

## **FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION**

**November 12, 2003**

**8:00 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, Elizabeth Ryan - Council Member Elect

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; William John Kearns, Jr., Township Solicitor

### **PUBLIC COMMENT**

Steve Mognancki, 904 Walnut Street, asked if something was going to be done about the noise from Florence Tollgate's furnace? Administrator Brook stated that Florence Tollgate has been given adequate time to rectify the situation since they were notified last year, which they have not done. A reading was taken the other night with Assistant Administrator Sahol and the Board of Health present. The decibel level exceeds the legal limit at nighttime, during the daytime the decibel level is within the legal limit. Florence Tollgate will be put on formal notice tomorrow that they must immediately move to correct the situation or be cited to municipal court. In addition to municipal court there is the possibility that the Board of Health may intervene.

Bill Bott, 64 Riverbank Drive, asked if Buc's property on Hornberger Avenue is going to be condemned? Council President Hofflinger stated that it would be discussed later in the meeting.

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

### **DENNIS BIANCHINI: TAX ASSESSOR**

Dennis Bianchini, Tax Assessor, stated that Florence Township is ranked 9<sup>th</sup> in the County for 2004, meaning that 8 out of 40 municipalities taxes are higher. There is no danger that the County will order a reevaluation for the Township. Mr. Bianchini reviewed various tax rates throughout the County and the home sales study conducted by the State that determines the ratio.

Mr. Bianchini stated that a reevaluation cannot be done to increase revenue; it is tied to the budget. After a brief discussion Mr. Bianchini does not recommend a reevaluation for Florence Township.

**TOWNSHIP WATER AND SEWER ENGINEER**

**Second Avenue Water Main Bids**

Russell Trice, Township Water and Sewer Engineer, reviewed the bids received earlier today for the Second Avenue water main. He recommended the lowest bid, Spencer Maussner at \$98,888.88. A resolution awarding the bid to Spencer Maussner will be approved at the Regular Session following this evening's Executive Session.

**Update: Well No. 2**

Mr. Trice stated that the work on Well No. 2 has been completed and is working very well. The gain in capacity is approximately 200 gallons a minute.

**Update: New Well No. 6**

Mr. Trice explained that the contractor has finished drilling the well and they are receiving a good yield out of the well. Pumping tests need to be approved by DEP.

**TOWNSHIP ENGINEER**

**Ready Pac: Bond Reduction Request**

Due to outstanding punch list items, Dan Guzzi, Township Engineer, recommends a 30% reduction of the bond amount from \$398,700 to \$119,610. A Resolution approving the bond reduction will be approved at the Regular Session following this evening's Executive Session.

**Oak Court: Woolston Letter of Credit**

Due to outstanding punch list items, Mr. Guzzi recommends holding until the December 3<sup>rd</sup> meeting. If the items have not been completed by December 3<sup>rd</sup>, Mr. Guzzi will recommend denying the request.

**Preserve at Brookside and Brookside Estates**

Due to outstanding punch list items, Mr. Guzzi recommends holding until the December 3<sup>rd</sup> meeting. Administrator Brook suggested that if the work is not completed for Preserve at Brookside by December 3<sup>rd</sup> the request should be denied and the bond pulled. A letter will be sent putting them on notice that the bond will be pulled.

**Safe Walkways Grant**

Mr. Guzzi stated that the Township received a \$130,000 grant for sidewalk projects. The total cost for the sidewalks Council had previously discussed would be approximately \$160,000 to \$190,000. He recommends base bidding Olive Street and Pine Street with Main Street and Tenth Avenue as alternates. Tree removal on Olive Street was discussed. Council in agreement that Olive Street and Pine Street are the priority.

**Roma Savings & Loan: Bond**

Mr. Guzzi explained that there are outstanding punch list items that the developer is working on. Will be reviewed again in December.

**Bungs Tavern: Performance Bond Release Request**

Mr. Guzzi explained that there are minor outstanding punch list items and recommended a conditional release of the bond or hold until December.

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**Main Street Reconstruction: Current Estimate No. 3 (Final) and Change Order No. 1**

Mr. Guzzi reviewed and recommended Change Order No. 1, which is a credit in the amount of \$15,000, and Current Estimate No. 3 on the condition that they post the required maintenance bond. A Resolution will be approved at the Regular Session following this evening's Executive Session.

**2001 Road Program: Current Estimate No. 9 (Final) and Change Order No. 3**

Mr. Guzzi reviewed and recommended Change Order No. 3, which is a credit in the amount of \$34,000, and Current Estimate No. 9 (Final) on the condition that they post the required maintenance bond. A Resolution will be approved at the Regular Session following this evening's Executive Session.

**Beazer Homes: Performance Bond Release, Phases 1, 2, 3 & 4, Tidewater Farms/Woodsedge**

Mr. Guzzi explained that there are some outstanding landscaping issues and the Municipal Planner needs to walk the site and will make his recommendations after he does. May be able to release in December.

**BUCS PROPERTY**

Council President Hofflinger questioned the status of Bucs Property? Administrator Brook stated that the Township is moving forward on the environmental issues of the property and the property maintenance code. He also discussed the possibility of contamination on the property. DEP verbally indicated that there may be ground water contamination. The Township is formulating a strategy to find out if there is ground water contamination. The property owner will be advised that the Township is going to do everything possible to have the buildings either rehabilitated or demolished.

Administrator Brook discussed the possibility of the Township purchasing the property. If the Township were to purchase the property, the contamination, if any, would then become its responsibility.

Mayor Muchowski has asked the property owner to remove the blight and they refuse to comply.

Council President Hofflinger questioned Mr. Lee, tenant on the property, about cars parking on the site. Mr. Lee stated that they are residents of Third Avenue and he has not allowed it, but has not said anything due to the parking problems on Third Avenue.

**ASSISTANT MUNICIPAL ADMINISTRATOR**

**West Front Street Business District Sidewalks/Lighting**

Assistant Administrator Sahol stated that PSE&G cannot give an answer as to how the infrastructure can be designed and left in place for lighting to be installed after the concrete work is done. PSE&G will not be doing any lighting until February. After speaking with various business owners, Mayor Muchowski and Council Member Garganio indicated that the business owners are willing to wait until the spring. Council Member Garganio stated that the business owners would like a start date.

Mr. Guzzi recommends that Council include the project in the bid for the sidewalk project.

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Assistant Administrator Sahol stated that he needs to put the order in with PSE&G immediately. Once the order is placed, PSE&G will provide a start date. The lights will be the same as the lights on Fifth Avenue. Mayor Muchowski asked that a picture be taken of the lights on Fifth Avenue and shown to the business owners.

### **Fishing Access Path**

Mayor and Council discussed the offer from NJ Transit to build a fishing path. The path would be in a wooded area that does not lead to water, even if the damn was repaired. After a brief discussion, Council in agreement that they do not want the fishing path. NJ Transit will be asked to use the money for another project on the site, such as a park like area in the triangular piece in front of Keatings.

### **NJ TRANSIT: BERMS**

Council President Hofflinger asked when NJ Transit would begin work on the berms? Mayor Muchowski stated that the work may begin in two weeks.

### **ORDINANCE: AMEND CHAPTER 87 – ENFORCEMENT BY CO. BOARD OF HEALTH**

Administrator Brook stated that this amendment names the County Board of Health as an enforcing agency along with the Construction Code Official.

### **HANDICAPPED PARKING ORDINANCE: REVIEW**

Discussion took place regarding the current Handicapped Parking application procedure. At the present time the applications are filled out by the applicant's doctor and reviewed by the Township's doctor. It was recommended that the applicants be sent to a doctor for an examination at an increased fee. Discussion followed regarding how not to let the handicapped parking spaces get out of hand as they have in the past. Bill Kearns, Township Solicitor, stated that the Township has the ability to provide and regulate handicapped parking spaces but is not mandated to do so. Solicitor Kearns will research further.

### **GRANTSMEN**

Mayor Muchowski stated that he met with the grantsmen earlier this evening, along with Administrator Brook and Assistant Administrator Sahol. He explained that the Township is being notified of grant opportunities at the same time the grantsmen are, and the Assistant Administrator and Township Engineer are pursuing the grants. The grantsmen have suspended the billing, no more payments will be made and they will honor their end of the contract by providing the Township with a grant equal to the amount the Township has already paid to them. Council Member Garganio stated that it speaks well of the Township's staff that they are able to obtain grants that a professional firm does.

### **BUSTLETON GREEN ACRES PARK**

Mr. Guzzi will do an outbound survey of the property, concentrating on the entrance where there may be encroachments. He will provide Mayor and Council with the County aerials of the property. Council President Hofflinger stated that the Boy Scouts have expressed an interest in camping on the property. At this time the property is being actively hunted. Mayor Muchowski feels that it should be left in its natural state.

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**ADJOURNMENT**

10:05 PM Motion made by Fratinardo; seconded by Sandusky to adjourn meeting. Roll call vote – all ayes.

Respectfully submitted,

RICHARD A. BROOK  
Deputy Township Clerk

/mab