

Florence, New Jersey
December 3, 2008

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Baldorossi at 8:20 PM. President Baldorossi led the Salute to the Flag.

The following statement was read by the Township Clerk: "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 6, 2008; given to the Register News for information. Notice was posted on the Municipal Bulletin Board."

Upon roll call the following were found to be present:

Bruce Garganio
Dennis O'Hara
Sean Ryan
Jerry Sandusky
Frank Baldorossi

Also present:

Mayor William Berry; Richard Brook, Township Administrator; Thomas Sahol, Assistant Municipal Administrator; Dante Guzzi, Township Engineer; William John Kearns, Jr., Township Solicitor; Joy M. Weiler, Township Clerk

MINUTES

Sandusky made a MOTION; seconded by Ryan to approve the following minutes. Roll call vote – all ayes. Motion carried.

CDBG: Public Hearing	November 5, 2008
Executive Session	October 8, 2008
Closed Session	September 10, 2008, October 8, 2008, October 15, 2008, November 5, 2008, November 12, 2008

FINANCIAL CORRESPONDENCE

It was on the MOTION of Ryan; seconded by Sandusky to receive and file the Township Clerk's report for November. Roll call vote – all ayes. Motion carried.

Ryan made a MOTION; seconded by Sandusky to approve the Treasurer's Bill List. Roll call vote – all ayes. Motion carried.

REGULAR CORRESPONDENCE

Nothing at this time.

APPLICATIONS

A. BINGO: Parish of Sts. Francis and Clare, January – June 2009, 7:15PM – 10:30PM, Monday Evenings, McGrath Hall

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It was on the MOTION of Sandusky, seconded by O'Hara to approve the above application.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, O'Hara, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: None

ABSTAIN: None

Unanimous approval.

PUBLIC COMMENTS

Steve Mognancki, 904 Walnut Street, wished everyone a Merry Christmas and a Happy New Year.

Mr. Mognancki explained that there is poison in the area behind his fence and from raking the leaves in his yard he got a very bad case of poison. He has health problems and is diabetic. The steroids he had to take for the poison made his blood sugar go up. His doctor has told him to stay out of his yard until it is cleared up. He sprayed the poison all summer but that did not help. He is not sure if the property belongs to Florence Tollgate or Florence Township. Administrator Brook will walk the site and make sure it is taken care of.

Joan Stanhope, 10 Fifth Avenue, suggested that a dog park be created in the area of the Roebing Park where the trees were cleared out. Council President Baldorossi explained that area is on the steel mill property, the township cannot go on that property at this time; the EPA is still cleaning up. Ms. Stanhope asked if there was any room to build a dog park within the existing Roebing Park? Administrator Brook explained that it can be very difficult to follow after the owners that do not pick up after their dogs. Ms. Stanhope agrees. She believes that having the owner clean up after their dogs would be easier if the dogs were confined in one area with a depository for the waste. If Council would like, Administrator Brook offered to prepare a report on some municipalities that have dog parks. Creating a dog park is not as simplistic as it seems without thinking it through and setting policies.

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

RESOLUTIONS

RESOLUTION NO. 2008-213

**A RESOLUTION CANCELING TAXES ON PROPERTY
OWNED BY THE TOWNSHIP OF FLORENCE**

RESOLUTION NO. 2008-214

AMEND CAPITAL BUDGET

RESOLUTION NO. 2008-215

**AUTHORIZING APPROVAL OF 2008-2009 RENEWAL OF
PLENARY RETAIL CONSUMPTION LICENSE #0315-33-013-008**

RESOLUTION NO. 2008-216

**AUTHORIZE TOWNSHIP ADMINISTRATOR AND
SUPERINTENDENT OF PUBLIC WORKS
PREPARE SPECIFICATIONS AND OBTAIN BIDS FOR A
WOOD CHIPPER FOR THE PUBLIC WORKS DEPARTMENT**

RESOLUTION NO. 2008-217

**RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM
OF REVENUE IN THE BUDGET OF THE TOWNSHIP OF FLORENCE,
COUNTY OF BURLINGTON, PURSUANT TO N.J.S. 40A:4-87
CHAPTER 159, P.L. 1948**

RESOLUTION NO. 2008-218

**THE TOWNSHIP OF FLORENCE SUPPORTS THE
OVER THE LIMIT UNDER ARREST 2008 STATEWIDE CRACKDOWN**

It was on the MOTION of Sandusky, seconded by Ryan that Resolutions 2008-213 through 2008-218 be approved.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, O'Hara, Ryan, Sandusky, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

ORDINANCES

ORDINANCE NO. 2008-21

(1st Reading)

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING THE FLORENCE
TOWNSHIP CODE BY AMENDING SECTION 116-4 – SUBSECTIONS C, D AND E
PROVIDING FOR INSPECTION FEES FOR CERTIFICATES OF CONTINUED
OCCUPANCY**

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It was on the MOTION of Sandusky, seconded by Garganio to approve Ordinance No. 2008-21 on first reading and set adoption for December 17, 2008.

On the Question

Nothing at this time.

Upon roll call Council voted as follows

YEAS: Garganio, O'Hara, Sandusky, Baldorossi

NOES: Ryan

ABSENT: None

Motion carries.

ORDINANCE NO. 2008-22

(1st Reading)

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF HEAVY DUTY UTILITY VEHICLES FOR THE POLICE DEPARTMENT IN AND BY THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON, NEW JERSEY, APPROPRIATING \$100,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$95,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

ORDINANCE NO. 2008-23

(1st Reading)

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A WOOD CHIPPER FOR THE DEPARTMENT OF PUBLIC WORKS IN AND BY THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON, NEW JERSEY, APPROPRIATING \$80,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$76,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

ORDINANCE NO. 2008-24

(1st Reading)

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A LEAF VAC MACHINE FOR THE DEPARTMENT OF PUBLIC WORKS IN AND BY THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON, NEW JERSEY, APPROPRIATING \$250,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$237,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

ORDINANCE NO. 2008-25

(1st Reading)

AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING THE FLORENCE TOWNSHIP CODE BY AMENDING PORTIONS OF SECTION 130 – TOWING AND STORAGE OF MOTOR VEHICLES TO ADD CERTAIN DEFINITIONS AND TO AMEND THE FEE SCHEDULE

**ORDINANCE NO. 2008-26
(1st Reading)**

**AN ORDINANCE AUTHORIZING AN AGREEMENT FOR TAX
ABATEMENT WITH JSPD, L.L.C. FOR
THE PROPERTY LOCATED ON HUNT CIRCUS DRIVE
BLOCK 163.02, LOT 13.01**

It was on the MOTION of Sandusky, seconded by O'Hara to approve Ordinances 2008-22 through 2008-26 on first reading and set adoption for December 17, 2008.

On the Question

Nothing at this time.

Upon roll call Council voted as follows

YEAS: Garganio, O'Hara, Ryan, Sandusky, Baldorossi
NOES: None
ABSENT: None

Unanimous approval.

REPORTS

Committees, Boards and Officers

- Council Vice President O'Hara stated that the **Economic Development Committee** met last night and a subcommittee headed by Tim Lutz presented a Chamber of Commerce application packet. The Economic Development Committee is hopeful that they can spark some interest in the business community to have a Chamber of Commerce created. The first draft of the application packet was well received by the committee.

Council Vice President O'Hara gave a report to the Economic Development Committee on the meeting with the New Jersey Department of Transportation. Mayor Berry and Council Member Ryan did an outstanding job of presenting the township's concerns along the Route 130 corridor and the impact of future development. It was an excellent meeting and Council Vice President O'Hara commended Administrator Brook and Assistant Administrator Sahol for putting together a very good package; the township attended the meeting well armed with information. He is hopeful that in the near future some remedies to the Route 130 corridor will take place through the State. Mayor Berry was very emphatic in discussing the concerns at the traffic light at Route 130 and Florence-Columbus Road and the traffic light at Route 130 and Cedar Lane.

Council Vice President O'Hara reported that the Economic Development Committee is moving forward. The first year of the committee has ended and he feels it was a fruitful year, a lot of seeds were planted that he believes will bear fruit for the community and he is hopeful that the Chamber of Commerce will be created and flourish.

Mayor

- Mayor Berry reminded everyone that the **Roebling Tree Lighting** will be held tomorrow night in front of the Florence Township Library at 6:30PM. The **Florence Township Tree**

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Lighting will be held this Friday evening at 7:00PM. At the suggestion of Council Member Sandusky, Mayor Berry's granddaughter will turn the lights on the tree at the Florence ceremony. Council Member Sandusky noted how great the building looks inside and out. The decorations were very well done.

Administrator

- Administrator Brook will relay the praises of the decorations to the many that contributed.
- In response to **Mr. Mognancki**, Administrator Brook will contact the **Board of Health** to walk his property with him and Assistant Administrator Sahol. Mr. Mognancki can wait in his house and they will come up to see him and document everything in writing. Administrator Brook will contact Mr. Mognancki to set up a date that works for him.
- Administrator Brook stated that there is a letter in the packet from **Craft Stewart's** attorney asking that their property be included in the municipality's **affordable housing plan**. That will be on Council's Agenda next week. The Planning Board met last night to discuss Florence Township's third round revised affordable housing plan, which the township is mandated and required to do by the State. The Planning Board recommended approval.
- Administrator Brook stated that there is a copy of a letter and an **Ordinance** from the school in the packet. The Ordinance deals with **insuring that children that attend the Florence Township School District are Florence Township residents**. Administrator Brook stated that he spoke with the school's Business Administrator, Bruce Benedetti, who asked that the municipality pass the Ordinance. This gives the schools more enforcement. All of the enforcement would be done through the school. Council Members are in agreement for Solicitor Kearns to prepare a Draft Ordinance for January.
- Administrator Brook stated that negotiations are ongoing with **Family Services** on a tentative agreement for **affordable housing**. Family Services provided a Draft Agreement, which Administrator Brook is revising to send over to Solicitor Kearns and Mary Beth Lonergan, Township COAH Planner. Should have for the December 17th meeting.

Assistant Municipal Administrator

- Nothing at this time.

Township Solicitor

- Nothing at this time.

Township Engineer

- Nothing at this time.

UNFINISHED BUSINESS

Nothing at this time.

NEW BUSINESS

Council Member Garganio asked, since the **contractor** came in and asked for an increase in their fees **due to the price of oil**, and then the price of oil decreases 75% a barrel, can the municipality then **ask for a decrease in the contract**? Mr. Guzzi stated that the municipality could certainly ask but noted that the asphalt index may not have gone down that much. He stated that the Road Program is just about complete. Mr. Guzzi will look to see what the asphalt index is before sending a letter to the contractor.

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Council Member Sandusky expressed concern for the **safety of the Ready Pac workers** that take the NJ Transit Riverline and walk from the station to the Ready Pac facility. The workers walk on Railroad Avenue, in the dark, without vests on. He noted that as you make the left onto Railroad Avenue from Cedar Lane the lights by the warehouse are a tan color, which does not put out much light. As you travel past Ready Pac on Railroad Avenue the lights are much brighter. He feels the lights in the area on Railroad Avenue from Cedar Lane to Ready Pac should be brighter. He also feels that Ready Pac should supply a vest to the workers that walk from the light rail station.

Another concern of Council Member Sandusky's regarding Ready Pac is that the BurlLink shuttle bus that transports some of the workers to and from work, lets them off across the street from Ready Pac and the area is wearing out. He would like Ready Pac to allow BurlLink go into the facility to pick up and drop off the workers. Council Member Sandusky also noted that there is a lot of litter along Railroad Avenue. He suggested that the Police Department work with Ready Pac to assure the safety of their employees. Administrator Brook will contact Ready Pac.

BOARD OF HEALTH

Nothing at this time.

MOMENT OF SILENCE

Council Member Ryan requested a moment of silence in memory of Edward Kensler, Sr. (resident and father of the Township Fire Chief), who recently passed away, and also for those that lost their lives in Mumbai, India, over the holiday.

MISCELLANEOUS

Council Member Ryan also noted how beautiful the holiday decorations in and out of the municipal building look.

Council Member Sandusky suggested that a thank you letter be sent Tony Carlani, Sr. for his service at the Municipal Recycle Center.

Council Vice President O'Hara noted that he had the privilege, just before the Thanksgiving holiday, of being involved with the Knights of Columbus and the St. Francis and St. Clare's Holy Name Society in preparing 122 meals for the needy. A memo went out throughout the community, mostly through the churches, asking for donations of turkeys, in which there was a wonderful response to. It is a great tribute to the community. There is no greater feeling then to help someone in need.

ADJOURNMENT/RECESS

9:00 PM MOTION by Ryan, seconded by O'Hara to adjourn/recess to Closed Session. It was noted that action may follow Closed Session. Roll call vote - all ayes.

RETURN TO OPEN SESSION

10:00 PM MOTION by Ryan, seconded by Sandusky to adjourn Closed Session and return to Open Session. Roll call vote – all ayes.

Tax Assessment Revaluation

The Township Administrator discussed the current housing market and economic situation and the difficulties in preparing the revaluation for tax assessment. The Township Administrator and Tax Assessor recommend delaying the revaluation so that the Assessor can refine his numbers; the

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reval/reassessment would be delayed and take effect in 2010. The County will have to approve the extension.

Council Members and Mayor agreed to requesting the delay.

Council Member Ryan asked that Mr. Bianchini, Tax Assessor, meet with him and Council Vice President Dennis O'Hara. The Township Administrator will set up the meeting.

Tree

The Assistant Administrator, Thomas Sahol, reported on a resident's complaint from a previous meeting (11-12-08) regarding a tree blocking the visibility of a stop sign at Olive and E. 3rd Street. The Chief of Police followed up and inspected the intersection and the tree; the result is that it is not a valid complaint.

Handicapped Parking

Council President Baldorossi discussed a handicapped-parking request for a property owner on 6th Avenue. It had been denied. There was a brief discussion regarding handicapped-parking and parking issues.

10:20 PM MOTION by Ryan, seconded by Sandusky to adjourn the meeting. Roll call vote - all ayes.

ADJOURNMENT

10:20 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab