

Florence, New Jersey
February 3, 2010

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 O'Hara at 8:00PM. President O'Hara 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 10, 2010; 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:

Frank Baldorossi
Sean Ryan
Jerry Sandusky
David Woolston
Dennis O'Hara

Also present:

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

MINUTES

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

| | |
|----------------|------------------------------------|
| Reorganization | January 6, 2010 |
| Closed Session | January 13, 2010; January 20, 2010 |

FINANCIAL CORRESPONDENCE

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

REGULAR CORRESPONDENCE

Nothing at this time.

APPLICATIONS

Nothing at this time.

PUBLIC COMMENTS

Robert Adams, 3 Webber Court, member of the Board of Directors of Legacy at Meadowcroft Home Owners Association questioned the progress of the Clubhouse at the Legacy of Meadowcroft development? The Homeowners Association has a tentative opening date of February 13th. Ryan Homes has a sign posted for an open house type event on February 14th. The date is tentative because the association does not know the status of the inspection. Mr. Weber stated that there is a light pole down. Dan Guzzi, Township Engineer, is aware of the damaged light pole and explained

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that the developer has contacted PSE&G to have it repaired. It may take up to six weeks for PSE&G to get out there but that will not hold up a Certificate of Occupancy for the building. Administrator Brook stated that the developer is very close to completion of the clubhouse; there are just a few issues with the fire construction code inspection that the township is working on with the developer.

Don Kamienski, 10 McCay Drive, stated that there was an article in today's Trenton Times regarding Hamilton Township's website. They are working on a website that is more user friendly for the residents. For instance, a resident can key in their address and see when their street will be plowed or their leaves are going to be picked up. Mr. Kamienski looked at Florence Township's website and does not believe it compares to Hamilton Township's website. Council Member Sandusky suggested that perhaps Hamilton Township has a full time employee working on their website; Florence Township has their employees spread so thin they cannot dedicate an employee to the website. Florence Township does have Channel 19 to get that information to the residents. Assistant Administrator Sahol understands that people may have concerns with the township's website; he does try to post timely information. He stated that he is meeting with the township's web developer next Tuesday to go over the development of a new look and new categories for the website. He reviewed some of the changes he is looking into. He took some notes from Mr. Kamienski's suggestions and will review with the website developer.

Mr. Kamienski asked how the residents will know when the township's website is new and improved? Assistant Administrator Sahol explained that people that have registered on the site to receive updates will be notified. He noted that there are over 2,000 subscribers for updates. He can also post the change on Channel 19.

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

RESOLUTIONS

RESOLUTION NO. 2010-51

**DENY REQUEST FOR RELEASE OF PERFORMANCE LETTER OF CREDIT
BURLINGTON ASSEMBLY OF GOD CHURCH
FOUNTAIN OF LIFE GYMNASIUM
BLOCK 170 , LOT 6.01
*Letter of Credit No. 160***

RESOLUTION NO. 2010-52

**AMEND RESOLUTION NO. 2010-49
SCHEDULE "A"
TRANSFERRING CERTAIN 2009 BUDGET APPROPRIATIONS**

RESOLUTION NO. 2010-53

**AUTHORIZING PARTICIPATION IN THE
BURLINGTON COUNTY SHARED SERVICES FORUM**

RESOLUTION NO. 2010-54

**REFUND REPORT FEE
POLICE DEPARTMENT**

RESOLUTION 2010-55

TRANSFERRING CERTAIN 2009 BUDGET APPROPRIATIONS

RESOLUTION NO. 2010-56

**AUTHORIZING THE BURLINGTON COUNTY MOSQUITO
EXTERMINATION COMMISSION TO CONDUCT AN AERIAL
MOSQUITO CONTROL ACTIVITY**

It was on the MOTION of Ryan, seconded by Sandusky to approve Resolution No. 2010-51 through 2010-56.

On the Question

Nothing at this time.

Upon roll call Council voted as follows

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

NOES: None

ABSENT: None

Unanimous approval.

ORDINANCES

Ordinance No. 2010-01 on HOLD.

(Note: This Ordinance was held and not advertised for a second reading at this time.)

ORDINANCE NO. 2010-01

(2nd Reading)

**AMENDING THE CODE OF THE TOWNSHIP OF FLORENCE, AND
CHAPTER 123 THEREOF, INCLUDE STATE REQUIREMENTS
REGARDING PRIVATE STORM DRAIN INLET RETROFITTING AND
REFUSE CONTAINERS & DUMPSTERS**

REPORTS

Committees, Boards and Officers

- Council President O'Hara noted that the **Economic Development Committee** is working on developing a **newsletter**. He feels it could be a positive for the business community.

Mayor

- Mayor Berry stated that Virginia Dimon has resigned from the **Economic Development Committee** and will be replaced with Ted Lovenduski.

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Administrator

- Administrator Brook stated that Dan Guzzi, Township Engineer, provided a letter in the packet regarding the **2010 Road Program**, which will be on next week's Worksession Agenda. February and March are ideal times to go out to bid. He stated that if there any members of the governing body that would like to add to the list, let Mr. Guzzi know.

Assistant Municipal Administrator

- Nothing at this time.

Township Solicitor

- Nothing at this time.

Township Engineer

- Nothing at this time.

UNFINISHED BUSINESS

Punam: ABC License Renewal with Special Ruling (Previously HELD)

Administrator Brook recommended HOLDING. The township is working with the contractor that was hired to do the demolition. They are having issues with the gas line. Tom Layou, Construction Code Official, was working with the Court Office today on a citation notice so the building will either come down or a citation will be issued. Council Members are in agreement to HOLD.

Crafts Creek (Sign – Fishing: Not recommended to eat the fish caught.)

Council Member Ryan requested to revisit the topic of the signs at Crafts Creek that are still there but no longer visible. After the municipality reached out to various agencies, no one would make a firm commitment to replace the signs. He would like to discuss further at a future Worksession.

Welcome Sign

Council President O'Hara attended a fundraiser for the Florence Garden Club this past Saturday. Richard Dennison, President of the Florence Garden Club, mentioned during his comments that he came before Mayor and Council previously about a sign. He would like a "welcome to Florence" sign as you get off the turnpike at Exit 6; there are directional signs pointing you to Bordentown or Burlington. Assistant Administrator Sahol explained that the township contacted the New Jersey Turnpike Authority; they would not allow the township to put up a sign in their right of way. Mr. Dennison was advised at the time. Council Member Ryan suggested posting a welcome sign on Route 130. Administrator Brook will look into.

NEW BUSINESS

Nothing at this time.

BOARD OF HEALTH

Nothing at this time.

MISCELLANEOUS

Nothing at this time.

ADJOURN TO CLOSED SESSION

8:35PM MOTION by Sandusky, seconded by Ryan to adjourn to Closed Session. Roll call vote - all ayes.

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RESUME REGULAR SESSION

11:05PM MOTION by Ryan, seconded by Sandusky to adjourn Closed Session and return to Regular Session. Roll call vote – all ayes.

DEVELOPER REQUEST: GALLINA PROPERTY

Administrator Brook discussed the difficulties facing developers with credit at the present time, even for reputable, established businesses.

Administrator Brook stated that Mr. Gallina's property has approval for an apartment upstairs, a store on the lower level in the existing building and a strip center for a property on Route 130 that has sat vacant for a very long time. Mr. Gallina cannot get credit at the present time and cannot do the full site improvements. He is requesting that the township allow him to renovate the existing building, which is in deplorable condition, as an apartment upstairs and two (2) light commercial uses downstairs, issue a Certificate of Occupancy and he will be sure that there is parking in the front to accommodate whatever the township feels is safe. Administrator Brook noted that the restaurant will not go on the site at this time. Once the building is renovated and occupied, he may have a better chance of getting credit to complete the site. Administrator Brook explained that this is a deviation from the site plan but Mr. Gallina cannot afford the costs to come back before the Planning Board. Mr. Gallina understands that he cannot build the strip store; once he goes beyond this use he would have to come in and bond it completely. Administrator Brook explained that this would be taking the Planning Board's approval and modifying it to make it fit into the economic times that everyone is facing.

Council President O'Hara, was on the Planning Board at the time of approval, asked if the restaurant is no longer part of the plan for the property? Administrator Brook explained that Mr. Gallina does want to do the restaurant in the future. He wants to take the abandoned building, bring it up to code and put it to minimal use with the hopes that the credit market will turn around; then he would bond for the whole site and do the work in accordance with the approved plan. Administrator Brook noted that it is not a great deviation from the approved plan. The only real deviation is that instead of one (1) business downstairs, it is two (2) light businesses and the parking would have to be clearly delineated.

Solicitor Kearns stated that Council can decide on this without it going back to Planning Board.

Council Members are in agreement to approve the request. Administrator Brook will draft an Agreement that Mr. Gallina will sign.

11:20PM MOTION by Ryan, seconded by Woolston to adjourn the meeting. Roll call vote - all ayes.

ADJOURNMENT

11:20PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

/mab