

## **FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION**

**October 8, 2003**

**8:05 PM**

### **CALL TO ORDER**

Council President Hofflinger called the meeting to order.

### **SUNSHINE STATEMENT**

The Opening Statement was read: 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; given to the Register News for information; posted on the municipal bulletin board.

### **ROLL CALL**

Present: Frank Baldorossi, John Fratinardo, Bruce Garganio, Jerry Sandusky, John Hofflinger

Also Present: Mayor Michael Muchowski; Richard A. Brook, Township Administrator; Thomas Sahol, Assistant Municipal Administrator; Dante Guzzi, Township Engineer; Russell Trice, Township Water and Sewer Engineer; Jack Vassallo, Township Solicitor

### **PUBLIC COMMENT**

Edward Kensler, representing the Florence Township Fire Department, due to the anonymous, negative flyer sent to Mayor and Council regarding the upcoming election on consolidating the firehouses, Mr. Kensler asked if Mayor or Council had any questions. Mr. Kensler offered to address any concerns. Council Member Garganio does not put a lot of credence into anonymous letters and wished them luck. Mayor Muchowski also wished the fire department well.

Mayor Muchowski commended and thanked the emergency personnel for a wonderful job the day of the tornado.

Council President Hofflinger stated that anyone wishing to speak regarding the Tall Pines Petition or the Waste Management Plan could do so when the topic comes up on the Agenda.

John Yokum, Sixth Avenue resident, discussed the children skateboarding in his neighborhood. The children are in the street, in people's driveways and there has been minor damage to the curbs. He was told by one of the boys that the Township could not build a skate park for the children and asked why not? Mayor Muchowski stated that some of the children have come in and asked the Township to build a skate park, which runs from \$250,000 to \$400,000. After looking at other municipalities that have built skate parks, the parks are used in the beginning but after awhile the parks lay dormant. Mayor Muchowski explained the insurance requirements and effects on the budget. Mr. Yokum does not want to be liable for the children skateboarding in front of his residence.

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.

**TOWNSHIP WATER AND SEWER ENGINEER**

**Tall Pines Petition**

Russell Trice, Township Water and Sewer Engineer, reviewed the plan and cost estimate for each lot with and without the school sharing the line for providing water and sewer to the Tall Pines development. The plan involves using gravity sewer in which the school could also connect to.

Council President Hofflinger opened the meeting to the residents to speak.

John Dullo, 2 Tall Timber Lane, asked if the septic systems would have to be removed if the project goes through? Dan Guzzi, Township Engineer, stated that the septic systems do not have to be removed they can be abandoned in place. Mr. Dullo asked if the wells would be condemned? Administrator Brook stated that the wells would not be condemned.

Paul Cardaciotto, 29 Tall Timber Lane, asked when construction would take place if approved? Mayor Muchowski explained that there are many things to take into consideration including the upcoming school referendum, budget, assessing the property owners and whether or not the Township should require the property owners to hook in, before that question can be answered. He discussed the impact on the ratepayers if water and sewer were to be installed and the property owners were not required to be assessed until they connected to the system. Mayor Muchowski also discussed the potential ramifications of the Township's open space areas if water and sewer were made available.

Mr. Cardaciotto feels that the residents should be given the option to hook in or not. Mayor Muchowski explained that if they were given the option and did not hook up, the current ratepayers would pay for the project.

Mr. Cardaciotto asked if the estimate included any additional taxes? Administrator Brook explained that taxes would not be affected until there was a re-evaluation.

Mr. Cardaciotto asked what the next step is? Council Member Garganio explained that now that they have the estimate they have to factor in what the debt service will be, then they will have to find out exactly how many residents want to connect.

Administrator Brook stated that the dollar figure for the project depends on the school referendum in December.

Mayor Muchowski stated that it can be discussed at budget time in February but there are a lot of factors that go into the decision. He believes that the residents will be given an answer within six to eight months. Notification will be given to the subcommittee and they will pass along the information to the other residents.

Bill Plantier, 1020 Cedar Lane, thanked Mayor and Council for taking the petition seriously and providing the estimate. He discussed his concerns of property values going down if the school is built and there are problems. Mayor Muchowski will relay these concerns to the school board.

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Tim O'Brien, 33 Tall Timber Lane, stated that the plan that was presented this evening saves the School Board \$350,000.

Terri Cranmer, Route 130, feels that with the interest rates as low as they are right now, this is the prime time to consider the project. She feels that the Tall Pines development needs water and sewer and discussed the health issues the residents deal with due to the failing septic systems.

Pierre Lacombe, 435 E. Third Street, asked if the Township has considered installing a public supply well in the area of Tall Pines? Mr. Trice stated that a test well was drilled in that area a couple years ago and there was a problem with high iron content that would require building a treatment plant.

Bob Galayda, 4 Tall Timber Lane, stated that he recently moved from Hamilton Township where he paid \$3,500 to hook into sewer. He asked why it costs so much more in Florence Township. Without knowing the type of system that was installed there, Mr. Trice could not answer that question. Mr. Trice stated that he has reviewed many gravity sewer systems and the cost is usually around \$20,000 per lot. Mayor Muchowski asked Mr. Galayda for more information regarding the project in Hamilton and Administrator Brook will look into.

**Waste Management Plan: Route 130 (Cranmer Letter)**

Administrator Brook informed Ms. Cranmer that there is a meeting with the DEP on Friday, October 17<sup>th</sup> regarding extending the wastewater management line back to the lot line. Ms. Cranmer, Route 130, agrees that there are trees but does not believe that the area in question is wetlands. No studies have ever shown that the area is wetlands. Ms. Cranmer asked that field studies be done if DEP does not agree. Administrator Brook stated that the Township cannot predetermine their response to DEP but will be pushing for the Wastewater Management Plan Amendment to be taken back to the lot line. If DEP does not agree, discussion will take place regarding the Township's legal options.

Don Mesker, Route 130, applied for a variance in 1992 and a wetlands delineation was done that did not show wetlands. Mr. Trice asked Mr. Mesker for a copy. The wetlands delineation may be very helpful. Mr. Trice also has the delineation that Toll Brothers had done that does not show wetlands.

Mr. Mesker explained that after he received the zoning variance he realized that due to the type of business he would need public sewer. He asked if his variance is still valid. Mr. Guzzi explained that the zoning variance has expired and he would have to apply again.

**Ready-Pac: Bond**

Mr. Trice reviewed and does not recommend releasing Ready-Pac's bond due to outstanding punchlist items. Administrator Brook stated that the letter of credit expires December 15<sup>th</sup>, matter will be reviewed again at the November 12<sup>th</sup> meeting, this may give Ready-Pac the opportunity to correct the items.

**Oak Court: Bond**

Mr. Trice reviewed and does not recommend releasing the bond due to outstanding punchlist items. Matter will be reviewed again at the November 12<sup>th</sup> meeting.

**Griffin Pipe**

Administrator Brook stated that Mr. Trice prepared a report concerning Griffin Pipe's well and their landfill. A preliminary meeting will be set up with DEP, on a precautionary measure, to check on the future impact of the landfill. Administrator Brook will report back after the meeting.

**TOWNSHIP ENGINEER**

**Preserve at Brookside: Bond**

Dan Guzzi, Township Engineer, provided the developer with punchlist items to be completed, which they are working on. He is hoping that the work will be complete by the November Worksession. Once the work is complete they would then be moved from a Performance Bond to a Maintenance Bond. Mr. Guzzi will report back in November.

**Brookside Estates: Bond**

Mr. Guzzi provided the developer with punchlist items to be completed, which they are working on. He is hoping that the work will be complete by the November Worksession. Mr. Guzzi will report back in November.

**Front Street Businesses**

Mr. Guzzi received quotes for the sidewalks and believes that the project can be completed this year if Council wishes. Mr. Guzzi does need one more quote. The cost to replace the entire sidewalk in front of the businesses from the curb to the buildings, including accent brick, is approximately \$25,000. Mayor Muchowski stated that Mr. Guzzi will meet with the successful bidder, then meet with each business owner to review the plan.

ADA requirements were discussed. Mr. Guzzi checked with the County and it is fine to replace the existing sidewalk. It is the business owners responsibility to become ADA compliant.

**Maple Avenue and Bennett Street**

Mr. Guzzi received quotes and reported that they are over the bid limit. In order to proceed with project the Township will have to go out to bid or incorporate into a larger project that is out to bid. Discussion followed regarding the best way to proceed. Mayor Muchowski will make a recommendation next week.

**Dennison Funeral Home: Maintenance Bond**

Mr. Guzzi reviewed and recommends release of the Maintenance Bond. A Resolution releasing the bond will be approved at next week's meeting.

**Roebing Acres I, II, III: Maintenance Bond**

Mr. Guzzi provided the developer with a punchlist. They are in the process of starting the work. Mr. Guzzi believes the work should be complete sometime in November and will report back.

**Safe Streets Program**

Mr. Guzzi reported that the Township received \$130,000 grant. The total construction cost on the grant application is \$270,000. Discussion followed regarding prioritizing the streets that need sidewalk. Assistant Administrator Sahol stated that the school has expressed an interest in cost sharing on Pine Street because it will benefit the football area. Installing sidewalk on Olive Street

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and the impact it will have on the front yards since the houses are close to the road was discussed. There may be trees that would have to be removed. Assistant Administrator Sahol will speak with the Olive Street residents and have the Shade Tree Committee identify any trees that are a concern. Mr. Guzzi stated that there is no need to make a decision right away; a commitment can be made within a couple of months.

**Main Street Construction**

Mr. Guzzi reported that the contractor finished paving late today and should be complete by the end of next week. A final puchlist will then be prepared.

**Florence Meadows: Broad Street and Acorn Court**

Mr. Guzzi reported on the emergency storm drain replacement. The pipe is in, the curb is in, the base pavement is down and topping should be complete by the end of next week.

**Riverbank along Riverview and River Bank Drive**

Mr. Guzzi explained that he is working on the estimates. He explained that as it rains erosion problems are going to occur where the large trees are down and the earth is exposed. Mr. Guzzi does not want to pull stumps that are still in the ground. He will provide a cost estimate and report next week.

**Hapco Petroleum**

Mr. Guzzi advised Mayor and Council of problems with construction of the sub surface storm water management system. Soil boring should have been done to show where groundwater table is. At this time it is being handled as field change. The storm water management will be resigned, soil borings will be done and Hapco will have to obtain approvals from the Soil Conservation District. He does not believe they have to go back before the Planning Board.

**NWL Transformers: Performance Bond**

Mr. Guzzi reviewed and recommended reducing the Performance Bond to 30%. A Resolution reducing the bond will be approved at next week's meeting.

**Wawa: Maintenance Bond**

Mr. Guzzi reviewed and recommended the release of the bond. A Resolution releasing the bond will be approved at next week's meeting.

**ASSISTANT MUNICIPAL ADMINISTRATOR**

**Grant Writer**

Will be discussed at November's Worksession.

**Roebing Bank Vacating Request**

Assistant Administrator Sahol provided Mayor and Council with a map highlighting the existing and proposed areas of Roebing Bank's plans if the Township were to vacate Tilton Lane and the alley. The bank is willing to the restriction of no structure over top of any of the Township's infrastructure. The bank will have to come before the Boards for approval. Council Member Garganio would like to vacate the street on the condition that Tilton Lane be closed immediately.

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Discussion followed regarding one resident that uses the road to access the rear of his property. Assistant Administrator Sahol explained that if the road were to be vacated, half of the road would go to the resident and half would go to the bank. The resident would then have the option of maintaining the road or removing it. Assistant Administrator Sahol reviewed the bank's plans to close off Tilton Lane and construct an entrance off Route 130. Discussion followed regarding tying the vacating into the approvals from the Planning Board. Council Member Garganio asked that the bank be contacted and asked when they project they will be coming in for their approvals.

Discussion followed regarding the infrastructure that is in place, relocating the pipes and vacating with the restriction that if the bank makes improvements over the infrastructure they do so at their own risk. Assistant Administrator Sahol will research further and report back.

**NJ Transit: Roebling Park and Ride**

Assistant Administrator Sahol explained that part of the approval requires NJ Transit to maintain the footpath that runs from Railroad Avenue to the creek. The Township, which owns the property, was never consulted. NJ Transit is asking if the Township wants it left opened or shutdown? The footpath would provide waterfront access. Council Member Baldorossi and Assistant Administrator Sahol will survey the area and report back to Mayor and Council.

**NEW BUSINESS**

Council Member Baldorossi stated that there is a business being run out of a Station Road residence. Administrator Brook will look into matter.

Council Member Sandusky stated that the trash in the country area is being picked up quite late in the evening. He also stated that when he saw the trash collection truck there was only one worker on the back of the truck and asked if the contract requires two people on the back of the truck? Administrator Brook explained that the contract does not require two workers on the back of the truck, but if having just one worker collecting the trash is effecting the time in which the trash is picked up, he will speak with Garden State Removal.

Council Member Sandusky feels that the corner of Delaware Avenue and Hornberger Avenue has become dangerous to cross since the dentist opened. He asked if the permitted parking could be moved up from the corner? Mr. Guzzi will provide report on the existing condition and what could be done to improve the intersection. Installing a "No Parking From Here to Corner" was discussed.

**ACTION**

**RESOLUTIONS**

**RESOLUTION NO. 2003-156**

**A RESOLUTION FIXING THE COMPENSATION  
OF CERTAIN OFFICIALS AND EMPLOYEES OF THE  
TOWNSHIP OF FLORENCE  
FOR 2003**

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It was on the MOTION of Sandusky, seconded by Fratinaro that Resolution 2003-156 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.

**ADJOURNMENT**

10:25 PM Motion made by Garganio; seconded by Sandusky to adjourn to Closed Session. Roll call vote – all ayes.

Respectfully submitted,

RICHARD A. BROOK  
Township Administrator/Deputy Township Clerk

/mab