

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

December 8, 2010

8:15PM

CALL TO ORDER & FLAG SALUTE

Council President O'Hara called the meeting to order and led the Salute to the Flag.

SUNSHINE STATEMENT

The Opening 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 10, 2010; given to the Register News for information; posted on the municipal bulletin board.

ROLL CALL

Present: Frank Baldorossi, Sean Ryan, Jerry Sandusky, David Woolston, Dennis O'Hara

Also Present: Mayor William Berry; Richard A. Brook, Township Administrator; Thomas Sahol, Assistant Municipal Administrator; Dante Guzzi, Township Engineer; William John Kearns, Jr., Township Solicitor; Joy M. Weiler, Township Clerk

PUBLIC COMMENT

Nothing at this time.

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

TOWNSHIP WATER AND SEWER ENGINEER

Belt Filter Press

Administrator Brook stated that the belt filter press is in and is working. They are working on the minor issues but the belt filter is already doubling the output of what is processed at the plant.

TOWNSHIP ENGINEER

Deny Request for Release of Cash Maintenance Bond: Makkay

Dan Guzzi, Township Engineer, reviewed and recommended denying the Maintenance Bond release request due to several outstanding items that need to be addressed.

TOWNSHIP ADMINISTRATOR

Duffy Manor

Administrator Brook stated that Community Investment Strategies, the company that the township is using to turn the former Duffy School into senior housing, will be applying again for tax credits in 2011 and one of the things they are always looking for is potential competitive advantages to the application. They scored very high last time but there is only so much money available. The township's planning consultant, Mary Beth Lonergan, after researching reports that if the municipality would designate it as an area in need of redevelopment, under the statutes, it would help with the application process. Administrator Brook asked Ms. Lonergan to prepare a proposal for the governing body to consider, which can be paid for out of the COAH fees that are collected from developers and can be used for this purpose. The proposal was prepared and presented to Council this evening. Administrator Brook stated that Community Investment Strategies has received

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significant financing from Burlington County but are still looking for any potential edge they can to receive tax credit financing for this project.

Administrator Brook stated that there have been discussions on how the project will proceed, primarily they have been looking at redeveloping the existing building as compared to demolishing it and rebuilding it with the same exterior design, which would provide the ability to design it much better from an interior stand point and make it more user friendly for the senior citizens that would live there. Demolishing and rebuilding would actually reduce the cost because it is much more expensive to try and retrofit an existing building.

Administrator Brook believed designating it as an area in need of redevelopment is a good idea; they should try to do anything that gives the application an advantage. He explained that if they do not receive financing next year, the governing body may have to discuss what to do with the property. He believes they have a good application but they are trying to give it an additional competitive edge. Designating the property as an area in need of redevelopment will add points to the application and gives an added advantage to the application. He explained that the Duffy building is no longer in use; does not have many ideal uses; not many takers and the municipality is working diligently to comply with its affordable housing plan. Administrator Brook stated that there are adequate funds, which are paid by developer's fees. He also noted that there are specific requirements that must be adhered to in order to have a property designated as an area in need of redevelopment and he and Ms. Lonergan would not want to proceed with the proposal if they did not believe that they would get the designation without any issues.

Council Member Ryan feels the cost of the proposal is high and would like to compare this proposal cost against the cost of the Route 130 study. Mayor Berry suggested asking the County if they would consider doing the redevelopment study. Administrator Brook will speak with the County and also seek an additional proposal from the township planner. He will also speak with Ms. Lonergan and ask that the proposal be refined to take out the redevelopment plan and only give a price for the redevelopment study.

ASSISTANT MUNICIPAL ADMINISTRATOR

Energy Efficiency Measures Grant: Library & Municipal Building

Assistant Administrator Sahol reported that the township is eligible for three (3) buildings, the library, municipal building and the sewer administration building. The most favorable are the municipal building and the library simply because the cost savings are the highest there, 19% in one and 14% in the other. The sewer plant, to the credit of the municipal employees, has been upgrading a lot of the equipment, on their own, year after year, voluntarily through the normal budget. The municipal building and library does not have that kind of maintenance staff.

Assistant Administrator Sahol stated that the recommendation came back from the audit company and by taking advantage of the State of NJ program as well as the Energy Efficiency Block Grants at the Federal level, with just a small investment of approximately \$6,500 by the municipality, all new HVAC equipment could be installed in the municipal building and the library, and all new lighting equipment at the library, and as well as other conservation measures such as pipe wrap, boiler features and thermostats at the library. Assistant Administrator Sahol had looked into the township doing their own program at just the library and apply to the state without going to the block grant,

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but the material cost alone, before hiring a contractor, would have been a \$10,972 investment by the municipality.

Assistant Administrator Sahol recommended applying after the first of the year for the sewer plant to get some of the HVAC work done that the staff is not experienced with doing.

It was on the MOTION of Sandusky, seconded by Baldorossi for Assistant Administrator Sahol to proceed with the Energy Efficiency Measures Grant.

On the Question

Nothing at this time.

Upon roll call Council voted as follows

YEAS: Baldorossi, Ryan, Sandusky, Woolston, O'Hara

NOES: None

ABSENT: None

Unanimous approval.

New Website Concept Design

Since having to cut the community calendar this year due to budgetary issues, Assistant Administrator Sahol began looking into other ways to offer benefits to the residents. In speaking with the website designer, he is looking into updating the township's website and include a community calendar on the website. He showed a concept for a new look, which has similar features to the old website. There is also a resident advisory section for special notifications that he can update, even offsite, and does not need to rely on a third party to update. Assistant Administrator Sahol stated that the update service is still available and will be available to the municipal department heads, this way everyone that has subscribed to the township's website will receive notifications by email.

Assistant Administrator Sahol explained that with the online calendar residents can click on a date and they will see what meetings are being held. There is also a link for the Council Meeting Agendas and pending legislation. The calendar can also be viewed by category.

Council Vice President Baldorossi stated that in speaking with residents what they miss most about the township calendar is the historical photographs. Assistant Administrator Sahol suggested that he is looking into providing old and new photographs on the township's website.

Assistant Administrator Sahol discussed an alphabetized listing of common key words as well as a "Frequently Asked Questions" section. It would take a lot of work but would make the site more user friendly for the residents.

Assistant Administrator Sahol explained that there is a contact section where the user can email their comment, concern or question to him and he would forward to the appropriate department.

Assistant Administrator Sahol asked if the governing body was interested in pursuing the updated website? Council Members praised Assistant Administrator Sahol on a job well done and are in agreement for him to move forward.

ACTION

APPLICATIONS

Bingo: Parish of Sts. Francis & Clare, McGrath Hall, Monday Evenings, January – June 2011,
7:15PM – 10:30PM

It was on the MOTION of Baldorossi, seconded by Sandusky to approve the above application.

On the Question

Nothing at this time.

Upon roll call Council voted as follows

YEAS: Baldorossi, Ryan, Sandusky, Woolston

NOES: None

ABSENT: None

ABSTAIN: O'Hara

Motion carried.

8:50PM MOTION by Baldorossi, seconded by Sandusky to adjourn to Closed Session. Roll call
vote – all ayes.

ADJOURNMENT

8:50PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

/mab