

Florence, New Jersey  
September 3, 2003

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 President Hofflinger at 8:00 PM. President Hofflinger led the Salute to the Flag.

The Township Clerk read the following 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 5, 2003 and 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:

John Hofflinger, President  
John Fratinardo  
Bruce Garganio  
Jerry Sandusky

Also present:

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

### **MINUTES**

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

Regular Session	August 20, 2003
Closed Session	August 20, 2003

### **FINANCIAL CORRESPONDENCE**

It was on the MOTION of Garganio; seconded by Fratinardo to receive and file the Police report for August. Roll call vote – all ayes. Motion carried.

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

### **REGULAR CORRESPONDENCE**

None at this time.

### **APPLICATIONS**

- A. Transient Merchant Renewal: Pete's Pizza
- B. On Premise Raffle: Florence Twp. High School Band Boosters Club, 9/27/03, 10/11/03 and 10/25/03, 1:00 PM – 4:00 PM

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

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On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Fratinaro, Garganio, Sandusky, Hofflinger

NOES: None

ABSENT: Baldorossi

Unanimous approval.

**PUBLIC COMMENTS**

Paul Varga, 20 Fourth Avenue, thanked the Township employees for a job well done on the road repairs.

Kent Pipes, President of the Affordable Homes Group, is requesting a letter of support to forward with his application to the State of New Jersey for funding to acquire property on Alden Avenue. The State requires a letter of support from the Township. He reviewed his plans for the property.

Council President Hofflinger questioned a commitment Mr. Pipes made when he came before Council and requested a letter of support to apply for a grant from the County to obtain property in which he stated he would pay an amount in lieu of taxes on. Mr. Pipes has not paid taxes on the property. Mr. Pipes does not recall making such an agreement and stated that all of their properties are tax-exempt.

Harry Warner, 23 Mc Cay Drive, questioned the rezoning to Special Manufacturing (SM) on Railroad Avenue and asked why they were diverting from the Master Plan that was approved six years ago when there are residents in the area? Council Member Garganio explained that a section is currently a SM zone. Council Member Fratinaro discussed the amount of buffer and the importance of Ready Pac to the Township's utility. Mr. Warner feels that this will have a negative impact on the residents in the area.

Council Member Garganio explained that the only part of the expansion that will be near the residential area is the parking lot. He also explained that the expansion will be phased in over the next 10 years and will have to go before the Planning Board for approvals.

Bob Hendricks, 16 Mc Cay Drive, questioned why Delaware Avenue has a 100' buffer and Mc Cay Drive has a 50' buffer? Council Member Garganio explained that the original plans included a firehouse; now that the firehouse will not be at this location the buffer for Mc Cay Drive is much larger. Mr. Henry is concerned with the noise from the trucks, PA system and the lighting in the parking lot. Mayor Muchowski discussed the various buffers that will be installed.

Mr. Hendricks asked if a comparison has been done as far as ratables are concerned between Ready Pac and residential? Administrator Brook stated that the cost to the Township is much higher with residential than with commercial.

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Mr. Hendricks asked if the Township has calculated the depreciation value of the homes? Administrator Brook stated that he can ask the Tax Assessor if the value of the homes will go down.

Mr. Hendricks asked if a traffic study has been done? Council Member Garganio stated that it has not been done yet, but it will be done along with an environmental study.

Lighting was discussed. Council Member Garganio stated that the lighting that has been discussed is a more modern lighting that does not give off as much of a glow. Mayor Muchowski stated that the concerns of their operation have been brought to Ready Pac's attention and they have made an effort to address those concerns. The current concerns of the residents will also be brought to their attention.

Denise Steber, 25 Mc Cay Drive, voiced the same concerns as Mr. Hendricks and stated that she also hears noises, such as the trucks and dispatch over the intercom, and has heard them for the past three or four years.

Administrator Brook will set up a meeting with the residents and Ready Pac.

Solicitor Kearns explained that all of the concerns that were brought up this evening will also be discussed at the Planning Board level.

Mr. Warner asked if Ready Pac installs a fence around the buffer that it not back right up to the resident's fences. Solicitor Kearns explained that type of detail will be discussed by the Planning Board along with the other concerns of the residents.

Mayor Muchowski discussed the buffer and the fact that it exceeds what is required to protect the residents.

John Gillespie, attorney for Ready Pac, discussed the wooded area and stated that it would not be touched. He also stated that the footage of the buffer would be more than is required.

Nick DiLullo, 416 E. Fourth Street, complained of vehicles at a certain residence that are blocking the sidewalk. Mr. DiLullo has complained about these same vehicles at the past few meetings, but once again would not give Council the address.

Mr. DiLullo questioned Ordinance No. 2003-24. Assistant Administrator Sahol explained that this Ordinance is currently on the books, but a portion of the Ordinance is being removed to adjust the locations where trucks over 4 tons can operate. A section will be added designating the roads where trucks over 4 tons can operate.

Mr. DiLullo stated that he has witnessed a truck that has been illegally parked for a week. Council Member Sandusky suggested that the Chief of Police attend a meeting to address Mr. DiLullo's concerns. Council President Hofflinger asked Mr. DiLullo for the location of the truck and he would not tell him.

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Mr. DiLullo stated that he has seen a homeless family in town and believes that the police have spoken to them. Mayor Muchowski will contact the County to make sure they have the resources that are needed.

Mr. Gillespie asked if there were any other questions regarding the Rezoning Ordinance? He stated that the concerns raised by the residents this evening are the same concerns raised by Mayor and Council. He also stated that he would like those concerns ironed out before they go before the Planning Board for approval. He promised to meet with the residents. He stated that the tree line along Mc Cay Drive would not be touched. He also stated that Ready Pac wants to be good neighbors.

Paul Varga, 20 Fourth Avenue, questioned Resolution No. 2003-152, Library Grant, and asked what was wrong with their heating system? Mayor Muchowski explained that the library's heating system is old and is not as efficient as it should be. An upgraded system will be more efficient and help with their monthly operating expenses. Assistant Administrator Sahol reviewed the new boiler system. Mr. Varga discussed zoning the individual rooms; he stated that it saves a lot of money. He offered his assistance if needed.

Steve Mognancki, 904 Walnut Street, does not recommend a high efficiency furnace. Since hearing Florence Tollgate's new furnace, he stated that they give off a loud whistle 24 hours a day. Assistant Administrator Sahol explained the difference between Florence Tollgate's much larger furnace compared to the proposed library's furnace.

Mayor Muchowski asked Administrator Brook and Assistant Administrator Sahol to get answers regarding Florence Tollgate's furnace. Administrator Brook will contact Florence Tollgate.

Bill Bott, 64 Riverbank Drive, stated that he also saw a homeless person in town and contacted the police department. He has not seen the person since and believes that the police did help that person.

Mr. Bott thanked the Police Department for watching his property while he was on vacation. He also thanked the Township employees for the work they do in town, he feels that they save the taxpayers money.

Mr. Hendricks discussed an area on River Road where the trucks cross over the centerline. Mayor Muchowski explained that the Township is working with the County to create an alternative truck route.

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

**RESOLUTIONS**

**RESOLUTION NO. 2003-149**

**AUTHORIZE DEVELOPER'S AGREEMENT  
BETWEEN THE TOWNSHIP OF FLORENCE AND  
READY PAC FLORENCE PARTNERSHIP  
LOCATED AT 4401 FOXDALE STREET,  
IRWINDALE, CALIFORNIA 91706**

**RESOLUTION NO. 2003-150**

**AUTHORIZE MAYOR TO SIGN  
GRANT AGREEMENT – ADA COMPLIANCE GRANTS  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES**

**RESOLUTION NO. 2003-151**

**CANCEL CERTAIN GENERAL CAPITAL IMPROVEMENT AND  
WATER AND SEWER UTILITY CAPITAL APPROPRIATION BALANCES**

**RESOLUTION NO. 2003-152**

**AUTHORIZE TOWNSHIP ASSISTANT ADMINISTRATOR  
TO FILE A LIBRARY GRANT APPLICATION**

It was on the MOTION of Fratinardo, seconded by Sandusky that Resolutions 2003-149 through 2003-152 be adopted.

On the Question

Mayor Muchowski would like to reiterate with Ready Pac the commitment that was made to leave the wooded area alone. Administrator Brook stated that the representation from Ready Pac's attorney that the wooded area will not be touched will be noted in the record and he will follow up in writing confirming the representation this evening, which will be incorporated into their site plan application.

Upon roll call Council voted as follows:

YEAS: Fratinardo, Garganio, Sandusky, Hofflinger

NOES: None

ABSENT: Baldorossi

Unanimous approval.

**ORDINANCES**

**ORDINANCE NO. 2003-16  
(2<sup>nd</sup> Reading)**

**AN ORDINANCE AMENDING CHAPTER 91 OF THE CODE OF THE TOWNSHIP OF FLORENCE, AND THE ZONING MAP OF THE TOWNSHIP OF FLORENCE TO DESIGNATE THE ENTIRETY OF A PROPERTY KNOWN AS BLOCK 147.01, LOT 3.01, AS BEING WITHIN THE SM SPECIAL MANUFACTURING ZONE**

It was on the MOTION of Garganio, seconded by Fratinardo to approve Ordinance No. 2003-16 on second reading for adoption.

**Public Comment**

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

Nothing at this time.

It was on the MOTION of Sandusky, seconded by Fratinardo 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, Sandusky, Hofflinger

NOES: None

ABSENT: Baldorossi

Unanimous approval.

**ORDINANCE NO. 2003 – 19  
(1<sup>st</sup> Reading)**

**AN ORDINANCE FIXING THE COMPENSATION OF CERTAIN OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF FLORENCE**

**ORDINANCE NO. 2003-20  
(1<sup>st</sup> Reading)**

**AN ORDINANCE AMENDING AND SUPPLEMENTING A BOND ORDINANCE OF THE TOWNSHIP OF FLORENCE FINALLY ADOPTED ON MAY 5, 1999 AND ENTITLED: “BOND ORDINANCE OF THE TOWNSHIP OF FLORENCE PROVIDING FOR THE DESIGN CONSTRUCTION AND FURNISHING OF A PUBLIC WORKS FACILITY AND ACQUISITION OF LAND THEREFORE; DESIGN, CONSTRUCTION AND FURNISHING OF A COMMUNITY CENTER; AND RECREATION IMPROVEMENTS FOR, IN AND BY THE TOWNSHIP OF**

**FLORENCE, APPROPRIATING \$2,000,000 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$1,900,000 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING SUCH APPROPRIATION.”**

**ORDINANCE NO. 2003-21  
(1<sup>st</sup> Reading)**

**A BOND ORDINANCE OF THE TOWNSHIP OF FLORENCE, COUNTY OF BURLINGTON, AUTHORIZING THE CONSTRUCTION OF IMPROVEMENTS TO THE EXISTING PUBLIC WORKS BUILDING; APPROPRIATING THE SUM OF \$600,000 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$570,000 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING SUCH APPROPRIATIONS; AND MAKING CERTAIN DETERMINATIONS AND COVENANTS AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING.**

**ORDINANCE NO. 2003-22  
(1<sup>st</sup> Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, COUNTY OF BURLINGTON, NEW JERSEY APPROPRIATING \$100,000 FOR THE CONSTRUCTION OF IMPROVEMENTS TO TOWNSHIP WATER WELL NUMBER 5**

**ORDINANCE 2003-23  
(1<sup>st</sup> Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING CHAPTER 134 OF THE FLORENCE TOWNSHIP CODE TO PROVIDE FOR TRUCK ROUTES AND FOR STREETS OR PARTS OF STREETS WHERE TRUCKS OVER FOUR TONS GROSS VEHICLE WEIGHT ARE PROHIBITED**

**ORDINANCE 2003-24  
(1<sup>st</sup> Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE CHAPTER 134 OF THE FLORENCE TOWNSHIP CODE TO PROVIDE FOR THE EXCLUSION OF VEHICLES OVER A CERTAIN SIZE FROM TOWNSHIP STREETS EXCEPT WHILE MAKING DELIVERIES ON THAT STREET**

Administrator Brook stated that Ordinance No. 2003-21 & 22 will be HELD this evening.

The Township Engineer and Township Solicitor noted that the Official Map of the Township of Florence needed to be updated. They suggested introducing an Ordinance this evening and scheduling adoption for September 17<sup>th</sup>.

**ORDINANCE 2003-25**

**An Ordinance of the Township of Florence Amending Chapter 91  
(Zoning) of the Code of the Township of Florence to adopt an  
updated and amended Official Map and an updated and amended  
Zoning Map**

It was on the MOTION of Sandusky, seconded by Fratinaro to approve Ordinances No. 2003-19, 20, 23, 24 and 25 on first reading.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Fratinaro, Garganio, Sandusky, Hofflinger

NOES: None

ABSENT: Baldorossi

Unanimous approval.

Solicitor Kearns explained that when Ordinance No. 2003-17 was sent to the State, the State advised the Township that the Ordinance must be broken into two Ordinances. Ordinance No. 2003-17 is being replaced with Ordinances No. 2003-23 and 24.

**ORDINANCE 2003-17**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE CHAPTER 134 OF THE  
FLORENCE TOWNSHIP CODE TO PROVIDE FOR TRUCK ROUTES AND FOR  
STREETS OR PARTS OF STREETS WHERE TRUCKS OVER FOUR TONS GROSS  
VEHICLE WEIGHT ARE PROHIBITED**

It was on the MOTION of Sandusky, seconded by Fratinaro to **RESCIND 2003-17**.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Fratinaro, Garganio, Sandusky, Hofflinger

NOES: None

ABSENT: Baldorossi

Unanimous approval.

**REPORTS**

**Committees, Boards and Officers**

- Nothing at this time.

**Mayor Muchowski**

- Nothing at this time.

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### **Administrator**

- Nothing at this time.

### **Assistant Administrator**

- Assistant Administrator Sahol stated that he spoke to the Department of Transportation regarding the trucks that exit the NJ Turnpike and cross the median. The DOT will install delineators in the island and signage. The Chief of Police was advised of the problem.

### **Township Solicitor**

- Nothing at this time.

### **Township Engineer**

- Council President Hofflinger questioned the status of Main Street. Mr. Guzzi stated that the contractor has given two start dates that they did not adhere to. Mr. Guzzi sent a letter to the contractor giving them a deadline of September 10<sup>th</sup> or he would recommend that Council pull the bond.
- Council Member Garganio questioned the status of Maple Avenue and Bennett Street. Administrator Brook stated that a report will be prepared and given to Mayor and Council.
- Council President Hofflinger asked Assistant Administrator Sahol if he had the pictures of Bordentown Township's Community Center? Assistant Administrator Sahol explained that he was having a problem with his laptop and could not display them this evening. Mr. Guzzi will bring the pictures to the next meeting in case of a problem. He stated that Assistant Administrator Sahol had a copy of the floor plan. Mr. Guzzi will update the cost estimate.

### **UNFINISHED BUSINESS**

Nothing at this time.

### **NEW BUSINESS**

Council President Hofflinger commended the Public Works Department on a tremendous job following the last two storms.

Council President Hofflinger asked who is responsible for the trees in front of the houses? Administrator Brook stated the trees that are planted in the municipal right of way are the responsibility of the municipality. He explained that there are limited funds available for trees therefore residents often take care of the trees themselves.

Assistant Administrator Sahol explained the application process. If a resident expresses concerns that a tree is a hazard, it is inspected that day. If a resident would like a tree removed or trimmed due to them not liking what the tree looks like or its location, they must first fill out a Shade Tree Permit, an inspector from the Shade Tree Committee will then go out and inspect the tree and advise the resident of their answer.

Council President Hofflinger discussed trees in the Township that are rotted. Assistant Administrator Sahol will have the trees that Council President Hofflinger received complaints about checked by a certified tree expert.

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Council Member Sandusky discussed trees that are planted too close to the sidewalk and the roots lift the sidewalk.

**BOARD OF HEALTH**

Nothing at this time.

**MISCELLANEOUS**

Nothing at this time.

9:45 PM MOTION by Sandusky, seconded by Garganio to adjourn to Closed Session. Roll call vote - all ayes.

**ADJOURNMENT**

9:45 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER  
Township Clerk

/mab