

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

September 14, 2005

8:00 PM

CALL TO ORDER

Council President Fratinardo 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 2, 2005 and January 16, 2005; given to the Register News for information; posted on the municipal bulletin board.

ROLL CALL

Present: Frank Baldorossi, Bruce Garganio (Late), Elizabeth Ryan, Jerry Sandusky, John Fratinardo

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

NOTE: Mayor Muchowski, Council Member Garganio, Solicitor Kearns and Administrator Brook in negotiations at this time.

PUBLIC COMMENT

William Federico, 902 Broad Street, is here this evening regarding item K, Recreation Facilities: Lighting Costs. He discussed the travel team that is affiliated with the township but has out of town girls on the team that utilizes the lights. The cost to use the lights is \$3.75 per hour. He explained that all of the coaches for the travel team are volunteers that are also involved with the recreation league. These coaches have also volunteered to install the lights, sprinkler systems and build dugouts. He feels it would be a disservice to the girls if the township did not allow them to use the lights off-season. Mr. Federico believes that the lights are used approximately four (4) hours a week. Council Members would like Council Member Garganio's input since he is involved with the girl's softball. He will be present; he is currently in a negotiations meeting.

Assistant Administrator Sahol reviewed the PSE&G charges. For Muchowski Field there is a demand charge of \$302.85 for the month, once the lights are turned on for the first time that month. Council Members questioned whether there were other reasons the lights would be turned on during the off season other than for the travel teams? Assistant Administrator Sahol responded if maintenance is needed and the volunteers work during the day, they may need the lights to do field maintenance. Council Members agree that if the lights are already being used that month, it is fine for the travel team to use the lights.

Assistant Administrator Sahol discussed the lights for the tennis courts in Wilkie Park. At this time they operate during the evening hours until the park closes at 9:00 PM. The lights are on whether someone is using the courts or not. He suggested installing a switch that would provide a half hour of lighting. There would be a timer that would not allow the lights to come on after

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9:00 PM. A Resolution would need to be passed setting the park hours. Council Vice President Ryan suggested setting the timer for an hour opposed to a half hour.

Council Members in agreement to allow the travel team to use the lights.

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

TOWNSHIP WATER AND SEWER ENGINEER

Garelick Farms: Agreement

Russell Trice, Township Water and Sewer Engineer, read over the agreement with Garelick Farms and reported that it is fine.

Status Report

Mr. Trice gave the following status report:

- In process of obtaining quotes for the pumping test on Well No. 6
- Quotes were obtained for the two (2) sentinel wells that will be installed at the end of Broad Street; lowest bidder will be given authorization.
- Design for the permanent installation of Well No. 6 is underway. Bids will be taken after the 1st of the year and construction to begin after the weather breaks.
- Proceeding with plans and specifications for the redevelopment of Well No. 3.
- Pre construction meeting was held with the contractor for the Tall Pines water and sewer installation. They have been given notice to proceed. Work should begin in approximately 2 weeks.

TOWNSHIP ENGINEER

Haines Industrial Center, Sec. 1: Reduce Performance Bond

Dan Guzzi, Township Engineer, reviewed and recommended reducing the bond to 30% of the total cost. There are some outstanding issues. The roads are private roads that they are responsible for maintaining. A Resolution will be approved at next week's meeting.

Atlantic Coast Co. (Held from 8/17/05): Release Performance Bond

Mr. Guzzi reviewed and recommended release of the Performance Bond conditioned upon receipt of the required Maintenance Bond. Punchlist items have been completed. A Resolution will be approved at next week's meeting.

RMS – Public Works Facility: Current Estimate No. 19

Mr. Guzzi reviewed and recommended Current Estimate No. 19. A bulk of the job has been completed. A Resolution will be approved at next week's meeting.

TOWNSHIP SOLICITOR

Draft Ordinance: Discharge Industrial Treatment Regulations

Mr. Trice stated that he met with Dave Lebak, Water and Sewer Superintendent and Solicitor Kearns to review the Draft Ordinance. Mr. Trice emailed some comments to Solicitor Kearns today. Should have Draft ordinance next month.

STREET NAMES

Joy Weiler, Township Clerk, provided copies of three (3) street name applications for Atlantic Equity, Whitesell and Quaker Group. She stated that Administrator Brook spoke with Whitesell and they are willing to change Engle to Daniels. If Council agrees to the street names for Atlantic and Whitesell, she will begin to process the applications. Council in agreement to approve street names as presented.

Clerk Weiler questioned Quaker Group's street name application. They are requesting Marter but there is a Marter Park and Marter Field. She asked if Council would also want a Marter Street since there are five names still available to be used. Council advised Clerk Weiler to contact Bud Marter's family and ask if Marter Park and Marter Field were sufficient for now since there are veterans' names that have not been used. If they agree to forego having a street named at this time, Clerk Weiler will contact Quaker Group and ask them to choose a different name.

Clerk Weiler advised Council that the list of possible street names is running low and they will need a policy for street names in the future. Council Vice President Ryan suggested long time teachers and also contacting the historical organizations for suggestions.

TRANSIENT MERCHANT LICENSES

Council Vice President Ryan reviewed Solicitor Kearns legal opinion, which concludes that the township cannot prohibit peddlers or transient merchants but may enact reasonable regulatory Ordinances that address issues of health and safety.

Clerk Weiler reported that the recent Board of Health Certificate for Pete's Pizza was issued specifically for the truck; Fire inspection will be done in the next week or two.

Council Vice President Ryan noted that the inspection does not indicate water on site and questioned hand washing. Council Members agree that there should be a water facility on the trailer. Council also questioned screens in the windows.

Council Member Sandusky requested that Clerk Weiler contact the Board of Health Inspector and ask that the pizza truck be inspected on site in Florence Township next year.

Clerk Weiler will contact the inspector and question hand washing, water on site and need for screens.

RESOLUTION: URGING GOV. TO PRESERVE AFFORDABLE HOUSING (DRAFT)

Council Vice President Ryan explained that another municipality found out that if an affordable unit was foreclosed upon, through no fault of the municipality, the municipality loses a unit. She would like to express this concern plus the other concerns of Council in the Resolution.

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Assistant Administrator Sahol asked if there was a deed restriction for sheriff sales that states that the unit must remain an affordable unit? Ellen Kearns, Solicitor, does not believe there are deed restrictions.

Council Vice President Ryan would like to see the Resolution expanded and reiterated that the league should be pressed to do a lawsuit challenging the COAH regulations. She suggested sending a letter or request a meeting.

NOTE: 8:35 PM - Council Member Garganio, Administrator Brook and Solicitor Kearns present at this time.

ACTION

APPLICATIONS

50/50 On Premise Raffle: Holy Assumption PTA, October 8, 2005, 10:00 AM – 4:00 PM

On Premise Draw Raffle: Holy Assumption PTA, October 8, 2005, 10:00 AM – 4:00 PM

Katrina Relief Fund Raiser: VFW, Tenth Avenue and Main Street, October 30, 2005

It was on the MOTION of Sandusky, seconded by Ryan to approve the above applications.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo

NOES: None

ABSENT: None

Motion carries.

BACKGROUND CHECKS

Assistant Administrator Sahol explained that this is the start of background checks, which will begin with coaches and can be expanded to other areas such as employees. At this time he is looking at the state regulations for people that have contact with youth. Even coaches for out of town leagues that use the municipality's fields should have background checks. Council Members agree. He stated that a criminal history is good for a three-year period and a card would be issued. Assistant Administrator Sahol reviewed the background check process. He will report back with the fees.

NOTE: 8:45 PM – Mayor Muchowski present at this time.

TOWNSHIP ENGINEER

Road Program: Bid Recommendation

Mr. Guzzi stated that the bids came in higher than expected. He reviewed the two (2) bids that were received. He does not believe that if they went back out to bid the prices would be any better. Mr. Guzzi will provide a detailed list of what is included in the bid for discussion at next week's meeting.

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Stormwater Management Regulations

Mr. Guzzi explained that due to the regulations imposed on the municipality by the State, Council needs to adopt Stormwater Management Resolutions. He met with Administrator Brook and Solicitor Kearns to review regulations. Solicitor Kearns is working on a draft for next week.

OR ZONE

Mayor Muchowski explained that this is Griffin Pipes' property that the governing body has discussed changing the zone on a portion of the property from General Manufacturing to a less intense zone since a portion will be residential. Council needs to move forward on this. Planning Board is looking for guidance and Council's opinion. Will need to amend the Master Plan. Will discuss further at October's Worksession.

BLOCK PARTY REGULATIONS

After discussing block parties being held on through streets as opposed to cul-de-sacs, the differences of through streets in various parts of the township and the problems blocking a through street presents, Council in favor of reviewing each application individually instead of placing strict regulations on block parties. Council would like to require a signature from each homeowner that is impacted. Mayor Muchowski will also research further and report back at October's Worksession.

RECREATION FACILITIES: LIGHTING COSTS

Discussion followed regarding use of the lights on the recreation fields by various leagues. Lights should not be used for just one (1) child to practice. Charging a fee per hour for the travel leagues that do not pay a registration fee to the township was discussed.

AUDIT REPORT: JOHN J. MALEY, Jr.

The Township Auditor reviewed the 2004 Audit. He discussed the following:

- Assets of General Funds
- Liabilities of General Funds
- Fund Balance
- Revenues for the year
- Expenditures for the year
- Surplus
- Added Assessments
- Trust Fund
- General Capital Debt
- Water & Sewer Fund Balance
- Water & Sewer Revenues and Expenditures

Mr. Maley discussed his findings and recommendations. Council will need to approve a Resolution to be filed with the DCA indicating that they are familiar with the findings and recommendations. A corrective action plan will need to be prepared for these items, which Council will adopt by Resolution and file with DCA. The Auditor stated that the township is in very good condition and is complying with rules and regulations.

GARELICK FARMS

In regards to Garelick Farms' request to increase the overall monthly flow and discharge parameters, Administrator Brook approached them with the governing body's condition that if

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there were odor violations, they would revert back to the old parameters and discharge limitations. Garelick Farms is in agreement with that condition. The State would also recognize that agreement. He anticipates having a formal draft on the pretreatment regulations next month.

HORNBERGER AVENUE SIGNS: DRAFT POLICY

Administrator Brook provided a draft policy for Council to review and make suggestions. After a brief discussion, Council in agreement to allow signs related to historic, civic, recreation and church events within the community with priority given to Roebing events, since the signs are located in Roebing. Administrator Brook asked how long before an event a sign could be posted? Council in agreement to four (4) weeks. Assistant Administrator Sahol will work on a revised draft policy.

RESOLUTION: URGING GOV. TO PRESERVE AFFORDABLE HOUSING (DRAFT)

Discussion followed regarding including all of Council's COAH concerns in a Resolution to be sent to the governor. Mayor Muchowski suggested inviting a member of the league to attend a Council Meeting to express the governing body's concerns. Solicitor Kearns will invite them to the next Worksession.

9:50 PM MOTION by Sandusky, seconded by Ryan to adjourn to Closed Session. Action may be taken following Closed Session. Roll call vote - all ayes.

ADJOURNMENT

9:50 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab

NOTE: No action taken following Closed Session.