

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

June 9, 2004

8:00 PM

CALL TO ORDER

Council President Fratinardo called the meeting to order.

MOMENT OF SILENCE

Council President Fratinardo called for a moment of silence in honor of former President Ronald Reagan, who passed away earlier this week.

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

Nothing at this time.

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

SM ZONE: HEIGHT REGULATIONS

Administrator Brook introduced John Gillespie, Esq., attorney representing Ready Pac, who is here this evening to discuss height regulations in the SM Zones.

Administrator Brook noted that Carl Hintz, Township Planner, feels that the township's regulation of 30' is low and not workable in today's environment. He recommends that the height regulation be increased to 45' but added when it abuts a residential area the township may want to require a buffer.

Council Member Garganio asked how the building would be utilized? Mr. Gillespie does not know at this time.

VACATE ALLEY REQUEST: DELAWARE AVENUE AND ROUTE 130

John Gillespie, Solicitor for Eckerd Drug, reviewed the request for vacating public interest in an easement and alley on property now owned by Eckerd Drug. After discussion regarding future access from Brandow Chevrolet to Delaware Avenue and access to the utilities, Council decided

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to introduce an Ordinance vacating the alley conditioned on a developer's agreement to allow access to the utilities. The Ordinance will be prepared for adoption at a future meeting.

TOWNSHIP WATER AND SEWER ENGINEER

Wastewater Management Plan

Russell Trice, Township Water and Sewer Engineer, reported that the revised documents were submitted to DEP for the Wastewater Management Plan. The Delaware Valley Regional Planning Commission has approved the plan amendment incorporating the school.

Mayor Muchowski questioned the status on the township's requirement for the wastewater management amendment? Mr. Trice stated that everything was submitted to DEP in May. He is now waiting to hear back from the State. Mayor Muchowski suggested calling DEP to check on the timeline.

Mayor Muchowski is concerned there will be a school related issue regarding water allocation. Dan Guzzi stated that he has to go over the numbers with Mr. Trice to come to a final number. He also stated that the school is going to extend the water line, which will require DEP permitting and could create an issue in regards to water allocation. Mayor Muchowski asked Mr. Guzzi to talk to the school now to get authorization to do what he needs to do so the township knows where they stand.

Mayor Muchowski asked Mr. Trice to relay the governing body's concerns to Richard Alaimo.

Water Allocation

Mr. Trice reported that he received comments from the State regarding the application that was submitted last year and the hydrogeological testing plan that was submitted earlier this year. They were not extensive comments but a response is due within 30 days. The State has a new application form that the Township will have to use to resubmit their application.

Council Member Garganio questioned the status of tying in with Burlington Township. Administrator Brook explained that Burlington Township is not interested in tying in with Florence Township. Mr. Trice believes that Burlington Township also needs to apply for additional water allocation.

TOWNSHIP ENGINEER

Maintenance Bond Release: S.N. Golden (Newman)

Dan Guzzi, Township Engineer, and Russell Trice, Township Water and Sewer Engineer, reviewed and recommended releasing the maintenance bond as long as the final remaining punchlist items are completed by next week.

2004 Road Program/ Parks

Mr. Guzzi provided a list of roads for the road program, which also incorporates the parks. The roads to be done will need to be identified so they can be listed on the application for the Transportation Trust Fund Grant. The application is due in July.

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Council Member Baldorossi questioned the condition of the alleys? Mr. Guzzi stated that the alleys will be done in house. Administrator Brook stated that some alleys will be included in the Bond Ordinance.

Council Member Garganio reviewed the parks.

Roebling Park: Connect existing paths
 Take tennis courts out, turning it into a green area with trees
 Take basketball court out and reconstruct to full size
 Off street parking
 Possible fitness stations

Marter Park: Stone drive and parking lot
 Grade and seed the backfields
 Paved figure 8 walkway
 Fitness stations

Waterworks: Connect existing walking paths
 Take out basin and move basketball courts to that area
 Fitness stations

Nyikita Field: Backstop
 Curbing on Tenth Avenue

Discussion followed regarding the sidewalk on Tenth Avenue. It will take away from parking during sporting events. After a lengthy discussion it was decided that Mr. Guzzi will contact DOT to see if the location of the sidewalk could be changed from Tenth Avenue to Eighth Avenue?

Council Vice President Ryan suggested putting the fitness stations in only one location. Council Member Sandusky suggested using the money saved on fitness stations for bathroom facilities. Council Members agree.

Discussion followed regarding a bikeway connecting the developments across the highway to Marter Field.

Mayor and Council authorized Mr. Guzzi to include the following streets in the grant application:

Maple Avenue (Delaware Avenue to Parrish Lane)
Winter Street (W. Fifth Street to W. Third Street)
Eighth Street (Chestnut Street to Walnut Street)

Front Street Businesses (façade)

Assistant Administrator Sahol reported that William Kearns, Township Solicitor, will provide him with a waiver and indemnification letter to present to the business owners.

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Performance Bond Reduction: HAPCO/AMOCO

Mr. Guzzi reviewed the bond reduction request. He explained that they have requested a more significant reduction than he would recommend. He recommends a bond reduction based on the work that has been completed which would be a reduction from \$474,000 to \$282,000. A resolution will be approved at next week's meeting as per the recommendation of the Township Engineer.

Performance Bond: Giancola, 2032 Route 130

Mr. Guzzi reviewed and did not recommend releasing the performance bond due to many outstanding punchlist items. A resolution denying the release of the performance bond will be approved at next week's meeting.

Current Estimate No. 7: Public Works Facility

Mr. Guzzi reviewed and recommended Current Estimate No. 7. A resolution will be approved at next week's meeting.

Council Member Sandusky asked if there was any indication that there would be a price increase for the steel? Mr. Guzzi does not believe so.

Performance Bond Release: Miceli/Dresner Storage Facility

Mr. Guzzi reviewed and recommended release of the performance bond subject to the receipt of the required maintenance bond. A resolution will be approved at next week's meeting.

TOWNSHIP ASSISTANT ADMINISTRATOR

Street Vacating Request: Civic Avenue

Assistant Administrator Sahol stated that all but one resident has agreed to absorb the cost for vacating Civic Avenue. Another resident will pay that resident's portion. If the governing body agrees, an ordinance can be prepared for the first meeting in July. Council in agreement to vacate alley.

Soccer Field Lighting

Council Member Garganio explained that the soccer league and the football league are having lights installed on their fields and the soccer league is financing the cost to bring in the electrical service. He asked if the Township would help with the cost to bring the service in since the Township will also benefit in the future from the service being installed? After a brief discussion it was decided that the Township will help with the payment over the life of the loan. An agreement will be prepared.

GRANTS

Assistant Administrator Sahol reviewed available grants. The two that would be worthwhile for the township to look into are Safe Streets to Schools, which could be used for area from Route 130 to the new school on Cedar Lane, and Bikeways, which could be used to create a bike path from Brookside Drive to Marter Park. A Resolution authorizing the Assistant Administrator and Township Engineer to develop cost estimates and file grant applications will be approved at next week's meeting.

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Council Vice President Ryan questioned the Town Center Grants that DOT offer. Mr. Guzzi stated that DOT called him and asked what part of town the municipality would like to designate as the town center? Mr. Guzzi is not familiar with the history of a town center designation or what the intent is, therefore he is not aware of the ramifications. Assistant Administrator Sahol believes that this is part of the Route 130 Corridor project and will call Mark Remsa to discuss. He stated that once a designation is made, the township will be eligible for the Town Centers Area Grants.

TREES

Assistant Administrator Sahol stated that the Shade Tree Committee members will be inspecting all of the trees and root areas throughout the problem areas in town this weekend.

Assistant Administrator Sahol reviewed Hamilton Township's Ordinance regarding sidewalks. It states that any sidewalk that is broken is the responsibility of the homeowner. It is enforced on resales and complaints.

Mayor Muchowski discussed a situation where a township owned tree is destroying the homeowner's sidewalk. The homeowner has offered to share the expense with the township. He believes that this is an increasing problem.

Discussion followed regarding who should be responsible for the trees and sidewalks.

TOWNSHIP SOLICITOR

ABC Fees Increased

Solicitor Kearns reviewed the license fees, which can be increased by 20% a year up to \$2,500. The township does not increase by the full 20% so discussion followed regarding increasing the license fees. Mayor Muchowski asked Solicitor Kearns to prepare a scale showing how much the fees would increase each year if, starting in 2005, the retail distribution license fees were increased by 20% and the retail consumption license fees were increased by 10%.

ADVISORY COMMITTEE ON LANDFILL MATTERS REPORT: MARK HOLLERN

Council Members authorized Administrator Brook to meet with Mark Hollern and Pierre LaCombe regarding Mr. Hollern's letter.

ABC LICENSE: SAM PAGLIONE

Joy Weiler, Township Clerk, reported that Sam Paglione received the Special Ruling on his ABC License from the State, which is good for two terms. Council is now able to approve a Resolution renewing his license.

Mayor Muchowski and Council Member Garganio expressed concern that Mr. Paglione will change the use from a family restaurant, which is the use listed on his application to the State, to a club type bar. They asked if the Special Ruling holds him to that use. Solicitor Kearns explained that the Special Ruling gives the municipality the ability to renew the license; the use can be controlled by zoning.

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Council Member Sandusky questioned the number of retail consumption licenses that can exist in a municipality. Solicitor Kearns explained that Florence Township has more licenses than allowed by law; the licenses are “grandfathered-in.”

Solicitor Kearns will research how to bind Mr. Paglione into using the license for a family restaurant.

ABC LICENSE: BRIDGES AT ROEBLING STATION

Clerk Weiler reported that Bridges at Roebling received their tax clearance certificate from the State and is now able to have their ABC license renewed. Chief Dawson will be asked to report on any problems. If no problems, a Resolution will be approved at next week’s meeting.

POLICE VEHICLES

Council Member Garganio asked that a report be prepared showing either Burlington Township or Bordentown Township’s police vehicle replacement history. He does not believe that a police vehicle should need to be replaced at 101,000 miles. In Administrator Brook’s experience with other municipalities, 100,000 miles is the average useful life for police vehicles.

ROEBLING CENTENNIAL CELEBRATION

Discussion followed regarding municipal involvement with the Roebling Centennial Celebration. Administrator Brook will meet with the head of the Roebling Centennial committee and report back to the governing body.

Council Member Sandusky asked that flowers be planted in the planter at the entrance of the Roebling Steel Mill site for this Sunday’s Occasion in the Park. Mayor Muchowski stated that donations have been received and the plantings will be done tomorrow.

ZONING DISCUSSION: FENCES AND IMPERVIOUS SURFACE COVERAGE

Administrator Brook reviewed the current impervious coverage requirements, which is 20% for the building and 5% for impervious coverage improvements. What is impervious coverage was discussed. After a brief discussion, Council would like to keep it the same.

10:30 PM NOTE: Council Vice President Ryan left the meeting at this time.

Administrator Brook discussed an application in Roebling for a privacy fence. He stated that a lot of the fences in Roebling are placed outside of the property line. Under the current code, privacy fences are allowed except when there is a site triangle issue. At its present location a privacy fence would create a site triangle issue; but if the permit is granted, the fence would have to be moved back onto the property line, which may not cause a site triangle issue. Council Member Garganio suggested regulating fences by the size of the lot.

RECYCLE CENTER

Will discuss at next month’s Worksession.

STREET SWEEPING

Administrator Brook reported that the Public Works employee that operates the street sweeper was injured and may be out for up to three months or longer. Notices have already been sent to

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the residents of Roebing and advertised in the newspaper; therefore, TCM has been contracted to finish Roebing. Quotes can be obtained to complete the Country area.

EQUIPMENT

Council Member Garganio discussed a lawnmower that can cut 64 acres in a day. He would like to start looking into purchasing, once all the fields are complete. Discussion followed regarding the grass cutting equipment. Will be discussed in further detail at next month's Worksession.

SALARY ORDINANCE

Will be introduced in July.

ADJOURNMENT

11:00 PM Motion made by Garganio; seconded by Sandusky to adjourn meeting. Roll call vote – all ayes.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab