

## **FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION**

**May 14, 2008**

**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 6, 2008; 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 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**

Don Kaminski, 10 McCay Drive, stated that at last week's meeting he requested that speed limit signs be posted on E. Third Street between Olive Street and Hamilton Street and asked how long it would take? Administrator Brook explained that the signs should be up within the next two to three weeks.

Richard Lotter, 3 Walnut Court, questioned Resolution No. 2008-95 that was approved at last week's meeting? Administrator Brook explained that the Resolution awards the contract for renovating the Roebling Fire House, which will become a senior/community center.

Joseph Csik, 45 E. Fifth Street, lives on the corner of E. Fifth Street and Chestnut Street and believes that the recycling truck drove over the curb and left a depression as it made a left hand turn. Assistant Administrator Sahol gave Mr. Csik his card, offered to meet with him and look into.

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.

### **PRESENTATION: SPORTS FACILITY PROPOSAL – FLORENCE-COLUMBUS ROAD**

Administrator Brook explained that Mark Dimon, 2076 Old York Road, and his representative Robert Stout are present this evening to make a proposal to Council to construct two (2) sports domes, which are indoor training facilities. The plans would involve a potential rezoning. Administrator Brook noted that a subcommittee did meet with Mr. Dimon and Mr. Stout. The subcommittee expressed concern regarding the proximity to the residential area.

Mr. Stout reviewed the plans for the sports facility, which would be in the rear of the property where the Liquor Barn and flower shop are. The domes would be approximately 120 feet square and 52 feet high. They are looking to realign the drive aisle, close off the existing liquor store entrance and create one main drive. He stated that there is a drainage/irrigation pond that sits to the east of the

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existing liquor store that causes a constraint in that area, which is why the domes are located where they are. The plans were presented to Burlington County and they were approved with the layout, the only thing they requested was to close off the existing drive and create a new drive.

Administrator Brook asked if they had a distance between the properties and the buildings? Mr. Stout stated they are 85 feet off the back property line with approximately another 60 feet to the nearest residence; so 140 feet is the distance between any dwelling to their building. They are in a split zone right now; there is a buffer requirement for the residents in the OP Zone, most of the property is in the R Zone.

Concerns were raised regarding the lights from the traffic going in and out disturbing the residents. Mr. Stout stated that issue can be addressed with berming, landscaping and pulling the road back a little.

Council Vice President O'Hara asked how much space would be between the two (2) buildings? Mr. Stout stated that there would be 40 feet between them. Council Vice President O'Hara asked if there was any reason they cannot be closer together? He believes the closest they could be together is 20 – 25 feet.

Mr. Dimon and Mr. Stout reviewed the proposed retail section in the front of the property.

Council Member Ryan asked if they had a plan to buffer and protect the residents in the new development from the height of the domes? Mr. Stout stated that at 52 feet there is not much they can do today. What they would do is put in a berm at a larger height and plant taller trees. From the ground level it would provide a good buffer but from their second floor window they would see the domes.

The domes are well insulated and do not omit a bright light; there may be a slight hue at night. The insulation will also provide a sound barrier. Mr. Stout stated that the people inside will not be heard.

Council expressed their concern regarding the impact on the residents in the new development.

The current zoning was discussed. The split zone would need a zoning change to accept the proposal.

Council Member Sandusky questioned the use of the buildings? Mr. Dimon stated that there would be some sort of a playing field that would accommodate anyone that wants to practice or play anything from softball, soccer, lacrosse or basketball. Leagues may come in and rent time or individual teams that want to rent time to practice.

Council Vice President O'Hara asked if it would be a phased project? Mr. Dimon's thought was to construct the first dome, then based on profits come back and construct the second building.

Council Member Ryan asked if there was an discussion at the subcommittee meeting regarding the possibility of reconfiguring the design of the site to offset the buildings and provide a greater distance from the residential area? Mr. Dimon stated that if the domes where moved they would have to be moved to the other side of the pond, which would mean a lot of road and utility movement that greatly increases the cost of the domes. It would also "chew up" a lot of property,

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which is also a huge cost. Mr. Stout stated that they may have the ability to move the domes forward approximately 20 feet. Different scenarios were discussed. Mr. Stout stated that the County wanted the buildings back off the road.

Council Vice President O'Hara asked what zone they are asking Council to change it to? Mr. Dimon stated that they are requesting to have the whole piece Zoned OP allowing for general retail and food establishments.

Council Vice President O'Hara expressed concern regarding the impact on the residents and felt if the domes were moved closer to Florence-Columbus Road, it would be less of an impact. He added that the Liquor Barn is an existing facility that has been there for many years and feels that it would work if they were to move the domes forward and line up with the same setbacks as the Liquor Barn. Mr. Stout stated that the County wants the domes set back.

Mr. Stout asked if they were to try and reconfigure the site, what distance is Council looking for? Council Member Ryan feels that it is up to Mr. Dimon and Mr. Stout to demonstrate to Council how they are going to protect the residents through buffering and reconfiguration of the site. Council Vice President O'Hara feels the gentlemen should come back with plans moving the domes to the same setback as the Liquor Barn. He believes it would be less of an impact to the community if it was closer to Florence-Columbus Road; he is opposed to how close it is to a residential development.

Council Member Ryan requested that Mr. Dimon provide Council with some sort of rendering as to what he conceptualizes this project to be so they would have a better idea of what the domes would look like, that would stand 52 feet high and would be 85 feet away from the residential area. Mr. Stout and Mr. Dimon will put together elevations and provide to Council. Council Vice President O'Hara asked if they could also show the height of the backyards of the residents and the Dimon property. If the Dimon property is lower it may help their case as far as the impact on the residents.

Council Member Ryan asked Administrator Brook if this would be the appropriate use in the OP Zone? Administrator Brook believes that the permitted use would have to be amended.

If amendments are ready, Council in agreement to invite Mr. Stout and Mr. Dimon back to the next Worksession meeting. Council Member Ryan asked them to bring back information on existing domes and if they are close to residential areas.

Mr. Dimon and Mr. Stout thanked Mayor and Council for their time this evening.

### **POLICE DEPARTMENT: FEASIBILITY STUDY – SQUAD BUILDING**

Stephen Fazekas, Chief of Police, presented a proposal for temporary use of the vacant Florence Squad Building for additional space for the Police Department to help solve some of the space needed to operate properly. Use of the building would address the following conditions:

- Remove the female police officers from the outside trailer and establish a locker room for them inside the building.
- Create two additional interview rooms that are needed (presently there is only one interview room).

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- The police storage area in the basement of the municipal building is very tight. Records that are currently being stored there could be moved to the squad building, which would also free up space for the administrative side of the township.
- If a vehicle is impounded that must be secured, it provides an inside area to store the vehicle.
- A small weapons cleaning area was created in the police storage area of the basement; a larger cleaning area could be created in the squad building.
- The detective's office can be moved from the municipal building to that building. That allows for a more neutral location for citizens to make complaints against one of the police officers, which will be required by the Attorney General's Internal Affairs Unit.
- Provides more storage space for the police department's supplies.

Chief Fazekas stated that it would save money on the monthly rental of the trailer that would no longer be needed. He also noted that there is still equipment inside the squad building that is no longer needed. That equipment could be sold to help offset the cost to complete this project.

Chief Fazekas provided a diagram of the current layout of the building; everything is set out the same with the exception of the lobby area where two "L" shaped walls would need to be constructed for a second interview room and the other for a processing room. It would be very costly to construct a holding cell at this facility and since there are holding cells at the municipal building he does not see a need for it. A prisoner bench, which is approved by the Department of Corrections, would be installed for temporary holding while a prisoner is processed. He recommends gutting the current kitchen area and installing shelves for storage of the police records. There is a small restroom to the left of the processing room for the prisoners; they would not use the same facilities as the police officers.

Chief Fazekas has been through the building several times and believes it is sound. He does not see any leaks in the building. The building does need cosmetic work, a good cleaning and paint. He does not believe it would be a massive expense to the township.

Chief Fazekas stated that the phone system would have to be interfaced and they have tried the laptops at the squad building and they can go wireless from the detective's office back to the municipal building.

Council Vice President O'Hara asked about outfitting the building with office furniture? Chief Fazekas stated that they would need some. The current detective's office furniture could be moved over to the other building. They may need another table and computer. Chief Fazekas stated that wiring will need to be done because the Attorney General guidelines states that any crime of 3<sup>rd</sup> degree crime or higher, the suspect must be video taped from the time they are brought through the door all the way through. Part of the building has an alarm system but will need to be updated to include the remainder of the building.

Council President Baldorossi asked if a secretary would be in the building when the detectives were out of the building? Chief Fazekas stated that no secretary would be in the building but the building will be utilized by the police officers as needed to use the interview room, processing room and clean their guns. The building would be mainly for the detectives but it will be multi-functional for the entire police department.

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Administrator Brook stated that it is not requested as a permanent move but as a preemptive strike to buy the township time while it looks at the feasibility of expanding the municipal building in the future.

Council Member Garganio asked if there was an estimate to get this done? Administrator Brook stated that all the work that could be done in house would be. He believes it could be worked into the budget.

Chief Fazekas provided a partial diagram of the current police department. He is proposing that the interview room be expanded and a female locker room be added behind that room. He stated that there is water already in the room, it is just capped off. He believes there is a drain in the wall but has not found it yet.

Council Member Ryan asked Chief Fazekas if this would buy the department a reasonable period of time? Chief Fazekas stated that it is a temporary fix for now and would work for three to five years. Council Member Ryan asked if the layout and design would allow the department to operate efficiently. Chief Fazekas stated that yes it would.

Council Member Garganio asked if the front conference room were turned over to the police department, would that be enough room for their needs? Chief Fazekas would have to get the dimensions and lay it out. Usage of the front conference room by organizations was discussed. Chief Fazekas noted that the front conference room is used heavily on court nights for the attorneys to meet with clients. Chief Fazekas will look into the front conference room alternative and discuss at a later date. Council Member Ryan requested that they also report back with an estimate of the cost for the plan that was discussed this evening. Administrator Brook will report back with the best estimate he can. He does not believe it will be an overwhelming cost. Council Member Garganio suggested looking at other options such as moving part of the administrative offices over to the squad building to free up more space for the Police Department and keep them in one building. Chief Fazekas will look into the different suggestions and report back.

### **TOWNSHIP WATER AND SEWER ENGINEER**

#### **Well #6: Current Estimate #7 (Previously Held)**

Solicitor Kearns stated that due to claims and amounts due to the township, this is a matter that should be discussed in Closed Session.

Administrator Brook addressed Mr. Boland from B&H Contracting who is present this evening to discuss the outstanding balance of the contract. Administrator Brook explained that because there is potential litigation, the governing body has the right to discuss in Closed Session, which they did. The recommendation this evening from the professionals is not to authorize payment. Administrator Brook offered for Mr. Boland to contact him or Solicitor Kearns tomorrow to set up a meeting or they can reply in writing. Administrator Brook cannot recommend that the governing body authorize payment tonight, there are serious issues and they do not discuss litigation in a public forum. Mr. Boland will contact Administrator Brook to set up a meeting.

#### **Griffin Pipe – Discharge Permit**

Russell Trice, Township Water and Sewer Engineer, discussed Griffin Pipe's request to discharge to the township's system. Mr. Trice and David Lebak, Water and Sewer Superintendent have looked at

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very closely. Griffin Pipe hired a consultant, who submitted a report explaining how their existing water control system works, what they have to do and why they would like to discharge to the township's sewer system. Griffin Pipe is going to be required to remove mercury as an air pollutant from their system. Currently they use a wet scrubber process that evaporates a majority of the water, which basically means they have a zero discharge but it does not remove mercury. With the new process they will have to go to, it does not evaporate the water plus it will generate excess water. Mr. Trice explained that Griffin Pipe recycles most of the water they use but when they recycle it chloride builds up in the recycle water and eventually gets to the point where they cannot use the water anymore.

Mr. Trice stated that the amount of discharge would vary: 10,000 to 40,000 gallons a day. The contaminants would also vary.

Mr. Trice and Mr. Lebak do have some concerns with the request. Mr. Trice stated his concern has mostly to do with the metals that would be discharged. He cannot say for sure if it will cause a problem until the township starts accepting their waste; it depends on the concentration and the volume.

Mr. Trice and Mr. Lebak had a discussion with a representative of NJ Department of Environmental Protection, who helps oversee the township's water treatment program and would also be the permit writer for Griffin Pipe. There were good discussions on how to protect the water treatment plant. Mr. Lebak also spoke with Burlington City's Water and Sewer Superintendent who dealt with a similar situation with US Pipe. They did not experience any adverse impact to their plant from dealing with US Pipe's discharge. They discussed further protective measures for the plant and accelerated testing on the initial discharge so they can look closely at what parameters may be present that they may want to eliminate. If they saw something that was not favorable to the plant, they would cease the discharge until Griffin Pipe made adjustments, whether through a treatment process or bypassing that particular flow stream. Mr. Lebak stated that if it is found through testing that the flow stream would not adversely affect the plant, it is another source of revenue to the Water and Sewer Department. He also stated that there would be monitoring in place where a permit would be issued and Griffin Pipe would have to test once a week and submit the results to the township.

Sludge production was discussed. Mr. Trice does not believe that there would be an increase in sludge production.

Mr. Trice stated that the township would be in charge and they could cut off Griffin Pipe at any time if they find that the discharge is detrimental to the township's process. He also noted that after a year, if everything is going fine, testing can be reduced to once a month or whatever the township feels comfortable with.

Council Vice President O'Hara asked what Burlington City did with the sludge that was generated by US Pipe? Mr. Trice believes they would have taken it to the County but he is not sure.

Council Member Garganio asked what the fee schedule would be and if Griffin Pipe would draw from city water or from their wells? Mr. Lebak stated that they would draw from both; they would continue to use one (1) well. Administrator Brook noted that Griffin Pipe would have to have an effluent meter installed at their cost.

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In response to Council Member Ryan, Mr. Trice explained that Griffin Pipe's problem is caused by the change in process that does not evaporate the water. They would be using the same amount of water they just cannot get rid of it through evaporation. They will also be charged an industrial rate.

Mr. Lebak explained that Griffin Pipe would be required to install a sampling manhole outside of their facility that the township can test at any time without notice.

Concerns were raised that there seems to be uncertainty as to whether or not the County would accept the sludge. Administrator Brook explained that after receiving the request from Griffin Pipe and researching the facts Mr. Trice, Mr. Lebak and he do not believe that it will generate additional sludge that will cause a problem for the township. They believe it can be treated, will not have an adverse impact, will be a revenue generator and the NJDEP will allow more than adequate parameters put in place so the municipality has control over it. He feels the township will be well protected by the parameters and safeguards if something were to go wrong. Council Member Ryan asked Mr. Trice what his concern would be with this project? Mr. Trice responded his concern is regarding metals ending up in the sludge. Council Member Ryan asked if Mr. Trice would feel more comfortable if further testing were done before Council decided to move forward? Mr. Trice explained that the problem with that is Griffin Pipe does not have a discharge to test right now.

Council Member Ryan asked if Griffin Pipe has other alternatives? In Administrator Brook's opinion, they do not have alternatives that are as reasonable as this and they run the risk of not being able to keep their plant open if they cannot get this under control. He stated that if he thought it was a problem, he would never recommend it. He does not see it as a potential issue for the plant but cannot give a 100% fail-safe answer. He believes there are more than adequate precautions taken around the permit. A Resolution would not be presented to Council before the NJDEP permit was reviewed and Griffin Pipe agreed to the conditions.

Administrator Brook stated that if a problem does arise, which does happen occasionally with some of the current companies that discharge to the township, and the County does not accept the sludge, it would be hauled to another facility at Griffin Pipe's expense and they would be put on notice that the township is going to terminate the connection.

Mr. Lebak added that he feels comfortable with the built in safe guards and the township's ability to have control through the NJDEP.

Mayor Berry asked if Griffin Pipe would be running their own testing and if so, at what intervals? Mr. Lebak stated that they would be required by the NJDEP to test once a week for the first year. The township would also test randomly to make sure the numbers match up.

Council Members are in agreement to allow the discharge from Griffin Pipe.

### **Water Allocation: Update**

Mr. Trice stated that the Water Allocation Permit application has been completed and will be sent to the State of NJ soon. He noted, as referenced in a memo from Administrator Brook that the fee to the State for the application has gone up from \$3,240 to \$17,980. Mr. Trice reviewed the application.

**SCHOOL BOARD BUDGET**

Administrator Brook stated that Bruce Benedetti, Florence Township School Business Administrator is present this evening and asked if any members of the governing body had questions for him? Council Vice President O'Hara, as a member of the subcommittee reviewing the defeated School Board Budget, complimented the Business Administrator and Superintendent of Schools; they were very helpful in answering all of the subcommittee's questions. Council Vice President O'Hara does not speak for the full Council but believes they will move forward to approve Resolution No. 2008-98.

Council Vice President O'Hara reported that the defeated budget called for a \$.10 increase, after review by the subcommittee they are suggesting a \$.03 reduction; bringing the total increase down to \$.07.

**ACTION**

**RESOLUTIONS**

**RESOLUTION NO. 2008-98**

**APPROVING 2008-2009 FLORENCE TOWNSHIP SCHOOL BUDGET**

It was on the MOTION of Sandusky, seconded by O'Hara to approve Resolution No. 2008-98.

**On the Question**

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: O'Hara, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: None

ABSTAIN: Garganio

Motion carries.

**WORKSESSION RESUMED**

**TOWNSHIP ENGINEER**

**Wawa: Request for Release of Performance Bond (Held from 3/12/08)**

Dan Guzzi, Township Engineer, stated that this request was held from March due to outstanding punch list items; there are still outstanding punch list items. Mr. Guzzi recommends denying release of the Performance Bond. A Resolution will be prepared for next week's meeting.

**MS Investments/Rite Aid Pharmacy: Maintenance Bond Release**

Mr. Guzzi reviewed and recommends release of the Maintenance Bond. All of the work has been completed and inspected. A Resolution will be prepared for next week's meeting

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### Whitesell Construction, Haines Center: Release Performance Bond

Mr. Guzzi reviewed and recommends the release of the Performance Bond for 270 Daniels Way, conditioned upon posting of the required 2-year Maintenance Bond. A Resolution will be prepared for next week's meeting.

### Hunter Industries, Inc.: Release Performance Bond

Mr. Guzzi reviewed and recommends release of the Performance Bonds, conditioned upon posting of the required 2-year Maintenance Bond. A Resolution will be prepared for next week's meeting.

### Safe Streets to Transit Grant

Assistant Administrator Sahol stated that this is a recent announcement. It is for infrastructure improvements for areas that lead to a NJ Transit location. He recommends applying for pedestrian and crosswalk improvements for Roebing. Council Members are in agreement for Assistant Administrator Sahol to proceed. A Resolution will be prepared for a future meeting.

### CDBG

Mr. Guzzi discussed the Community Development Block Grant (CDBG), which consists of the rehabilitation of the restroom facilities in the Roebing Library to remove architectural barriers as well as some related site improvements outside of the building. Also bid with that was a number of alternates for curb ramps but based on the grant amount this year, which is less than last year. He is recommending limiting the work to the library site. The base bid came in at \$70,014 from Eagle Construction; the grant amount is \$72,000. Assistant Administrator Sahol also recommends moving forward with awarding only the library project and foregoing the ramps since that would be over the grant amount. Council Members in agreement to move forward with the library project only (base bid with no alternates). A Resolution awarding the contract will be prepared for next week's meeting.

### Bikeways: Grant Application

Mr. Guzzi explained that the township made an application for the Bikeway Grant last year but did not receive it. He asked if the governing body would like to apply again; and if so, for the same route as last year, which was from Brookside Drive to Marter Park? Mr. Guzzi explained that there are three (3) grant opportunities offered by the State in June (roads, sidewalks & bikeways). The township can apply in every category but the State will only award the municipality one (1) of the grants. Council Members would like Mr. Guzzi to proceed with the bikeways grant application and to reapply for the same route as last year.

### Sutton Heights: CJS Investments: Maintenance Bond

Mr. Guzzi reported that the tree issue has been resolved. He reviewed and recommends the release of the Maintenance Bond. A Resolution will be prepared for next week's meeting.

### 2008 Road Program – Overview

Administrator Brook explained that if this project stays in its current format, they are looking at an additional bond of approximately \$770,000 to \$800,000, with 5% down it comes to approximately \$730,000. Once the project is bid, the base bid cannot change by more than 20%, so he suggests pulling some roads out of the base bid and bidding as alternates. Mr. Guzzi noted that if there are too many alternates with a small base bid, then the township would not get the best value from the contractor.

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Mr. Guzzi stated that Pine Street, Sixth Street and Second Avenue have to be done because they are being funded by the NJDOT with a \$280,000 grant. The rest of the list is up to the preference of Council. He noted that the only thing not on this list that has been added is the drainage issue at Hornberger Avenue and Seventh Avenue, which will cost approximately \$40,000.

Mr. Guzzi stated the number for Second Avenue includes the water main replacement, that is why the number looks higher.

Council Member Ryan asked Administrator Brook, from a budgetary standpoint, what number is he comfortable with including in the township budget? Administrator Brook explained that he cannot give a definite figure. He noted that the difficult thing with this whole prospect is the fact that residents have been notified that their roads were going to be done. With what is happening in the economy especially with respect to the cost of oil, it is just driving the cost of everything up and the township is seeing a direct impact. Administrator Brook suggests breaking some of the roads out and bidding as alternates and see what the numbers come in at. He cannot give a magical number. He is not even sure what the numbers will come in at when bids are received. Mr. Guzzi stated that when the estimate was done in February, he tried to anticipate price increases but oil and asphalt prices have not stopped going up. He hopes he has it covered. The sooner they go out to bid the better.

After further discussion, Council decided to move forward with going out to bid, including approximately eleven (11) alternates. A Resolution will be prepared for next week's meeting.

**MALLARD CREEK: RECREATION REQUEST**

Administrator Brook explained that this goes back to the late 1980's, early 1990's. In the early 1990's the developer approached the township with a concern due to the location of the tot lot. The concern was that the tot lot would have been sandwiched in between two properties and backed up to the woods. At that time the developer asked if the township would be willing to accept a financial contribution that would be put into a trust fund to be used for small recreational improvements. The township agreed that it was not a good location for a tot lot and agreed to the contribution, which was approximately \$99,000. Over the years some Mallard Creek residents have asked for a tot lot but the problem has always been location. There are not that many open spaces to place it except where the basins are. One property was picked out years ago but the adjacent residents objected to it. The developer called and asked Administrator Brook if he would ask Council if they would consider approaching Roma Bank and see if they would be willing for a tot lot to be put up using the trust fund money. Council President Baldorossi suggested taking a portion of the basin off Buttonwood Drive and fencing it off for a tot lot.

Council Vice President O'Hara asked how the tot lot would be accessed if it was on Roma Bank's property? Administrator Brook stated that it would be accessed through Fairbrook Drive and there is concern due to the traffic. That location was discussed years ago and there was great concern about the safety of the children. At that time, they looked at Potts Mill Road but there was a concern of crossing wetlands and a concern of the woods. It was always the thought of Council that the funds would be used in the country part of the community. The basin area will be looked at to see if it is a feasible site for a tot lot.

**TOWNSHIP SOLICITOR**

**Referendum Question: Preservation**

As requested, Solicitor Kearns provided a Draft Ordinance for the preservation referendum for November's ballot. There was talk of limiting it to farmland preservation; he recommends that it be done with broad language so the funds could be used for open space, maintenance, historic preservation and farmland preservation. Council Member Ryan and Council Member Garganio prefer the referendum be specifically for farmland preservation. Solicitor Kearns stated that farmland preservation means preserving it as a farm and noted that there may come a time when there is no one interested in farming that piece of ground. He suggested the referendum be for farmland preservation and open space, the other items can be removed from the Ordinance. Council Members are in agreement that the referendum will be asking for 1¢ for farmland and open space preservation. Solicitor Kearns will refine the Draft Ordinance.

**ASSISTANT MUNICIPAL ADMINISTRATOR**

**Alley Vacating Request**

Assistant Administrator Sahol received a request from an Olive Street resident asking that the township vacate the alley behind her home. There are no infrastructure improvements there and the alley is no longer needed for municipal purposes. Assistant Administrator Sahol polled all eight (8) of the residents and they all signed letters authorizing the municipality to collect their fair share of the costs involved in vacating the alley. The residents are willing to accept the land. An Ordinance will be prepared.

**Cedar Lane Parking Restrictions**

In regards to the concerns raised regarding on street parking by the new high school, Assistant Administrator Sahol provided a Draft Ordinance to make Cedar Lane "No Stopping or Standing" from Bustleton Road to Route 130 with the exception of the portion in front of two (2) homes where the road is designed for on street parking. The County agrees with the changes. Council in agreement to proceed with Ordinance.

**Recycling Opportunities**

Assistant Administrator Sahol and Maria Sadar, Florence Township High School Vice Principal, met with **Planet Aid**, which is a **textile recycling** company today. The school is very interested in starting a program with Planet Aid. Assistant Administrator Sahol will be attending the Board of Education workshop meeting this coming Monday. Assistant Administrator Sahol and Rich Pendel discussed placing the bins in the township's Recycle Center. This would keep the bins off the streets and the highway because unfortunately they do become a dumping ground when they are not monitored. Through a memorandum of understanding, Planet Aid is offering to pay the township \$.06 for every pound collected, which is better than the State of NJ recycling rate which the township will still get. Planet Aid is approved in the State. They collect textiles: clothes, shoes, small baby toys and hard and soft back books for reuse recycling. There is room in the Recycle Center and Planet Aid is looking at picking up twice a week or more if needed. Council Member Sandusky stated that is what the bins on the highway lack, collection, which is why they get overfilled. Assistant Administrator Sahol stated that is why there would be an agreement in writing.

Assistant Administrator Sahol discussed the **Burlington County Recycling Pilot**, which they have done in Medford and Evesham Townships. The County installed wheeled toters/bins for fiber

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materials such as newspapers and cardboard. The biggest problem the County has is their fiber collection; it is not increasing in its program rate like bottles and cans have, which are commingled. When the County introduced this pilot in those two towns, they saw a drastic increase in the amount of material collected. Residents cited the ease of the totes; they no longer have to worry about bagging, finding boxes or tying the bundle. One of the senior citizens stated that, as a widow it is easy, she just wheels it out and there is no hassle.

Assistant Administrator Sahol stated that Burlington County is looking to place 65-gallon totes with collection every two weeks. The County will pay for half of the cost; the other half of the cost the township would get the payback over six years.

Assistant Administrator Sahol recommends the following route to begin the program:

- Greenbriar
- Mallard Creek
- Brookside
- The Preserve
- Birch Hollow

Due to storage of the totes, Council President Baldorossi and Council Member Garganio feels it works for single family homes but does not believe it works for the row homes. Since Birch Hollow is a tight community, Mayor Berry suggested trading for Tall Timbers and Coachman's Drive. Assistant Administrator Sahol stated that the goal is 1,000 stops without breaking up the route too much.

Single stream pick up, where all materials are collected in one bin, was discussed. Assistant Administrator Sahol believes that will happen in the future. The County stated that it would be a 20 – 30 million-dollar investment just for the machine to separate the materials; then add the cost of the containers on top of that. Assistant Administrator Sahol will let the County know at the next coordinators meeting that Florence Township would be behind single stream collection.

Assistant Administrator Sahol stated that a Resolution would need to be approved in order to execute the agreement. Council Member Garganio asked if the routes could be defined before the Resolution is approved? Assistant Administrator Sahol stated that the route would be defined before the Resolution is approved. A Resolution will be prepared for next week's meeting. Assistant Administrator Sahol stated that the program is scheduled to begin this fall.

### **Tree Code Reviews**

Assistant Administrator Sahol spoke with the Shade Tree Committee and they are interested in reviewing tree varieties, planting details, maintenance details and inspection requirements. He spoke with Mr. Guzzi on having a different type of inspection then now. He would like an inspection during the planting opposed to after the tree has already been planted. Mr. Guzzi explained that what happens now is that the landscapers show up and plant the trees without notifying the engineer. He would establish guidelines stating that he would have to be notified and given a schedule when they would be onsite to plant the trees and inspected before it was back filled. Eliminating the mounding of the mulch will also be addressed. The matter of deficient trees that were planted previously in new developments was discussed. Assistant Administrator Sahol stated that setting requirements will protect the township and is owed to the residents.

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Council Member Garganio asked if a developer were to come in and clear trees for a building and parking lot, even though they will be replace some, is there a possibility that a requirement could be made where they would have to donate trees or money back to the township for a tree restoration fund? Solicitor Kearns would have to look into. The township does have an Ordinance in place that states that if a number of trees are being removed, you have to replace onsite.

### **Broad Street: Streetscape Improvement**

Assistant Administrator Sahol stated that he over purchased trees for Veteran's Park and has 14 left. The Shade Tree Committee would like to use them for streetscape improvements on Broad Street where trees have been lost. He noted that two (2) business owners on Broad Street have asked for trees in front of their businesses. There is concrete in front but they have offered to help with having the concrete cut out. Letters will be going out this Friday.

### **Walnut Court**

Assistant Administrator Sahol has been working on trying to create a situation where there is better traffic flow and fewer problems with parking conflicts on Walnut Court. His recommendation is to move forward with doing away with parking on the left hand side heading into Walnut Court to accommodate a safer, better flow. The other side already has no parking, so there would be no parking on either side. He recommends moving forward next week. Council President Baldorossi asked if there was enough room in the Florence Tollgate parking lot to accommodate the vehicles that are being parked on the street? Assistant Administrator Sahol has seen open spaces in the parking lot even when there are vehicles parked in the street. Administrator Brook also feels there is enough parking in the lot. Council in agreement to proceed. An Ordinance will be prepared for next week's meeting.

### **Greenbriar: Streetlight Report**

Administrator Brook stated that the township was approached by Greenbriar's Homeowners Association and asked if additional streetlights could be installed. Administrator Brook stated that after inspecting, he concurs that there are areas where additional streetlights are needed. It is not a simple process now that the development is built, but after the police, Assistant Administrator Sahol and he have driven through at night, they all concur that the development needs additional lights.

Administrator Brook provided a breakdown of the costs, which would primarily be a one-time expense aside from the monthly costs incurred. He provided a map from the association that showed where they believe the lights should go with slight modifications from the police department as to where they believe they should go.

Council Member Garganio questioned the cost of solar streetlights? Mr. Guzzi and Administrator Brook are not that familiar with solar streetlights but will research and report back.

Since the lack of lighting was at the suggestion of the Township Planner, Mr. Guzzi will check to see if that suggestion was made for any of the new developments being built.

Council advised Administrator Brook that he may advise the homeowner's association that lighting will be installed but various options are being explored.

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**ABC LICENSES: RENEWALS**

Joy Weiler, Township Clerk, received the Chief of Police's report on the ABC licenses. She has not received the applications back from four (4) applicants: Riverbend, Sam Paglione (working on special ruling, will be late but will be filing), Bridges at Roebing Station and Florence Liquor Mart.

Council Member Sandusky would like to know from the applicants holding an inactive license when they plan to activate that license.

Council Vice President O'Hara asked if pocket licenses are detrimental to the community? Solicitor Kearns stated that they are not. He explained that Florence Township has more licenses than allowed by statute; if any of the licenses go, the township will not get them back. If the township does not renew the inactive licenses, they are gone forever. Having the licenses available means that if a developer were to want to build a restaurant, a license would be available. Solicitor Kearns stated that "inactive" is basically a pocket license; it means it is not being used but the license holder is still paying the license fees to the township. Clerk Weiler reviewed the inactive licenses and the pocket licenses with Council.

Solicitor Kearns noted that the attorney for Illusions ABC license holder contacted him and stated that his client would like to reactivate the license; not as its previous use but as a restaurant. Solicitor Kearns advised the attorney that his client would have to come into the township for site plan approval because it is a different use than was there before. The establishment did offer food service but he believes this is significantly different because they did not have a full service kitchen.

**SOUTH JERSEY HEALTH INSURANCE FUND FEASIBILITY STUDY**

Administrator Brook explained that this would be a Resolution that authorizes the township to participate in the feasibility study. It is an opportunity to see if it is feasible to start a health pool in the South Jersey area. The township would not be bound to anything. A Resolution will be prepared for next week's meeting.

**DAVE RAPCIEWICZ, 16 TALL TIMBER LANE: AUCTION PERMIT – OLD CITY**

Clerk Weiler explained that resident Dave Rapciewicz called interested in having an auction, an estate sale auction. Clerk Weiler also spoke with the auctioneer and advised him of the township's requirements. They were going to submit a formal request for this evening but did not. No further discussion can take place before a formal request is received.

**HOMES FOR OUR TROOPS: 627 EAST FIFTH STREET**

Administrator Brook explained that Homes For Our Troops is an organization that goes around the country and builds homes specially adapted for severely injured service members. They would like to build a home for a young man that was severely injured in the war and left paralyzed from the chest down and they are requesting that the township waive the construction code fees, water and sewer connection fees and COAH fees. Administrator Brook stated that the township is permitted under the Uniform Construction Code to waive the fees. In regards to the COAH fees, the township cannot waive them but would have to absorb them if Council was willing. Homes For Our Troops recently built a home in Wharton, NJ. Administrator Brook spoke to Wharton's administrator who stated that everything went extremely well, and they did waive the fees. Administrator Brook stated that the township would have to speak to Homes For Our Troops to make sure the township can review and approve the deed restrictions. Council Vice President verified that they would have to follow the Construction Codes. Administrator Brook stated that all standards would apply and they

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would have to comply with the Uniform Construction Code. Council Members all feel it is a good cause and are willing to waive the fees. Administrator Brook will notify Homes For Our Troops. Solicitor Kearns will look into whether it has to be done by Resolution or Ordinance.

**AMENDMENT TO MASTER PLAN: REZONING**

Mr. Guzzi explained that the Planning Board is re-examining the Master Plan and looking to identify areas of the town for zoning changes. Council Member Ryan explained that the Planning Board is looking to adopt the Master Plan and would like to know if Council has any concerns or suggestion for rezoning.

Council Member Ryan noted that the Master Plan Re-examination Report was prepared last year by Clark, Caton & Hintz, who is no longer the Township Planner, but not acted on by the Planning Board, so if there are significant amendments, the new Township Planner is uncomfortable amending someone else's document; he would rather redo it. Council Member Ryan feels the Master Plan is good and would like to save the township that expense.

Council does not have any suggestions for changes.

**COAH PLEDGE**

Administrator Brook explained that the New Jersey League of Municipalities is polling towns to help defend the burdensome proposal by COAH. Council Members are in favor of Florence Township participating.

**RIVER ROUTE**

Council Vice President O'Hara stated that there were some interesting materials in the packet regarding the River Route. He believes Florence Township has some property that will create jobs that would qualify. Administrator Brook stated that he will be talking with Darlene Scocca, Burlington County Economic Development Representative, tomorrow on that topic.

**ACTION**

**Applications**

A. Social Affair Permit Application: Francis W. Robbins Post 194 American Legion, June 28, 2008

It was on the MOTION of Sandusky, seconded by O'Hara to approve the above application.

**On the Question**

Nothing at this time.

Upon roll call Council voted as follows:

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

NOES: None

ABSENT: None

Unanimous approval.

11:50 PM MOTION by Ryan, seconded by Sandusky to adjourn to Closed Session. Roll call vote - all ayes.

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**ADJOURNMENT**

11:50 PM Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC  
Township Clerk

/mab