

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

June 11, 2003

8:05 PM

CALL TO ORDER

Council President Hofflinger called the meeting to order.

SUNSHINE STATEMENT

The Township Clerk read the Opening Statement: Notice of this meeting has been given in accordance with the Open Public Meetings Act. Notice was published in the Burlington County Times on January 5, 2003; given to the Register News for information; posted on the municipal bulletin board.

ROLL CALL

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

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

PUBLIC COMMENT

Nothing at this time.

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.

FRONT STREET BUSINESS OWNERS

Mayor Muchowski explained that the Front Street business owners approached him regarding improvements to the area in front of their stores. They are here this evening to discuss what they would like to see done.

Discussion regarding funding took place. \$27,000 is available from the Waste Management settlement. Another \$100,000 to \$120,000 is needed to complete the project. Different grant opportunities are being explored. One grant was applied for, but was denied. Even though the money is not available right now, Mayor Muchowski would like to finalize a plan that is mutually agreed upon by the business owners and the Township.

ADA (Americans with Disability Act) compliance was discussed. Dan Guzzi, Township Engineer, believes that the Township's only responsibility regarding ADA compliance is to make sure that the sidewalk is a continuous run; no additional barriers can be created. He does not believe that the Township is required to make the businesses ADA complaint.

Rocco Gangone, owner of Rocco's Pizza, stated that he wants something equal to the improvements in front of the Broad Street businesses and Donna's Deli in Roebling. Mayor Muchowski stated that those improvements were done through a grant. Council Member Garganio explained that the Township has hired a grantwriter; they will be looking for a grant for this project.

Florence Township Council Executive Session: 06/11/03

Mayor Muchowski discussed the possibility of phasing the project. Different options were discussed. He asked that a consensus between the Township and the business owners be built over the next couple of weeks.

Ken Lengel, Front Street Laundromat, believes that the business owners are looking for some type of update and questioned the cost comparison between brick and white concrete. He suggested a mixture of the two to save money, but also give an updated look. Mr. Guzzi will come up with some different options and cost comparisons.

Mayor Muchowski offered to have Mr. Guzzi meet with the business owners together so no one is angry over what plan is decided on. He explained that, due to the lack of funds, what can be done quicker might not be what everyone wants.

Ed Tobiens, TV Video, would like to see options, since he does not know what amount of money will get them what. Mr. Guzzi reviewed the original estimate of \$125,000 to replace all of the sidewalk and adjust the grade so it was even with the doors, which included combination of concrete and brick, lighting fixtures, street furniture and planters. After meeting with some of the business owners, Mr. Guzzi felt that they would like that plan scaled back.

Discussion followed regarding doing the concrete and brick work at an estimate of \$55,000 now and adding the light fixtures at a future date as long as the County does not require ADA compliance. Mr. Guzzi will speak with the County to see what is required. He explained that if they don't have to do anything with the bilco doors to become ADA compliant, the project becomes much more feasible from a budget standpoint.

Mr. Guzzi will prepare some different options and cost estimates and meet with the business owners to try to come to a consensus.

Gary Carugno, Florence Hardware, feels that anything that is done will be an improvement. He did not see the original plans, but does not feel that the owners are making concessions because they do not want the benches and planters. Mr. Guzzi explained that some of the business owners expressed concern regarding planters that would collect trash or benches that kids would loiter on. He stated that is the area that the business owners have to come to a consensus.

In response to Mr. Carugno's question, Mr. Guzzi explained that when applying for a grant they would look more favorable on a beautification project that included benches, planters, lighting fixtures, etc. then just replacing concrete.

Council Member Garganio is in full support of the original plan, if that is what the business owners want, but it will not happen fast. It all depends on receiving grant money, which could take five years. There are no guarantees that grant money will ever be received.

Mayor Muchowski stated that the County will be contacted before next week's meeting regarding ADA compliance. He also asked if the business owners were available to meet on site one day early next week? He feels that phasing may work. He would like to come to a consensus on phase one and an idea for phase two, which would be the detail work. This would provide the immediate relief that is needed.

Florence Township Council Executive Session: 06/11/03

Mayor Muchowski asked Assistant Administrator Sahol to take pictures of the improvements done in front of Burlington County Auto Parts and deliver to each business owner as an idea of what could be done.

A meeting will be held on site early afternoon next Wednesday.

TOWNSHIP WATER AND SEWER ENGINEER

Crossroads NJDEP Utility Applications

Russell Trice, Township Water and Sewer Engineer, reviewed the Crossroads water and sewer application. It is an 85-unit development on Florence Columbus Road. There are two items he requested the developer do, but the developer did not agree to do them. One of the requests was to run a 12" water main through the development, connect to the 12" main on Florence Columbus Road, run it through the development to Potts Mill Road, down Potts Mill Road to Creekwood Drive. They agreed to run an 8" main through the development from Florence Columbus Road out to Potts Mill Road. Then at Potts Mill Road they will run a 12" main from their development entrance down to Creekwood Drive. They are not willing to install a 12" in their development. In response to questions from Council Member Garganio, Mr. Trice explained that he was trying to be sure that there are large mains on the main arteries that could branch out through the country area and service feeders. Mr. Trice does not believe that a water main will be installed anytime in the near future on Potts Mill Road up to Route 130; running a 12" line through this development would have taken its place.

Mayor Muchowski stated that at the Planning Board level the developer bended on other issues but would not bend on this issue. Discussion followed regarding the Ordinance and requiring the developer to install 12" mains. Administrator Brook does not believe that the Ordinance would allow the Township to force the developer into installing 12" mains.

Mr. Trice explained that the developer is asking Council to approve a Resolution authorizing the Mayor to sign the permits to go to DEP. Council Member Garganio does not want to approve a Resolution authorizing the Mayor to sign.

Administrator Brook stated that there are two issues that he has advised the developer: one being the water allocation issue; the other is the water and sewer service agreement. He stated that it would be highly unlikely that the developer will receive approval with those issues still pending. The developer is seeking approval from the Township so they can process it through DEP's technical review. They were advised it would be extremely difficult at this point in time.

Administrator Brook anticipated that Council would not approve a Resolution. He stated that a water and sewer service agreement needs to be negotiated first.

Mr. Trice reviewed the other issue regarding running sewer out to Potts Mill Road in both directions to service existing residents. The developer was asked to do this but was not willing. They offered to extend the sewer line out to Potts Mill Road at their entrance and install a manhole deep enough for someone to connect into in the future.

Administrator Brook will advise them that Council will not be approving a Resolution and will begin the process for negotiations.

Potts Mill Sewer Proposal

Administrator Brook discussed the cost of installing sewer mains, what the Township would recover if the residents were assessed and what the cost would be to the residents. The calculations were based on going out to borrow the money and the market. The residents will be advised of the costs, and asked if there is still interest.

Well No. 6

Administrator Brook stated that Mr. Trice was given the authorization to proceed with preparing the plans and specifications and the DEP application, which can take 12 to 24 months for approval, for Well #6 in the fall of 2002, but held off due to the gross alpha. The latest test results came back and they are good. They can now move forward with preparing the plans and specifications. He explained that there is always the possibility that EPA's testing methodology may change. If the requirements became more stringent, additional treatment may be required that would have to be provided by a separate treatment facility.

Mr. Trice explained that the iron level in Well #1 came back higher than the limit and may require treatment. He will approach DEP and ask if that well could be used as a backup well. Due to the number of wells that contain gross alpha, he stated that the Township might be faced with building another treatment plant or adding processes. He feels that they should proceed with Well #6.

Status of Wells

Administrator Brook reported on the status of the Wells. He stated that at this time Well No. 2 is the only well that needs work. The well will be taken off line, cleaned and rebuilt to bring it back to its original capacity. The cost will be between \$40,000 to \$60,000. Administrator Brook will report back on financing the project.

De-chlorination Issue

Mr. Trice stated that one of the processes at the treatment plant is not working. The manufacturer has had their experts look at it, and they feel that Ready Pac is discharging highly chlorinated water. Dave Lebak, Township Water and Sewer Director, has provided Ready Pac with chemicals to treat their waste. It may take awhile to see what effect it has at the plant. They are also looking at the equipment for malfunctions. A meeting will be held on Monday with DEP to review this problem at the treatment plant.

TOWNSHIP ENGINEER

Tennis Courts

Dan Guzzi, Township Engineer, reported on the condition of the tennis courts at Wilkie Park. There is no inexpensive way to repair them that will last. He suggests having the cracks cleaned out, and having the Public Works patch the cracks. This will hold the courts over until they can be paved during a future road program.

Mayor Muchowski discussed the plans for the new proposed school that would go for a referendum in December 2003, which may include tennis courts. Since the high school uses the tennis courts at Wilkie Park and they may have their own in the future, it may be best to repair the courts for recreational use. Discussion followed regarding the new school, construction costs and State contributions.

Florence Township Council Executive Session: 06/11/03

Livable Community Grants: DOT & DEP

Assistant Administrator Sahol advised Mayor and Council that this may be an opportunity to receive a grant for the improvements to the area along the Front Street businesses. Council in agreement for Mr. Guzzi to proceed with the application.

Storage Facility: Miceli/Dresner

Mr. Guzzi reviewed the request from Miceli/Dresner to release his performance bond. There is the outstanding issue of sidewalks being installed on Route 130. The sidewalks were on his site plan; required by Ordinance to install sidewalks. Since there are no existing sidewalks to connect to, he is asking for permission to hold off on installing sidewalks at this time. If in the future there are sidewalks to connect to, he agrees to install sidewalks. Council President Hofflinger suggested holding the money for the sidewalks.

Discussion of the developer installing the sidewalks somewhere else in the Township that sidewalks are needed. Mr. Guzzi will speak with the developer regarding a trade off; they would install sidewalk on Cedar Lane from Tall Timbers to Route 130.

Current Estimate #2: Main Street Reconstruction

Mr. Guzzi reviewed and recommended Current Estimate #2. The 25% of the asphalt money has been withheld to be sure that the punchlist items are taken care of. A Resolution will be approved at next week's meeting.

Roma Bank: Soil Removal

Mr. Guzzi reported that Roma Bank has excess soil on site, and they are requesting permission to remove 1,400 yards of soil (fill material) to a soil storage facility in Upper Freehold Township for eventual use somewhere else. Council Members asked if there was a place in the Township that could use it? Mr. Guzzi is not aware of a site that could use it. Mr. Guzzi explained that in accordance with the Township's Ordinance, the permit application fee is \$70 along with posting a performance bond in the amount of \$5,600 and the escrow amount. A Resolution will be approved at next week's meeting for a soil removal permit.

Gas Lines

Council Member Baldorossi asked how deep the gas lines are in the alleys in Roebing? Mr. Guzzi explained that Public Works checked a few alleys and the lines are deep. Mr. Guzzi will put together an estimate to redo a couple of alleys. The contractor will be required to verify the depth of the gas lines.

Council Member Baldorossi discussed an incident where a horseshoe hub was put 18" into the ground and hit a gas line in the alley between the 200 blocks of Fifth and Sixth Avenues. Administrator Brook stated that he would have a hand dig done at that location to check the depth of the gas line.

ASSISTANT MUNICIPAL ADMINISTRATOR

Parade

Assistant Administrator Sahol asked for suggestions for judges, prizes and the grand marshal.

Mayor Muchowski discussed having the reviewing stand in front of Johnny's Gym on Broad Street in conjunction with his open house.

Florence Township Council Executive Session: 06/11/03

Council Member Sandusky suggested Gerald Steffe, Superintendent of Schools, as grand marshal since he is retiring this year. Mayor and Council in agreement to ask Mr. Steffe to be the grand marshal of the parade.

Three judges and an announcer are needed for the parade. Different options were discussed.

GREEN ACRES

Assistant Administrator Sahol discussed a request on Green Acres parking. He spoke with Dave Smith in the office of Green Acres, the regulation section, and he is not comfortable with the request unless it is community based. Assistant Administrator Sahol will advise the resident of the Green Acres position and the other available paved parking.

FLORENCE SQUAD

Assistant Administrator Sahol stated that he spoke with the Captain of the Florence Squad, and he is comfortable if Council moves forward this evening with the new ambulance from VCI.

BUSTLETON ROAD GREEN ACRES PROPERTY

Council President Hofflinger and Assistant Administrator Sahol walked the Green Acres property on Bustleton Road. It is a beautiful site that doesn't need any work besides access. Allowing the boy scouts to use the site was discussed. Assistant Administrator Sahol is going to contact the County and ask them to clear their right of way. Mr. Guzzi will provide a perimeter survey. Will need to post "No Hunting" signs and a Green Acre sign.

1580 HORNBERGER AVENUE

Council President Hofflinger discussed the condition of the building and asked what could be done about it. Administrator Brook stated that the owner is willing to sell, but only to a reputable buyer. Mayor Muchowski will speak with the owner before next week's meeting.

BUCS PROPERTY

Discussion followed regarding the condition of Bucs property and the legal rights of the Township. The owners will be invited to attend the first meeting in July. One row of garages is set for demolition. A permit is required for demolition; the site could be inspected at that time.

UNFINISHED BUSINESS

Housing Authority

Mayor Muchowski stated that Craig Wilkie's term on the Housing Authority expires the end of July. Mr. Wilkie is interested in continuing to serve. This is Council's appointment. Council will approve Mr. Wilkie's appointment at next week's meeting.

Letter: NJ Transit

Council Member Fratinardo felt that the letter from NJ Transit was an insult to the Township. The letter stated that the Township requested the berm, which is true, but the letter indicates that the Township requested the berm with the toxic material, which is the farthest from the truth. Council Member Baldorossi stated that the Township requested a fence, and NJ Transit decided on the berm.

Florence Township Council Executive Session: 06/11/03

Facility Use throughout the Township

Council Member Garganio asked where a request to use a facility should go during off-season? After a brief discussion, it was decided that the first step it to get league approval then coordinate with the Recreation Director.

ADJOURNMENT

10:35 PM Motion made by Sandusky; seconded by Fratinaro to adjourn to Closed Session. Roll call vote – all ayes.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab