

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

August 10, 2005

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 2, 2005 and January 16, 2005; 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

Nothing at this time.

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

FIRE COMMISSIONERS

Edward Kensler, Florence Township Fire Chief, is here this evening representing the Fire Commissioners of Florence Township to address concerns stated in their letter of June 15, 2005. There are many changes with three (3) fire companies merging together and forming a new company. Progress is being made on the construction of the new firehouse, which they expect to open in March 2006. There are several outstanding issues that need to be cleared up before then.

Chief Kensler asked what Mayor and Council envisions for the Emergency Medical Services? Do they anticipate the squads will be moving into the new firehouse? Council President Fratinardo was under the assumption that the squads would move into the new firehouse and all emergency services would come out of that one (1) building. Chief Kensler is not aware of any communication between the Fire Commissioners and the emergency squads. If the squads are going to move into the new building there needs to be some dialogue as to how it is going to happen.

Mayor Muchowski asked if the Board of Fire Commissioners is looking to take the squads under their umbrella and have them in the shared building? Chief Kensler expressed interest but stated that there are many details to work out before committing. Council Member Garganio asked Chief Kensler if he has looked into the financial costs of taking the squads in. If so, he believes Council would be willing to meet with the Board of Fire Commissioners to move forward. Mayor Muchowski also agreed to meet if the Board of Fire Commissioners are serious about taking in the emergency squads. A discussion of whether or not the squads want to consolidate took place. A meeting will be held.

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Chief Kensler asked the township's intent for the Florence Township Volunteer Co. No. 1, 35 W. Third Street? He explained that there is a deed restriction that states if the fire company vacates the building, it reverts it back to the township. He has heard different rumors that the township wants the building and that the township does not want the building. The Board of Fire Commissioners' hope and request is that the township have the deed restriction removed through the Quick Claim Deed so the Board of Fire Commissioners can sell the building to utilize the revenue for future expenditures. Chief Kensler also asked if the township has interest in the building on Delaware Avenue? They have had interest from potential buyers but would want to work with the township if they had any interest in it. Mayor Muchowski explained that if the squads wanted to stay on their own, they may want to utilize that building. This will also be discussed at a future meeting between council, the squads and Board of Fire Commissioners.

Chief Kensler asked if the Emergency Management Office was going to be housed in the new firehouse? If so, he asked if the township would help with the purchase of an emergency generator? Administrator Brook stated that Philip Drangula, Emergency Management Coordinator, did ask him if there were any objections to the Emergency Management Office being housed in the Fire District Building. Administrator Brook stated that it was fine and asked Mr. Drangula if he spoke to Chief Kensler? He stated that he did, and Chief Kensler did not have a problem with it. He did not mention that the township may have to expend funds to assist in an emergency generator.

Chief Kensler asked if there was any progress on changing the name of the street? Mayor Muchowski expressed concern regarding naming the street Firehouse Lane, if the squads and the fire company were both going to be housed in the building. Chief Kensler did a survey and that is how they came up with Firehouse Lane. Jack Jobs, Fire Commissioner Member, stated that the building is going to be the firehouse and explained that many EMT Squad's are housed in firehouses.

Carolyn Scully, Roebing Rescue Squad member, stated that the Roebing Rescue Squad took a vote and voted to go under the Fire District. She stated that the squad does not have a problem with the road being named Firehouse Lane. Mayor Muchowski asked if anyone felt differently? No response from the public. Mayor Muchowski explained that he does not want to get off on the wrong foot.

Bill Bott, 64 Riverbank Drive, stated that the building is a firehouse used to house emergency equipment.

Council Member Garganio asked if Emergency Services Lane was a satisfactory name. The Board of Fire Commissioners would really like Firehouse Lane.

After further discussion it was decided that representatives of the Board of Fire Commissioners, Mayor and Council and the Florence and Roebing EMT Squads will meet to discuss the matter and come to a conclusion that all parties are happy with. Mayor Muchowski, Council Member Garganio and Council Member Baldorossi will represent the governing body.

Bob Beebe, Assistant Emergency Management Coordinator, asked if they should be involved in the meeting? Mayor Muchowski does not believe a representative of Emergency Management is

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needed for this aspect of the meeting. They will meet separately to work out where they will be housed.

NOTE: Council President Fratinardo announced that the **Block Party Request** would be moved up on the Agenda.

BLOCK PARTY REQUEST

Administrator Brook reviewed the Block Party Request from Ms. Andrews. They are looking to block off the section of W. Third Street, from Iron Street to Eyre Street. She has contacted the residents along the street and the Maplewood Housing Authority. The time she is requesting is reasonable. The request will be approved.

Administrator Brook noted that in the future, he will be approaching the governing body to set guidelines for block parties.

Tangenica Byrd, 620 W. Third Street, asked if a Dare Officer could attend the block party and pass out some educational information for the children? Administrator Brook will speak with Chief Dawson to see if a Dare Officer is available that day and what sort of inventory of handouts they have.

Administrator Brook will have barricades delivered on Friday.

TOWNSHIP WATER AND SEWER ENGINEER

Garelick Farms

Russell Trice, Township Water and Sewer Engineer, asked if the township has written a letter to the DEP consenting to Garelick Farms' permit request for increased flow? Mayor Muchowski stated that a letter has not been sent out.

Discussion followed regarding the improvement in the odors being eliminated from Garelick Farms. In order to consent to the permit, Mayor and Council would like an agreement in place with Garelick Farms setting guidelines if the odors return. Administrator Brook will contact Garelick Farms.

Discharge Industrial Treatment Regulations

Mr. Trice explained that due to the negotiations with Garelick Farms, he looked at the township's Industrial Waste Regulation Ordinance. Some of the Ordinance is outdated. He made changes to comply with the new State and Federal pre-treatment regulations. The other changes have to do with the surcharge structure, which Mr. Trice reviewed. Discussion followed regarding intentional and unintentional discharge. Solicitor Kearns will meet with Mr. Trice and David Lebak, Water and Sewer Superintendent to review Ordinance.

NEW HIGH SCHOOL: WATER PRESSURE

Council Member Garganio brought up concerns regarding water pressure for the new school. When Tall Pines hooks into the line the school may need a fire pump because they will not have enough pressure to run their sprinkler system. Mr. Trice stated that he raised that issue with the school a year ago and advised that fire flow tests need to be done to determine if the school will need a fire pump or not.

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Dan Guzzi, Township Engineer, explained that initially pressure flow tests were taken with the idea that it was coming up Cedar Lane. He is not sure if they followed up with respect to the new routing of the line.

Mr. Trice stated that all of the information was given to the school's fire protection engineer and it is their responsibility to do flow tests on Route 130. Mr. Guzzi agreed that the school's engineers are aware.

Council Member Garganio asked if the school was aware before or after the route of the line changed? Mr. Guzzi stated that prior to going out to bid everybody knew the potential for the revised water run.

TALL PINES WATER AND SEWER CONTRACT

Contract will be awarded at next week's meeting with the understanding that there may be a Change Order at a later date.

TOWNSHIP ENGINEER

Atlantic Coast Companies: Release Performance Bond

Dan Guzzi, Township Engineer, reported that the site work is complete and has been accepted. He recommends release of the Performance Bond. A Resolution will be approved at next week's meeting.

Current Estimate No. 18: Public Works Building

Mr. Guzzi reviewed and recommended Current Estimate No. 18. A Resolution will be approved at next week's meeting approving Current Estimate No. 18.

New High School: Status Report

Mr. Guzzi reported that most of the steel is out of the ground, utilities are under way, footings and foundation for the field houses are complete as well as the utilities for the field houses. The front parking lot is graded and ready to be stoned and based. With the exception of the football field, work is being performed on the fields, which they would like to have complete so the fields can be seeded by October 15th.

NYIKITA FIELD

Assistant Administrator Sahol asked Mr. Guzzi if the grassy area in between Nyikita Field and Eighth Avenue could be leveled with any fill that may be available? Mr. Guzzi stated it could be done through the road program.

AMERICAN LEGION PARKING LOT

Council Member Sandusky stated that now that recreation football has started many vehicles are being parked in the American Legions parking lot. He suggested easing the parking problem by extending the existing municipal parking lot. He also suggested filling in the holes in the American Legion's parking lot when the road program begins. Mayor Muchowski agrees that the residents do use the American Legion's parking lot four (4) nights a week and feels it is a good idea to do the repairs. Council also in agreement.

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HAMILTON AVENUE STORM SEWER

Administrator Brook reported that the Hamilton Avenue Storm Sewer is blown and has been added to the bid. It may have to be done as an emergency appropriation.

ROEBLING SCHOOL: CONSTRUCTION WORK REQUEST

Administrator Brook has received several requests from the Roebling School roofing contractor asking to remove the old roof during the overnight hours using lights. They were told no but have asked again in the past couple of days. He feels it will be disruptive to the neighboring residents with no valid reason for doing the work overnight. Council in agreement to deny request.

ASSISTANT ADMINISTRATOR

Roebling Park Gazebo

Assistant Administrator Sahol reported that 24" water mains were found this afternoon underneath where the old stage was and the new gazebo will be installed in the Roebling Park. They are dead but were used to pump from the river to the mill. They are housed in a concrete structure that is 2' higher than zero grade for the new structure. The roof and the walls of the structure will have to be removed. Assistant Administrator Sahol will obtain quotes for the job. Council advised Assistant Administrator Sahol to do what he has to do to get it done. Mr. Guzzi will also inspect.

TOWNSHIP SOLICITOR

Draft Noise Ordinance

Solicitor Kearns and Council Members reviewed and refined the Noise Ordinance.

OR ZONE

HOLD till future meeting.

SET FREE YARD SALE SAY: SATURDAY, SEPTEMBER 17TH WITH SEPTEMBER 24TH AS RAIN DATE

Council Members in agreement to set the Free Yard Sale Day for September 17th with a rain date of September 24th.

ZIP CODE: FLORENCE TOWNSHIP

Council Member Garganio spoke with the Postmaster of Bordentown regarding the mailbox locations in the Greenbrier Development, which is an age-restricted development. He explained that the mailboxes are located on one side of the street because of federal regulations. It can be changed but needs to go above him. A letter will be sent to the Senators and Assembly Members.

Council Vice President Ryan would like to explore the possibility of consolidating the Florence Township zip codes. She stated Chesterfield successfully consolidated their zip codes. Administrator Brook will research the process of consolidating zip codes.

STREET NAME: "ENGLE"

Joy Weiler, Township Clerk, stated that Whitesell sent in a request to name a small private road within the Haines Center "Engle". The Olive Street Adult Community has "Engle" on their site plan but they have not officially applied for their street names. She explained that if Whitesell

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uses “Engle” it would be for a very small private road; if Olive Street Development uses it, it will be a public street. Whitesell’s request was in first. After further discussion, it was decided that Whitesell and Atlantic Companies will be contacted and asked to see if there is some other reason to pick the name and maybe one will consider another name off of the street name list.

BLOCK PARTY REGULATIONS

Since there are no pending requests, Mayor Muchowski asked that Council review the guidelines for discussion at next week’s meeting.

PROJECT LIFESAVER

Council Members feels it is a good program. Chief Dawson will be meeting with representatives of the Sheriff’s Office and report back.

ACTION

**RESOLUTION NO. 2005-160
AUTHORIZE EASEMENT AGREEMENT WITH THE FOUR B’S
FOR PROPERTY KNOWN AS BLOCK 160.01, LOT 2.01 KNOWN AS
NFI PROPERTY**

- **BLOCK PARTY REQUEST: MS. ANDREWS, 605 WEST 3RD STREET, FLORENCE**
- **FREE YARD SALE DAY: SEPTEMBER 17TH WITH A RAIN DATE OF SEPTEMBER 24TH**

It was on the MOTION of Garganio, seconded by Sandusky that Resolution 2005-160, Block Party Request and the Free Yard Sale Day be approved.

On the Question

Council Vice President Ryan asked for an explanation of Resolution No. 2005-16. Mayor Muchowski explained that this is for an easement to run the water and sewer lines from Tall Pines through NFI’s property to connect to Route 130.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo
NOES: None
ABSENT: None

Motion carries.

REQUEST TO USE ROEBLING FIREHOUSE

Administrator Brook has received many requests from the Florence Township Mom’s Club to use the Roebling Firehouse. The township has not officially taken over the building and probably won’t until early next year. Mayor Muchowski explained that the group has activities with their children. They would like to store their equipment at the Roebling Firehouse and set a schedule for meetings. They do not have insurance. Criteria will need to be set for use of the building.

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10:00 PM MOTION by Garganio, seconded by Ryan to adjourn to Closed Session. Action may be taken following Closed Session. Roll call vote - all ayes.

ADJOURNMENT

10:00 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab

NOTE: No action taken following Closed Session.