

Florence, New Jersey  
September 21, 2005

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

The following statement was read: "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 2, 2005 and January 16, 2005; 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 Fratinardo, President  
Frank Baldorossi  
Bruce Garganio  
Elizabeth Ryan  
Jerry Sandusky

Also present:

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

**SIGNING TRANSFER OF OWNERSHIP DOCUMENTS FOR ROEBLING MAIN STREET FIREHOUSE**

Craig Wilkie, President of the Roebing Fire Company introduced Steven J. Fazekas, a member of the Roebing Volunteer Fire Company, who has been a member since 1948. Mr. Fazekas will have the honor of representing the Roebing Fire Company this evening.

Mayor Muchowski explained that by signing this document the ownership and stewardship of the Roebing Fire House is being transferred from the Roebing Fire Company to the Township of Florence. Over the years a group of volunteers have taken great care of one of the most historic buildings in the community. He assured everyone that the township will take as much pride and care of the building as the Roebing Fire Company has taken since it was founded. Mayor Muchowski stated that this historic landmark would stay a part of the community. On behalf of the township and Council he thanked the fire company for the transfer of ownership of this historic asset to the community to enjoy for generations to come.

Once the documents were signed, Council President Fratinardo called for a brief recess.

RECESS

MEETING RESUMED

**Florence Township Council Regular Session: 09/21/05**

**MINUTES**

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

Regular Session        August 17, 2005 and September 7, 2005  
Closed Session        September 7, 2005

**FINANCIAL CORRESPONDENCE**

It was on the MOTION of Ryan; seconded by Baldorossi to receive and file the Court Administrator’s report for August. Roll call vote – all ayes. Motion carried.

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

**REGULAR CORRESPONDENCE**

None at this time.

**APPLICATIONS**

- A. Transient Merchant Licenses: Pete’s Pizza and Mr. Softee Ice Cream
- B. Social Affair: American Legion Post 39, October 22, 2005, 6:00 PM – 11:00 PM
- C. Night at the Races: Florence Township Civic Assn., Inc., November 18, 2005
- D. Raffle: Florence Township Civic Assn., December 21, 2005

Joy Weiler, Township Clerk, stated that the background checks for the employees of Pete’s Pizza have not been completed. One employee of Pete’s Pizza has come in to start the process. Council can approve license conditioned on outcome of the background checks.

It was on the MOTION of Ryan, seconded by Fratinardo to approve the above applications, with Pete’s Pizza contingent on the outcome of the background checks.

**On the Question**

Council Member Sandusky asked Clerk Weiler what would happen if the police checked and an employee of Pete’s Pizza was not on the approved list of employees? Clerk Weiler responded that the names of the employees with approved background checks would appear on the license. He explained that he did not question Mr. Softee because it is always the same employee.

Discussion followed regarding the background check process for employees of transient merchants, which can take up to six weeks. Clerk Weiler explained that Pete’s Pizza’s license was approved until 10/1/2005 and asked what would be done if the results of the background checks are not in by then? Council Vice President Ryan asked Solicitor Kearns if the background check could be waived for the time being to allow the business to run while the background checks are being done? Solicitor Kearns does not believe the background check can be waived. Solicitor Kearns asked that Council continue with the meeting while he reviewed the Transient Merchant Ordinance.

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MOTION amended by Ryan; seconded by Fratinardo to approve applications A (Mr. Softee), B, C & D and HOLD Pete's Pizza until after Township Solicitor reports this evening on his findings. Roll call vote – all ayes. Motion carried.

**PUBLIC COMMENTS**

Tom Stanuikynas, 15 Third Avenue, stated that he spoke with residents of the Fifth Avenue neighborhood in response to the concerns regarding a drug problem they brought before the governing body at a Council Meeting last month. They expressed an interest in a neighborhood watch or a town night out. Mr. Stanuikynas went door to door on Fourth, Fifth and Sixth Avenues between Hornberger Avenue and South Street and questioned the residents whether they were concerned about a drug issue and whether they would be interested in a Town Watch. Approximately fifty residents stated they were concerned with a drug issue in the neighborhood and approximately 90% said they would be interested in a Town Watch. The residents would like to know if the governing body would endorse either a Neighborhood Watch or a Neighborhood Night out. Mayor Muchowski stated that there is a strong endorsement for Neighborhood Watch Programs. The police department has worked with neighborhoods in the past to set up the program and work along side them. A meeting should be set up with the Chief of Police to start the process.

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

**RESOLUTIONS**

**RESOLUTION NO. 2005-179**

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF FLORENCE AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT BETWEEN K. HOVNANIAN SOUTH JERSEY ACQUISITIONS, LLC AND THE TOWNSHIP OF FLORENCE PROVIDING FOR THE MANNER IN WHICH K. HOVNANIAN SOUTH JERSEY ACQUISITIONS, LLC OR ITS ASSIGNS WILL MEET THE AFFORDABLE HOUSING OBLIGATION ARISING OUT OF CROSSROADS AND CROSSROADS EAST DEVELOPMENTS**

**RESOLUTION NO. 2005-180**

**AUTHORIZE THE MAYOR TO SIGN THE NJDEP PERMITS WQM, TWA AND BSDW FOR QUAKER GROUP BURLINGTON II, L.P. FOR CROSSROADS AND CROSSROADS EAST DEVELOPMENTS FLORENCE – COLUMBUS ROAD**

**RESOLUTION NO. 2005-181**

**AUTHORIZE REDUCTION OF PERFORMANCE BOND  
#AA10006436, HAINES INDUSTRIAL CENTER – SECTION ONE (1)  
NOTE: Conditioned upon payment of any escrow funds due**

**RESOLUTION NO. 2005-182**

**APPROVE ANNUAL AUDIT**

**RESOLUTION NO. 2005-183**

**AUTHORIZE RELEASE OF PERFORMANCE BOND  
FOR ATLANTIC COAST COMPANIES, BLOCK 159, LOT 1.01  
*CONDITIONED UPON POSTING A TWO YEAR  
MAINTENANCE BOND AND PAYMENT OF  
ANY ESCROW FUNDS DUE***

**RESOLUTION NO. 2005-184**

**APPROVE PAYMENT OF CURRENT ESTIMATE NO. 19 FOR  
RMS CONSTRUCTION COMPANY, 1985 DUTCH MILL ROAD,  
FRANKLINVILLE, NJ 08322  
NEW PUBLIC WORKS FACILITY**

**RESOLUTION NO. 2005-185**

**AWARD CONTRACT FOR SENTINEL WELLS  
TO UNI-TECH DRILLING COMPANY, INCORPORATED**

**RESOLUTION NO. 2005-186**

**AUTHORIZE THE TOWNSHIP WATER AND SEWER  
ENGINEER TO PREPARE PLANS, SPECIFICATIONS AND OBTAIN  
BIDS FOR REDEVELOPMENT OF WELL NO. 5**

**RESOLUTION NO. 2005-187**

**AUTHORIZE ASSISTANT MUNICIPAL ADMINISTRATOR  
AND DIRECTOR OF WATER AND SEWER DEPARTMENT TO  
BID CERTAIN QUANTITIES OF DUCTILE IRON PIPE, FITTINGS,  
VALVES AND OTHER MATERIALS AS MAY BE NECESSARY  
FOR WATER OR SEWER PIPE INSTALLATIONS**

**RESOLUTION NO. 2005-188**

**AUTHORIZING REFUNDS OF CERTAIN OVERPAYMENTS**

It was on the MOTION of Ryan, seconded by Sandusky that Resolutions 2005-179 through 2005-188 be approved.

On the Question

Mayor Muchowski questioned Resolution No. 2005-184, Current Estimate for the Public Works Facility. He asked Mr. Guzzi if the control measures are in place for the outstanding issue? Mr. Guzzi responded yes.

Upon roll call Council voted as follows:

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

Motion carries.

**ORDINANCES**

**ORDINANCE NO. 2005-22  
(2<sup>nd</sup> Reading)**

**ORDINANCE APPROPRIATING \$70,000 FOR THE REDEVELOPMENT  
OF WELL NO. 3 OF THE TOWNSHIP WATER UTILITY  
IN AND BY THE TOWNSHIP OF FLORENCE, IN THE COUNTY  
OF BURLINGTON, NEW JERSEY**

It was on the MOTION of Sandusky, seconded by Garganio to approve Ordinance No. 2005-22 on second reading for adoption.

Public Comment

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

None at this time.

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

Unanimous approval.

**ORDINANCE NO. 2005-23**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE  
PROVIDING FOR THE ADOPTION OF BEST  
MANAGEMENT PRACTICES FOR THE  
MANAGEMENT OF STORMWATER AND PROVIDING  
FOR DESIGN AND PERFORMANCE STANDARDS FOR  
STORMWATER MANAGEMENT PLANS.**

Council President Fratinardo announced that Ordinance No. 2005-23 is being HELD this evening.

**REPORTS**

**Committees, Boards and Officers**

- Nothing at this time.

**Mayor Muchowski**

- Mayor Muchowski spoke to a representative of the US Postal Service regarding the placement of the residents' mailboxes in the Greenbrier Development and the concerns for older residents that will have to cross the street to get their mail. The proposal is to have two (2) mailboxes on one (1) post but for the residents on the same side of the street. The developer will pay for the change. The boxes that have already been installed will stay in place. Council President Fratinardo expressed concern with the placement of the poles and parking of vehicles. Administrator Brook and Mayor Muchowski do not believe that the US Postal Service would approve a request for one (1) mailbox per house. Mayor Muchowski stated he would pursue further if Council desires. Council President Fratinardo and Council Member Sandusky would like Mayor Muchowski to try one more time.

**Administrator**

- Administrator Brook asked for a MOTION to approve the following tentative agreement with the school regarding the water and sewer to be run to the new high school that also involves Tall Pines Development. The documents will be prepared and memorialized in October.

**Agreement with School:**

School will go on a payment plan with the township for ten (10) years; school will reimburse the township the cost of interest associated with the debt; school will pay for the additional 300' water and sewer main that is being installed in accordance with the bid, which is approximately \$73,000; school will not request any refund or payment for the booster pumps; school will donate the Duffy School to the township for \$1, once it is unoccupied.

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

**On the Question**

Nothing at this time.

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Upon roll call Council voted as follows:

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

Unanimous approval.

**Assistant Administrator**

- Assistant Administrator Sahol explained that there is a problem with a large number of vultures roosting in Wilkie Park and the Boulevard. He spoke with Dave Watts of Waste Management and he offered to use a sounding device if the township finds it necessary. The State is recommending that the township first try eyes or rubber decoys to scare them off. Scare tactics such as shooting into the air can be done as a last resort.
  
- Assistant Administrator Sahol reported that background checks for volunteer coaches are \$30 per coach, which is a discounted price for volunteer coaches. Discussion of visiting teams or tournament team coaches having a background check took place. Council Vice President Ryan suggested implementing background checks for all coaches associated with the township and explore background checks for visiting coaches at a later date. Assistant Administrator Sahol will have an amendment to the Resolution within a week. He reviewed the background check process. Council Member Garganio mentioned an electronic scanner for fingerprints that may be worth looking into for the township to purchase. Administrator Brook will look into.

**Township Solicitor**

- Nothing at this time.

**Township Engineer**

- Administrator Brook stated that the lowest responsible bidder for the Road Program was American Asphalt. Due to unexpected increases and problems with storm sewer and sanitary sewer replacement, it would impossible to include all of the alleys listed in the bid. May be able to do a few alleys.

Discussion of the alleys that were done in-house over this past summer. Since they have only been done for a couple of months, it is too soon to know if they will hold up.

NOTE: 9:00 PM Council Vice President Ryan left the meeting at this time.

After further discussion Council in agreement to award contract to American Asphalt for \$1,036,061.94 with alternate #3 for \$19,975 and alternate # 8 for \$18,500. Administrator Brook stated that adequate funds are available.

**RESOLUTION NO. 2005-189**

**AWARD CONTRACT FOR 2005 ROAD PROGRAM  
AMERICAN ASPHALT COMPANY, INC., 116 MAIN STREET,  
W. COLLINGSWOOD HEIGHTS, NJ 08059**

It was on the MOTION of Sandusky, seconded by Garganio to approve Resolution No. 2005-189 with alternate #'s 3 and 8.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Sandusky, Fratinardo

NOES: None

ABSENT: Ryan Unanimous approval.

**UNFINISHED BUSINESS**

**Transient Merchant Language on Background Checks: Pete's Pizza License**

Solicitor Kearns stated that it does not require State Police approval, it requires the township's Chief of Police's approval. Council Member Garganio suggested for the future to include employees of Transient Merchants to have the same background checks as volunteer coaches. Council Member Sandusky agrees. Solicitor Kearns will amend the Ordinance to include the language for the background checks and an increase in fees.

**MOTION continued:** Township Clerk will request that the Chief of Police conduct an in-house background check; if the one employee is okay, the license will be issued in her name at this time; then the State Police check will be followed up on the employee. All ayes.

**NEW BUSINESS:** Nothing at this time.

**BOARD OF HEALTH:** Nothing at this time.

**MISCELLANEOUS:** Nothing at this time.

9:10 PM MOTION by Garganio, seconded by Sandusky to adjourn meeting. Roll call vote - all ayes.

**ADJOURNMENT**

9:10 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER  
Township Clerk

/mab