

## **FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION**

**April 12, 2006**

**8:00 PM**

### **CALL TO ORDER**

Council President Fratinardo called the meeting to order.

### **SUNSHINE STATEMENT**

The Township Clerk read the Opening 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 8, 2006; given to the Register News for information; posted on the municipal bulletin board.

### **ROLL CALL**

Present: Frank Baldorossi, Bruce Garganio, Elizabeth Ryan, Jerry Sandusky, John Fratinardo

Also Present: Mayor Michael Muchowski; Thomas Sahol, Assistant Municipal Administrator; Dante Guzzi, Township Engineer; Russell Trice, Township Water and Sewer Engineer; William John Kearns, Jr., Township Solicitor; Joy Weiler, Township Clerk

### **PUBLIC COMMENT**

Bill Bott, 64 Riverbank Drive, stated that the Philadelphia Inquirer ran a story that the United States Army is still trying to have the nerve gas transported along the river through Florence Township.

Mr. Bott discussed a lot on Hornberger Avenue that is in poor condition and needs maintenance.

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

### **ABC TRANSFER: BRIDGES AT ROEBLING STATION – MR. ILKU & SOLICITOR**

Jason Mandia, Esq., representing Colonels Corner Inc. owned by James Ilku, introduced himself. They are looking to transfer the liquor license from Bridges at Roebling to Mr. Ilku's business and attended the meeting to discuss the plans for the property.

Mr. Ilku stated that he does not plan any major changes from the way it is operating now as far as the age of the customers. He does not want to attract a very young crowd. He plans on cleaning the property up inside and out. He plans some renovations such as new windows, replace the deteriorating sidewalk with red brick, and install an awning on the side of the building for the smokers. He will not serve alcohol outside. Mayor Muchowski advised the applicant to check to see if permits are needed for any renovations.

Mayor Muchowski asked if Mr. Ilku planned to operate as a restaurant or a bar facility? Mr. Ilku responded that he would like to operate a restaurant/bar. He plans to re-establish the kitchen with a consistent food operation with a standard menu that is long term.

Mayor Muchowski asked Mr. Ilku if he was aware of the limitations on the license and asked if he planned to operate within those limitations?

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Council Member Sandusky gave Mr. Ilku a brief history of the problems in that area, which is why the restrictions were placed on Mr. Phillips' license, and expressed concern that the corner not revert back to the way it was years ago. Mr. Ilku agrees with Council Member Sandusky. He wants to run a good, clean business. He would like to open up earlier than Mr. Phillips does presently to see if he would get any of the light rail business for breakfast.

After further discussion all agreed to keep the current restrictions in place and review at six months or at renewal time after Mr. Ilku is in business.

Mayor Muchowski reiterated to Mr. Ilku to check with the township before doing any work to see if permits or approvals are needed.

Mayor Muchowski thanked Mr. Ilku for coming in this evening. Mayor and Council wished him well.

### **TOWNSHIP WATER AND SEWER ENGINEER**

#### **Well No. 5 Rehab: Award Contract**

Russell Trice reviewed the bids received for Well No. 5 Rehab. He recommended the low bidder, Layne Christensen Company, at \$39,817. A Resolution will be prepared for next week's meeting.

#### **Update: Well No. 3 Redevelopment**

Mr. Trice reported that the contractor will be back next week to complete the punch list items.

#### **Update: Hydrogeological Testing**

Mr. Trice stated that the firm doing the pumping test should have a report prepared by next week.

#### **Oak Court Development: Release Maintenance Bond**

Mr. Trice inspected from a Water and Sewer standpoint and reported that they have completed the punch list. He recommended releasing the Maintenance Bond.

#### **Water Allocation**

Council Member Garganio stated that there have been preliminary talks with different developers. He asked that Mr. Trice meet with Administrator Brook to discuss what the proposals could be and how they fit in with the township's water and sewer numbers. Mr. Trice stated that the last time he submitted the Water Allocation Permit, the State would only allow allocation associated with applications going through the Planning Board. Mayor Muchowski stated that the township cannot apply for more water without the Aquifer Study, which is in the process now.

### **TOWNSHIP ENGINEER**

#### **Update on High School**

Dan Guzzi, Township Engineer, reported that the completion date of the high school has been pushed back one month from June 30<sup>th</sup>. There is still time before school opens.

**Oak Court Development: Release Maintenance Bond**

Mr. Guzzi stated that the punch list items have been completed and recommends releasing the Maintenance Bond. A Resolution will be prepared for next week's meeting.

**Road Program: Current Estimate No. 4 and Change Order No. 1**

Mr. Guzzi reviewed and recommended Current Estimate No. 4 and Change Order No. 1. He explained that some of the items on the Change Order are items that the township requested, some additional curbing, some exploratory work on some sinkholes and some quantity adjustments. A Resolution will be prepared for next week's meeting.

Council Vice President Baldorossi asked when the contractors do the alleys if the grade can be lowered in the yards? Mr. Guzzi replied that they will do their best. He explained that the plan is to bring the water to the center of the alleys and bring it to either the ends or one end of the alley.

**Amoco Gas Station: Bond Reduction**

Mr. Guzzi reviewed the Performance Bond Reduction and recommended reducing to 38% of the original bond amount. Most of the site work has been completed. A Resolution will be prepared for next week's meeting.

**35 Riverbank Drive: Erosion Control**

Mr. Guzzi explained that there is some erosion behind 35 Riverbank Drive from the trees falling over during the tornado of September 2003. The erosion is changing slowly. He does not believe it will change much over the next few months. The resident of 35 Riverbank Drive is extremely concerned.

From looking at the pictures, Council Member Garganio questioned a shed in an area he believed should be open space. Mr. Guzzi agrees that the shed may be encroaching but does not believe that it has anything to do with the erosion. He believes the erosion is due to the damage from the tornado.

Council Member Garganio questioned debris in the pictures. Mr. Guzzi has heard that when the contractor built the development a lot of the construction debris was dumped over the side. The contractor was required to clean it up but Mr. Guzzi believes a lot is left.

Mr. Guzzi explained the permits that are required before any work can begin. Mayor Muchowski suggested finding out where the properties end and see if the residents are encroaching into the open space. He stated that a few hundred thousand dollars has already been spent repairing the riverbanks.

Mr. Guzzi reviewed the project if Council decided to move forward. Discussion of plantings followed. Mr. Guzzi stated that planting can be done as a temporary measure.

Mr. Guzzi will locate the encroachments and report back.

**NJDOT Applications**

Mr. Guzzi stated that the grant applications are due in June. He asked that Mayor and Council think about what they would like to apply for and discuss at next month's Worksession.

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### **Main on Railroad Avenue**

Mayor Muchowski stated that Dave Lebak, Water and Sewer Superintendent, approached him regarding the main on Railroad Avenue. Mr. Guzzi explained that since the road is under construction, Mr. Lebak would like Council to consider replacing the 8' line under Railroad Avenue with a 18' line and have Ready Pac tie in off the pavement. Ready Pac can tie in off their flows. The estimate to replace the main is \$8,000. This is the last section of main that is 8', the rest is 18'. So the contractor can keep on schedule with the work in progress, Council in agreement to proceed with replacing the section of main and then have discussions with Ready Pac at a later time.

### **TOWNSHIP SOLICITOR**

#### **Amendment to Code: Fire District**

Solicitor Kearns explained that there is an amendment that eliminates the entire chapter and recognizes the Fire District. He handed out copies. He had tried to email it but had a problem.

#### **Fire Code: Kevin Mullen, Fire Official's Letter**

Solicitor Kearns explained that in his letter Mr. Mullen is asking to have certain segments of the Fire Code deleted because they are no longer relevant. Solicitor Kearns will draft an Ordinance.

### **ASSISTANT ADMINISTRATOR**

#### **Cable Channel**

Assistant Administrator Sahol stated that the Cable Channel is ready to go. He asked if there was anything special the governing body would like to see when it is launched? The network will do a press release. Council Member Ryan asked what material would appear on the channel? Assistant Administrator Sahol stated that the school has some material; he will start building material for the township based on what would have been done in the quarterly newsletter. The information will roll on the screen. Council Member Garganio suggested posting the township calendar.

#### **Liquid Corrosion Inhibitor**

Assistant Administrator Sahol discussed the bid award that was HELD last week for the Liquid Corrosion. Due to some concerns of the chemical, the low bidder did offer to do an evaluation period and not hold the township to award within a certain time period of the bid, which was received in writing. Assistant Administrator Sahol stated that David Lebak, Water and Sewer Superintendent, is comfortable with that arrangement. He recommended a 45-day evaluation. Council in agreement.

#### **Paperless Office – Presentation**

Assistant Administrator Sahol provided documentation on converting to a paperless office for the packets. He believes it is a good price for what they would be getting. Discussion followed regarding the lifespan of laptops. Assistant Administrator Sahol explained that there would not be a lot of software on the laptops. Council in agreement to try the system.

#### **Alleys – Trash Collection**

Assistant Administrator Sahol provided a map showing the streets that currently have their trash picked up in the alleys that could have their trash picked up in front of the homes because of the ability to carry the trash around the sides of the homes. Council Member Garganio feels that if there is access around the side of the property, the trash should be picked up out front. If there is street pickup, the alleys will not need intensive work. Mayor Muchowski pointed out that

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recycling is picked up out front in the whole town. Council would like to implement the trash pick up in the township all at once. Council Member Garganio suggested putting the savings from switching to front pick up into the alleys.

### **ACTION**

Council President Fratinardo asked to deviate from the Agenda to approve the Social Affair Permit.

SOCIAL AFFAIR PERMIT: Roebing Fire Co. #3, May 13, 2006 4:00PM–Midnight

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

### **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.

## **WORKSESSION RESUMED**

### **ASSISTANT ADMINISTRATOR**

#### **Patriotic Celebration Day**

Discussion followed regarding various parade routes. Assistant Administrator Sahol will map out the suggestions and report back to Council.

Assistant Administrator Sahol asked that thought be given to the theme, grand marshal and dignitaries.

Council Member Ryan suggested that the 5K run be more professional with t-shirts, people posted at the mile markers with stopwatches and numbers for the runners. Mayor Muchowski stated that Coach Flynn from the high school offered to be in charge of the run with the assistance of the track team.

Council Member Sandusky suggested that the commanders of the veteran groups be asked to judge. Mayor Muchowski feels that is a good idea.

### **Snow Clearing**

Council Member Garganio has received some complaints regarding residents directing the snow out into the streets when using a snow blower. The only enforcement tool the police department has is that it is a nuisance. Council Member Garganio reviewed some Ordinances from other municipalities and would like to see “casting of snow and ice” and “removal by the township” addressed in the township’s Ordinance. Mayor and Council in agreement that it needs to be addressed. Assistant Administrator Sahol will have a draft Ordinance prepared.

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**Geraniums: Veterans Group**

Assistant Administrator Sahol received a request from the veteran groups for a contribution towards the purchase of geraniums, which the township does every year. Council in agreement to contribute.

**SET FREE YARD SALE DAY: SATURDAY, MAY 20, 2006 (RAIN DATE: MAY 27, 2006)**

It was on the MOTION of Ryan, seconded by Garganio to approve the Free Yard Sale Day for Saturday, May 20, 2006 with a rain date of May 27, 2006. Roll call vote – all ayes. Motion carries.

**ROEBLING FIRE HOUSE: USES**

HOLD for discussion until next month.

**STREET NAMES: BUSTLETON ESTATES NORTH & SOUTH**

Joy Weiler, Township Clerk, reviewed the street name application from the developer requesting the following names:

- Sutphin Drive N.
- Sutphin Drive S.
- Seamon Court
- Hughes Drive
- Hughes Court

After further discussion the Council in agreement to eliminate one of the Sutphins and change to Kramer and eliminate one of the Hughes and change to McHugh to avoid confusion.

Council Member Sandusky asked that once the Duffy School is sold to a developer they be required to keep the name Duffy.

Council Member Ryan suggested Knickerbocker, which has historical significance, for a future street name.

Council Member Garganio asked that a plaque be displayed on the street telling why the street is named. Council President Fratinardo suggested that they ask the developer. Mayor and Council will discuss options in the future.

**GAS AGREEMENT WITH SCHOOL**

Clerk Weiler advised the governing body that the gas agreement with the school is done every year and asked if they would like to proceed for this year? Mayor Muchowski verified that this will be the modified agreement where the school is charged an up charge to pay for their percentage of the new system. Will be on the May 3<sup>rd</sup> Agenda.

Discussion followed regarding the increased use of the school buses once the new high school opens. Council wants to be sure that the school leave enough gas for the municipal vehicles. Mayor Muchowski suggested that the school be called and asked what their anticipated use will be.

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**ACTION**

**Recreation Appointment: Mayor's Appointment (Unexpired Term: 12/31/06)**

Mayor Muchowski asked that it be HELD until next month.

**Mayor: Appoint Thomas Layou as Mayor: 6:01AM 4/13/06 – 5:59PM 4/24/06**

Mayor Muchowski will be going away on vacation and is appointing Thomas Layou, Construction Code Official, as Acting Mayor in his absence.

**National Day of Prayer**

Clerk Weiler advised the governing body that National Day of Prayer is Thursday, May 4<sup>th</sup>. Mayor Muchowski stated that every year Clerk Weiler is instrumental in preparing a program to celebrate National Day of Prayer. The program will begin Thursday, May 4<sup>th</sup> at 3:00PM. The representatives of the ministerium, employees of the township as well as anyone that would like to attend is invited. The Mayor has signed a Proclamation in honor of National Day of Prayer.

**CABLE CHANNEL**

Council Member Garganio suggested that they post for floats for the upcoming parade.

9:35 PM MOTION by Ryan, seconded by Sandusky to adjourn the meeting. Roll call vote - all ayes.

**ADJOURNMENT**

9:35 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER  
Township Clerk

/mab