

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

November 4, 2009

8:00 PM

CALL TO ORDER

Council Vice President O'Hara 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 11, 2009; 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

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 Kamienski, 10 McCay Drive, stated that in February there was a discussion at the Council Meeting regarding whether or not to repair or replace the floating dock. He asked if a decision has been made? Administrator Brook stated that a decision will be made over the winter. They are looking into prices for a new dock. He does not believe the existing dock can be repaired. Administrator Brook will report back with a recommendation when the 2010 budget is prepared.

Joseph Czik, 45 E. Fifth Street, stated that E. Fifth Street is used as a raceway. He noted that Council has discussed speed bumps in the past and asked that the topic be addressed again. Council Member Ryan stated that two (2) speed limit signs were put up on E. Fifth Street. He stated that traffic-calming measures are being explored but he has not received any updates. He noted that speed bumps have been discussed and there are pros and cons. There is an article that he can share with Mr. Czik where it shows a circumstance where speed bumps are in place and a portion of the community is for the speed bumps and a portion is against the speed bumps. Some of the cons are people using the area in between speed bumps as a raceway and the noise disturbance as vehicles drive over the speed bumps for residents of the homes that the speed bumps are in front of. Council Member Ryan noted that Florence Tollgate had speed bumps at one time but they have all been taken out.

David Carriger, 404 E. Fifth Street, stated that the primary reason for the speed bumps in Florence Tollgate was to slow traffic going through Tollgate to the Turnpike Access Road. Once the road was no longer accessible through Tollgate, the speed bumps were removed.

Council Vice President O'Hara discussed the speed humps in Mt. Holly by the Rancocas Valley High School. There is adequate signage and striping warning the drivers of the upcoming humps. He requested that the administrator of Mt. Holly be contacted to see how the speed humps are working and the resident's reaction.

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Administrator Brook discussed the article Council Member Ryan referenced. The article clearly spells out what happens with neighbors; some neighbors are in favor and other neighbors are adamantly against speed bumps.

Richard Lotter, 3 Walnut Court, congratulated the winners of yesterday's General Election: Bruce Garganio, Burlington County Freeholder; Jerry Sandusky, Florence Township Council Member; Frank Baldorossi, Florence Township Council Member and Dave Woolston, Florence Township Council Member.

Mr. Lotter questioned the status of the former Bradley Fence building, which is in deplorable condition? Administrator Brook stated that it was not in the township's best interest to move ahead with foreclosure and take the building down before the Redevelopment Study was complete because the property is blighted and that is one of the criteria that is needed to designate an area as an area in need of redevelopment. Now that the Redevelopment Study is complete he will be working with the owner to have the building taken down or the Construction Code Official, Thomas Layou, will designate the building as an unsafe structure, which will give the township the right to move to have the building demolished and place a lien on the property. It will take some time but the township will be successful in making sure the building is taken down. Administrator Brook noted that the same will be done for the white building on the former Brandow Chevrolet property.

Mr. Lotter asked if they would be moving ahead on Duffy School? Administrator Brook stated that the company the township is using, Community Investment Strategies (CIS), applied in the spring of 2009 for 9% tax credits through the State of New Jersey. They scored the highest you can score on an application, however, due to the States limited funding they were unable to secure the 9%. CIS came in recently and met with a subcommittee of the township and advised that they will be moving forward with applications through the federal government. CIS is attempting to partner with other providers to score higher points on the application. They will reapply in the spring of 2010 for the tax credits. It has been difficult due to the condition of the market and the inability of the banks to loan money. The township will continue to work with CIS through the spring of 2010. CIS has a very good track record. Administrator Brook noted that CIS did a beautiful job renovating the old monastery in Bordentown City for senior housing.

Mr. Lotter stated the cost of the lighting of the ball fields was discussed at a prior Council Meeting and asked if they have come up with a figure for the costs and how much is being reimbursed to the township from the teams? Assistant Administrator Sahol stated that the lighting costs have not yet been developed; the Recreation Committee is also interested in the costs. He is pursuing and will prepare a report for the governing body and the Recreation Committee.

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

TOWNSHIP WATER AND SEWER ENGINEER

Sludge Press: Status Report

Russell Trice, Township Water and Sewer Engineer, and David Lebak, Water & Sewer Superintendent, gave an overview of the Sludge Press. Mr. Trice stated that the first plan is the demolition plan to remove the existing equipment. The plan for installation of the new equipment

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was reviewed. They will be able to triple their daily output. Discussion followed regarding including a proposal in the bid specifications to purchase back the existing equipment that is no longer needed.

Administrator Brook stated that the 1985 trash truck that was converted to a roll off dumpster may have to be taken off the road. He will be coming back to the governing body with recommendations. He noted that it saves the township money by trucking the sludge themselves rather than paying to have it hauled out, which could cost \$30,000 to \$40,000 opposed to buying a vehicle that will last 15 years or more.

Lennar, Greenbriar Horizon: Release W&S Maintenance Bond

Mr. Trice reviewed and recommends release of the Water & Sewer Maintenance Bond. A Resolution has been prepared for approval at the Regular Session immediately following this evening's Executive Session.

Platinum Developers, LLC: Reduce W&S Performance Bonds

Mr. Trice reviewed and does not recommend reduction of the Water & Sewer Performance Bond for Phase I due to outstanding punch list items.

Mr. Trice reviewed and recommends reduction of the Water & Sewer Performance Bond to the maximum amount permitted for Phase II. A Resolution has been prepared for approval at the Regular Session immediately following this evening's Executive Session.

TOWNSHIP ENGINEER

Broad Street Reconstruction (2009 NJDOT TTF Grant): Plans, Specs & Obtain Bids

Dan Guzzi, Township Engineer, stated that the township received a grant for \$180,000. A Resolution is needed to begin plans and specifications for the project. As discussed last week, the plan is to design the whole thing and bid in a series of alternates so the governing body has more flexibility in awarding all or part of the project depending on the final construction numbers and how much money the township has to do the project in excess of the \$180,000 grant.

In response to Council Member Ryan, Mr. Guzzi explained that the work is done on a unit cost basis, for example asphalt is paid for by the ton and curbing by the foot. It is laid out so it is known how many tons of asphalt is needed. Council Member Ryan asked for a tonnage comparison on what is needed on Broad Street from Front Street to Fifth Street and the tonnage that was utilized on Fifth Avenue. Mr. Guzzi will report back.

Wawa – Relocation of Hunt Circus Drive: Bond Release Request

Mr. Guzzi reviewed and recommends denying the release of the Bond due to outstanding punch list items. A Resolution denying the release has been prepared for approval at the Regular Session immediately following this evening's Executive Session.

Council Member Ryan asked Mr. Guzzi if he checked on the turning radius as you enter the Wawa parking lot off of Cedar Lane and turn right towards the rear parking lot? Mr. Guzzi stated that it is conforming. He did not field measure it but it does meet the requirement. Council Member Ryan requested that Mr. Guzzi measure it and report back.

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Greenbriar Horizon: Performance Bond Release Request, Section 2

Mr. Guzzi reviewed and does not recommend releasing the Performance Bond due to outstanding punch list items. Administrator Brook spoke with the contractor, who anticipates that everything will be complete for the December 2nd Council Meeting. Mr. Guzzi will inspect and report back for the December 2nd meeting. No action is needed this evening as they are still well within the 90-day time frame since the request.

2008 Road Program: Current Estimate No. 8

Mr. Guzzi reviewed and recommends payment of Current Estimate No. 8. There is still money left on the contract to finish up the remaining punch list items. A Resolution has been prepared for approval at the Regular Session immediately following this evening's Executive Session.

2009 Road Program: Current Estimate No. 4

Mr. Guzzi reviewed and recommends payment of Current Estimate No. 4. A Resolution has been prepared for approval at the Regular Session immediately following this evening's Executive Session.

Administrator Brook noted that the Fifth Avenue project went very well and the residents were pleased with the project.

ASSISTANT MUNICIPAL ADMINISTRATOR

Summer Street Parking Ordinance

Assistant Administrator Sahol reviewed the recommendation by the Police Department. He stated that they have monitored the situation for the past couple of months and noted the lack of use of the municipal parking lot and the intense use of the street. The Police have had to clear vehicles out of the drive for Public Works and the Recycle Center; they could not issue tickets because there is no Ordinance in place. Assistant Administrator Sahol asked if the governing body would like to move forward with an Ordinance? Council Member Sandusky asked if the season is over? Assistant Administrator Sahol explained that football season is just about over; soccer is still going on but they use the front fields. He stated that the Ordinance would not go into effect until the winter. He noted that no one from football contacted him in response to the letter he sent out. Council Members are in agreement to move forward with the Ordinance in December.

Obtain Bids for Water Meters: Three-Year Contract

Assistant Administrator Sahol stated that the current contract to purchase radio read meters to replace the manual read meters is about to expire. Mr. Lebak is doing a great job regarding the replacement schedule and they need to continue to purchase the radio read meters in order to stay on track to complete the entire township. A Resolution authorizing Assistant Administrator Sahol and David Lebak, Water and Sewer Superintendent to go out to bid has been prepared for approval at the Regular Session immediately following this evening's Executive Session.

Council Member Garganio stated that there is a 10-year life on the batteries in the radio read meters and asked if there is a plan in place to change the batteries? Administrator Brook stated that Mr. Lebak has an inventory based on dates and residents will be notified that the Water & Sewer Department will need to come into the homes to change the batteries.

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Administrator Brook noted that CCO's will not be issued unless the home is equipped with a radio read meter.

Municipal Auctions On-line Services

Assistant Administrator Sahol researched having municipal auctions on-line with Gov Deals and provided a memo outlining it. He stated that 266 municipalities are using on-line auctions and some of the numbers they are getting on some of the vehicles and equipment similar to what Florence Township sells are much higher. There are people that are willing to travel to pick up their purchase that do not have the benefit of the township's legal notices. He noted that there is some specialized equipment the township will be selling that deserves a national audience. Assistant Administrator Sahol would like to try this program. He would like to keep the bicycle auction local for the children of the community. Council Members suggested posting the sludge press on Gov Deals with a minimum. Administrator Brook will talk to Mr. Trice on what he thinks the minimum bid should be. A Resolution will be prepared for approval at the December 2, 2009 meeting.

PUNAM: RENEW ABC LICENSE WITH SPECIAL RULING

Joy Weiler, Township Clerk, stated Punam did receive their Special Ruling from the State of New Jersey. They previously submitted their application and fees to the township but the governing body could not act on the approval of the renewal until they received their Special Ruling from the State.

Clerk Weiler stated that Punam owns the former Bradley Fence property. She explained that the ABC license is separate from the property; it is currently a "pocket license." Therefore, the governing body is unable to place a condition on the license renewal regarding their property.

After further discussion regarding the deplorable condition of the property and the fact that the owner appeared before Council earlier this year and stated that he would have the building demolished, but has not followed through, Council Members in agreement to HOLD approval until December 2nd and invite the owner to the meeting.

9:05PM MOTION by Garganio, seconded by Ryan to adjourn the meeting. Roll call vote - all ayes.

ADJOURNMENT

9:05PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

/mab