

Florence, New Jersey
November 8, 2006

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 Council President Fratinardo at 8:45 PM. President Fratinardo led the Salute to the Flag.

The following statement was read by the Township Clerk: "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. Notice was posted on the Municipal Bulletin Board."

Upon roll call the following were found to be present:

John Fratinardo, President
Frank Baldorossi
Bruce Garganio
Elizabeth Ryan
Jerry Sandusky

Also present:

Mayor Michael Muchowski; Richard Brook, Township Administrator; Thomas Sahol, Assistant Municipal Administrator; Dante Guzzi, Township Engineer; William John Kearns, Jr., Township Solicitor; Joy M. Weiler, Township Clerk

MINUTES

Ryan made a MOTION; seconded by Sandusky to approve the following minutes. Roll call vote – all ayes. Motion carried.

Regular Session October 4, 2006

FINANCIAL CORRESPONDENCE

It was on the MOTION of Ryan; seconded by Baldorossi to receive and file the Chief of Police's report, the Township Clerk's report and the Court Administrator's report for October. Roll call vote – all ayes. Motion carried.

Ryan made a MOTION; seconded by Sandusky to approve the Treasurer's Bill List. Roll call vote – all ayes. Motion carried.

REGULAR CORRESPONDENCE

Nothing at this time.

APPLICATIONS

A. Social Affair Permit: American Legion Post 39, December 31, 2006

Florence Township Council Regular Session: 11/08/06

Council Member Sandusky asked if the application was in order. Joy Weiler, Township Clerk advised that all is in order.

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

Motion carries.

- B. Sleepover FAAD Building: Boy Scouts, Leader Orlando Southerland, December 9, 2006

Mayor Muchowski has been approached by the Boy Scouts and asked if they could utilize the open backfield by the municipal building for the younger scouts. They would be near the Police Station.

Council Member Ryan asked if the township was protected in terms of liability? Administrator Brook stated that the township has never required the Boy Scouts to provide an insurance Certificate. Mayor Muchowski believes the Boy Scouts would have a master insurance policy. Council Members agree to grant permission for the sleepover at the FAAD Building conditioned upon the Boy Scouts providing an insurance certificate naming the township as an additional insured.

It was on the MOTION of Sandusky, seconded by Ryan to approve the Boy Scout Sleepover at the FAAD Building conditioned upon them supplying an Insurance Certificate naming the township as an additional insured.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo

NOES: None

ABSENT: None

Motion carries.

PUBLIC COMMENTS

Nothing at this time.

Florence Township Council Regular Session: 11/08/06

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.

RESOLUTIONS

RESOLUTION NO. 2006-197

**DENY REQUEST FOR RELEASE OF MAINTENANCE BOND FOR
THE PRESERVE AT BROOKSIDE**

RESOLUTION NO. 2006-198

**APPROVE CURRENT ESTIMATE NO. 4 AND
CHANGE ORDER NO. 1 FOR
2006 PARK IMPROVEMENT PROJECT
COMMAND CO.
135 HARTFORD ROAD, MEDFORD, NJ 08055**

RESOLUTION NO. 2006-199

**AUTHORIZE REDUCTION OF PERFORMANCE BOND/LETTER
OF CREDIT FOR FOUNTAIN OF LIFE CENTER
NOTE: Conditioned upon payment of any escrow funds due.**

RESOLUTION NO. 2006-200

**AUTHORIZE CURRENT ESTIMATE NO. 5 (Final)
FOR PAYMENT
AND APPROVE CHANGE ORDER NO. 4
TALL PINES WATER AND SEWER
PACT CONSTRUCTION, INC., P.O. BOX 74, RINGOES, NJ 08551**

RESOLUTION NO. 2006-201

TRANSFERRING CERTAIN 2006 BUDGET APPROPRIATIONS

RESOLUTION NO. 2006-202

**AMEND RESOLUTION NO. 2006-154
DENY REQUEST FOR RELEASE OF PERFORMANCE BONDS FOR
GREENBRIAR HORIZON**

Florence Township Council Regular Session: 11/08/06

It was on the MOTION of Sandusky, seconded by Ryan that Resolutions 2006-197 through 2006-202 be approved.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinaro

NOES: None

ABSENT: None

Unanimous approval.

ORDINANCES

**ORDINANCE NO. 2006-27
(1st Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
ADOPTING WATER AND SEWER REGULATIONS AND
PROVIDING FOR A PROCEDURE FOR AMENDMENTS
THERE TO**

**ORDINANCE NO. 2006-28
(1st Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
PROVIDING THAT THE TOWNSHIP COUNCIL MAY
PERMIT TIME PAYMENTS FOR AMOUNTS DUE TO THE
TOWNSHIP UNDER THE PROVISIONS OF CHAPTER 87
ARTICLE V OF THE FLORENCE TOWNSHIP CODE
“REQUIRED GROWTH SHARE AFFORDABLE HOUSING
OBLIGATION.”**

It was on the MOTION of Sandusky, seconded by Ryan to approve Ordinance No. 2006-27 and 2006-28 on first reading and set adoption for December 6, 2006.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinaro

NOES: None

ABSENT: None

Unanimous approval.

REPORTS

Committees, Boards and Officers

- Nothing at this time.

Mayor Muchowski

- Mayor Muchowski **thanked and acknowledged** the work the **Public Works Department and the Police Department** did for the Florence Township High School Football Game last Saturday. The Public Works Department worked in conjunction with the school staff to be sure that the area was clean, debris and leaf free. The area looked very nice. The Police Department worked closely with the school's Athletic Department and Security Department to coordinate efforts to be sure that each issue was adequately addressed and protected. Everything went very well.
- Mayor Muchowski wished everyone a nice Thanksgiving.
- Mayor Muchowski reported that Santa Claus will be visiting the Municipal Complex on December 1, 2006 at 7:00PM for the Annual Tree Lighting.
- Mayor Muchowski stated that a tentative date of December 7, 2006 has been set for Roebling's Tree Lighting.
- Mayor Muchowski stated that Council Member Sandusky suggested offering the Roebling Fire House if needed the night of Roebling's Tree Lighting. He wanted to be sure Council was comfortable with that before offering. Council Members agree to offer the use of the Roebling Firehouse.
- Donna McElrea, President of the Roebling Historical Society, asked that a meeting be set up with the township, the Roebling Historical Society and the Statue Committee. Need for each entity to be kept up to date on the progress of the **Roebling Circle** and the **installation of the statue**. He will coordinate with Assistant Administrator Sahol.

Administrator

- Nothing at this time.

Assistant Administrator

- Assistant Administrator Sahol checked with the County on some ideas for the **Community Development Block Grant (CDBG)**. In regards to the roof at the FAAD Building, the County stated that does not qualify. Mr. Guzzi investigated the restroom facility at the Roebling Library but the structure cannot support the turning radius necessary for handicapped area, which is 60" minimum and that clearance is not there between the walls. Assistant Administrator Sahol stated that it is only an \$87,000 grant and the entire structure may need to be rebuilt. He is not sure it is possible with this grant. Council Member Ryan expressed concern that the residents of the MSA Building next to the library cannot use the restrooms. Council Member Garganio asked if the two (2) could be made into a unisex restroom? Mr. Guzzi stated that it could be done, but he believes that to be up to code, two (2) are required. Mayor Muchowski asked if a handicapped bathroom could be built inside the library? Assistant Administrator Sahol stated that they are short on floor space to begin with. He would like to investigate

Florence Township Council Regular Session: 11/08/06

further and look at future grant opportunities. Council Member Ryan would like to pursue this matter so the residents from the MSA Building next door can utilize the restrooms.

Assistant Administrator Sahol recommends moving forward with handicapped accessibility ramps and sidewalks to continue with seamless handicapped routes in the community. An advertisement for the Public Hearing will be done for the December 6, 2006 meeting.

Council Member Garganio asked if uneven sidewalks could be repaired? Mr. Guzzi stated that the CDBG does not cover uneven sidewalks, they consider that a maintenance issue. Discussion followed regarding uneven sidewalks in the community and whose burden it belongs to, the township or the property owner?

Council Member Sandusky expressed concern because many times he sees the residents of the MSA Building riding in the street opposed to the sidewalks. That needs to be addressed. Mayor Muchowski stated that the flatwork is not allowed to be replaced with the grant money. The grant allows curbing to be removed and replaced with handicapped ramps.

Council Member Ryan questioned if the library restrooms were not being done with this grant because it could not be figured out? Assistant Administrator Sahol explained that the notice for the grant was late this year and the applications are due the third week of December. Engineering work needs to be done and a public hearing must be held. He does not believe it can be done in time. Mayor Muchowski suggested including both the library restrooms and the handicapped ramps on the application and eliminate if it exceeds the grant amount. Mr. Guzzi believes the restrooms can be made handicapped compliant if some fixtures and the janitor's closet were eliminated. The wet walls would have to be replaced with stud walls or 6" block. Mr. Guzzi feels the restrooms can be done for under \$87,000. There will not be much left over. Mayor Muchowski requested a detailed analysis and cost estimate to do the library restrooms. If it cannot be done at this time he would like a report on what can be done to make sure it can be done in a future program. Council Members like the idea of doing the library restrooms. Mr. Guzzi will research further and report back.

Council Member Garganio discussed the sidewalks in the community that are lifted up. At some point they need to be repaired. Discussion took place regarding having an Ordinance requiring property owners to repair lifted sidewalks. He made a point that there has been a lot of money spent for handicapped access to sidewalks that wheelchairs, etc., cannot ride over. Solicitor Kearns reviewed a case where an individual tripped on a sidewalk and was injured. The municipality was liable even though they had an Ordinance saying it was up to the homeowner to maintain because it is public property and a dangerous condition of public property. He stated that there is an increasing risk factor with sidewalks. Administrator Brook stated that one approach that can be taken is to require lifted

Florence Township Council Regular Session: 11/08/06

sidewalks to be repaired as part of a Certificate of Occupancy. This topic will be discussed further at a future Worksession Meeting.

- Assistant Administrator Sahol and Mr. Guzzi are looking into the **Safe Routes to School Grant**, which is geared towards the K-8th grade age group. They will be looking at some of the secondary walk route streets where there are infill problems. Mr. Garganio asked about Cedar Lane. Mr. Guzzi stated that the high school is not eligible.

Mayor Muchowski met with a developer that is interested in putting in a restaurant and hotel behind the Burger King on Route 130. There was discussion of tying in the school with the property. The developer is willing to help with offsite improvements.

Mayor Muchowski showed the developer's plans to Council. He explained that there are variances needed for him to do what he wants in that area. This is the type of use the township would like to see, yet the Ordinance is restrictive. Administrator Brook and the professionals will review the current Ordinance.

Township Solicitor

- Nothing at this time.

Township Engineer

- Nothing at this time.

UNFINISHED BUSINESS

Joy Weiler, Township Clerk, noted that there is a correction to the Election Report she provided to Mayor and Council. Figures should read for W3/D3, Chris Smith – 276 votes, Carol Gay – 218 votes. All other figures are correct.

Council Member Sandusky asked if Maggie Scratch's (old Parker House) ABC license had been turned into the township? Clerk Weiler advised that the license had been turned in and the paperwork filed that states that the establishment is closed.

Council Member Sandusky believes that there is a hold up in the sale of Bridges at Roebing Station's ABC license. He asked if it would behoove the township to charge a fee for the work that has been done, such as background checks, in case the deal falls through the municipality would be reimbursed for their services? Clerk Weiler checked with other municipalities and most just charge what the State Police charge and the money goes straight there. Mt. Holly charges \$5, which they have since decided is not enough and are in the process of increasing their fee. Florence currently charges \$25. Chief Dawson will be issuing a report showing how many Police Officer hours are put into that type of background check.

Florence Township Council Regular Session: 11/08/06

NEW BUSINESS

Nothing at this time.

BOARD OF HEALTH

Nothing at this time.

MISCELLANEOUS

In response to the note from Clerk Weiler, Council Member Ryan voiced concern and asked how Steve Mognancki was doing? Assistant Administrator Sahol and Mayor Muchowski gave an update on his health. Mr. Mognancki has done so much for the veterans in the community through the VFW and through his involvement and help in the naming of streets for fallen veterans.

Council Member Garganio asked that trash containers and bag dispensers be installed along the walking path outside the municipal building for dog waste. Administrator Brook will have that taken care of.

Council Member Garganio stated that a buffer will need to be installed to conceal the public works building and the aerator and asked if the planting of small bushes could be done now? Administrator Brook will look into.

9:45 PM MOTION by Sandusky, seconded by Garganio to adjourn to Closed Session. Action may follow Closed Session. Roll call vote - all ayes.

ADJOURNMENT

9:45 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab

NOTE: No action taken following Closed Session.