

Florence, New Jersey
October 20, 2004

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 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 4, 2004 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 Fratinardo, President
Frank Baldorossi
Bruce Garganio
Elizabeth Ryan
Jerry Sandusky

Also present:

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

MINUTES

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

Regular Session	September 1, 2004 and September 15, 2004
Closed Session	September 15, 2004 and October 6, 2004
Executive Session	September 8, 2004

FINANCIAL CORRESPONDENCE

It was on the MOTION of Garganio; seconded by Ryan to receive and file the Court Administrator's report for September. 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. Raffle: Holy Assumption PTA, 12/3/04, 6:00 PM – 10:00 PM
- B. Social Affair Permit: Holy Assumption PTA, 12/3/04, 6:00 PM – 11:00 PM

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

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.

PUBLIC COMMENTS

Paul Varga, 20 Fourth Avenue, asked if the County Road Department would consider widening the road at Old York Road and Florence Columbus Road? Mayor Muchowski stated that it is in the planning stage and will be done in the future. Assistant Administrator Sahol stated that they are in the process of acquiring right of way.

Nick DiLullo, 416 E. Fourth Street, discussed improvements that were done on the alley between Fourth and Fifth Streets. He does not believe they did a satisfactory job.

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

RESOLUTIONS

RESOLUTION NO. 2004-194

**APPROVE PAYMENT OF CURRENT ESTIMATE NO. 11 FOR
RMS CONSTRUCTION COMPANY, 1985 DUTCH MILL ROAD,
FRANKLINVILLE, NJ 08322
NEW PUBLIC WORKS FACILITY**

RESOLUTION NO. 2004-195

**APPROVE REQUEST FOR REDUCTION OF PERFORMANCE BOND
ROMA FEDERAL SAVINGS BANK
CONDITIONED UPON PAYMENT OF ALL ESCROW FUNDS DUE**

RESOLUTION NO. 2004-196

**APPROVE PAYMENT OF CURRENT ESTIMATE NO. 3 FINAL
FOR WELL NO. 2 REDEVELOPMENT
CONTRACTOR: A.C. SCHULTEES, 664 SOUTH EVERGREEN AVE.,
WOODBURY, NEW JERSEY, 08087**

RESOLUTION NO. 2004-197

**AMENDING CONTRACT WITH RMS CONSTRUCTION TO DO DRAINAGE
AND ROAD REPAIRS ON MAPLE AVENUE AND BENNETT STREET**

RESOLUTION NO. 2004-198

**GRANT AGREEMENT BETWEEN THE TOWNSHIP OF FLORENCE
AND THE STATE OF NEW JERSEY BY AND FOR THE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
GRANT IDENTIFIER: WQ04-111**

It was on the MOTION of Garganio, seconded by Sandusky that Resolutions 2004-194 through 2004-198 be approved.

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.

ORDINANCES

**ORDINANCE NO. 2004-14
(2nd Reading)**

**AN ORDINANCE AMENDING AND SUPPLEMENTING A BOND ORDINANCE
OF THE TOWNSHIP OF FLORENCE, FINALLY ADOPTED ON OCTOBER 1,
2003 ENTITLED "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"**

It was on the MOTION of Garganio, seconded by Ryan to approve Ordinance No. 2004-14 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.

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

Unanimous approval.

TALL PINES DEVELOPMENT: WATER AND SEWER

Council President Fratinaro informed the public in attendance regarding the decision on water and sewer for the Tall Pines development that Council is in favor of running the lines but is looking into alternatives for placement of the easement.

Council President Fratinaro opened the meeting to the public.

Pat Williams, 30 Tall Timber Lane, asked if the residents would be advised of future action and what other options are being considered? Council President Fratinaro stated that a decision may be made at the November 3rd meeting. Mayor Muchowski stated that the residents would be advised once they decide where the easement will be placed.

Paul Fletcher, 11 Evergreen Lane, clarified that there is a consensus among Council Members but it still must be voted on. Council President Fratinaro informed him that is correct.

REPORTS

Committees, Boards and Officers

- Nothing at this time.

Mayor Muchowski

- Mayor Muchowski reported that the kick off event held last Saturday for Roebing's Centennial was very successful. He thanked everyone involved.

Administrator

- Administrator Brook discussed the **request to vacate an area behind Station Road**. A survey will be sent to the homeowners asking if they are interested in vacating that area. He reported that there are no utility lines there.
- Administrator Brook discussed the memo in the packet regarding **improvements on Route 130** from Logan Street in Burlington to Potts Mill Road in Florence. Some of the work will be done at night to limit the impact on daytime traffic.
- Us Home submitted a **request to remove 2,500 yards of soil** and take to Pennsauken. The governing body discussed possible sites in town for the soil such as the Roebing Steel Mill site. EPA wants to test soil before agreeing to take it. Discussion followed regarding setting requirements for developers that want to remove soil. Solicitor

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Kearns will draft an Ordinance. Council Member Garganio suggested offering to take fill soil from developers throughout the County as long as it is tested. Administrator Brook will advise US Home that the Township would like the soil. Art Steffen stated that Fountain of Life Church needs clean fill. Mr. Guzzi stated that this is not the correct type of fill.

Assistant Administrator

- Assistant Administrator Sahol stated that the **Roebing Garden Club** has requested to hold a **horse and buggy ride**. Council in agreement to permit as long as they meet the same requirements as last year.
- Assistant Administrator Sahol advised the governing body that the **Community Development Block Grant** is coming up and asked for suggestions for use of the grant. He will also look into what they have talked about in the past. This will be discussed at the November Worksession.

Township Solicitor

- Nothing at this time.

Township Engineer

- Nothing at this time.

UNFINISHED BUSINESS

Council Member Garganio asked that Carl Hintz, Township Planner, come in and review the impact of **COAH** on Florence Township. Administrator Brook explained that Mr. Hintz is in the process of preparing a report and asked if the governing body would like to have him attend a Council meeting or the governing body attend a Planning Board meeting? The subject will affect both boards. Council would like Mr. Hintz to attend a Worksession.

Council Vice President Ryan noted the letter in the packet from the chairman of the board at Roma Bank **commending the Police Department** on the fine job of catching the bank robbers in conjunction with the FBI and County Prosecutor's office. She asked Administrator Brook to pass on to the Chief of Police that the governing body is very proud of the work they did. Council President Fratinardo also noted the excellent job on the other bank robbery in town.

NEW BUSINESS

Council Member Sandusky **commended** the **township employee** that stopped the illegal draining of the water line and asked if a token of appreciation could be given to her.

Council Member Sandusky reported on some **repairs** that need to be completed:

Broken window in the bus stop on Hornberger Avenue and Third Avenue
Bus stop on Front Street near Griffin Pipe that was hit last winter
Missing concrete on the walkway in front of the steel mill site

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Council Member Baldorossi noted that **Pagodin Tree Care Service** is doing a **nice job** of cutting down the trees.

Council Member Baldorossi stated that the **street sign** is missing at **Fifth and Hornberger Avenues**. Administrator Brook stated that a new sign will be installed.

Mayor Muchowski explained that **Ms. Lounsberry** is looking for clarification on the township's intentions with her piece of land. It is currently in the **SM zone**.

Mayor Muchowski discussed an **application** before the **Planning Board** that was dismissed without prejudice. The wetland rules that were applied to the property expire in April and if construction does not begin before April, the property will revert to the new wetland status and will become unusable.

Mayor Muchowski stated two questions need to be answered: is the governing body still looking to develop that area with those types of uses, and if that parcel does revert to a wetland status, does that change the view of the Lounsberry parcel?

Mayor Muchowski will provide the governing body with the zoning map and information to discuss at the first meeting in November.

Mayor Muchowski discussed an **application** before the **Planning Board** for a **100 home development** on **Griffin Pipe's parcel**. Mayor Muchowski reviewed the parcel on the map, which is approximately 150 acres. Under the old zoning 85 acres are residential and the balance is SM. Mayor Muchowski outlined the applicant's proposal.

Mayor Muchowski explained that when a property has split, zoning case law allows utilizing some of the open space in the SM zone. Since the applicant is not utilizing all of the residentially zoned property, they are asking to change some of the zoning around. Zoning Board is comfortable with the zoning change since it will square off the development and leave the wooded area in place.

The impact of the increased traffic from the development in the neighborhood concerns Council Vice President Ryan and she would like more information.

Plans will be supplied to Council for discussion at a later time.

BOARD OF HEALTH

Nothing at this time.

MISCELLANEOUS

Nothing at this time.

8:45 PM MOTION by Garganio, seconded by Ryan to adjourn meeting. Roll call vote - all ayes.

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ADJOURNMENT

8:45 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab