

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

March 12, 2003

8:10 PM

CALL TO ORDER

Council President Hofflinger called the meeting to order.

SUNSHINE STATEMENT

The Township Clerk read the Opening Statement: 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 5, 2003; given to the Register News for information; posted on the municipal bulletin board.

ROLL CALL

Present: Frank Baldorossi, John Fratinardo, Bruce Garganio, Jerry Sandusky, John Hofflinger

Also Present: Mayor Michael Muchowski; 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 Weiler, Township Clerk

PUBLIC COMMENT

Victor Murisan, 436 W. Second Street, stated that there are trees in front of his house that need to be removed. Assistant Administrator Sahol stated that he would mail Mr. Murisan a Shade Tree application to begin the process.

Mr. Murisan discussed the problems in his neighborhood caused by the auto mechanics garage in the area. Problems such as parking (due to cars being dropped off for service), motor vehicle fluids spilled on the road and the late working hours were discussed. Administrator Brook will have a complete property maintenance overview done, review with Solicitor Kearns to see what legal recourses can be followed and report back to the governing body and Mr. Murisan. He will speak with the Chief of Police regarding the late working hours.

Mr. Murisan stated that there is a sewer problem at his mother's house, 510 Fifth Street. The problem started years ago when the curb was done and the line was hit by a piece of equipment. He stated that every two months he has to call the Water and Sewer Department to have it unclogged. Since the employees refuse to go down into the manhole, they open the hatch for him to go into the manhole and fix the clog. Mayor Muchowski asked Mr. Murisan to meet on site with Administrator Brook and Dave Lebak, Water and Sewer Director, so they can fully understand and assess the situation.

Mr. Murisan stated that the dead end on his mother's street fills up with water. He asked that a drain be installed. Dan Guzzi, Township Engineer, will look at it this week.

Bill Bott, 64 Riverbank Drive, asked if there was an Ordinance regarding noise after a certain time? Solicitor Kearns stated that there is none. Mr. Bott feels that there should be a noise Ordinance.

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

READY PAC REZONING

Administrator Brook stated that John Gillespie's mother passed away and could not attend this evening's meeting.

Administrator Brook discussed the rezoning for Ready Pac. After reviewing the draft developer agreement he feels that the main issue is going to be the size and condition of the buffer. There is draft language that indicates a storm water discharge system or another type of infrastructure improvement would be part of the buffer. Administrator Brook feels that the language is rather broad and has mentioned that to Mr. Gillespie.

Administrator Brook suggested a meeting with Mr. Gillespie, Ready Pac, Mayor Muchowski and a couple members of Council to discuss and finalize the buffer. The agreement can then be presented to the governing body in April. If Council is comfortable with the agreement, an Ordinance would be introduced, sent to the Planning Board and then back to the governing body.

Council Member Garganio discussed the possibility of a future combined fire station and its location. Due to how close the site is to a residential neighborhood he asked if there was another location on the site for the building? Ed Kensler, Township Fire Chief, stated that he cannot respond to that question until he meets with Ready Pac and has more information. Discussion followed regarding the property surrounding the water tower on Cedar Lane. Administrator Brook will set up a Worksession with Ready Pac and the Fire Commissioners in April.

TOWNSHIP WATER AND SEWER ENGINEER

Wainwright Sewer Extension

Russell Trice, Township Water and Sewer Engineer, stated that a cost estimate has been submitted and the design work should be completed by next week.

Potts Mill Road Sewer Line Request

Council Member Fratinardo discussed the possibility of installing the sewer line in the front yards for closer tie-ins. Mr. Trice and Assistant Administrator Sahol explained the disadvantages with going down the front such as the extra expense, the property owner would have to provide an easement, the trees in the front yards and the impact on the drainage swell.

Mr. Trice reviewed the cost estimate. Discussion followed regarding whether or not the residents would be interested in connecting to the system and if they should be assessed even if they do not connect.

Solicitor Kearns suggested that the residents be informed of new environmental regulations that are in the works that would significantly enhance the value of their property if they were connected to public water and sewer.

At Council's request, Assistant Administrator Sahol will notify the residents that Council is interested in pursuing installation of the sewer lines in the front of the properties and get the consensus of the residents.

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Hamilton Crossing Bond: Keenan

Mr. Trice stated that there are outstanding punchlist items and does not recommend releasing the bond. Due to the length of time that Mr. Keenan has not complied, discussion followed regarding pulling the bond. The bond release will be denied and Solicitor Kearns will be authorized to proceed with pulling the bond by resolution at next week's meeting.

Walnut Street Water Main: Current Estimate No. 2 and Change Order No. 1

Mr. Trice reviewed and recommends Current Estimate No. 2 and Change Order No. 1. A resolution will be approved at next week's meeting.

TOWNSHIP ENGINEER

2003 Road Program

Dan Guzzi, Township Engineer, provided Mayor and Council with a list of roads, in order of priority based on condition, to be considered for the 2003 Road Program. Mayor Muchowski explained that due to the harsh winter they may not be able to do as an extensive road program as first discussed. Mr. Guzzi reviewed the list. Discussion followed regarding the alleys. The road program will be discussed at budget time.

Public Works Facility

Mr. Guzzi stated that he is prepared to hold a final meeting with Administrator Brook and John Purakovics, Public Works Director, before going out to bid to make sure all lingering questions are answered. Mr. Guzzi reviewed the plans for the new public works facility. Additional parking for the recreational fields was discussed. With the additional parking that will be available, vehicles will no longer be allowed to park on the grass. A letter will be handed out to the sports organizations explaining the parking regulations.

Boat Ramp – Docks

Council Member Sandusky questioned the status of the dock. Mr. Guzzi stated that he has received quotes for the materials that need to be ordered, which are in stock and will not have to be special ordered. To be sure that the dock is installed in time, discussion followed regarding the Public Works Department installing the dock or hiring a contractor.

ASSISTANT MUNICIPAL ADMINISTRATOR

Community Development Block Grant

Assistant Administrator Sahol spoke with John Smith, a director at CBDG, who informed him the handicapped improvements and sidewalk infill that the Township proposed on Broad Street, Summer Street and Fifth Street are no longer eligible for the grant due to the census data that was just released. The only aspect of the project that is eligible is the handicapped ramps and a short stub of sidewalk. He believes the project can be done, but to spend the full \$74,000 a few more handicapped curb cuts and ramps will have to be done. The Township will have to pay for the sidewalk. Assistant Administrator Sahol reviewed areas in need of sidewalk. Assistant Administrator Sahol explained that handicapped curb cuts are eligible anywhere throughout the Township as long as there is existing sidewalk. Council in agreement to do what can be done.

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Library Parking Lot

Assistant Administrator Sahol stated that the Ordinance creating passenger vehicle parking behind the library on Hornberger Avenue can be introduced at next week's meeting.

Episcopal Church Sign Request

Assistant Administrator Sahol asked to hold discussion until next week's meeting to allow for further research.

Parade

Assistant Administrator Sahol stated that he met with Mayor Muchowski and Dave Dennison, Recreation Director, earlier this evening regarding the parade route. Mayor Muchowski stated that the parade ended in Roebling last year so it will end in Florence this year. Suggested routes were discussed. Assistant Administrator Sahol will look into the distances and report back.

TOWNSHIP SOLICITOR

Snow Removal Ordinance Draft

Solicitor Kearns provided Mayor and Council with a Draft Ordinance for snow removal. Mayor and Council discussed the potential problems with the Ordinance, such as where to park the cars while the plow comes through. The possibility of only certain roads being posted as a snow route was discussed. Council Member Garganio suggested posting the roads with no parking signs and allowing the residents a certain amount of time to get the vehicles off the roads. This will allow more flexibility for the Public Works Department.

Solicitor Kearns explained that included in the Draft Ordinance is a provision that requires sidewalks be shoveled within 24 hours after the storm ends, it also prohibits snow that is shoveled from the sidewalk from being thrown into the street. Council President Hofflinger stated that he would like to incorporate this into an Ordinance, even if a snow route is not included.

Mayor Muchowski feels that posting the streets is worth investigating further. He asked Administrator Brook to get the Public Works Director's feedback and suggestions for discussion at a later date.

PILOT PARKING PROGRAM

Administrator Brook asked how far administration should go to look into the pilot parking program and what policy issues they would like examined? He feels that it could have major ramifications throughout the Village of Roebling. Council President Hofflinger stated that he would like to test one avenue, such as Seventh or Fifth Avenue. One parking permit per household.

Mayor Muchowski discussed the potential problems that would be created by permit parking on only one avenue. The overflow parking would flow onto the other avenues, but the other avenues would not be allowed to park on the pilot program avenue.

Administrator Brook explained that if this is done as an experiment, it cannot be enforced. To be enforced, it must be done by Ordinance.

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Mayor and Council discussed different alternatives for permit parking. If they try a permit parking program, it would have to apply on every avenue to avoid overflow parking on the non-permit parking avenues.

Council Member Garganio does not feel that any parking program will work. During a vast majority of the day there will be a lot of open parking spaces that will not be able to be utilized. The problems created by restrictive parking such as a resident having company over or a contractor that's doing work on a house was discussed. Council Members do not feel that a permit parking program will work in the Village of Roebing.

GAS LINES IN ALLEYS

Assistant Administrator Sahol explained that due to the weather the Public Works Department has not had an opportunity to look into.

OUT OF TOWN PARTICIPATION

Mayor Muchowski asked to hold discussion regarding out of town participation in the recreation programs until next week.

PLANNING BOARD RESOLUTION: REGULATIONS – DUPLEXES

Administrator Brook reviewed a letter from Nancy Abbott, Planning Board Solicitor, regarding zoning provisions to handle doubles, which Ms. Abbott refers to as duplexes. At this time they are using standards related to townhouses. The Planner and the Planning Board came up with recommendations for bulk regulations for doubles in the RB zoning district. Council Member Garganio expressed his concerns regarding lot size. Administrator Brook will relay Council's concern to Ms. Abbott and report back with her response.

Administrator Brook discussed the Planning Board's recommendation to allow accessory uses in the ARG zone under the setbacks of an R zone. This recommendation has come about from residents that live in the country area, in the ARG zone, they have to apply for a variance to build a garage or another accessory use no matter what the size of their lot is. Mayor Muchowski would like to research further what the impact would be before acting on.

HANDICAPPED PARKING REQUEST: (3) NEW AND (1) HELD

Joy Weiler, Township Clerk, stated that she has three new handicapped parking applications and one application held by Council. She asked if she should forward them to the doctor for review. Assistant Administrator Sahol stated that one resident might have parking in the rear of the property; he will look into and report back.

Discussion followed regarding the criteria for applying for a handicapped parking space. Extenuating circumstances were discussed. The handicapped parking Ordinance will be reviewed at the April Worksession.

Clerk Weiler was advised to send the applications to the doctor for review.

UNFINISHED BUSINESS

Roebing Steel Plant Development

Council Member Garganio questioned the ownership of the artifacts stored at Rutgers University. Administrator Brook stated that the items belong to the EPA. Council Member Garganio expressed his concerns that the EPA took all of the quality items and left the rest for the Roebing Historical Society. Council Member Sandusky does not have a problem with the items being stored at Rutgers but would like them brought to the museum when it is finished. Council Member Garganio asked if Mayor and Council have the legal right to ask for the items when the museum is completed? Administrator Brook will look into.

Budget Dates

Administrator Brook asked if Mayor and Council would like to set a date for the Budget Session? Mayor and Council will set a date next week.

CPR Training for Recreation Volunteers

Council Member Garganio attended a baseball manager's seminar and the last item discussed was CPR. He does not believe that any of the leagues offer CPR training. He spoke to Ed Kensler, Township Fire Chief, and they have four trainers. He asked if the Township would help pay for any of the volunteers that would like to take the course? Mayor Muchowski discussed creating a code of conduct and coaching guidelines through the Recreation Committee. Council is willing to help pay for the CPR training.

ACTION

RESOLUTIONS

RESOLUTION NO. 2003-44

**APPROVE POLICE PATROLMEN'S CONTRACT
YEARS: 2002, 2003 & 2004**

RESOLUTION 2003-54

**CONFIRM
APPOINTMENT OF COORDINATOR
OFFICE OF EMERGENCY MANAGEMENT**

It was on the MOTION of Garganio, seconded by Sandusky that Resolutions 2003-44 and 2003-54 be adopted.

On the Question

Nothing at this time.

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Upon roll call Council voted as follows:

YEAS: Baldorossi, Fratinardo, Garganio, Sandusky, Hofflinger

NOES: None

ABSENT: None

Unanimous approval.

ADJOURNMENT

11:20 PM Motion made by Garganio; seconded by Sandusky to adjourn to Closed Session. Roll call vote – all ayes.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab