owners will hold harmless the township if the project proceeds. The property owners are aware of this problem.

Mr. Guzzi made recommendations to secure the façade. Discussion followed regarding who would be responsible for the cost. Mr. Guzzi will provide Mayor and Council with estimates for securing the façade for discussion at a later date.

Road Program

Discussion followed regarding roads that are in need of repair and the cost. Mr. Guzzi had provided estimates but stated that he would firm up those numbers once the roads to be repaired are selected. Approval must be obtained from the Local Finance Board. Administrator Brook suggested applying this year as opposed to next year. Council Member Garganio asked if the parks would be included in the numbers? Administrator Brook will check with Thomas Coleman, Bond Counsel, to see if it would be better to include the parks with this Bond Ordinance or do a separate Bond Ordinance. A meeting will be set up to discuss in further detail.

ABC LICENSES

Renewals - Discussion

Joy Weiler, Township Clerk, reviewed the report for the renewals of the ABC Licenses that will be on the Agenda for approval in June. The Chief of Police noted one establishment that is having a problem. Mayor Muchowski suggested that Chief Dawson meet with the business owner to discuss possible solutions; Chief Dawson would then report back to Mayor and Council. Clerk Weiler was asked to send a letter to the owner of Illusions reminding owner of the conditions of her license and which will be the same as last year's.

Council Member Sandusky discussed the condition placed on Illusions' ABC License regarding the police being able to cite tractor-trailers parked on their property. He would like to have the police also be able to cite tractor-trailers that park on the old Florence Diner's property.

Transfer: Wednet to Boghean (Foundry St. Bar & Grill)

Clerk Weiler reviewed the ABC Licence Transfer from Wednet to Boghean. She explained that it has been a pocket license for several years and is current until the end of June. Mr. Boghean would like the transfer to take place before the end of June. He then would obtain a Special Ruling from the State for the license to remain a pocket license until he obtains a CCO from the Township for his renovated building on Route 130. This condition is listed in the Resolution. A Resolution will be on next week's Agenda.

ROEBLING VILLAGE INN: REQUEST FOR LOADING ZONE

Administrator Brook reviewed the request from the Roebing Village Inn to have a "No Parking Zone" in front of their building. Since the facility is handicapped accessible, Council not in favor of providing a "No Parking Zone".

TRANSIENT MERCHANT: POPSY POP LLC

Clerk Weiler stated that the background check approval was received this week, all paperwork is in order and fees have been paid. Permit will allow him to operate until dusk each evening.

Council Member Garganio questioned the fee for transient merchants and asked if the fee could be raised. His concern is due to the impact transient merchants may have on local businesses. Solicitor Kearns will research and report back. Solicitor Kearns will also look into the license fees for ABC Licenses.

ACTION

MINUTES

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

Regular Session	April 21, 2004
Executive Session	April 14, 2004
Closed Session	April 21, 2004

FINANCIAL CORRESPONDENCE

It was on the MOTION of Garganio; seconded by Ryan to receive and file the Township Clerk's report for April. Roll call vote – all ayes. Motion carried.

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

REGULAR CORRESPONDENCE

None at this time.

APPLICATIONS

A. Transient Merchant: Popsy Pop LLC

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

On the Question

Council Member Garganio asked if this application could be held until Solicitor Kearns reports back on increasing the fees. Solicitor Kearns stated that since the fee is made when the application is submitted, the fee could not be increased for this application at this time.

Council Member Sandusky verified that all paperwork is in order. Clerk Weiler stated that it is and that the permit says dusk.

Upon roll call Council voted as follows:

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

4 – 1 Motions carried.

PUBLIC HEARING: 2004 MUNICIPAL BUDGET

Council President Fratinardo opened up the hearing to the public.

Council President Fratinardo stated that the municipal tax rate is the same this year as it was last year. There is no increase in the rate. Administrator Brook stated that the State has approved the budget. He explained that the Township is under a State review and will remain under State review as long as the Township is over the debt limit.

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.

2004-2005 SCHOOL BUDGET RESOLUTION

Mayor Muchowski explained that he and Council Member Ryan went through the School Budget and identified cuts to be made. They met with the School Superintendent, Business Administrator and School Board President to discuss. Both sides are comfortable with the cuts, which they will not appeal to the Commissioner of Education. The total cut is \$221,000.

RESOLUTIONS

RESOLUTION NO. 2004-103

**AUTHORIZE FILING OF RECYCLING TONNAGE GRANT
APPLICATION**

RESOLUTION NO. 2004-104

EXTENDING SANITATION CONTRACT

RESOLUTION NO. 2004-105

**AUTHORIZE THE DIRECTOR OF WATER AND SEWER AND THE
ASSISTANT MUNICIPAL ADMINISTRATOR TO PREPARE
SPECIFICATIONS AND OBTAIN BIDS FOR
RADIO REMOTE WATER METERS**

RESOLUTION NO. 2004-106

**ADOPT MUNICIPAL BUDGET
TOWNSHIP OF FLORENCE**

RESOLUTION NO. 2004-107

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN
APPLICATION FOR THE UNITED STATES DEPARTMENT OF JUSTICE
COPS IN SCHOOL GRANT PROGRAM**

It was on the MOTION of Ryan, seconded by Sandusky that Resolutions 2004-103 through 2004-107 be approved.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinaro

NOES: None

ABSENT: None

Unanimous approval.

RESOLUTION NO. 2004-109

APPROVING 2004-2005 FLORENCE TOWNSHIP SCHOOL BUDGET

It was on the MOTION of Ryan, seconded by Sandusky that Resolution 2004-109 be approved.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ryan, Sandusky, Fratinardo

NOES: None

ABSENT: None

ABSTAIN: Garganio

Motion carries.

ORDINANCES

ORDINANCE 2004-04

(1st Reading)

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
ADOPTING A DRUG FREE ZONE MAP**

It was on the MOTION of Garganio, seconded by Sandusky to approve Ordinance No. 2004-04 on first reading and set adoption for June 2, 2004.

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.

ORDINANCE 2004-05

(2nd Reading)

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING SECTION 140-48 OF THE CODE OF THE
TOWNSHIP OF FLORENCE TO PROVIDE FOR THE METHOD
OF READING WATER METERS**

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It was on the MOTION of Garganio, seconded by Sandusky to approve Ordinance No. 2004-05 on second reading for adoption.

Public Comment

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

Nothing at this time.

It was on the MOTION of Garganio, 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: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo

NOES: None

ABSENT: None

Unanimous approval.

**ORDINANCE NO. 2004-06
(2nd Reading)**

AN ORDINANCE OF THE TOWNSHIP OF FLORENCE VACATING THE PUBLIC INTEREST IN A CERTAIN 20 FOOT WIDE ALLEY RUNNING BETWEEN SPRUCE STREET AND CEDAR LANE AND TO PROVIDE THAT THE VACATED AREA SHALL BE INCORPORATED INTO BLOCK 78, LOTS 1 AND 2, LOCATED IN THE TOWNSHIP OF FLORENCE, BURLINGTON COUNTY, NEW JERSEY

It was on the MOTION of Sandusky, seconded by Garganio to approve Ordinance No. 2004-06 on second reading for adoption.

Public Comment

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

Nothing at this time.

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

On the Question

Nothing at this time.

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Upon roll call Council voted as follows:

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

Unanimous approval.

REPORTS

Committees, Boards and Officers

Mayor Muchowski

- Nothing at this time.

Administrator

- Administrator Brook advised Council that he will be unable to attend next week's meeting.

Assistant Administrator

- Assistant Administrator Sahol reviewed a **request** from Mrs. Harrington to **vacate** a portion of **Civic Avenue** to her and the neighboring residents, which serves no public purpose and would sacrifice no utilities. Residents will pay the fees associated with vacating the alley. A letter reviewing the fees involved will be sent out to the residents.
- Assistant Administrator Sahol reviewed a **request to vacate the alley** from a resident on **Grove Street**. He does not recommend vacating this alley in case the water lines were ever looped in the area of Kinsman Road; this is where they would go. Council in agreement to deny request.
- Assistant Administrator Sahol received a quote of \$1,050 to have "**Operation Iraqi Freedom**", which is the official designation from the Veterans Administration, added to the **monument on Fifth and Oak Streets**.

It was on the MOTION of Garganio, seconded by Sandusky to have "Operation Iraqi Freedom" added to the monument on Fifth and Oak Streets for \$1,050.

Upon roll call Council voted as follows:

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

Unanimous approval.

- Assistant Administrator Sahol stated that the **design and approval for the Route 130 turn slot** by 2018 Route 130 is in. He has the plans if Council would like to review them.
- Assistant Administrator Sahol recommended that the fee for the two-week **summer parks program** be reduced from \$50 per week to \$25 per week. Council in agreement. The program will run from August 9th to August 20th. Mayor Muchowski reviewed the program.
- Assistant Administrator Sahol reviewed two routes for the **Patriotic Celebration Day Parade**. Council agreed to the following **route**: Oak Street to Front Street to Boulevard Street to West Fourth Street to Broad Street, ending at Sixth Street.

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- **Grand Marshal** for the **parade** was discussed. Mayor Muchowski will speak with **Eugene Olaff** to see if he is interested.
- **Judges** for the **parade** were discussed. Mayor Muchowski recommended the **Florence and Roebing Garden Clubs**. Council agrees.

Township Solicitor

- Nothing at this time.

Township Engineer

- Nothing at this time.

UNFINISHED BUSINESS

Council Member Garganio was asked the **status of installing sewer** in the **Tall Pines** development by Paul Fletcher, a resident of Tall Pines. Mayor Muchowski explained that estimates were given to the representatives of Tall Pines and they have not responded. Council Member Garganio asked that copies of the paperwork be sent to Mr. Fletcher.

NEW BUSINESS

Discussion followed regarding the **trash trucks damaging a resident's driveway**. Due to the way the vehicles are parked in that area, the only way the trash trucks can make the turn is to drive over this resident's driveway. Limiting parking in that area will eliminate the turning hazard. Administrator Brook will look into and report back.

Discussion followed regarding bringing **electrical power onto Veteran's Field** for the recreational leagues. If the Township were to help out with the cost, it would have to go through the bid process.

Council Member Sandusky asked that a "Closed from dusk to dawn" sign be installed at the Railroad Avenue Park. Assistant Administrator Sahol stated that a Resolution will need to be approved to set a time limit on the park.

It was on the MOTION of Sandusky, seconded by Garganio to set a time limit **closing all parks in the Township from dusk to dawn**.

Upon roll call Council voted as follows:

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

Unanimous approval.

BOARD OF HEALTH

Nothing at this time.

MISCELLANEOUS

Nothing at this time.

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10:00 PM MOTION by Ryan, seconded by Sandusky to adjourn to Closed Session. Roll call vote - all ayes.

ADJOURNMENT

10:00 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab