

Florence, New Jersey
March 19, 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 (Late); 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 Hofflinger to approve the following minutes. Roll call vote – all ayes. Motion carried.

Regular Session

February 5, 2003

FINANCIAL CORRESPONDENCE

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

Hofflinger made a MOTION; seconded by Fratinardo 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

Paul Varga, 20 Fourth Avenue, asked when NJ Transit was going to begin construction on the parking lot next to the railway in Roebling? Council Member Garganio stated that construction

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should begin soon. There were some problems to clear up since the property is a superfund site. Mr. Varga stated his concerns regarding the hose house, which is close to the parking lot. He would like to have it moved so it is not destroyed. Council Member Garganio suggested moving the building. Assistant Administrator Sahol will look into having it moved.

8:05 PM Mayor Muchowski present at this time.

Terri Cranmer, Route 130, questioned Ordinance No. 2003-06, Rezoning. The Ordinance refers to residential use opposed to residential district. Administrator Brook stated that the Planning Board confirmed that it should read residential district. The Ordinance will be adopted this evening and an amending Ordinance will be done.

Bill Bott, 64 Riverbank Drive, questioned the Resolution No. 2003-58, extending the sanitation contract. He asked if this was a temporary or permanent extension? Administrator Brook stated that it is a temporary extension until the bids are received.

Nick DiLullo, 416 E. Fourth Street, discussed the zoning of the Roebling Steel Mill site. He would like to see ratables brought onto the site. Mayor Muchowski explained how the zoning would affect the future growth at the site and stated that the Township is looking at the current zoning.

Mr. DiLullo feels that the Township should do whatever it takes to get ratables. Council Member Garganio explained that they would like to find a use for the site that is not offensive to the residents of the village, but will still bring in ratables.

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

RESOLUTIONS

RESOLUTION NO. 2003-56

**DENY REDUCTION OR RELEASE OF PERFORMANCE BOND FOR
HAMILTON CROSSING
FRANK KEENAN, DEVELOPER
AND AUTHORIZE TOWNSHIP SOLICITOR TO TAKE STEPS TO
PULL BOND**

RESOLUTION NO. 2003-57

**APPROVE CURRENT ESTIMATE NO. 2 AND CHANGE ORDER NO. 1
FOR WALNUT STREET WATER MAIN EXTENSION
SPENCER V. MAUSSNER, INC., P.O BOX 408, MARLTON, NJ 08053**

RESOLUTION NO. 2003-58

EXTENDING SANITATION CONTRACT

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It was on the MOTION of Fratinardo, seconded by Hofflinger that Resolutions 2003-56 through 2003-58 be adopted.

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.

ORDINANCES

**ORDINANCE 2003-06
(2nd 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 Fratinardo to approve Ordinance No. 2003-06 on second reading for adoption.

Public Comment

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

Nick DiLullo, 416 E. Fourth Street, asked for an explanation of Ordinance No. 2003-06. Administrator Brook explained that this Ordinance amends the Township's Master Plan to extend the existing zoning along certain properties on the northbound lane side of Route 130. It also permits the municipality to apply to the State for an extension of the Wastewater Management Plan to allow sewer to go to the back of the property. This Ordinance also designates the school's property as a school zone.

It was on the MOTION of Fratinardo, seconded by Sandusky 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

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ABSENT: None

Unanimous approval.

ORDINANCE 2003-07

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING CHAPTER 134 OF THE FLORENCE
TOWNSHIP CODE TO ADD A TIME LIMIT PARKING
RESTRICTION ON A PORTION OF FOURTH AVENUE,
WEST SIDE, FROM THE ALLEY BETWEEN MAIN
STREET AND RIVERSIDE AVENUE TO A POINT 46 FEET
SOUTH THEREOF**

ORDINANCE 2003-08

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING CHAPTER 134 OF THE FLORENCE
TOWNSHIP CODE TO PROVIDE FOR PUBLIC PARKING
IN MUNICIPAL PARKING LOTS**

It was on the MOTION of Garganio, seconded by Sandusky to approve Ordinance No. 2003-07 and 2003-08 on first reading and set adoption for April 2, 2003.

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.

REPORTS

Assessment Commission Report: Public Hearing

NOTE: Advertised in the Burlington County Times on February 25th and March 4th; given to the Register News for information; posted on the municipal bulletin board.

Present: Adriano Marinelli, Assessment Commission Member; Richard Mullen, Assessment Commission Member; Arthur Wise, Assessment Commission Chairman; Brian Guest, Board Solicitor; Russell Trice, Township Water and Sewer Engineer; Allen Black, Appraiser

Council President Hofflinger gave an overview of the process the Assessment Commission and the professionals followed to prepare the Assessment Commission Report that is before Council for approval this evening. The report reflects the assessments for properties that are

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impacted by the installation of the sewer line on Railroad Avenue and the water and sewer mains on both sides of Route 130, from Cedar Lane to the Burlington Township border.

Administrator Brook explained that when the easements for the utility lines were obtained there were property owners that did not receive their payment. He apologized for the inconvenience and is working with Solicitor Guest to rectify the situation.

Public Comment

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

Terri Cranmer, Route 130, asked if a property owner could not be charged more than \$15,000? Solicitor Guest explained that a property owner cannot be charged more than the actual cost of the improvement or more than the increase in value to the property by the improvement, whichever is less.

Ms. Cranmer asked if there was an actual cost, per foot, to do the installation. Mr. Black stated that he was provided with the cost per lot. Ms. Cranmer asked for a copy of the cost of the improvement for her lot. Administrator Brook will mail a copy to Ms. Cranmer.

Solicitor Guest explained that the report is before Council this evening to be adopted, modified or sent back to the commissioners with instructions.

Solicitor Guest stated that the Commissioners have recommended in the report that the property owners be given the option of paying the assessment over a ten-year period. Council will then need to consider the issue of interest rate and late payment fees.

Administrator Brook explained that if the report is adopted this evening, Solicitor Guest would prepare a formal resolution outlining the details concerning the length of payment, interest rate and terms of payment. Solicitor Kearns would prepare a formal Ordinance for adoption.

Mr. Black reviewed the process of how the assessments were determined. He explained that the properties were photographed, information such as zoning, acreage and frontage were obtained and a study of the overall values in the area was done. The effect of water and sewer was also looked at. He explained that a property owner cannot be assessed for more than that which is added to the value of the property. Highest and best use was a concern when determining the assessment.

It was on the MOTION of Fratinardo, seconded by Baldorossi to close the public hearing. All ayes – motion carried.

Council President Hofflinger thanked the Commissioners and the professionals for their hard work.

It was on the MOTION of Sandusky, seconded by Fratinardo to accept the Assessment Commission Report, authorize Solicitor Guest to prepare a formal resolution and Solicitor Kearns to prepare a formal Ordinance.

On the Question

Nothing at this time.

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Upon roll call Council voted as follows:

YEAS: Baldorossi, Fratinardo, Garganio, Sandusky, Hofflinger

NOES: None

ABSENT: None

Unanimous approval.

Mayor Muchowski asked if the easement payments need to be made before the assessment repayment agreements can be completed? Administrator Brook stated that the assessment process would not begin until everyone is paid.

Mayor Muchowski asked if the property owners have the legal right to contest the assessments after the public hearing is held? Solicitor Guest stated that an individual property owner could file an appeal in court; this would not delay the assessment process.

Solicitor Guest will prepare a draft resolution for Council to review.

Mayor Muchowski thanked the Commissioners for their time and effort.

Solicitor Guest also expressed that the Commissioners worked hard and were concerned with being fair to the property owners.

NOTE: 8:55 PM – 8:57 PM RECESS

Mayor Muchowski

- Nothing at this time.

Administrator

- Administrator Brook reported on the Fifth Street sewer complaint from last week. He stated that the problem is in the lateral. A Y could be installed right before the pump station, which the Water and Sewer Department would install. Council in agreement to have the Water and Sewer Department install the Y.

Assistant Administrator

- Nothing at this time.

Township Solicitor

- Nothing at this time.

Township Engineer

- Dan Guzzi, Township Engineer, reported on the Fifth Street complaint that water is flowing onto the homeowner's property. Normally the water does not flow onto the property but due to the heavy snowfall and the plowing the water was blocked and ponded.

UNFINISHED BUSINESS

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Roebing Steel Plant Site

Council Member Garganio requested that a copy of the Advisory Committee on Economic Development and Redevelopment minutes be included in Council's packet.

Mayor Muchowski questioned Mr. Guzzi on the status of the survey. Mr. Guzzi will have it completed in approximately a month and a half.

Council Member Sandusky asked that a letter be sent to or a phone call be made to Tamara Rossi, EPA, asking when cleanup will resume now that the weather has changed. Administrator Brook will contact her tomorrow. Mayor Muchowski stated that Administrator Brook is also working on a letter regarding funding and asking for the continued support of the EPA for the site, since they feel that the health hazard has been removed.

Mayor Muchowski discussed the need to look at the Master Plan to place parameters on the site. Truck traffic and how it would affect the Township was discussed.

Recreation

Mayor Muchowski discussed the summer program for the children. Last year it was a one-week program with 48 children. At Mayor Muchowski's request Dave Dennison, Recreation Director, has prepared a report showing the cost to expand the program by either opening it up to more children, adding another week or both. Registration fee will need to be discussed. Mayor Muchowski asked that Council think about it in order that they can discuss in early April.

Front Street Stores

Council Member Garganio questioned the status of the improvements to the front of the businesses on Front Street. Mr. Guzzi stated that the grant was not approved. He explained that he met with the business owners and they only want new sidewalks, they do not want planters, lights or anything else. It can be done if the money is there. Council Member Garganio stated that there is \$27,000 from the landfill money. He would like to see more than just new sidewalk in the area. Discussion followed regarding the bilco doors. A meeting will be set up with the business owners to discuss the improvements.

Griffin Pipe Railroad Crossings

Council Member Garganio asked if Griffin Pipe has begun work on the railroad crossing? Administrator Brook stated that he spoke with them a month ago and they have plans to proceed but the weather was bad at the time. He will contact Griffin Pipe to see when the work will begin.

NJ Light Rail

Mayor Muchowski stated that the NJ Light Rail was being tested last evening at approximately 20MPH. He has been putting pressure on NJ Transit to give him an answer on what speed the light rail will be traveling.

Discussion followed regarding the berms, what it is made of, and where the product came from? At Mayor and Council's direction, Assistant Administrator Sahol will ask the representative from NJ Transit to attend April's Worksession.

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NEW BUSINESS

Nothing at this time.

BOARD OF HEALTH

Nothing at this time.

MISCELLANEOUS

Council Member Baldorossi stated that Roebing will be celebrating their 100th anniversary in 2005. He would like to form a committee to organize a celebration. They do not want to tie into the Township's patriotic celebration. Looking to hold the event in September.

9:17 PM MOTION by Garganio, seconded by Sandusky to adjourn to closed session. Roll call vote - all ayes.

ADJOURNMENT

9:17 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab