

Florence, New Jersey
June 6, 2007

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 7:00 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 May 27, 2007; 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:

Frank Baldorossi, President
John Fratinardo
Bruce Garganio
Elizabeth Ryan (7:25 PM)
Jerry Sandusky

Also present:

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

DISCUSSION WITH EPA: ROEBLING STEEL PLANT SITE

Administrator Brook introduced Tamara Rossi and Jeff Josephson, representatives from the EPA, who attended the meeting to discuss: the clean up work that has been done to date, what is currently going on, what they anticipate it will take (both financially and from the standpoint of actual work in the future) to bring the site up to where it is useable for primarily commercial, light industrial type uses.

Mayor Muchowski thanked Ms. Rossi and Mr. Josephson for attending the meeting this evening. He expressed disappointment that it did not work out with Preferred Real Estate developing the site.

Ms. Rossi created two figures: one showing work that has been completed and ongoing, the other showing work that needs to be done.

The first figure shows 70 buildings onsite; 54 have been demolished, the interiors of the remaining 19 have been cleaned. Those 19 buildings are still on site and have to be remediated either through demolition or decontamination. What has to be decided is the reuse potential for those 19 buildings. Mr. Josephson explained that, from a historic point of view, the reason those buildings remain is because Preferred indicated they wanted them to remain on site. Council Member Garganio asked if those buildings will be taken down now that Preferred is no longer involved? Mr. Josephson stated that the preference of the EPA is to preserve historical buildings; if a developer were to come along and see a use for the buildings, that would be the preference of

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the EPA. If the condition of the buildings continue to deteriorate so that they cannot be restored, they will be demolished or if there is no potential reuse for the buildings. Council Member Fratinardo asked if the buildings were to be demolished now, would it incur more State Historic Preservation Office assistance? Mr. Josephson stated that it will. Council Member Garganio asked if Preferred hadn't expressed interest in those buildings, if any of them would have been torn down? Ms. Rossi explained that it was done in a phased approach. A lot of the buildings were demolished because of the level of contamination; they could not be decontaminated to a level where they could be reused. They feel that the buildings that are left can be decontaminated but as time goes on the structural integrity of the buildings keep deteriorating. The last time the remaining buildings were evaluated was a couple of years ago; they would have to be re-evaluated. Administrator Brook stated that the State of NJ is not always receptive to demolishing buildings; they can be difficult to deal with. Ms. Rossi explained that as part of the building clean up, they have removed a lot of underground pipelines; which was oil, storm sewer and chemical lines and building foundations. As a result, they found hot spots in the soils that they had to remediate.

Ms. Rossi stated that work is continuing on the Main Gate House, which includes restoration of the building and capping seven acres of the soil.

Ms. Rossi stated that they completed 2,000 linear feet of riprap revetment in the slag area, which stabilizes the shoreline and gets them ready to place the dredge sediments in that area. Mayor Muchowski asked if there was a timetable or schedule for the sediment placement? Ms. Rossi stated that they are in the design phase, which should be complete in the winter of 2008, and then to start dredging will take 2 – 3 years. Ms. Rossi stated that \$7 million has been approved to start dredging but they will need more funds. They have to be closer to the completion of the design to receive those funds. Mr. Josephson stated that a request for an additional \$9 million will be submitted in October. If that amount is approved, they will have \$16 million to do the dredging. Dredging will improve the quality of Crafts Creek and the back channel.

NOTE: 7:25PM Council Member Ryan present.

Ms. Rossi discussed soil capping of the main plant. Mayor Muchowski asked how much money is in place to complete: remediation of the remaining buildings, sediment, slag area and soils? Ms. Rossi stated that \$7 million is in place; they need an additional \$33 million. They cannot apply for the funds all at one time. They have to ask for the money as the designs come towards completion and they have the most up to date engineering cost estimates for the work that needs to be done in the following fiscal year.

Mayor Muchowski asked what the expectation of time is if a private developer comes into agreement with the township or EPA and offers money towards the cleanup? Mr. Josephson explained that when negotiations were ongoing with Preferred, they had come in with a conceptual plan as to how they would do a commercial development and discussions took place regarding all the phases that would have to be gone through in order to complete a project. The first thing needed is a conceptual idea so there is a coordinated effort between the township, EPA and the developer. There would be a Prospective Purchaser's Agreement that lays out the roles and responsibilities for the federal government and the developer; the township would also be a party to it. In terms of the developer spending money, an arrangement can be made. Mayor Muchowski asked about timing once a Prospective Purchaser's Agreement is reached? Mr.

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Josephson stated that it is difficult to answer without an actual agreement. Having a firm conceptual plan helps the EPA the most to move things forward. Council Member Garganio asked if there was anything the township could do to speed up the process? Ms. Rossi explained that a plan would be needed to expatiate. Without a plan the EPA cannot plan remediation. She stated that from the very beginning when the township starts negotiating with developers it would be best to have a plan in place.

Council Member Sandusky asked how long it will take to get the site cleaned up if they do not come to an agreement with a developer? Ms. Rossi stated that if everything goes according to schedule they are looking at 2012.

Council Member Ryan asked if the \$9 million that they will be applying for in October is a definite? Ms. Rossi is not concerned that the funds are not coming.

Administrator Brook believes that years can be shaved off of the project if a developer came in and not only offered money but agreed to take over a portion of the remediation work in accordance with the way EPA is remediating the property. One of the problems with Preferred is that they changed their direction in midstream; they went from a commercial/light industrial development to a massive residential component. This site is not good for a residential component. He also explained that Preferred never had a firm plan for remediation. A strong plan is where a developer would shave years off of the project.

Council Vice President Fratinardo asked if there was potential for residential in the slag area? Ms. Rossi stated that the EPA does not recommend residential in the slag area. There would be two feet to three feet of dredge sediments in that area; there will be stability issues to deal with.

Mayor Muchowski explained that with Preferred they negotiated an agreement and then gave them 90 days to meet with EPA. He suggested this time evaluating where EPA is in a design/remediation stage and ask any potential developer what they would contribute to bring them from point A to point B.

Mayor Muchowski asked what the township could expect from a physical work standpoint over the next year? Ms. Rossi stated that they are still working on the buildings and facilities but as far as new money, the next project is the dredging. The roadway, parking lot and work associated with the museum should be complete by winter 2008.

Council Member Fratinardo asked if stability would be an issue for an office complex in the slag area? Ms. Rossi stated that it would still be an issue.

Council Member Garganio asked where they would be dredging from, the creek or the mouth of the river going into the creek? Ms. Rossi pointed out the dredging areas on Figure 2. Council Member Garganio asked if testing will be done on the dredge spoils? Ms. Rossi stated that testing has already been done. She stated that dredging is being done due to the eco risk.

Mayor Muchowski stated that there have been discussions of possibly an amphitheater or more than just an open park setting in the slag area and asked what would be allowed there? Mr. Josephson cannot answer that without doing some testing. Mayor Muchowski would like to know what the township can have as a realistic expectation for uses of that area. If it can only be

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a greenway, the township will need to rethink that area; the township had larger scale thoughts than just a green area. Ms. Rossi stated that during the design phase the plans will be sent to the township and the township can comment. Administrator Brook stated that the township will outline their concerns and forward to the EPA. Ms. Rossi stated that the EPA's thoughts are for an open land park and that is how they are basing the grading.

Council Member Ryan asked how they chose what areas to dredge? Ms. Rossi stated that it is based on the sample locations and they do test right next to where the dredging stops.

Mayor Muchowski requested, as EPA does their design for the slag area, to look for an access area for a boat ramp preferably off an avenue where traffic travels towards the river.

Council Member Garganio asked if the small dam that has rotted away over the years would be included in the EPA's permits for dredging? The township would like to have it repaired. Mr. Josephson offered to meet onsite to look at it. Mr. Guzzi will meet with Mr. Josephson onsite.

Council Member Ryan sees people fishing in the creek and asked if it was safe? Mr. Josephson is not sure but can do some testing. Council Member Ryan stated that if it is not safe it should be posted. Mr. Josephson stated that the EPA cannot post, it is either the State of NJ or Burlington County that would post. Council Member Garganio stated that there were previously. The township will check to see if the signs were removed or disappeared.

Administrator Brook verified that the EPA will be applying for \$9 million for the federal government's next budget cycle, which begins October 2007. If the \$9 million is received, the \$33 million will be lowered by that amount. Ms. Rossi stated that is correct.

Mayor Muchowski suggested opening up to the public for questions.

It was on the MOTION of Fratinardo, seconded by Sandusky to open for Public Comment. All ayes – motion carried.

Fred Wainwright, 1091 Florence-Columbus Road, remembers when the dam was put in and that is when the creek starting filling up but it was never flush.

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.

Mayor and Council thanked Ms. Rossi and Mr. Josephson.

8:05 PM RECESS: Motion made and seconded to hold a recess. All ayes.

8:10 PM MEETING RESUMED: Motion made to continue the meeting; seconded. All ayes.

MINUTES

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

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Executive Session May 9, 2007
Closed Session May 9, 2007 & May 16, 2007

FINANCIAL CORRESPONDENCE

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

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

REGULAR CORRESPONDENCE

Nothing at this time.

APPLICATIONS

- A. Bingo: Holy Assumption Church, Monday Evenings, 7:15PM – 10:30PM, July – August 2007
- B. Social Affair: American Legion, June 23, 2007, 1:00PM – 7:00PM, Joe Zook Concert
- C. Social Affair: Florence Fire Company, August 25, 2007, Annual Golf Tournament, Noon – Midnight
- D. Social Affair: Marconi Lodge, June 9, 2007, 9:00AM – 9:00PM, Quiet Tournament

It was on the MOTION of Fratinardo, seconded by Garganio to approve the above applications.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Fratinardo, Garganio, Ryan, Sandusky, Baldorossi
NOES: None
ABSENT: None
ABSTAIN: Baldorossi (Application D only)

Motion carries.

PUBLIC COMMENTS

Joe Boldizar, 505 Pine Street, along with Matthew Scheurer, is interested in starting a Youth Center in Florence. It would be open on the weekends during the school year and throughout the week during the summer. He envisions: a concert venue, a weekly movie night, video game tournaments, pool tables, ping-pong tables, dancing lessons, dances and socials. He realizes that it is not as simple as he is putting it but believes it would be positive for the community. Mr. Boldizar is not sure exactly what to do to move forward, but many people have offered their help. He offered to put together a more formal presentation.

Mathew Scheurer, 83 Riverbank Drive, knows there is going to be a movie night in the community. That is a great idea and he would like to see an expansion of that that type of program both for youth and families.

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Council Member Garganio feels it is a great idea and would be interested in seeing a proposal. The problem may be getting volunteers. There is a very active athletic program but there is a need for other activities. That is one of the reasons Council Member Ryan suggested the movie night. Mr. Scheurer and Mr. Boldizar feel it would have a strong effect on preventing kids from getting involved with alcohol and drugs.

Council Member Fratinardo stated that Assistant Administrator Sahol has started a program where there will be movies and concerts in the parks.

Mayor Muchowski stated that the township has acquired the Roebing Main Street Firehouse for a Community Center. He also stated that Terri Southerland, who was just appointed to the Recreation Committee, is an advocate for a theater group for youth. Part of what the township would like to accomplish in renovating the Roebing Firehouse is bringing the stage back to life. One of the stumbling blocks is becoming ADA complaint and the amount of money it takes.

Council Member Sandusky is 100% behind Mr. Boldizar's and Mr. Scheurer's idea and asked that they provide more information such as: how many days a week, the hours of operation and mainly whether it would only be open to Florence Township children.

Council Member Ryan thanked the gentlemen for attending and feels Council is receptive to their idea. Mr. Boldizar and Mr. Scheurer thanked Mayor and Council.

Justin Bloch from Lennar, Land Manager for the Greenbriar Horizon Community on Old York Road, attended the meeting to discuss Resolution No. 2007-111. He came into this project in January 2007 when Jessica Bell was let go from the company. At that time Lennar had an adversarial relationship with both the township and Guzzi Engineering (Township Engineer). He feels that he has worked closely with the Township Engineer to improve that relationship and are actively working to complete the items on the punch list. Since January the punch list has been reduced by 30% to 40%. He requested that Resolution No. 2007-111 be TABLED this evening to allow Lennar to meet with the township to discuss the current issues and his proposed completion schedule that he provided June 4, 2007. He proposed that the punch list items will be complete in 120 days.

Administrator Brook stated that the purpose of preparing the Resolution was to bring this to a head; the residents of Greenbriar have had this go on for an extremely long time. He fears that if the work is not completed by early fall, they will then be into the winter and Lennar will be non-responsive saying that they have to wait until the spring of next year, which is unacceptable.

Administrator Brook agrees that there was a great deal of difficulty in dealing with Lennar previous to Mr. Bloch taking over. His whole purpose over the past couple of weeks was trying to get a timetable from Lennar of when the work would be complete. The work that is there has been there for a very long time. The township wants a timetable of when it will be done, and they want to know what areas Lennar is disagreeing with on the punch list; that impacts what the governing body does with the Performance Bonds.

Administrator Brook believes the township has received Lennar's attention and showed that they are extremely serious; either the items are resolved or the governing body will move to pull the bonds.

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Mr. Bloch would like to meet with the township and Mr. Guzzi this week coming up to go over the punch list and explain what he is contesting.

Mayor Muchowski stated that one issue he has is the weekend that paving was done without approval and asked if that was still an open issue? Mr. Bloch and Mr. Guzzi stated that it is still an open issue. Mr. Bloch's intention is to prove that the area that was paved was done to the township's specifications. He stated that there are forensic things that can be done to prove that it was done correctly. Mr. Guzzi stated that there are other issues because there is work to be done outside of the paved areas and that was the access to get to those areas. Mr. Bloch stated that the work was completed with rubber tire machines with no adverse reaction to the asphalt.

Administrator Brook stated that he is away at a seminar next week; if Council is willing, Lennar can have two weeks to prove their case until the June 21st Council Meeting.

Administrator Brook stated that he received a call from Greenbriar's Association stating that the trees that are being put in are not the trees that are on the site plan. Mr. Bloch will look into and if that is the case he will have the contractor replace.

Mayor Muchowski requested a status report from Mr. Bloch at next week's Council Meeting; he will be placed first on the Agenda. Council Member Ryan requested a timetable for each item at next week's meeting.

Mr. Bloch is in agreement to meet with Mr. Guzzi and Solicitor Kearns this coming Monday before next week's Council Meeting.

Administrator Brook stated that the governing body is willing to give Lennar some more time but the disputed items must be very clearly spelled out.

Resolution No. 2007-111 will be TABLED until June 20, 2007; a status will be provided and a representative of Lennar will attend next week's Council Meeting.

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

RESOLUTIONS

RESOLUTION NO. 2007-91

**AUTHORIZING APPROVAL OF 2007- 2008
RENEWALS OF CLUB LICENSES**

RESOLUTION NO. 2007-97

**AUTHORIZING APPROVAL OF 2007-2008 RENEWALS OF
PLENARY RETAIL DISTRIBUTION LICENSES**

RESOLUTION NO. 2007-98

**AUTHORIZING APPROVAL OF 2007-2008 RENEWALS OF
PLENARY RETAIL CONSUMPTION LICENSES
(Bung's Tavern & CalleMar'Gina v. LLC)**

RESOLUTION NO. 2007-101

AUTHORIZING REFUNDS OF CERTAIN OVERPAYMENTS

RESOLUTION NO. 2007-102

RESOLUTION AMENDING 2007 CAPITAL BUDGET

RESOLUTION NO. 2007-103

**AUTHORIZE THE MAYOR TO SIGN THE SUBGRANT
AGREEMENT FOR THE 2007 MUNICIPAL
ALLIANCE GRANT AWARD**

RESOLUTION NO. 2007-104

**APPROVE COAH ESCROW AGREEMENT
FOR AFFORDABLE HOUSING OBLIGATIONS**

RESOLUTION NO. 2007-105

**APPROVE COAH AGREEMENT WITH
SALT AND LIGHT CO., INC.**

RESOLUTION NO. 2007-106

**ACKNOWLEDGING 2007-2008
PLENARY RETAIL CONSUMPTION LICENSE
APPLICATION FOR RENEWAL AND PAYMENT OF FEES
(Samuel O. Paglione)**

RESOLUTION NO. 2007-107

**ACKNOWLEDGING 2007-2008
PLENARY RETAIL CONSUMPTION LICENSE
APPLICATION FOR RENEWAL AND PAYMENT OF FEES
(Fine Food & Spirits, Inc.)**

RESOLUTION 2007-108

**ACKNOWLEDGING 2007-2008
PLENARY RETAIL DISTRIBUTION LICENSE
APPLICATION FOR RENEWAL AND PAYMENT OF FEES
(Punam Corp. (Florence Liquor Mart))**

RESOLUTION NO. 2007-109

**AUTHORIZING APPROVAL OF 2007-2008 RENEWAL OF
PLENARY RETAIL CONSUMPTION LICENSE
(Maggie Scratch, Inc.)**

RESOLUTION NO. 2007-110

**RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM
OF REVENUE IN THE BUDGET OF THE TOWNSHIP OF FLORENCE,
COUNTY OF BURLINGTON, PURSUANT TO N.J.S. 40A:4-87
CHAPTER 159, P.L. 1948**

RESOLUTION NO. 2007-111

**A RESOLUTION AUTHORIZING LEGAL ACTION
AGAINST THE SITE PERFORMANCE BONDS FOR THE
GREENBRIAR HORIZON DEVELOPMENT**

RESOLUTION NO. 2007-112

RESOLUTION TO REMOVE PROPERTY FROM TAX SALE

Council Member Ryan questioned Resolution No. 2007-106, Acknowledging ABC License Application, and asked if it was necessary? Joy Weiler, Township Clerk, stated that it is not required but since they need a Special Ruling it provides a paper trail acknowledging that the township received the application and the state fees, and that both were forwarded to the State ABC.

Mayor Muchowski noted that he and Administrator Brook met with a developer that is interested in purchasing Sam Paglione's liquor license and land to build a restaurant and hotel. He gave a brief overview of the developer's plans. The hotel would be geared towards business travelers.

It was on the MOTION of Ryan, seconded by Sandusky that Resolutions 2007-91, 2007-97, 2007-98, 2007-101through 2007-110 and 2007-112 be approved and Resolution 2007-111 be TABLED.

On the Question

Nothing at this time.

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Upon roll call Council voted as follows:

YEAS: Fratinaro, Garganio, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

ORDINANCES

ORDINANCE 2007-08

(2nd Reading)

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING CHAPTER 134
OF THE FLORENCE TOWNSHIP CODE TO ESTABLISH CERTAIN PARKING
REGULATIONS ON THE WEST SIDE OF CEDAR STREET, AND AMEND TIME
LIMIT PARKING ON THE EAST SIDE OF PINE STREET**

It was on the MOTION of Sandusky, seconded by Baldorossi to approve Ordinance No. 2007-08 on second reading for adoption.

Public Comment

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

No public comment.

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.

Upon roll call Council voted as follows:

YEAS: Fratinaro, Garganio, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

ORDINANCE NO. 2007-09

(2nd Reading)

**BOND ORDINANCE PROVIDING FOR VARIOUS
ROAD IMPROVEMENTS AND ALLEY RECONSTRUCTION IN AND
BY THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON,
NEW JERSEY, APPROPRIATING \$830,000 THEREFOR AND AUTHORIZING THE
ISSUANCE OF \$665,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE
PART OF THE COST THEREOF**

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It was on the MOTION of Fratinardo, seconded by Sandusky to approve Ordinance No. 2007-09 on second reading for adoption.

Public Comment

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

No public comment.

It was on the MOTION of Fratinardo, 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: Fratinardo, Garganio, Ryan, Sandusky, Baldorossi
NOES: None
ABSENT: None

Unanimous approval.

REPORTS

Committees, Boards and Officers

- Council Member Fratinardo stated that there was a Recreation Committee meeting this past Monday but the meeting could not be held because they did not have a quorum; six out of 13 members showed up. He stated that this happens on many instances. He suggested amending the Ordinance so some of the members are alternates, so when a meeting is scheduled it can be held. Solicitor Kearns will look into. Council Member Garganio also suggested looking into what the Recreation Committee can do.

Mayor Muchowski

- Mayor Muchowski stated that the Florence Township High School Boys and Girls Track and Field Team did very well at Sectionals. Anna Cook repeated as the highest jump champion; she jumped 5'8", her personal best.
- Mayor Muchowski congratulated Council Member Garganio on the success of his daughters who are on the Florence Township High School Girls Softball Team. The team is playing in the State Group I Championship game this Saturday. He wished the girls luck.

Administrator

- Nothing at this time.

Assistant Administrator

- Assistant Administrator Sahol provided a memo in the packet regarding the **zip code** information. It is in draft form; if there are any concerns or changes, let him know. Council Member Ryan stated that it looked very good.
- Assistant Administrator Sahol stated that the County is not willing to lower the **speed limit on Bustleton Road**. Mayor Muchowski will reach out to the County.

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- Assistant Administrator Sahol stated that there are **gypsy moths** in the community. There are some trees that have had the leaves eaten off them by the gypsy moths.
- Assistant Administrator Sahol reported that the **vultures** are back in Florence. He will contact the USDA.
- Assistant Administrator Sahol showed a copy of the flyer that will hang in local businesses advertising the **movies and concerts in the park**. It will also be posted on the website and Channel 19. The Register News will run a story covering the movie and concert series next week.

Township Solicitor

- Nothing at this time.

Township Engineer

- Dan Guzzi, Township Engineer, requested the **NJ DOT Municipal Aid Applications** be added to next week's Agenda for discussion.

Council Member Garganio questioned the status of pulling **Amoco/HAPCO's** Temporary CO? Mr. Guzzi explained what originally happened was HAPCO applied to the DOT and received a letter of no interest. They submitted the letter of no interest to the Planning Board and received approval based on that letter and started construction. Halfway through construction DOT shut them down and they were forced to go to DOT for a permit, which took over a year to get. DOT required them to narrow the driveway from 90' to 75', which caused the problem. Mr. Guzzi stated that HAPCO proposes to go back to the DOT. There is an application pending before the Planning Board that will be heard at the next meeting. The plans are to make revisions to their driveway and go back to DOT to get approval to widen it to either 90' or somewhere between 75' and 90' in order for trucks to make the turn coming out of the Cedar Lane exit. Administrator Brook explained that HAPCO has agreed to have all improvements done within a certain amount of time and if the improvements are not done and the driveway is not widened by the time specified, they will close the driveway. Mr. Guzzi added even if they are still waiting for DOT approval. Council Member Garganio asked if the site will work with an expanded driveway? Mr. Guzzi explained that when trucks are exiting they will have to go out into the left hand turn lane in order to come back. When cars are in line the trucks may block both lanes while their waiting for the light to turn. Once the driveway is widened the trucks will not go into the opposing lane. Council Member Garganio suggested having the trucks exit the gas station onto Harkins Drive and make a u-turn down the highway. Mr. Guzzi stated that the southbound trucks are starting to exit onto Harkins Lane. Council Member Garganio does not believe, no matter how wide they make the drive, it can become a safe site and would like to prohibit use of the driveway. Administrator Brook is willing to approach HAPCO's attorney.

Council Member Garganio feels that HAPCO misrepresented themselves and is adamant that their Temporary CO be pulled. Administrator Brook will attempt to put everything in writing and outline a legal strategy with the help of the Township Solicitor.

Council Member Garganio mentioned the memo from Assistant Administrator Sahol that stated that there has been contact with the County Engineering Department regarding **Delaware Avenue and Station Road**. He asked if the township could request a proposal from the County on possibly shrinking the size of the lanes and maybe making one side no parking.

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Council Member Sandusky noted the improvements, including the concrete flower pots and what the owner of the deli has done to keep vehicles from parking there. The owner is trying to alleviate some of the parking problems that are facing him.

UNFINISHED BUSINESS

Nothing at this time.

NEW BUSINESS

Mayor Muchowski stated that Council Member Garganio, Council Member Fratinardo and he met with Liberty and a couple of the land owners involved; an update will be provided next week.

BOARD OF HEALTH

Nothing at this time.

MISCELLANEOUS

Nothing at this time.

9:05 PM MOTION by Sandusky, seconded by Ryan to adjourn to Closed Session. Action will not be taken following Closed Session. Roll call vote - all ayes.

ADJOURNMENT

9:05 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab