

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

May 13, 2009

8:00 PM

CALL TO ORDER

Council President Baldorossi 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 11, 2009; given to the Register News for information; posted on the municipal bulletin board.

ROLL CALL

Present: Bruce Garganio, Dennis O'Hara, Sean Ryan, Jerry Sandusky, Frank Baldorossi

Also Present: Mayor William Berry; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Municipal Administrator; Dante Guzzi, Township Engineer; Russell Trice, Township Water and Sewer Engineer; William John Kearns, Jr., Township Solicitor; Joy M. Weiler, Township Clerk

PUBLIC COMMENT

Dave Carriger, 404 E. Fifth Street, asked when Route 295 in Florence Township would be repaved? Administrator Brook stated that it is scheduled to be pulverized and repaved from Willingboro to Bordentown in the summer of 2010.

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.

RIVER ROUTE PRESENTATION: Burlington Co. Economic Development

Darlene Scocca, Burlington County Economic Development Representative, stated that the River Route Group has been very hard at work. She thanked Mayor and Council for their yearly appointments to the Advisory Committee. She stated that the Advisory Committee has created two (2) subcommittees: a marketing committee and a property availability committee. Their hope and goal is, in the fall, to create a series of Open Houses to work with brokers, realtors and the municipality. They would take brokers, developers and members of the International Council of Shopping Centers on a tour through the River Route and highlight the availabilities in an effort to create both ratables and jobs within the municipality.

Ms. Scocca noted that the Burlington County Office of Economic Development has small business loan programs for someone looking to start or expand a business in Florence. She reviewed some of the loan programs. Some of the loans are at 4% and letters have gone out to the federal government and the state government asking for the ability to lower it to 2% based on the economy for the people that qualify.

Ms. Scocca presented River Route pins to Mayor and Council. The three (3) swooshes pin design represent the river, the railroad and the roadway joining together for optimum success in the River Route.

Ms. Scocca stated that last year they prepared the River Route magazine that highlighted opportunities just within the 12 towns along the river route. This year the magazine was recreated to

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include the whole county. It is now Burlington the Beautiful, County of Opportunities. It will highlight two (2) communities, picked at random, in addition to some economic development, redevelopment, quality of life and tourism features. She stated that if Florence Township has any articles or information they would like to have considered for the magazine, she would love to hear from them. This is also a great marketing venue for businesses.

Mark Remsa, Regional Planning Coordinator for Burlington County Economic Development and Regional Planning, gave a power point presentation regarding the River Route. Mr. Remsa stated that he and Burlington County Freeholder Joseph Donnelly have been showing the presentation to various groups throughout New Jersey. The presentation highlights the 12 municipalities along the River Route. He stated that the small business loans have sparked a lot of investment in this region.

Mr. Remsa explained that the Route 130 Corridor revolving loan fund started out as \$5 million that came from the State of New Jersey. This \$5 million has helped create 2,000 jobs, which has helped pump \$70 million annually into the local economy.

Mr. Remsa gave some examples of successes that have occurred in the region:

- NJ Transit River Line – has helped revive many of the older communities along the Delaware River.
- Haines Industrial Center –not completely built out but has created a lot of jobs.
- Willingboro Towne Center (formally Willingboro Plaza) – a tremendous success story that has also created a lot of jobs. Medco alone has created over 1,000 jobs.
- Former Cinnaminson Mall – torn down and replaced with a new shopping center with multiple stores and services. It helped realign some of the traffic circulation there.
- Riverton – new shopping center, a small scale project but just as important.

Mr. Remsa highlighted some future projects:

- Roebing Superfund Site – this is the project that holds tremendous promise and he believes will change the face of the northern part of the region.
- Commerce Square, Burlington – not fully built out but it is still moving forward.
- Riverside – watch tower building will be a mixed use of commercial and housing. The hospital location will also be a mixed-use development.

Mr. Remsa provide the website if anyone is interested in more information.

Mr. Remsa introduced Ed Fox, former Planner for Camden County, who is now working for Burlington County Economic Development and Regional Planning.

Mr. Fox gave a history of what has happened along the River Route. Fifteen years ago Burlington County Economic Development began working on this project; ten years ago the 12 municipalities got together and adopted a plan. Mr. Fox provided a spreadsheet showing what was in the plan in 1999. Everyone was trying to plan for when the railroad went through, which took five years but that was five years ago. He stated that out of all of the municipalities, Florence Township had the most ambitious agenda. Florence Township's agenda included community development projects, tackling a super fund site and also doing economic development in the area around the turnpike and Route

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295. Cleaning up a super fund is a very difficult thing to do. Mr. Fox would like to meet with the Township Administrator and the Township Planner to see what has been done over the past few years in terms of housing development, transportation improvements, infrastructure and economic development.

Mr. Fox stated that he will be assembling the reports from the 12 municipalities so each municipality can see what the other communities have done. After that, he will have the municipalities identify what they want to do in the next ten years.

Ms. Scocca discussed the different trends and asked that Florence Township look at the trends when deciding where they want the community to go.

Council Vice President O'Hara read that there will be a rail line from Gloucester County to Glassboro and asked if the NJ Transit River Live would connect to that? Mr. Remsa stated that it will connect in Camden.

Council Vice President O'Hara stated that the Route 130 Corridor is a high priority for Florence Township. The municipality has seen the success stories to the north and the south of the township. He stated that he along with the Mayor, Administrator and Council Member Ryan attended a meeting with the NJ DOT regarding the intersections on Route 130 (Cedar Lane, Florence-Columbus Road and Hornberger Avenue. They are failed intersections and in order for the business community on Route 130 to thrive there has to be easy access on and off of the highway. He asked if the County would support Florence Township and work with the state to try to get these intersections improved. Mr. Remsa stated that he is willing to attend any future meetings. Administrator Brook stated that a promising response was received from the NJ DOT. Mr. Remsa will get in touch with Administrator Brook and continue to work with Florence.

Council Member Ryan asked if there has been any redevelopment effort on the Route 130 Corridor in this part of Burlington County? Mr. Remsa explained that the plan Mr. Fox talked about that started in 1995 and completed in 1999 actually recommends pursuing redevelopment on this stretch of Route 130. There are certain steps the municipality has to undertake under the Municipal Land Use Law and Redevelopment Law. He is more than happy to work with the township on that. Ms. Scocca stated that years ago Burlington County received a grant and hired a company to do a visioning study along a stretch of Route 130. Florence may be able to look at the study and pick pieces that are similar and use those ideas to craft them along the stretch of Route 130 in Florence Township. She offered to provide several copies of the study to Administrator Brook for the governing body to look at. Mr. Remsa will talk with the MPO to see if a visioning study can be structured for the northern end of Route 130. Mr. Remsa will follow up with Administrator Brook. He stated that the governing body's questions and comments are excellent.

Administrator Brook noted that Mr. Remsa's office was instrumental in getting the loans (approximately \$20 million) relieved on the Roebling Steel Plant. They helped obtain funding to make the Duffy School project a reality. Administrator Brook received a request from Patricia Millen, Executive Director of the Roebling Museum Committee, for data needed to apply for a grant. Administrator Brook did not have the information she needed but referred her to the Burlington County Economic Development office and within 24-36 hours Mr. Fox had the information she needed. Mr. Fox was very helpful.

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Council President Baldorossi thanked Ms. Scocca, Mr. Remsa and Mr. Fox for attending this evening.

REVIEW ABC RENEWALS

Murphy's Tavern: Consumption License

Chief of Police, Stephen Fazekas, explained that his department reviewed the activity for all of the ABC licenses over the past 12 months. There were 30 incidents at Murphy's Tavern, which is above and beyond the ABC violation guideline. Eighteen of those complaints were noise complaints from 8:00PM – 2:00AM. Most of the notes from the police officers indicate that the noise is from the patrons going outside to smoke. It is not just one person complaining; the complaints come from various individuals.

After a lengthy discussion, it was decided that Chief Fazekas would meet with Margaret Murphy and her daughter, owners of Murphy's Tavern, for the owners to present a plan to address the complaints. Once Chief Fazekas reviews the plan, he will give his opinion if he believes the plan will curtail the complaints. From that meeting the plan will be committed to writing, given to the governing body and attached to the license as a condition. The owners agreed.

GRANT: POLICE DEPARTMENT

Chief Fazekas was notified by the Division of Highway Traffic Safety today that the Police Department will be receiving a \$15,552.40 Pedestrian/Pedal/Cycle to Safety Grant.

FIRE DEPARTMENT OPEN HOUSE

Chief Fazekas stated that there is an open house at the firehouse at the end of the month that the Police Department will be participating in.

BIKE RODEO

Chief Fazekas reported on the success of the Bike Rodeo put on last week as a joint effort by the Police Department, Fire Department, EMS and local Office of Emergency Management. Over 100 children attended. Children that came without a helmet or families that could not afford a helmet were provided with helmets. Burlington Bike Shop came free of charge and inspected bicycles in depth from 9:45AM – 1:30PM. The children enjoyed the obstacle course. The auxiliary from the Fire Department provided refreshments. They registered over 100 bicycles that day.

Council Member Sandusky stated that he is an advocate of bicycle helmets for children. There was a program where Police Officers gave out ice-cream coupons if they saw a child wearing a helmet. He hopes this program continues.

Council Member Sandusky noted a child that needs a helmet. Detective Albert Jacoby will take care of the situation.

REVIEW ABC RENEWALS

Punam: Distribution License

Joy Weiler, Township Clerk, stated that Mr. Patel, owner of the license, was present at the meeting to address problems with the building he owns, which the Code Official reported as being hazardous. It is the former Bradley Fence property on Route 130.

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Mr. Patel explained that he has been trying to build a building but is having a difficult time. He is looking for a new space to put the license. He hopes to activate the license within one (1) year.

Administrator Brook passed out copies to the governing body of pictures Mr. Layou took of the property today. He stated that Clerk Weiler sent a letter to Mr. Patel on April 23, 2009 and in it she stated that if Mr. Patel wants to discuss the concerns regarding the building in Mr. Layou's report, please call the Code Official for an appointment.

Administrator Brook noted that the property is in deplorable condition. One of the issues before the governing body is that Mr. Layou is stating that the building is unsafe and the property is a disgrace. He is asking that Mr. Patel give a commitment to the governing body, with a timetable, that he is going to have the building demolished or Administrator Brook is going to advise Mr. Layou that he should go to the Township Solicitor and take Mr. Patel to court to have the building taken down. Administrator Brook stated that if Mr. Patel does not do it, he will recommend to the governing body that the township take the building down and put a lien on the property. Administrator Brook noted that vagrants have lived in the building, it is dangerous, a fire hazard and unsafe. Mr. Patel stated that he will apply for a demolition permit and have the building down within 45 days.

Solicitor Kearns stated that the building and the ABC license are separate issues. It is an inactive license and can be acted on in July; it is not imperative that Council act on it by June 30th.

Solicitor Kearns advised Mr. Patel that he should start making arrangements to take the building down within the next week. Mr. Patel should be in the position to report back to the township by the end of this month with a report of when the building will be taken down and who Mr. Patel has contracted to do it.

Administrator Brook offered to guide Mr. Patel through the process. Mr. Patel agreed. Administrator Brook will report back to the governing body in June.

River Rock Bar and Grille, LLC

Assistant Administrator Sahol provided pictures of the exterior of the River Rock Bar and Grille and explained that they are in violation of the township's Ordinance. He counted 17 signs on the exterior of the building. If it is not resolved in a timely manner (by next week) he will move forward with a formal notice of violation.

Council Vice President O'Hara noted that the liquor store on Route 130 sometimes has quite a few of those temporary signs on the outside of their establishment, also. He wants to be sure that all of the establishments are maintaining the Ordinance. Assistant Administrator Sahol will look into.

PUBLIC WORKS SUPERINTENDENT: EQUIPMENT – CHIPPER

Rich Pendle, Public Works Superintendent, stated that the chipper was lost due to an unfortunate mishap last year and the department is in need of a new chipper. He explained that the way the department is going about collecting brush at this time is with dump trucks and pickup trucks. The problem with this is it is a very busy time of the year and it takes four to five employees to pick up brush two to three days a week to keep it under control. The department cannot get everything else done and keep the brush under control at the same time. With a chipper he can utilize two to three employees and have the whole town cleaned up in two days.

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Council Member Ryan acknowledges and appreciates the fact that Mr. Pendle did try to make due without the chipper. He understands that it will be more productive with a chipper.

Mr. Pendle stated that a new chipper will cost approximately \$40,000 minus the \$10,000 - \$11,000 insurance money the township received.

Administrator Brook explained that a resident had put metal in with their brush, which destroyed the chipper. The metal actually came out through the exterior of the machine and they were very lucky the employee did not get hurt.

Mr. Pendle stated that the township has two (2) trash trucks and only needs one. He suggested selling the other trash truck to help finance the chipper. He has sent the trucks out to be evaluated to see which one is the better truck, so the township can keep that one, and also to get an idea of the value of the trucks. Once he gets that information he will pass it on. Mr. Pendle explained that the second trash truck was being utilized for the leaf program but with the new leaf vacuum machine, it is no longer needed. He noted that the Public Works Department is very thankful for the new leaf vacuum machine.

The governing body thanked Mr. Pendle for his report.

WATER AND SEWER SUPERINTENDENT

David Lebak, Water and Sewer Superintendent, stated that there is a need for a large purchase of a necessary piece of equipment, a Belt Filter Press Waste Activated Sludge Dewatering Machine. He explained that the Wastewater Treatment Plant consists of a population of bugs, which are called sludge. A certain amount of sludge is needed in the tanks to take care of the waste stream that comes to the plant everyday. In that cycle they are producing sludge everyday that they need to get rid of. As the town grows the flow increases and the sludge production increases. Mr. Lebak stated that this piece of equipment is necessary to keep a firm grip on the process. At times the flow varies and the population of bugs needs to be controlled. If the population is out of balance, the plant will not run well. Mr. Lebak would like to increase their dewatering capabilities to be able to get more sludge out of the plant. There are many benefits such as being able to bring more flow to the plant and able to bring more concentrated waste to the plant. Another benefit is a savings in utility costs. He stated that the new press will take them 10 – 20 years into the future. It is something the plant will have to have at one point; he is trying to get it now before they cannot keep up with the sludge. Mr. Lebak's most important job is keeping in line with the NJDEP; keeping the township from receiving violations; keeping from polluting; keeping the sludge within the tanks. He explained that NJDEP is getting more stringent; they have implemented zero tolerance policies on everything. On the water end, NJDEP may start enforcing new rules and regulations this December where they will need more advanced monitoring equipment at the water treatment facility. They have to maintain the chlorine residuals within exact amounts; if it varies from that exact amount for a period of four (4) hours, there will an automatic fine.

Russell Trice, Township Water and Sewer Engineer, explained that it is difficult to get the sludge out of the plant because the belt press is a bottleneck. It does not have the throughput to get the sludge out of there; because of that, the sludge, solids and concentrations increase in every tank in the plant. In trying to get the solids out, employees have to be paid overtime. Mr. Lebak stated Joseph DiFilippo, who runs the sludge press, is a very dedicated and loyal employee who is willing to do whatever it takes to run the press. He puts in many, many hours. Mr. DiFilippo takes it on his

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shoulders without a problem but Mr. Lebak's concern is what if something was to happen and Mr. DiFilippo was not available.

Mr. Lebak stated that they presently have a one-meter belt; he is looking to install a two-meter belt next to that unit, which would double the current capacity. He is looking into trading in equipment to help finance the belt filter press.

Council Member Ryan asked if purchasing this piece of equipment will eliminate the overtime concern? Mr. Lebak stated that there may be times where overtime is still needed but part of the payback in purchasing that piece of equipment is less needed amount of overtime and also lowering energy costs. Administrator Brook believes that it will get rid of 85%-90% of the overtime of running the sludge press. He stated that right now the plant is compromised; the plant is starting to fail. He believes the plant will fail in the next year to year and a half.

Mr. Lebak noted that besides running the press they also incur overtime in coming in to monitor the plant. If he leaves at 3:30PM and the plant does not look right, he will either come back in or he will have the employee on the pager come back in to check the plant. There are built in alarms but if an alarm goes off, they only have a half hour to get back in and do something.

Council Member Garganio asked if the savings from overtime would cover the bonding cost? Administrator Brook stated that it will help but it will not cover all of the costs.

Council Vice President O'Hara, in response to the plant being compromised, asked what time frame they have to uncompromised it? Mr. Lebak would like to do something this year; he is concerned if they wait, they will run into problems.

Administrator Brook stated that they will see if they can utilize the NJ Environmental Trust Loan Program to reduce the interest; if not, they will go out on the market.

Council Members are in agreement to move forward.

FLORENCE HISTORICAL SOCIETY: THIRD STREET FIREHOUSE

Assistant Administrator Sahol explained that Judy King of the Florence Historical Society was present and requesting a display area and a meeting room in the vacant Third Street Firehouse. Once they have a true home for the artifacts, they will be able to seek grants. Assistant Administrator Sahol feels that building would be a good fit for the Historical Society. They are interested in the left side of the building. At the present time the Historical Society is storing the items at a storage rental facility. They would like to be able to have a home for the artifacts where they can work on the inventory and members can meet.

Following a lengthy discussion, Council Members are in agreement to allow temporary storage of the artifacts, a place to sort the artifacts and a meeting place for members at the Third Street Firehouse. At the present time there is no special climate control needed except for regular heating and air-conditioning. A museum is a long-term goal. It would be a phased plan with a subcommittee to meet with the Historical Society. Guidelines would be set. As the funds come in and the Historical Society gets closer to their goal of a museum the township would move forward with an agreement and a lease. Administrator Brook stated that the insurance can be amended at no cost to the township.

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It was on the MOTION Sandusky, seconded by O'Hara to allow temporary storage for the Florence Historical Society and gathering of their own members to work on their own inventory at the Third Street Firehouse.

Council Vice President O'Hara clarified that it will be a storage facility with an opportunity for the members of the Florence Historical Society to meet and sort the artifacts. No public meetings. Administrator Brook noted that if public meetings are to be held, the Historical Society is to come back to have a lease drafted.

Upon roll call Council voted as follows

YEAS: Garganio, O'Hara, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

Assistant Administrator Sahol will contact Mrs. King to make an arrangement of when they can get started.

JOHN A. ROEBLING (JAR) PARK AND FAAD BUILDING: BOUNCE MACHINE

Administrator Brook explained that he spoke with Donna Sniadach late last year regarding using a bounce machine at the JAR Park and he informed her that the township will need to be named as an additional insured. It recently came to his attention that Ms. Sniadach rented the JAR Park and plans to have a bounce machine this coming Saturday. He stated that the township does not allow these bounce machines on public property without being named an additional insured, which protects the municipality from claims that may arise. He stated that he spoke to the bounce machine company and they will not name Florence Township as an additional insured. Ms. Sniadach stated that the bounce machine is coming with an attendant and insurance. Administrator Brook explained that is not the type of insurance that the municipality requires.

Administrator Brook offered two options, if Council was willing to make a one-time exception. The bounce company has a permit from the State of New Jersey, which is posted on the unit. There will be an attendant, trained by the company that would be there the entire time. The attendant will limit the number of children that go into the machine at one time and there will be an age limit; also no adults. The company can supply a certificate of insurance with a one million dollar limit. They will not be able to get an additional insured on the municipality. The first option is to allow Ms. Sniadach to proceed with the above conditions; Ms. Sniadach would sign, which would give the township some recourse if there were an accident. The other option is to require the additional insured, in which case Ms. Sniadach will not be able to have the bounce machine. Ms. Sniadach offered to shorten the time from four hours to two hours.

Administrator Brook suggested allowing this one time exception. He noted that the park application would be amended. The township will have coverage if something were to happen.

After taking the information into consideration, it was on the MOTION of O'Hara, seconded by Baldorossi to allow this one time exception, with the stipulations Administrator Brook outlined and that the operation will be limited to two (2) hours.

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On the Question

Council Member Sandusky asked that a police officer check that day to be sure that the bounce machine is there no longer than two (2) hours.

Upon roll call Council voted as follows

YEAS: Garganio, O'Hara, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

Council Member Garganio asked that a letter be sent to the party rental business that is relocating to Florence, advising them that if they are going to do any rental on public property that the township must be named as an additional insured or they cannot do the rental.

TOWNSHIP ENGINEER

Cedar Lane Associates: Maintenance Bond Release

Dan Guzzi, Township Engineer, reviewed and recommends the Maintenance Bond release. A Resolution will be prepared for next week's meeting.

The Shoppes at Mallard Creek: Bond

Mr. Guzzi explained that there is a pad site that is not developed on that property, which is included in the overall Performance Bond. Even though all of the work except the pad site is completed they cannot get off the bond. The developer is requesting to break out the pad site from the rest of the property, so he can get off of the Performance Bond. Once it comes time to develop the pad site, he would post a separate Performance Bond. It would be stipulated that no construction permits are to be issued for the pad site until he posts a bond. Council Members are in agreement to allow. A Resolution will be prepared for next week's meeting.

Road Improvements & Grant Applications

Mr. Guzzi prepared a list of potential grant applications and reviewed which would be the strongest applications. After discussing, Council Members are in favor of the following:

Roads: Broad Street

Bikeways: Old York Road and Cedar Lane (between Marter Park and the Florence Township High School)

Safe Streets to Transit: Route 130 between Cedar Lane to Florence Light Rail Station

Centers of Place: Parking and pedestrian sidewalk improvements on Broad Street between Fifth and Front Streets

Resolutions will be prepared for next week's meeting.

Road Program: Current Estimate No. 6

Mr. Guzzi reviewed and recommends payment of Current Estimate No. 6. He stated that they finished paving Second Avenue, which went well. They do have some restoration and punch list items to complete. A Resolution will be prepared for next week's meeting.

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Assistant Administrator Sahol stated that the contractor has to restore the area at the end of Second Avenue that they have been using as a lay down area for stone and some of their other materials. He asked if Council was interested in having them restore as stone and the area could be designated as overflow parking. Restoring as stone would be a small upgrade in cost. Mr. Guzzi will get a price for Council to discuss next week.

Community Center: Current Estimate No. 8

Mr. Guzzi reviewed and recommends payment of Current Estimate No. 8. A Resolution will be prepared for next week's meeting.

Council Member Garganio asked when would be the earliest the Community Center will be usable? The earliest would be this fall. Assistant Administrator Sahol reviewed what still needs to be done at the Community Center.

Greenbriar

Administrator Brook stated that a final punch list was given to Lennar, which is extremely important for legal circumstances. They completed everything in Section 4 except for two (2) items: the submission of as-built plans that they will submit to Mr. Guzzi on Friday and some arrows on signs that Lennar agreed to do. The other topic is the add-ons. With the new representative for Lennar this is the most earnest effort Lennar has been making in a very long time. Administrator Brook spoke with the representative of Lennar and asked him to finish all of the add-ons that are covered under the Bond. He agreed to do the add-ons in Section 4 but stated that there needs to be a cut off point and asked Administrator Brook to notify the Greenbriar Homeowners Association that anything after this point goes on to maintenance, unless it is an emergency. Administrator Brook stated that he was extremely receptive to completing everything in Section 4. Lennar will be done in 45 days. Releasing Section 4 shows good faith on part of the township, and the township is still covered by the Maintenance Bond.

Administrator Brook explained that the biggest issue is in Section 1, which deals with the clubhouse. Mr. Guzzi stated that is bonded. Administrator Brook stated that the clubhouse has to be accepted by the Greenbriar Homeowner's Association.

Mr. Guzzi stated that everyday his office receives complaints from the homeowners association that he checks out; some are bondable items, some are not. Lennar is willing to take care of the problems. Any additional bondable items that come up will go on the Maintenance Bond. Every complaint that comes in is checked out.

Mr. Guzzi will prepare a report recommending release of the Performance Bond, Section 4, conditioned upon completion of the final items and posting a Maintenance Bond.

Mr. Guzzi explained the difference between the performance and maintenance bond. A performance bond is when things have to be installed correctly when the township accepts the improvements; maintenance bond is posted for two years and is a guarantee that if anything goes wrong with the improvements, they will come back and fix them.

Council Members are in agreement that a Resolution will be prepared for next week releasing Section 4 of the Performance Bond. Administrator Brook will notify the Greenbriar Homeowner's Association.

ASSISTANT MUNICIPAL ADMINISTRATOR

Shredding Date

Assistant Administrator Sahol noted that the date for the Free Shredding Day for the residents is May 30th.

Turkey Buzzards

Assistant Administrator Sahol explained that the turkey buzzards are causing a quality of life issue; the feces are starting to pile up in the park and the birds are starting to peck at residents' property. He recommends using professionals that know what they can do under federal and state law. Assistant Administrator Sahol suggested putting the \$2,000 that Waste Management provides to the township each year towards this purpose. Council Members are in agreement to move forward.

REPEL SEX OFFENDER ORDINANCE

Solicitor Kearns provided an Ordinance for introduction next week repealing the Sex Offender Ordinance. He explained that the Supreme Court ruled that municipalities cannot pass an Ordinance stating where sex offenders can live, so it must be taken off of the books.

VACATE ALLEY

Solicitor Kearns provided an Ordinance for introduction next week.

TREES

Solicitor Kearns stated that the Supreme Court ruled today on municipalities that have Ordinances requiring replacement of trees; if they cannot be replaced on the property, they can pay a dollar amount to the town to be used for trees.

COMMUNITY CENTER

Assistant Administrator Sahol stated that the front door of the Community Center has to be replaced because it does not have panic hardware capability, which is a code requirement. He received a proposal for a door, which is a change from the tudor style to a standard style. He asked if Council was comfortable with the change. Council Members are in agreement to purchase the standard styled door.

ORDINANCE NO. 2009-08, SIDEWALKS, HELD

Hold for future discussion.

POLLING LOCATIONS FOR FUTURE SCHOOL ELECTIONS

Joy Weiler, Township Clerk, stated that Council had discussed holding the School Elections at the library and the municipal building. She noted that the library is too small for a School Election and suggested the Community Center on Main Street. Council Members are in agreement to hold future School Board Elections at the Main Street Community Center and the Florence Township Municipal Complex.

ROEBLING MUSEUM: SIGN PROPOSAL

Administrator Brook reviewed the sign proposal from the Roebling Museum Committee. Council Members are in favor of the proposal, with the exception of the sign in the planter.

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POOLING PURCHASES: NATURAL GAS AND ELECTRICITY

Administrator Brook explained that this is an offshoot of the Environmental Joint Insurance Fund. Florence Township was one of 10 municipalities that participated in the study. It is ready; they have met with the State and gone through the Department of Community Affairs. Anticipating a savings on the conservative side of four to five percent for electricity and six to eight percent for natural gas. It costs \$600 to join. There is a joint contract and there is the option to opt out. Each county would name one representative to represent them in a statewide committee. He stated that the township does not have to buy electricity or gas if it exceeds what they are buying now. Administrator Brook believes that it can lead to renewable energy options for municipalities. Council Members are in agreement for a Resolution to be prepared for next week's meeting.

SOLICITOR KEARNS

Since Solicitor Kearns is having surgery tomorrow, Council Members in agreement that there is no need for him to attend next week's meeting.

SALT & LIGHT: COAH UNIT

Administrator Brook stated that Salt & Light is building a single family home and the township has the opportunity to secure it as a COAH unit for a very good price. He recommends. An agreement and Resolution will be drafted.

Council Member Garganio asked if COAH money could be used to purchase tax liens? Administrator Brook explained that there are a couple of things that can be done. The township can approach a homeowner whose property is in foreclosure, buy the property and have an agreement that can keep them in their home if they qualify. The answer is, yes, the township can repay themselves.

Administrator Brook explained that there is a property on Wallace Avenue that is in horrendous condition that the township has a lien on. The property owner has passed away. The township is going to move to foreclose on the lien, clean up the property and try to sell it. The township is not looking to make money but to eliminate a hazard. Council Vice President O'Hara noted another property on Wallace Avenue that needs to be cleaned up. Administrator Brook will look into.

ACTION

RESOLUTION NO. 2009-115

**SUPPORTING THE CLICK IT OR TICKET
MOBILIZATION OF MAY 18 – MAY 31, 2009**

Cub Scout request for sleepover at the JAR Park/FAAD Building: May 29, 2009 – May 30, 2009.

It was on the MOTION Garganio, seconded by Sandusky to approve Resolution No. 2009-115 and the Cub Scout request.

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Upon roll call Council voted as follows

YEAS: Garganio, O'Hara, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

11:45 PM MOTION by O'Hara, seconded by Sandusky to adjourn the meeting. Roll call vote - all ayes.

ADJOURNMENT

11:45 PM Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

/mab