

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

June 13, 2012

8:00PM

CALL TO ORDER & FLAG SALUTE

Council President Sandusky called the meeting to order and led the Salute to the Flag.

SUNSHINE STATEMENT

The Opening Statement was read by the Township Clerk: Notice was sent to the Register News for information on 5-30-12; posted on the municipal bulletin board on 5-30-12 & placed on the web-site; sent on 5-30-12 to the Burlington Co. Times for publication on 6-3-12.

ROLL CALL

Present: Frank Baldorossi, Ted Lovenduski, Paul Ostrander, David Woolston, Jerry Sandusky

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Administrator; Anthony H. Ogozalek, Jr., Township Solicitor; Joy M. Weiler, Township Clerk

PUBLIC COMMENTS

Council President Sandusky opened the meeting to the public.

Leslie Tucker, 119 Third Avenue, asked if there is a noise ordinance, and does it include barking dogs? She said her neighbor puts their dog out at five in the morning and it barks. She said it is left out for a long period of time, also. Administrator Brook said he considered that a nuisance and advised her to call the Police so a citation can be issued, if necessary.

Don Kamienski, 10 McCay Drive, said his neighbor has four dogs and when they bark he calls the Police. Administrator Brook explained that the Police have to make a determination as to what level of noise is considered disruptive.

All having an opportunity to be heard, a MOTION was made by Woolston, seconded by Lovenduski to close the public comments. Roll call vote - all ayes. Motion carried.

Second Avenue Parking: Trial Period for Permit Parking

Second Avenue residents were invited to attend the meeting in order to comment on the parking permits. It has been a year now that the Ordinance has been in place.

Council President Sandusky asked for resident input on this issue. He explained that no action would be taken at this meeting. Council would like to hear what residents think.

Leslie Tucker, 119 Third Avenue, said she walks on Second Avenue and likes the large painted parking spots. She would like to get lines on Third Avenue, because it is hard for the houses with driveways to get out. Cars sometimes block the end of the driveways. She said she would also like to have permit parking for her block of Third Avenue.

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Bea Tully, 63 Second Avenue, said she does not like the permit parking because run off from the permit block makes it hard for her daughter to find a parking spot when she gets home late at night. She also said there are spots that are designated to the Roebling Museum on Second Avenue that the residents would like to use. She said no one from the Museum uses the spaces.

Council President Sandusky said Council will be voting on an Ordinance to remove the signs by the Museum at the meeting immediately following this one tonight. He said the change will provide two or three more parking spots that are not permit restricted.

Juliana Babula, 139 Second Avenue, said she supports the permit parking and hopes it will continue. She said the spots are all filled at night. She said most people she speaks to like the permit parking.

Council President Sandusky said there will not be a decision tonight. He said there were also two e-mails received, one in favor of the permits and one opposed.

Amy Morris, 65 Second Avenue, said she has trouble finding parking on her section of Second Avenue where there is no permit parking. She said there are other spots available and does not believe the permits are needed.

Josh Inskeep, 145 Second Avenue, asked if the Police will be enforcing the permits? He said there are problems with the neighbors who are not following the permit rules. He said he is also concerned about the overflow lot at the end of Third Avenue. He said on the weekends the lot is full, and at night it is very dark in the lot.

Council President Sandusky said there are lights there now at the parking lot.

Mr. Inskeep said he borrowed a neighbor's second permit and another neighbor took issue with this and left him a nasty note. He said the permits are causing problems for neighbor relations.

Scott Daily, 67 Second Avenue, didn't think it was fair for the Museum employees to use spots when they have their own parking lot behind the Museum.

Council President said the Museum would be contacted and asked to use the lot that belongs to the Museum as a courtesy to the residents.

Jennifer Daily, 67 Second Avenue, said she does not support the permit parking and feels it is not fair to the rest of the street.

Ms. Babula said there is a parking lot at the other end of Second Avenue for the residents of that section of Second Avenue. She said her block has so much trouble because Light Rail riders park their cars overnight on her section of the street.

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Council President Sandusky said someone will check into the Light Rail lot to see if parking overnight is permitted.

Assistant Administrator Sahol said the lots do permit overnight parking because it supports the needs of the passengers. He said there is no reason for a Light Rail rider to park on Second Avenue.

Ms. Babula said the striping takes some spots away and the Museum does use some spots on Second Avenue. She said she feels all of this justifies the permit parking. She said there would be a large problem without the permits.

Council President Sandusky said if there is a social function at the Museum, they should not be using residential parking; there is a lot for the museum. He said the Museum will be made aware of the problem.

Ms. Tucker would like permit parking for Third Avenue.

Ms. Babula asked if there would be a decision made tonight? She was told there would be no decision tonight and the residents will be made aware of when a decision will be made.

Mayor Wilkie said conversation will be done in public. He said a flier was passed out before, if there is an Ordinance created to repeal the permits, it would need to be introduced and adopted and it would be published in the newspaper. He said residents would also, again, be given fliers.

The Mayor said he did receive complaints about the permits. He said they don't like that at four in the afternoon they have to move cars or their company has to leave.

Joseph Csik, 45 East Fifth Street, said he was raised in Roebing and when the plant was open there was no parking available in the village. He does not agree with the permit parking.

Council President Sandusky confirmed that Council is not acting on the Second Avenue Permit Parking tonight.

Ms. Babula wanted to know when there would be action on the issue? Council agreed they were not ready to act tonight. There will be another meeting. Solicitor Ogozalek explained that there would be at least two meetings because the change would be by Ordinance, so it would need to be introduced at a meeting and acted on at a subsequent meeting.

Water & Sewer Engineer

Nothing at this time.

Township Engineer

Nothing at this time.

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Review of Potential Zoning Regulations - Solar

Administrator Brook explained that with the ever changing land use regulations and the popularity of large solar farms and solar farms on private property, it seems like a good idea to get Council's permission to approach the Township Planner and ask her to prepare some overall regulations to address solar in the town. He said there is a large solar application before the Zoning Board now and there have been others before. At the present time the applicants come and apply for a Use Variance. He said it would make sense for the township to address this head on and create regulations within the Code for solar farms and solar use. He said it would be proactive to ask the Planner to create regulations and a draft Ordinance for Council to consider. Council was in agreement to move forward with the idea.

Block Party Request – 1300 Block of Maple Avenue

Council President Sandusky said the applicant would like to have a block party on July 14, 2012. He confirmed the plan was submitted to the Police Department and was reviewed by the Chief Law Enforcement Officer. His report recommended approval.

It was on the MOTION of Baldorossi, seconded by Lovenduski to approve the request for a block party.

Casual Sales – Possible Ordinance Amendment

Administrator Brook explained that over the past few months homeowners have taken liberties with Casual Sales. He said residents are allowed two yard sale permits a year and there are two township-wide free yard sale days. The fee is minimal, that is not the issue. He said there are residents buying and manufacturing items and holding large sales. He said it is not fair for other business owners running a legitimate business. He said one example was over Mother's Day weekend when a resident grew flowers at another location and brought them to his property on Route 130 to sell them. Administrator Brook requested the Township Attorney tighten up the Ordinance to prevent this kind of thing. He said the idea is not to stop yard sales, but the yard sale permits are for items that are no longer need or wanted.

Solicitor Ogozalek said there is some solid language in taxation laws, because Casual Sales are exempt from sales tax. He said he tightened up the wording to include tangible personal property. He said the old Ordinance said goods, and that is very broad. He said the language he added helps to prevent situations like the resident selling flowers. He said the new wording will not affect craft fairs or rummage sales.

Vacate Alley – West Fifth & West Sixth Streets

Assistant Administrator Sahol explained that there are two parcels bisected by the alley owned by one person. The owner wants to build a garage, but he can't do it without a use variance. Assistant Administrator Sahol said if the alley was vacated and the township kept an easement, it would benefit the resident.

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He said there would need to be an Ordinance vacating the alley and keeping an easement. He said the township has done this in other locations, and it allows the resident use of the property.

Mayor Wilkie said this will consolidate the lots, and it is to the resident's advantage because he will not need to apply to the Zoning Board for a variance. Assistant Administrator Sahol said the resident will be responsible for filing a Deed of Consolidation. Council was in favor of drafting an Ordinance.

A Motion was made by Baldorossi; seconded by Woolston to adjourn. Roll call vote- all ayes. Motion carried.

ADJOURNMENT

8:35 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

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