

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

OCTOBER 10, 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 1-5-12; posted on the municipal bulletin board on 1-5-12 & placed on the web-site; sent on 12-21-11 to the Burlington Co. Times for publication on 1-8-12, but due to the newspaper's error, the notice was not published until 1-11-12.

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 Drollas, Jr., Township Solicitor; Russell Trice, Water & Sewer Engineer; Joy M. Weiler, Township Clerk.

PUBLIC COMMENTS

Council President Sandusky opened the meeting to the public. Seeing no one wishing to be heard, it was on the MOTION of Woolston, seconded by Ostrander to close the public portion. Roll call vote - all ayes. Motion carried.

BUSINESS

Water & Sewer Engineer

- Estates at Crossroads – Water & Sewer Improvements
Request to Release Performance Bond No. 0433377

The Township Water and Sewer Engineer, Russell Trice said a few months ago he inspected and advised Council that there were some lines at the Estates at Crossroads that were not sloped correctly. He said the developer came back with some new slopes and elevations after resurveying the lines. This was the fifth time the lines were surveyed. It was determined that Alaimo would survey and video the lines. David Lebak, the Director of Water and Sewer, reviewed the tapes and determined that the lines were good. Engineer Trice said he went out and surveyed other lines and there are questions with about nine of them. He said the worst pipe is not that bad, so he recommended releasing the bond. There were no visual problems shown in the video.

Administrator Brook said this situation shows that the township needs to push for an as-built drawings ordinance. He said this has been a problem since the beginning. Mr. Lebak will provide something in writing stating that the video of the lines shows the pipes can flow properly and Alaimo will provide correspondence recommending the release and approving the lines.

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It was on the MOTION of Baldorossi, seconded by Lovenduski to accept the recommendation to release the bond and draft a resolution for the next meeting. All ayes – motion carried.

Township Engineer

- **Legacy at Meadowcroft: Performance Bond Status Report**

Administrator Brook said the developer has been extremely slow in completing items at the site. The Township has reached out to them for a timetable but there has been no response. At this time he will work with the Township Solicitor to contact the bonding company. He believes at this point that is the only course of action available. He will take the necessary steps to put the developer on notice. There may need to be a resolution drafted.

Donald Vaupel, 6 Engel Court, said he represented the residents of Legacy at Meadowcroft. He said the residents would like an opportunity to review the reports and discuss the issue with the Governing Body. He said that the residents do appreciate that the town is working with them.

Council President Sandusky said he has contacted the Homeowners Association on numerous occasions but has not received a response. He would like to have a meeting to go over issues such as this. He said it can be held at the Municipal Building or at Legacy. The town is always willing to work with residents.

Administrator Brook said that he has been in contact with the Chairman of the Homeowners Association and did provide the reports to him electronically so that the information could be shared immediately. A copy was also provided for Mr. Vaupel, at this time, by the Assistant Administrator.

- **Parish of Saints Francis and Clare: Request to Release Performance Bond**

Administrator Brook said the bond is for the parking lot that was added to the church. He said it is a nice addition and the property looks very good. Engineer Dan Guzzi recommended releasing the bond.

It was on the MOTION of Baldorossi, seconded by Lovenduski to prepare a resolution for the next meeting approving the release of the performance bond. All ayes – motion carried.

- **Deny Release of Maintenance Bond/Letter of Credit: Fountain of Life Gymnasium**

Administrator Brook explained that Engineer Guzzi reported that there are still two items left on the punchlist to be completed. He said once the items are finished, it can be released, but at this point it should be denied.

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It was on the MOTION of Ostrander, seconded by Lovenduski to prepare the Resolution to deny the release of the maintenance bond/letter of credit. All ayes – motion carried.

- Release Performance Bond: K. Hovnanian, Estates at Crossroads

Administrator Brook said a meeting was held a couple weeks prior with representatives of the Estates at Crossroads, Mayor Wilkie and Council President Sandusky. He said this will be forwarded to the Homeowners Association, but he would like to hold the release of the bond until the Association has time to forward any concerns to the township. Engineer Guzzi recommended the bond be released; so if the Association has no concerns, it will be on the next meeting agenda or the meeting of November 7, 2012. The Council approved holding the bond.

Assistant Administrator

- Ordinance Draft: Water and Sewer Utilities As Built Drawings

Assistant Administrator Sahol explained that the Ordinance will be introduced at the next meeting. He asked if there were any concerns that Mayor and Council would like to address? All agreed the Ordinance was a good idea.

Administrator Brook explained that the Ordinance can prevent a contractor from moving too quickly to get a project completed. It will give the township “teeth” to keep contractors in check and make sure the work is being done right and all inspections are done and documented before a road is paved.

Council President also thanked Councilmember Woolston for his input on the Ordinance.

- Fall Auction

Assistant Administrator Sahol said that acting Captain Brian Boldizar had some police items that are no longer needed by the Department or any other municipal departments that he would like to put up for auction. Mr. Sahol will have a resolution prepared for next week. Council was in favor of preparing the resolution for the next meeting.

Public Comment

Michael Sawka, 75 Riverbank Drive, inquired about the office building on Tenth Avenue in Roebling? He said he was concerned about the safety of the building. Mayor Wilkie explained the building is not completed and there is no occupancy at this time. Railings will be installed. Administrator Brook explained that there have been problems dealing with the builder. He said the property will not be occupied until all inspections are complete and the property meets all codes.

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It was on the MOTION of Ostrander, seconded by Lovenduski to close the public portion. Roll call vote – all ayes. Motion carried.

ACTION:

- Off Premise Merchandise Raffle, Florence Township Civic Association
Florence High School, Cedar Lane, November 30, 2012

It was on the MOTION of Lovenduski, seconded by Woolston to approve the application. Roll call vote – all ayes. Motion carried.

Clerk Weiler explained that there will only be one meeting in November because of the timing of the League of Municipalities Convention. She said there will be a “double” meeting on November 7 with a Regular and Executive Session. That would be the only November meeting except for a Special Session scheduled for November 19 at 6:00pm.

Administrator Brook explained that the Special Session of November 19 is for the Burlington Coat Factory. He said if all goes well, the Burlington Coat Factory will be before the Planning Board the last week of October and Council will introduce the Redevelopment Ordinance on November 7 and adopt it on November 19. The Coat Factory has significant funding from the State of NJ but there are deadlines that must be met.

It was on the MOTION of Woolston, seconded by Baldorossi to approve the meeting schedule for November 2012. Roll call vote – all ayes. Motion carried.

Mayor Wilkie said that on November 7 the Royal Rangers from the Fountain of Life Center will be attending the meeting to learn about local government. They will also lead the Pledge of Allegiance. On November 15 he and Council President Sandusky will be meeting with a group of Boy Scouts at 7:00 pm in the Court Room. He said Girl Scouts are also working on the same project and he is meeting with them on Sunday. Also, Red Ribbon Week will be October 29 at Riverfront School and any members are welcome to attend.

It was on the MOTION of Ostrander, seconded by Woolston to adjourn. Roll Call vote - All ayes – motion carried.

ADJOURNMENT

8:22 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

/aek