

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

August 9, 2006

8:00 PM

CALL TO ORDER

Council President Fratinardo called the meeting to order. President Fratinardo led the Salute to the Flag.

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 (Late), Bruce Garganio (Late), Elizabeth Ryan, Jerry Sandusky, John Fratinardo

Also Present: Mayor Michael Muchowski; Richard A. Brook, Township Administrator; Dante Guzzi, Township Engineer; Russell Trice, Township Water and Sewer Engineer; William John Kearns, Jr., Township Solicitor; Joy Weiler, Township Clerk

PUBLIC COMMENT

Matt Pleskonko, 52 Third Avenue, attended the meeting to discuss handicapped parking. He had applied for a handicapped parking space in front of his house and was denied. He then went through the appeal process and was denied. He feels he is being discriminated against for being handicapped. His neighbors signed a petition saying they are willing to have a spot on the street for him. He asked if there could be a second appeal? Administrator Brook stated that if the governing body agrees, he is willing to meet with Mr. Pleskonko and the Chief of Police to review the request again. He explained that handicapped parking is a difficult issue in the township. There is no discrimination against someone who may be handicapped; it is really a question of what the municipality can reasonably do. Not everyone will agree with a particular decision. It is not taken lightly and the township does try to give every request a very fair answer. Mr. Pleskonko agreed to meet with Administrator Brook and Chief Dawson.

NOTE: 8:05 - Council Member Baldorossi present.

Richard Lotter, 3 Walnut Court, thanked the governing body for passing the Ordinance (Establishing a stop intersection and no parking on certain portions of Walnut Court) for Walnut Court but stated that it is not working. He explained various problems that he sees. Administrator Brook offered to meet, along with Assistant Administrator Sahol, with Mr. Lotter on site to see first hand. Mr. Lotter agreed, but is not available next week. Administrator Brook will contact him the following Monday to setup a time to meet. Council Member Sandusky suggested in the meantime having the police check the area.

Note: 8:10 - Council Member Garganio present.

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

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Council Member Garganio **complimented** the new walking path and the whole **complex surrounding the municipal building**. It's nice to see the kids using the fields.

WATER ALLOCATION REPORT: LEGGETTE, BRASHEARS AND GRAHAM

Dave Terry of Leggette, Brashears and Graham introduced himself. He is here this evening to discuss the hydrogeologic study they have been doing and present a power point presentation.

Mr. Terry stated that back in 2004 the township applied to the NJDEP to increase the water allocation. At the same time Well # 6 was being added to the existing wellfield. In 2005, NJDEP partially approved the application but not the whole amount of allocation the township was requesting. The reason DEP did not approve the whole amount was due to a lack of demonstrated demand. Any time you request water allocation from DEP you have to show them how the water will be used and they decide if it is reasonable. With the future growth that is coming to Florence Township there will be ways to show demand.

In conjunction with the application for water allocation, NJ Geologic Survey looked at the technical data they had collected for the installation of Well #6. They raised concerns regarding the wellfield, where the water is coming from, whether the increase being requested by Florence Township might impact other water users in the area. There are several serious questions that will have to be addressed. The concerns were not at the level that DEP would not approve a partial but when Florence applies for the full amount the above concerns will have to be addressed. The thought process is to address those concerns now, so when the township goes back for a modification application their concerns will have already been addressed. One of the concerns is that increased use of the wellfield may impact or reduce the yield of some of the nearby water users such as Griffin Pipe and GSA. The other concern has to do with areas north of the wellfield. Their concerns are that the additional draw down in the water levels at the wellfield may induce some kind of flow of water from across the Delaware River. They are concerned about that because of the Tulleytown Landfill on the opposite side of the river.

Mr. Terry explained that underground at the wellfield site there are five (5) units as follows: shallow deposits, middle clay, Sayreville sand aquifer (aquifer that the township relies on to supply the wellfield), lower clay, bedrock. The wells are all installed in the Sayreville Sand Aquifer approximately 20' – 25' thick. Most of the water is produced laterally through the Sayreville aquifer. Mr. Terry showed a conceptual cross section showing the slope of the Sayreville aquifer.

Mr. Terry stated that in 2004 a study (Demicco Study) was done of the wellfield in support of the water allocation permit. It included a pumping test of Well #6. During that test, water levels in area of the wellfield were monitored. The test concluded that Well #6 could sustain a pumping rate of 730 gallons per minute, all six (6) wells collectively could sustain a yield of 3.88 million gallons per day. The study also concluded that the Delaware River was a major source of recharge for the aquifer so when the wellfield is pumped, much of the water is coming from the Delaware River and as a result the river forms a hydraulic barrier, which means things on the other side of the river would not cross over. When the NJ Geologic Survey reviewed the Demicco Study they had a number of concerns. They felt that the data collected was not adequate to say whether the Delaware River was a recharge source or not. The water levels collected were right at the wellfield, they did not do any investigation at the river. They are concerned with the possibility that groundwater may flow underneath the river; they felt that the

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study did not answer that question. The reason they are concerned about that is because the landfill is across the river. There is also concern that additional pumping might cause more drawdown on neighboring wells (Griffin Pipe and GSA); as much as 20' of water level drop which could impact their operation.

Mr. Terry reviewed the current project. To begin with he met with the Geological Survey representatives that reviewed the original application to go over their concerns and develop a plan to address them. In conjunction with the meeting, Sentinel Wells were installed near the Delaware River, which allows them to monitor water levels and water quality. A work plan was submitted to NJDEP to get their approval in advance so there was no uncertainty like in the Demicco Study. The idea being when this study is complete and its time to apply for modification the report is ready to go.

Mr. Terry showed an aerial photograph of the location of the two (2) Sentinel Wells, in which one goes down to the Sayreville aquifer and the other one goes down to the shallow deposits. What they found at that location is the shallow deposits, middle clay and the aquifer, which is different then the Demicco Study. That study showed that there was a place near the river where the shallow deposits and the aquifer were touching each other.

Mr. Terry then coordinated with Waste Management, owners of the landfill across the river, and received information from their wells. They found essentially the identical configuration that is on this side of the river. Mr. Terry does not see any evidence that the aquifer is pinched out under the river. Based on the data he has, it seems the aquifer is continuous beneath the river. He did mention that as you move up and down the river things change a lot. There are places were the bedrock become shallow and places were it goes deeper. He reiterated that the geologic data from both sides of the river suggest that the aquifer is continuous. He also stated that the middle clay is continuous beneath the river.

Mr. Terry stated that the next step was to conduct a test similar to the test that was done for the Demicco Study. In this test the well was pumped at 760 gallons per minute and drawdown was measured at the wellfield, Sentinel Well's were monitored, as were the wells at the landfill and water levels at all the neighboring wells. The results at the wellfield were identical to the Demicco Study. The drawdown at the neighboring wells was not nearly as much as DEP thought it would be. The most he saw was 3' at Griffin Pipe, which is a minor amount and will not interfere with their operation. The wellfield could be pumped at a higher rate with a negligible effect on the other water users.

Mr. Terry stated that they used tidal gauges on either side of the river to filter some of the confusing data that DEP saw last time and help analyze the data better.

Mr. Terry reviewed the drawdown away from the wellfield. He did not see drawdown in the shallow well near the river but did see drawdown in the deep well near the river. Drawdown was also observed at the deep well in the landfill across the river and just a small amount of drawdown in the shallow well on that side. The main conclusion is that the data collected from this test shows that the aquifer and the middle clay are continuous under the river.

Mr. Terry showed graphs of the drawdown response to the tests on the various wells. He also showed a flow model, which simulates the way groundwater flows through the aquifer. The DEP

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likes to see this because it shows that the township has a handle on what the flow and aquifer characteristics are. You can also project into the future of what impact might be.

In conclusion, Mr. Terry stated that a test was conducted that answers all of the questions posed by the DEP. Of course DEP will take the data and report and do their own analysis and come to their own conclusions. He believes that the test results confirm that increase use of the wellfield is sustainable and will not significantly impact nearby well owners. The test does show that the Sayreville Aquifer extends beneath the river and it also shows only a minimal amount of drawdown under the river. When the State reviewed last time and ran their own preliminary models, they believed there would be 5' – 10' of drawdown underneath the landfill, which would be a problem and cause flow from the landfill to the wellfield. Mr. Terry only saw a ½' of drawdown, substantially less than what the State projected. Mr. Terry stated that the confining unit that is above the aquifer does help protect the aquifer from the shallow deposits.

Mr. Terry believes that NJDEP should be satisfied in regards to the impact from the landfill and conclude as he did that they are insignificant and approve the increase in pumping from the wellfield when the next application is made.

Mr. Terry stated that the next step would be to submit this report to the DEP, even in advance of the next allocation modification. DEP has agreed to review in advance of that. There may be some discussion with DEP regarding the report.

Mr. Terry asked if there were any questions?

Council Member Ryan asked Mr. Terry to give the top three (3) reasons why he believes the Demicco conclusion was wrong as to the inter relationship between the township wells and across the river? Mr. Terry stated that for the Demicco Study no data was collected on the other side of the river, all of the data was collected over here at the wellfield. They relied on an earlier study done in 1988, they did not drill, test or monitor as this study did.

Mayor Muchowski asked Mr. Terry what makes him comfortable to say that the residents of Florence Township are protected from leachate entering the township's water from the landfill, that the residents are safe? Mr. Terry explained that the results that make him comfortable is that the confining unit seems to be continuous across the river and the response that he saw in the flow conditions was minimal. Russell Trice, Township Water and Sewer Engineer, stated that if there were a 10' drop in the lower well on the other side of the river there would be reason to be concerned about pulling contaminated water from the landfill into the Sayreville aquifer. There was only a very minor drop. Mr. Trice stated that the landfill has a double liner and a leachate collection system at the bottom of the landfill that would detect any contaminates.

Dave Lebak, Water and Sewer Superintendent, stated that the Sentinel Wells that were installed could be used to monitor the water quality. They could sample once or twice a year and catch contaminates before it reached the public well system.

Mr. Trice stated that these results show that the township should be able to receive an increase in allocation from DEP for the existing wellfields and Well #6 without having to putting a well and a water treatment plant elsewhere in the township. It may be something to consider in the future.

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Mr. Trice stated that the next step is to submit this report to the Geologic Survey and NJDEP and then request a meeting to discuss.

Mayor Muchowski thanked and praised Mr. Terry on his presentation. He believes Mr. Terry took a very difficult subject and explained it at a level that was factual, knowledgeable and easy to understand.

TOWNSHIP WATER AND SEWER ENGINEER

Performance Bond Release: Greenbriar Horizon

Russell Trice, Township Water and Sewer Engineer, inspected Greenbriar Horizon and found numerous punch list items that must be corrected. Administrator Brook stated that Dan Guzzi, Township Engineer, also has a lengthy report with numerous punch list items. He advises denying the Performance Bond Release request. A Resolution denying the request will be prepared for next week's meeting.

Tall Pines: Water and Sewer Phase II

Mr. Trice prepared a cost estimate for completion of the Water and Sewer in the Tall Pines development. He looked at two (2) options: township bonding directly and financing through the Environmental Infrastructure Trust Program. It is more expensive to go through the trust program but because of the low interest rate it saves money. He explained that the trust has a new program where they will loan money temporarily at 0% interest while the municipality goes through the lengthy permitting and financing process. Administrator Brook feels that the trust is the best way to go and now is the best time to proceed.

Council Member Garganio asked if the assessments have been done for the properties in Phase I? Administrator Brook explained that the assessment process will begin shortly. He is waiting to hear back from an attorney he contacted to see if he would be interested. The Assessment Board should be convened in August or September; the process will then move along rather rapidly.

Mayor Muchowski asked how many residents from Phase I have hooked up? David Lebak, Water and Sewer Superintendent, responded approximately eight (8) have hooked up.

Council Member Ryan asked how the cost of Phase II compares to the cost of Phase I? Mr. Trice stated that Phase I was approximately \$1.1 million, which puts Phase II about \$500,000 more.

Mayor Muchowski would like to review further with Administrator Brook before deciding on how to proceed. He will report back in September.

Current Estimate No. 1: Well No. 5

Mr. Trice reviewed and recommended payment of Current Estimate No. 1 for repair of Well No. 5. This estimate represents 90% of the contract. The well is online and in service; there are some punch list items to complete. A Resolution will be prepared for next week's meeting.

TOWNSHIP ENGINEER

Update on High School

Dan Guzzi, Township Engineer, reported that the main part of the building has passed inspection for building, fire, plumbing and electrical. Areas that have not received approval are the TV studio, kitchen, main gym, auxiliary gym and the auditorium. The fire suppression system and

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the fire alarm system are operational. The kitchen fire system has passed and the Burlington County Board of Health inspection has been done. They are working diligently to open on time. Application for a temporary CO will be made in a couple of weeks. Mayor Muchowski stated that the township is also working diligently from an inspection standpoint. Mr. Guzzi stated that there has been good communication between the township and the administrator of the school project.

Council Member Ryan asked if there was any delay in construction at any of the other schools? Mr. Guzzi does not believe there are any time issues with the other schools. Application for a temporary CO will be made the last week in August.

2006 Parks Project: Current Estimate No. 1

Mr. Guzzi reviewed and recommended Current Estimate No. 1. The contractor has been concentrating on working in Roebing Park and Veterans Park. Majority of the base pavement is done; top pavement will be done in the next few weeks. Once Roebing Park and Veterans Park are complete, work will begin in Marter Park. A Resolution will be prepared for next week's meeting.

CDBG: Current Estimate No. 3 and Change Order No. 1

Mr. Guzzi reviewed and recommended Current Estimate No. 3 and Change Order No. 1. The Change Order, which is an additional \$479, is a combination of quantity adjustments and alternates that could be added. Current Estimate No. 3 is the final estimate. A Resolution will be prepared for next week's meeting.

Road Program: Current Estimate No. 8 and Change Order No. 2

Mr. Guzzi reviewed and recommended Current Estimate No. 8 and Change Order No. 2. The Change Order, which is a deduction of \$30,000, is for quantity adjustments. A Resolution will be prepared for next week's meeting.

Tennis Courts – Wilkie Park

Mr. Guzzi gave an estimate of \$160,000 for demolition and reconstruction of the tennis courts in Wilkie Park. The estimate includes reorienting the courts. Mayor Muchowski asked if the high school built tennis courts? Mr. Guzzi stated that they built three (3) courts plus a practice court. Since the high school will no longer need the tennis courts in Wilkie Park, Mayor Muchowski suggested constructing two (2) tennis courts and a hitting wall opposed to three (3) full tennis courts. Council Member Ryan would be in favor of that as long as something is done because she has heard from citizens that would like to utilize the courts. Council Member Garganio suggested moving the tennis courts to Veterans Park. After further discussion on various options, it was decided that Mr. Guzzi would evaluate Wilkie Park and report back for a future Worksession.

ASSISTANT MUNICIPAL ADMINISTRATOR

Bustleton Park: Boy Scouts

Assistant Administrator Sahol reviewed the request from Boy Scouts to use the Bustleton Park (Green Acres Parcel) for a camp over. They have volunteered to do the roadway clearing to gain some distance off of the road and possibly through contributions create a stone driveway. The Boy Scouts contacted Green Acres, who in turn contacted Assistant Administrator Sahol and feel it is a good use. Council Member Garganio suggested having the Public Works Department start

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the clearing since they have the equipment and it is not a safe area at this time due to the lack of parking. Assistant Administrator Sahol stated that before the Boy Scouts make plans they would like to see if Council is interested. Mayor Muchowski asked if there was any hunting activity there? Assistant Administrator Sahol walked the site and did see some tree stands. The site would have to be posted "No Hunting". Mayor Muchowski will walk the site with Assistant Administrator Sahol.

Concerts and Movies in the Parks

Assistant Administrator Sahol stated that there are communities doing concerts and some are doing movies in the parks with much success. He contacted Burlington Township regarding their concert series and Gloucester City regarding their movie series. Both programs are well received by their residents. It is a nominal cost for the number of people it impacts. Assistant Administrator Sahol is seeking permission from Council to get a feeler survey out to the community by means of the access channel and Internet. He would be looking to see what dates, times, time of the week residents would be interested in. Council Member Sandusky suggested splitting the performances between Florence, Roebing and the Country area. He also stated that it was a successful program when it was done years ago.

It was on the MOTION of Sandusky, seconded by Ryan to grant permission for Assistant Administrator Sahol to get started on the survey so the program can be in place next year. Roll call vote – all ayes. Motion carries.

Roebing Circle

Assistant Administrator Sahol met with Mr. Varga earlier today at the Roebing Circle to go over the exact location of the statue. He will meet with the electrician tomorrow regarding moving the electric service. An estimate should be available next week.

PROPOSED CLOSING OF CHURCH STREET RAILROAD CROSSING

Administrator Brook explained that Craft Stewart received approval from the Planning Board for a development off of Summer Street that included the installation of a new railroad crossing at Boulevard. After all approvals were granted, DOT advised the township at a meeting on site that they would not permit an additional crossing. They would only permit a crossing to go in at Boulevard if the Church Street crossing was closed. Administrator Brook contacted fire, emergency services, police and the water and sewer department, none of them have an objection to the closing of the Church Street crossing. He also spoke with Griffin Pipe and they have agreed in writing and within a certain time period to redo the Front Street crossing, which is in disrepair. The next step, if the governing body is willing, is to approve the closing of Church Street. The Planning Board attorney will have to be contacted to see if the matter has to be remanded back to the Board.

Council President Fratinardo expressed concern because this topic came up at the Planning Board and many of the residents were concerned that opening a crossing at Boulevard and closing the crossing at Church Street would cause excessive traffic on Boulevard. If Council approves it, the residents will not have the opportunity to be heard. Administrator Brook stated that it could be remanded back to the Planning Board.

James Stewart, Craft Stewart, stated that the first time he was aware of the requirement to close the crossing at Church Street was at the same meeting the township became aware. He explained

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that the crossing they are building is a \$100,000 crossing and is a real improvement over what is there. Mr. Stewart believes the public was in favor of the crossing. Council President Fratinardo agrees that the public was in favor of the crossing but with the knowledge that there was going to be other methods of egress and entrance to the development. Mr. Stewart suggested checking with the Planning Board before remanding it so it does not go before the Planning Board unnecessarily. That would only delay the project. Administrator Brook will check with the Planning Board Solicitor but believes that she will say it should go back before the Board.

Mayor Muchowski stated that approval was granted with a crossing at Boulevard and Church Street, now an outside agency comes in and states that Church Street must be closed in order to open up Boulevard. The residents did not know this requirement. Council Member Sandusky feels the residents should have a say. Council Member Garganio stated that closing the Church Street crossing will impact traffic and at the very least the traffic study should be updated. Mr. Stewart does not have a problem having the traffic study updated. Council Members would like the Planning Board to review and give the residents a chance to come to the meeting and discuss. Administrator Brook will remand back to the Planning Board.

DAVID LEBAK, WATER AND SEWER SUPERINTENDENT: RULES, REGULATIONS & TECHNICAL SPECS

David Lebak, Water and Sewer Superintendent, along with Fred Rowley of Alaimo Associates, prepared rules, regulations and technical specifications for contractors. Solicitor Kearns explained that to put this in place an Ordinance would be adopted authorizing Council by Resolution to adopt rules and regulations. This will make it easier to make revisions. At the same meeting the Ordinance is adopted a Resolution would be approved adopting this document by reference. This gives the ability for enforcement.

Mayor Muchowski discussed non-emergency jobs that have been done on the weekends and asked if that could be addressed? Solicitor Kearns stated it could be incorporated.

Solicitor Kearns stated that if the governing body is comfortable with the process he presented he could have an Ordinance to introduce next week and set adoption for the first meeting in September. That would give enough time to finalize the rules and regulations.

Council Member Garganio asked if this document would be handed out with bid specifications? Mr. Lebak stated that it could. All contractors must sign an acknowledgement of the rules and regulations. Mr. Lebak stated that it a very detailed document.

The current Ordinances will have to be reviewed to check for repeats and conflicts.

WATER AND SEWER RATE

Administrator Brook advised the governing body that with the budget, the condition of the system, the revenue stream and the debt service it would be best to move forward and make an adjustment in the rate structure. He reviewed the rates of other municipalities.

Council Member Ryan questioned the recommendation of a rate increase of one amount for a certain set of users and a different amount for homeowners? Administrator Brook explained that it has nothing to do with showing favoritism to the two (2) largest users, but one (1) of the users make up 32% of the overall revenue stream and the other user makes up 11%. These users bring

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in millions of dollars to the municipality and a 10% increase at one time may be too big of an increase at one time. Administrator Brook feels it would behoove the township to be cautious and not jolt them too quickly versus phasing them in 5% at a time. He stated that it is not uncommon for extremely large users to have a reduced rate. Mayor Muchowski stated that it would have a devastating effect on the residential user if the large user were to depart the revenue stream. Council Member Ryan would like the increase to be uniform for residential and commercial users. Administrator Brook stated that if they were to do a uniform increase it would be best to do 10% rather than 5%. Mayor Muchowski would like to discuss with Administrator Brook and report back next week with a refined recommendation.

TAX ABATEMENT PROGRAM

Administrator Brook asked whether Council would like to consider discussing the possibility of sunshining the Tax Abatement Program one day in the future or setting a date when it would expire. There have been questions as to its positive attributes such as whether it makes a significant difference in attracting ratables to the township. Mayor Muchowski explained that the Tax Abatement Program is used to attract growth. If the program was the impetus of the growth, sunshining may encourage builders to pull permits and begin construction. Council Member Garganio does not have a problem if it is eliminated. He does not believe it is attracting growth. Mayor Muchowski will look into when would be the appropriate time and report back.

COAH: GROWTH SHARE CONTRIBUTIONS

Administrator Brook stated it is required by the State that for every (8) eight new homes the township must provide an affordable unit. The township created a Growth Share Ordinance that requires people that come in and build a new home to make a contribution that goes into the housing trust fund, which is approximately \$13,700. One individual who is building a new home is asking if the township would consider a payment plan or eliminating it all together because he does not believe it is fair. In fairness to the taxpayers, Administrator Brook suggests staying with the Growth Share Ordinance. Council Members agree to a payment plan. Solicitor Kearns will look into a legal means of implementing a payment plan and report back.

INFLATABLE POOLS: ZONING INQUIRY

Administrator Brook stated that inflatable pools are becoming very popular and are much larger than they used to be. He was approached by Thomas Layou, Construction Code Official, who stated that permits are required for pools over 24" under the Uniform Construction Code. Since the pools are seasonal and taken down in the fall and winter, Administrator Brook asked the governing body if they would like to require a zoning permit. Under the current Ordinance any pool over 24" needs a zoning permit. He stated that most would need variances. Council in agreement to enforce the current zoning code.

JOINT INSURANCE FUND: RENEWAL

Administrator Brook stated that it is time for renewal. Council in agreement to renew.

ABC LICENSES

Paglione's Special Ruling for Renewal 8/16/06

Joy Weiler, Township Clerk, stated that she received the Special Ruling from the State. The license can now be renewed.

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Brower's Tavern: Transfer 8/16/06

Clerk Weiler advised the governing body that everything is in place for transfer next week.

Discussion followed regarding Paglione's license, which has received Special Rulings by the State for many years. After Council Member Sandusky questioned it last meeting, Solicitor Kearns spoke with his partner who advised that since Florence Township has more licenses than permitted by population if a license is not renewed it would be gone. Council Member Sandusky does not like the fact that this license has been a pocket license for so long and the owner does not appear to have any intent on selling it until the right price comes along. He feels that after so many years a pocket license should be used or lost. Council President Fratinardo stated that if a good ratable were to come in and the license was no longer available, the township would lose out on the ratable. Council Member Sandusky believes another active license would make itself available. He also feels that the license holder should show to the township and the State some effort that they are actively trying to sell that license. Clerk Weiler agrees that the State has been more lenient lately when giving Special Rulings.

Council Member Sandusky thanked Clerk Weiler for giving him the information regarding the population and the ABC licenses he had asked for.

Council Member Sandusky also brought up a licensed facility that has a sign up that states "closed for renovations". Clerk Weiler stated that if that is the case, they should turn their license in to her while they are renovating. She will call them in the morning.

CINGULAR LEASE: FLORENCE-COLUMBUS RD WATER TOWER

Administrator Brook stated that Cingular has approached the township asking for a reduced leasing fee for a ten-year period, even if they were to leave the site. The lease would go from \$27,400 per year to \$25,200 per year with no risk that they would leave in the next ten years. With the current lease, if they were to give sixty days notice they could leave at anytime. Council Member Fratinardo asked if Cingular were to leave the township, if they would have the opportunity to sub-lease? Administrator Brook stated that they would not. Solicitor Kearns will prepare the appropriate documents to amend the contract.

TOWNSHIP SEAL

Clerk Weiler had sent the governing body a letter with choices regarding adopting the township seal. Council reviewed the options and agreed on one. Solicitor Kearns suggested adopting the seal by Ordinance, which he will prepare for next week.

DELAWARE AVENUE PARKING (JOHN FRATINARDO)

Council President Fratinardo discussed the danger of the handicapped parking space in front of Bob's Corner Deli on Delaware Avenue. Mayor Muchowski and Council Member Garganio stated that it is Planning Board approved for a handicapped spot. The owner has also been in before Council. Even though the space is Planning Board approved, Council President Fratinardo does not believe it is a legal parking space. Mr. Guzzi will review the site plan.

TAX REFORM

Council Member Ryan discussed the seriousness of the discussion in Trenton regarding property tax reform. One of the discussions involves consolidation and shared services, which she believes the township should get in front of. The township does participate in some shared

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services such as the JIF (Joint Insurance Fund). Council Member Ryan stated that every municipality has every position and there are opportunities for shared services. Mayor Muchowski requested an outline of what shared services the township is participating in. He suggested having a discussion in house and also reaching out to some of the neighboring municipalities.

11:00 PM MOTION by Baldorossi, seconded by Sandusky to adjourn to Closed Session. Roll call vote - all ayes.

ADJOURNMENT

11:00 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab