

Florence, New Jersey
March 5, 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
Frank Baldorossi
John Fratinardo
Bruce Garganio
Jerry Sandusky

Also present:

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

MINUTES

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

Executive Session	February 12, 2003
Closed Session	February 19, 2003
Special Session	February 19, 2003

FINANCIAL CORRESPONDENCE

It was on the MOTION of Hofflinger; seconded by Sandusky to receive and file the Police report and the Township Clerk's report for February. Roll call vote – all ayes. Motion carried.

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

REGULAR CORRESPONDENCE

None at this time.

APPLICATIONS

None at this time.

PUBLIC COMMENTS

None at this time.

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

RESOLUTIONS

RESOLUTION NO. 2003-51

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

RESOLUTION NO. 2003-52

**DENY RELEASE OF POSTED
LANDSCAPING ESCROW FOR GOLDEN GATE ESTATES
KELLY & McGOWAN BUILDERS, LLC
LETTER OF CREDIT NO. 553172200040**

It was on the MOTION of Garganio, seconded by Fratinaro that Resolutions 2003-51 and 2003-52 be adopted.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Fratinaro, Garganio, Sandusky, Hofflinger

NOES: None

ABSENT: None

Unanimous approval.

ORDINANCES

**ORDINANCE NO. 2003-05
(2nd Reading)**

**AN ORDINANCE IMPLEMENTING THE INDEX RATE FOR
2003 IN ACCORDANCE WITH P.L. 1983, C.49**

It was on the MOTION of Sandusky, seconded by Fratinaro to approve Ordinance No. 2003-05 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.

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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: Baldorossi, Fratinardo, Garganio, Sandusky, Hofflinger

NOES: None

ABSENT: None

Unanimous approval.

**ORDINANCE 2003-06
(1st Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING CHAPTER 91 – LAND DEVELOPMENT OF
THE FLORENCE TOWNSHIP CODE TO ESTABLISH AN S
– SCHOOL ZONING DISTRICT AND TO PROVIDE FOR
THE INCLUSION OF THE FULL EXTENT OF CERTAIN
LOTS IN THE HC – HIGHWAY COMMERCIAL ZONING
DISTRICT AND THE INCLUSION OF CERTAIN LOTS IN
THE SMO - SPECIAL MANUFACTURING OVERLAY
DISTRICT AND TO FIX THE BUFFER BETWEEN THE HC
– HIGHWAY COMMERCIAL ZONING DISTRICT AND
ANY ABUTTING RESIDENTIAL USE OR DISTRICT**

It was on the MOTION of Sandusky, seconded by Hofflinger to approve Ordinance
No. 2003-06 on first reading and set adoption for March 19, 2003.

On the Question

Council Member Garganio questioned buffers. Administrator Brook explained that the buffers
are extended from 50' to 100'.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Fratinardo, Garganio, Sandusky, Hofflinger

NOES: None

ABSENT: None

Unanimous approval.

REPORTS

No reports from Council Committees, Boards and Officers at this time.

Mayor Muchowski

- Mayor Muchowski stated that the Roebing Steel Mill site will be addressed under unfinished business.

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- Mayor Muchowski read a Proclamation that will be presented to Patricia Stojinski, who will be honored at a dinner on March 8th for her dedication over the years to the American Legion Auxiliary and the community.
- Mayor Muchowski recommended the appointment of **Gordon Dawson** as the **Emergency Management Coordinator**.

It was on the MOTION of Garganio, seconded by Fratinardo to approve the Mayor's appointment.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Fratinardo, Garganio, Sandusky, Hofflinger

NOES: None

ABSENT: None

Unanimous approval.

Administrator

- Nothing at this time.

Assistant Administrator

- Nothing at this time.

Township Solicitor

- Nothing at this time.

Township Engineer

- Nothing at this time.

Council Member Garganio questioned the status of the contract documents for the new public works building. Mr. Guzzi explained that he is working on the modifications to the existing building. The finalized plans should be complete in the next few weeks.

Council President Hofflinger asked when the work would begin on Main Street? Mr. Guzzi stated that the work will begin when the weather breaks, which should be close to April 1st.

UNFINISHED BUSINESS

Roebing Steel Plant Site

Mayor Muchowski explained that the governing body met with the Marsh Group, the developer that has been conducting a feasibility study for the Roebing Steel Plant Site. They were looking into developing a golf course, marina and conference/hotel center. Due to the economic situation and the physical constraints of the site, the governing body and Marsh Group have mutually agreed to end dealings at this time. Mayor Muchowski stated that the governing body will continue to investigate and create a site that is beneficial to all of the residents of Florence Township to the best of their ability.

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Council President Hofflinger opened the meeting to the public for comment on the Roebing Steel Plant Site.

George Spanos, 155 Second Avenue, has heard a rumor that they could not build within 300' of the waterfront and asked if that was true? Mayor Muchowski explained that the viability of waterfront development is being looked at due to concerns over the ability to fully develop the waterfront. There are approvals that will need to be obtained from the State. The governing body will be sure that any proposal can physically be completed on the site.

Mr. Spanos has seen articles in the newspapers regarding new legislation that gives incentive to developers to build on brownfield sites. Mayor Muchowski explained that they have looked into it, but at this time it is a superfund site and does not qualify. He discussed his concerns regarding the uncertainty of funding for superfund sites at this time. Since some of the worst areas of the site have been cleaned up, the governing body is working diligently with the various levels of government to make sure it does not become the forgotten site.

Joan Geary, Economic Development Chairperson, asked that Mayor and Council would consider holding discussions with more than one developer at a time, so less time is lost. Council Member Garganio feels that the governing body will meet with as many developers as possible to work out the best deal for the Township.

Kenneth Link, Florence Township Police Officer, stated that he was going to speak when the Resolutions were read, but it was not opened for public comment. He asked for permission to speak about the police contract at this time. Council President Hofflinger granted permission for Patrolman Link to speak.

Patrolman Link asked why the Police Contract Resolution was not presented this evening for approval? Administrator Brook explained that after the contract was agreed to a request was received from the POA concerning range time for retroactive pay. Since this issue was not thoroughly discussed during negotiations and there has been some confusion, Mr. Brook contacted the municipal negotiator, who responded in writing that he does not believe retroactive pay for 2002 is due the police officers. The Resolution is on hold until a formal written response is received from the POA negotiator and agreed upon by the governing body.

Tyrone Bond, Florence Township Police Officer, stated that he brought this to light over a month ago and asked why it has not been resolved? Administrator Brook explained that it takes time to look into the legality of the issue and respond back.

NEW BUSINESS

Nothing at this time.

BOARD OF HEALTH

Nothing at this time.

MISCELLANEOUS

Nothing at this time.

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8:35 PM MOTION by Sandusky, seconded by Hofflinger to adjourn to closed session. Roll call vote - all ayes.

ADJOURNMENT

8:35 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab