

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

June 13, 2007

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 7, 2007; given to the Register News for information; posted on the municipal bulletin board.

ROLL CALL

Present: John Fratinardo, Bruce Garganio (8:25PM), Elizabeth Ryan, Jerry Sandusky, Frank Baldorossi

Also Present: Mayor Michael Muchowski (8:05PM); 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

No public comments.

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

GREENBRIAR: PERFORMANCE BONDS – STATUS REPORT

Dan Guzzi, Township Engineer, reported that he met with Justin Bloch of Lennar this past Monday to update where they stood on the punch list. They have been working on the open items and have three of the 13 pages of items completed. They are continuing to move forward on the landscaping. At the meeting several items that were in question were identified. A representative of Mr. Guzzi's firm walked the entire site today with Mr. Bloch to review every item. Mr. Guzzi is not sure that there is complete agreement with Lennar but they do understand what items need to be completed. Mr. Guzzi and his employees are available to Lennar to expedite completion. Mr. Guzzi hopes to have a definitive schedule for completion of the outstanding items from Lennar prior to next week's meeting.

Council Member Ryan asked Mr. Guzzi if he felt good with the progress? Mr. Guzzi stated that he felt good that there is progress but is concerned because there are certain items that they discussed on Monday that Lennar is taking the position they are not responsible for. Mr. Guzzi stated they are clearly responsible for those items and have been discussed with Lennar several times. Mr. Guzzi hopes to have an agreement on these items prior to next week's meeting. Council Member Ryan asked if they were major items? Mr. Guzzi stated what some of them are. One of the big items is the walking path and a number of issues with the path. There are some areas that were damaged by other contractors, areas that are showing signs of fatigue due to the way they were installed, and throughout the walking path there are areas where the air void contents of the compaction was below standard. He recommended a series of fixes: replacing the damaged or failing portions and sealing the entire walking path to give it a uniform appearance. Council Vice President Fratinardo

Florence Township Council Executive Session: 06/13/07

questioned the drainage issues. Mr. Guzzi stated that there are some grading issues to be addressed, which they have been working on.

NOTE: 8:05PM Mayor Muchowski present.

Solicitor Kearns, who was also present at Monday's meeting, explained that they also discussed with Lennar that 120 days for completion was not sufficient. The township wants a timetable for the specific items that have to be done and when they will be done. Of course, the township would take into account weather related delays. Mr. Bloch will provide a schedule to Mr. Guzzi for next week's meeting. If there is an issue with the schedule, Mr. Bloch will attend next week's meeting.

TOWNSHIP WATER AND SEWER ENGINEER

Status Report: Well No. 6

Russell Trice, Water and Sewer Engineer, reported that the contractor for Well No. 6 has been submitting shop drawings. He is waiting to begin work onsite until he has all of the materials and equipment. Work should begin next week.

Status Report: Aerator Painting

Mr. Trice reported that the contractor is mobilized. The bypass piping has been installed and construction on the containment structure to contain the sandblasting materials should start this week with sandblasting starting next week.

SHEDS

Mayor Muchowski explained that in the 12 years he has been on Council or as Mayor there have been many discussions regarding creating an in place zoning in the Village of Roebling. A month ago a Second Avenue resident put in a permit application for a shed and was rightfully denied. It is frustrating to the resident to see 22 sheds on her block alone. Of course she can apply for a variance, which would more than likely be approved but would cost \$400. He does not believe it is a big thing to ask for a shed to properly store outdoor equipment. He knows they are tight yards. He suggested amending the code to allow for an 8'x 6' or certain structure of shed with a 2' setback from the alley and the side yard in the Village of Roebling. Council Vice President Fratinardo questioned if there would be a percentage of coverage? Mayor Muchowski stated that there is no level of coverage that can be created that would be reasonable and work. He would like to make sheds of a certain size exempt in that zone. Solicitor Kearns explained that the township can make an exemption in one zone, it does not have to be done for the whole town. Dealing with Roebling is significantly different than other parts of the town.

Council Member Ryan asked if sheds that were put up without a permit will be found during the reassessment? Solicitor Kearns and Assistant Administrator Sahol explained that sheds are zoning related. What will be found are additions, converted garages and improvements that needed a construction permit that added to the structure.

Council Vice President Fratinardo agrees with Mayor Muchowski. Council Member Ryan is also supportive of exploring the possibility but believes there are other categories that bear examination. Council Member Sandusky agrees, but does not want to see large sheds that cover the yard.

Assistant Administrator Sahol noted that there are some other RC Zones in Florence.

Florence Township Council Executive Session: 06/13/07

Solicitor Kearns stated that in most cases with this kind of change discussion takes place at the Planning Board. Mayor Muchowski explained that he is going to discuss this issue at this Monday's Planning Board meeting but he wanted to see if Council was receptive.

NOTE: 8:15PM Mayor Muchowski left meeting at this time.

TOWNSHIP ENGINEER

Bikeway Grant: DOT

Mr. Guzzi stated that a month ago or so notification was received from DOT regarding a bikeway grant. The caveat is that the bikeways have to be completely separated from existing roadways; there must be a barrier or separation.

More recently, Mr. Guzzi received notification on the regular municipal aid applications, which are due in August. Those include bikeways but do not have the same restriction. They also include sidewalks as well as road programs.

Mr. Guzzi does not believe that there is an area large enough to accommodate a separation between the road and a bikeway. He suggested looking into building some sort of a master plan for a bike route, then as development comes through on Old York Road, make sure that there is a requirement in place for additional right of way. Council Vice President Fratinardo added that there are developers interested in Old York Road.

Mr. Guzzi stated that applications for the 2008 Municipal Aid are due in August. He requested that the topic be added to July's Worksession for discussion.

Park Improvements Project: Current Estimate No. 6

Mr. Guzzi reviewed and recommended Current Estimate No. 6. There is work to complete at Marter Park and some punch list and clean up items to complete at the other parks. He explained that nothing is being paid for the part of Marter Park where there are issues. The developer brought in a new landscaper, who is doing a much better job. A Resolution will be prepared for next week's meeting.

Council Member Sandusky stated that the parking lot going out of town in Roebing is loaded with cracks and weeds and requested that it be repaired. Mayor Muchowski stated that it might be able to be done in house. He also stated that there was discussion of adding some preventative maintenance to the Road Program. Mr. Guzzi explained that it could be added as an alternate, which does not have to be done.

ASSISTANT MUNICIPAL ADMINISTRATOR

Patriotic Parade Update

Assistant Administrator Sahol updated preparations for the upcoming Patriotic Celebration. Flyers are up, it is posted on the website and Channel 19. Registration forms are starting to come in. The three (3) veterans organizations have been notified about trying to get the past and current members of the military to participate in the Flag Raising. Council President Baldorossi asked if there has been any response? Assistant Administrator Sahol stated not yet.

Florence Township Council Executive Session: 06/13/07

Council Member Ryan asked if the Florence Township Girls Softball Team would be invited to march in the parade since they won the State Championship? Assistant Administrator Sahol will send an invitation.

Delaware Avenue and Station Road

Assistant Administrator Sahol reiterated information from past meetings regarding parking on Delaware Avenue. He spoke with the Burlington County Engineer who expressed interest in realigning the centerline and fog line to allow truck parking on one side of Delaware Avenue. Assistant Administrator Sahol wanted to be sure there was a consensus from the governing body before he approached the residents. The governing body in agreement for Assistant Administrator Sahol to proceed as previously discussed.

Potts Mill Road

Council Vice President Fratinardo questioned the status of sewer for Potts Mill Road? Assistant Administrator Sahol stated that Dave Lebak, Water and Sewer Superintendent, is preparing a report for Mayor and Council but needs to meet with Mr. Trice before he can complete the report.

Council Member Sandusky asked if the township ever looked into the **truck parking** on the **lot** next to Bridges at Roebbling Station **on Hornberger Avenue**? Assistant Administrator Sahol stated that it is being handled through the Construction Office and has received two (2) summonses from the Police Department. Council Member Sandusky noted that there is also a POD parked at that location. Assistant Administrator Sahol stated that is also being addressed through the Construction Office. Council Member Sandusky asked how long the Construction Office gives them to remove the POD? Assistant Administrator Sahol believes it is 10 days. He explained that it can be placed there with a permit but they are temporary and cannot stay there indefinitely.

TOWNSHIP SOLICITOR

Four (4) ABC Resolutions – Review Conditions

Solicitor Kearns explained that there are four (4) ABC license renewal Resolutions that are slightly different than the routine renewals. These are the four (4) licenses that Council took disciplinary action against and conditions were imposed upon last year. The Resolutions pull in the conditions that may have existing previously plus any conditions that were imposed as part of the disciplinary actions in January this year. These Resolutions will be on next week's Agenda.

Council Member Ryan asked if Council must adopt the Resolutions or if they had other options? Solicitor Kearns stated that Council must have a reason not to renew. If Council refuses to renew, they have to have a hearing and a reason not to renew. He explained that if Council does not renew by the end of the month, the applicant would take an immediate appeal to the Director of ABC and the Director would reinstate the licenses until the hearing process was over.

NOTE: 8:25PM Council Member Garganio present.

Council Member Sandusky stated that tractor-trailers have been using Illusions parking lot since they have been closed. Assistant Administrator Sahol stated that the owner of Illusions signed authorization over to the township for the Police Department to enforce. Assistant Administrator Sahol will notify the Police Department.

Florence Township Council Executive Session: 06/13/07

8:30 PM MOTION by Sandusky, seconded by Fratinardo to adjourn meeting. Roll call vote - all ayes.

ADJOURNMENT

8:30 PM Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab