

FLORENCE TOWNSHIP COUNCIL SPECIAL SESSION

JANUARY 26, 2005

6:00 PM

Called to Order

The meeting was called to order by Council President John Fratinardo.

Sunshine Statement

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

Roll call

Present: Frank Baldorossi; Bruce Garganio; Elizabeth Ryan; Jerry Sandusky;
John Fratinardo

Mayor Michael Muchowski; Richard Brook, Township Administrator;
William John Kearns, Jr., Township Solicitor; Joy Weiler, Township
Clerk

Public Comments

Council President Fratinardo opened the meeting for public comments. No comments from the public at this time. Motion made by Frank Baldorossi; seconded by Jerry Sandusky to close the public comments. All ayes.

ORDINANCE 2005-01

An Ordinance of the Township of Florence Amending Chapter 87 – Housing of the Florence Code to Increase the Development Fees for Residential and Non-Residential Development

Council President Fratinardo announced Ordinance No. 2005-01 for public hearing; second reading and adoption.

Open to the public: No comments

Closed: Motion made by Jerry Sandusky; seconded by Bruce Garganio. All ayes.

MOTION to adopt on second reading Ordinance No. 2005-01 made by Jerry Sandusky; seconded by Bruce Garganio.

Roll call vote:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo

NOES: None

ABSENT: None Unanimous approval.

ORDINANCE 2005-02

An Ordinance of the Township of Florence Amending Chapter 87 – Housing of the Florence Code to Add a Provision Requiring All Developers to Meet the Fair Share Obligation for Affordable Housing in Accordance with the Growth Share Standards Adopted by the Council on Affordable Housing

Council President Fratinardo announced Ordinance No. 2005-02 for public hearing; second reading and adoption.

Open to the public: William Bott, 64 Riverbank Drive, asked if this Ordinance increases the Fair Share number for Florence Township? Council President explained that the Ordinance increases the amount the developer pays for low and moderate income COAH requirement

The Township Solicitor, William Kearns, explained that COAH as of December of 2004 has enacted new rules; the Ordinances being adopted tonight are to comply with the new standards.

Close public comments: Motion made by Jerry Sandusky to close public comments; seconded by Elizabeth Ryan. All ayes.

MOTION made by Jerry Sandusky to adopt on second reading Ordinance No. 2005-02; seconded by Frank Baldorossi.

Roll call vote:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo

NOES: None

ABSENT: None

Unanimous approval.

ORDINANCE 2005-03

An Ordinance of the Township of Florence Amending Chapter 36 – Alcoholic Beverages of the Florence Code to Add a Provision Authorizing the Township Council in its exclusive discretion to extend the hours of sale for not more than two (2) hours on dates on which the Township Council determines that special events occur on those dates

Council President John Fratinardo announced Ordinance No. 2005-03 for public hearing; second reading and adoption.

Public Comments: None. Motion made by Jerry Sandusky; seconded by Bruce Garganio to close public hearing. All ayes.

MOTION made by Jerry Sandusky; seconded by Elizabeth Ryan to adopt on second reading Ordinance No. 2005-03.

Roll call vote:

YEAS: Baldorossi, Garganio, Ryan, Sandusky; Fratinardo
NOES: None
ABSENT: None

Unanimous approval.

Resolution 2005 - 39

A Resolution of the Township Council of the Township of Florence providing that Ordinance 2005-01 Increasing Development Fees for Residential and Non-Residential Development shall take effect immediately

Resolution 2005 - 40

A Resolution of the Township Council of the Township of Florence providing that Ordinance 2005-03 shall take effect immediately and setting the hours for sale of alcoholic beverages for consumption on-premises for Super Bowl Sunday, February 6, 2005

Resolution 2005 - 41

A Resolution of the Township Council of the Township of Florence providing that Ordinance 2005-02 Requiring All Developers to Meet the Fair Share Obligation for Affordable Housing in Accordance with the Growth Share Standards Adopted by the Council on Affordable Housing shall take effect immediately

MOTION made by Bruce Garganio to approve Resolutions No. 2005-39; 2005-40 and 2005-41; seconded by Jerry Sandusky.

On the question: Nothing at this time.

Roll call vote:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo
NOES: None
ABSENT: None

Unanimous approval.

Township Solicitor, William John Kearns, Jr., reminded the Township Clerk that Ordinance No. 2005-03 needs to be sent to the State ABC.

Comments

Council Member Sandusky asked the Township Administrator to check on the light for 25 mph in front of the Roebing School; it doesn't seem to be working properly. The Township Administrator will have the light checked.

Council President Fratinardo asked the Township Solicitor if the town will need additional Ordinances to require developers to build the **COAH** on site?

The Township Solicitor explained that the Ordinances adopted tonight address the developers fees and fair share; anything else will be part of the comprehensive plan to be prepared and filed with **COAH**.

Council President Fratinardo expressed concern that \$35,000 would not be sufficient for the town to build the required **COAH** unit. Township Solicitor explained that the \$35,000 would be sufficient to rehab a unit and that is an option.

Council Member Garganio also expressed concerns that a developer may see that it is cheaper to pay the \$35,000 rather than build the units.

The Mayor noted his concern that the areas that are zoned for three acre lots might be challenged by developers as impossible to build in that zone. He also believes it is important that **COAH** units be built on site of development.

Council Member Garganio stated that the businesses and commercial sites will need to comply; how will that workout?

The Township Solicitor will discuss with Township Planner and respond to Council. He noted that the town will be working on these issues and preparing the comprehensive plan.

Adjournment

6:20 PM Motion made by Jerry Sandusky; seconded by Elizabeth Ryan to adjourn the Special Session. Roll call vote – all ayes. Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk