

Florence, New Jersey
February 2, 2011

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 Council President O'Hara at 8:00PM. President O'Hara led the Salute to the Flag.

MOMENT OF SILENCE

A moment of silence was held for: *Glenn Pattik*, a former Township Water & Sewer employee for 27 years; *Bessie James*, the mother of Gino James, Public works employee and *Romeo Marinelli*, long time business owner in the community, all of whom have passed away recently.

The following statement was read by the Township Clerk: "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, 2011 and January 16, 2011; 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:

- Frank Baldorossi
- Sean Ryan
- Jerry Sandusky
- David Woolston
- Dennis O'Hara

Also present:

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

MINUTES

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

Regular Session	December 15, 2010
Reorganization	January 5, 2011
Closed Session	January 19, 2011

FINANCIAL CORRESPONDENCE

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

REGULAR CORRESPONDENCE

Council President O'Hara stated that Administrator Brook and Pat Millen, Director of the Roebing Museum, filed a Historic Preservation grant application and he is proud to announce that the municipality received a letter from the First Lady, Michelle Obama, citing our community as one of 15 municipalities throughout the country, commenting and thanking the township for preserving the past and the heritage to build a better future. Council President O'Hara thanked Administrator Brook and Ms. Millen for their efforts to bring this honor to the Village of Roebing.

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APPLICATIONS

A. Annual Easter Egg Hunt: Florence Township Volunteer Fire Company No. 1, April 23, 2011, 10:00AM, H. Kenneth Wilkie Memorial River's Edge Park

It was on the MOTION of Ryan, 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, O'Hara

NOES: None

ABSENT: None

Unanimous approval.

PUBLIC COMMENTS

Nothing at this time.

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

RESOLUTIONS

RESOLUTION NO. 2011-51

**AUTHORIZING THE BURLINGTON COUNTY MOSQUITO
EXTERMINATION COMMISSION TO CONDUCT AN
AERIAL MOSQUITO CONTROL ACTIVITY**

RESOLUTION NO. 2011-52

**AUTHORIZE ASSISTANT MUNICIPAL ADMINISTRATOR TO APPLY FOR A GRANT
FOR ENERGY EFFICIENCY UPGRADES AT THE FLORENCE TOWNSHIP
SEWER TREATMENT PLANT AND THE PUBLIC WORKS FACILITY**

It was on the MOTION of Ryan, seconded by Woolston to approve Resolution No. 2011-51 and 2011-52.

Assistant Administrator Sahol stated that Resolution No. 2011-52 (Apply for Grant for Energy Efficiency Upgrades) was provided in the packet and he asked that it be amended to include the public works garage. He spoke with the efficiency audit company today and they feel the township will do well and qualify by adding the public works facility because of the lighting located there.

Mayor and Council thanked Assistant Administrator Sahol for his tremendous efforts for securing grant opportunities for Florence Township.

On the Question

Nothing at this time.

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Upon roll call Council voted as follows

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

NOES: None

ABSENT: None

Unanimous approval.

ORDINANCES

**ORDINANCE NO. 2011-01
(1st Reading)**

**ORDINANCE OF THE TOWNSHIP OF FLORENCE AUTHORIZING THE
EXECUTION OF A LEASE BETWEEN THE TOWNSHIP OF FLORENCE AND THE
FLORENCE TOWNSHIP YACHT CLUB REGARDING
THE LEASE OF CERTAIN MUNICIPAL LANDS**

It was on the MOTION of Baldorossi, seconded by Woolston to approve Ordinance No. 2011-01 on first reading and set public hearing and adoption for February 16, 2011.

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.

REPORTS

Committees, Boards and Officers

- Council Member Sandusky noted that there are signs posted on Front Street noting "Start of School Zone" and "End of School Zone", but not on Hornberger Avenue for the Roebing Elementary School and the Riverbank Charter School, even though there are flashing lights by those schools. He asked if signs could be posted? Assistant Administrator Sahol will look into.
- Council Member Sandusky would like to see the speed limit lowered by the schools on Front Street and Hornberger Avenue. Dan Guzzi, Township Engineer, stated that DOT sets the standard for the speed limit and the speed limit is already at its lowest.
- Council President O'Hara discussed correspondence from township residents **commending the efforts of the Public Works Department** during the last snowstorm. He agreed that it is well deserved. The employees did a phenomenal job under adverse conditions.

Mayor

- Mayor Berry noted that, due to budgetary reasons, as employees left the Public Works Department over the past few years the township has not replaced them, which has left the department understaffed. He **commended the Public Works employees for their efforts in the snow removal, along with the employees of the Water and Sewer Department** that help with the snow removal. He thanked all of the employees that worked on the snow removal.

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Administrator

- Administrator Brook sent an email to the governing body regarding a proposal from Kent Pipes of Salt & Light regarding the **affordable housing project on Alden Avenue**. This is the project where there was a fire at the property and that Mr. Pipes has agreed to rebuild as six (6) affordable units, dedicated for 30 years and he would not charge the township per unit. This is a savings to the township of approximately \$210,000 - \$250,000. The township has agreed to post a short-term surety with the State of NJ, which the township gets back out of its trust fund; the municipality is not expending any taxpayers' dollars. In trying to get this project up and running in this very difficult economic environment, Mr. Pipes has requested a bridge loan or a short term working capital loan that comes out of the COAH Trust Fund that would be repaid prior to the issuance of the Certificate of Occupancy. In the end, the township will get six (6) affordable housing units at no cost. Administrator Brook spoke with Mary Beth Lonergan, COAH Planner and she advised that it is quite common and is how these projects move forward. He stated that Mr. Pipes is willing to come before the governing body to discuss if they would prefer. There would be a formal agreement that Solicitor Kearns would work on with Ms. Lonergan. Administrator Brook and Solicitor Kearns are both comfortable with the loan. Council Member Ryan asked if there were pilot programs involved with these units? Administrator Brook stated that there are pilots for all but one property, which was already tax-exempt. Council Member Ryan would like to request that Mr. Pipes consider a pilot program for that property.

Council Member Ryan asked if there have been updates at the state level with the ultimate direction of COAH that are specifically geared towards Florence Township with our proven track record on providing affordable housing? Administrator Brook stated that Florence Township is extremely well positioned because it has always gone forward to secure units. From what he has read, he does not believe the new laws are going to have a negative impact on Florence Township. Solicitor Kearns agreed with Administrator Brook. He also explained that the most recent development is the New Jersey Governor vetoing of S-1 and there is pending litigation over the Round Three rules; the New Jersey League of Municipalities appealed it from the Appellate Division to the Supreme Court along with other groups.

Council President O'Hara requested a list of addresses for the additional eight to ten units Mr. Pipes is interested in. Administrator Brook explained that Mr. Pipes does not have locations at this time; he would like to put forth a proposal for eight to ten units that the township would secure and provide some financing through the COAH Trust Fund. The township needs to look for units that would satisfy the one element of their plan that they need to concentrate on and that is units to be advertised as family units. This presents the opportunity to take existing houses in need of repair, without creating new, and rehabilitating them. Council President O'Hara mentioned a certain group of homes that are in need of rehabilitation. He asked that Mr. Pipes attend a meeting and present his ideas. Administrator Brook will ask Mr. Pipes to come to a worksession meeting and also about his interest in a Pilot Program.

Council President O'Hara stated that the building that Fountain of Life owns at 220 Foundry Street that is in deplorable condition was at one time a very grand building. He asked if the name of the family, *Agostinelli*, who put so much into the building, could be retained? He noted that they were one of the original liquor license holders after prohibition in the community and maintained the historic character of the building. He stated that the family

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name and date are engraved into the building above the entry door under the canopy. Administrator Brook will contact Susan Esposito at Fountain of Life Church and check.

Assistant Municipal Administrator

- Nothing at this time.

Township Solicitor

- Nothing at this time.

Township Engineer

- Dan Guzzi, Township Engineer, stated that Florence Township received **\$150,000 Municipal Aid Grant from DOT for pedestrian safety improvements** for sidewalks and sidewalk ramps between the Roebling School and the Riverfront Middle School. He suggested discussing further at next week's Worksession.
- Mr. Guzzi stated that if the governing body would like to consider a Road Program, now is the time to start discussing and suggested reviewing at next week's worksession.

UNFINISHED BUSINESS

Council President O'Hara has received several calls from residents regarding rental units that are not well cared for. He questioned when inspections take place. Assistant Administrator Sahol stated that inspections are done when there is a change in occupancy in accordance with the township's ordinance. Council President O'Hara would like to enforce **property maintenance** for these rental units. Solicitor Kearns will look into.

Council President O'Hara asked if the report on township owned property will be available for next week's worksession? Assistant Administrator Sahol stated that it will be ready.

NEW BUSINESS

Nothing at this time.

BOARD OF HEALTH

Council President O'Hara noted Chief Fazekas's report on Garelick Farms in the packet and appreciates that he is following up on the situation.

MISCELLANEOUS

Nothing at this time.

8:32PM MOTION by Ryan, seconded by Sandusky to adjourn to Closed Session. Roll call vote - all ayes. Motion carried.

ADJOURNMENT

8:32PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

/mab