

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

March 14, 2007

8:32 PM

CALL TO ORDER

Council President Baldorossi called the meeting to order.

SUNSHINE STATEMENT

The Opening Statement was read: 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 7, 2007; given to the Register News for information; posted on the municipal bulletin board.

ROLL CALL

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

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

PUBLIC COMMENT

Don Kaminski, 10 Mc Cay Drive, thanked the township and the Public Works Department for installing the floating docks at the boat ramp today.

Mr. Kaminski received a letter from the Burlington County Engineer in reply to a letter he sent to them regarding his concerns of trucks parked on Delaware Avenue in the area of Station Road. For the record, Mr. Kaminski read the following paragraph from the letter:

“This office has reviewed your concerns and concurs that larger vehicles should be prohibited from parking along Delaware Avenue, where they obstruct the flow of traffic and can obscure the site distances of vehicles southbound on Station Road.”

Mr. Kaminski sees that the topic is on the Agenda this evening for discussion and urges Council to develop an Ordinance prohibiting the parking of vehicles greater than 7' wide on Delaware Avenue from the junction of Station Road down to Poplar Avenue.

Council Member Sandusky asked if Mr. Kaminski was going to come before Council complaining of other businesses in the community that receive deliveries where trucks may have to park on the street? Mr. Kaminski stated that his concern is the corner of Delaware Avenue and Station Road and does not believe he will be back before Council to complain of others.

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

PRESENTATION: BURLINGTON COUNTY ECONOMIC DEVELOPMENT – MARK REMSA & DARLENE SCOCCA

Mark Remsa, Burlington County Economic Development Director, is here this evening to re-introduce himself and to inform the township of some changes in his office. There is a new River Route Coordinator whose name is Kara Ford. Unfortunately she is ill this evening and was unable to attend the meeting. Mr. Remsa gave out Ms. Ford's business card.

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Mr. Remsa stated that he has enjoyed working with Florence Township and commended the township for the progress that has been made on the Roebing Superfund Site. He believes that area will be a trendsetter for the whole region; it was when it was originally built in 1905 and will be again in the future.

Darlene Scocca, Burlington County Economic Representative, brought along t-shirts for everyone bearing the new River Route logo. The three (3) stripes represent the river, the rail and the road. The t-shirts have been handed out at every available opportunity to generate interests with developers and other professionals to get them to take a look at the twelve (12) towns in the River Route Corridor. She also handed out note pads with the River Route logo. She stated that they have been trying to target/market developers, especially redevelopers interested in older communities along the river route. In addition to that there was a series of articles run in 2006 through their partnership with the Burlington County Times highlighting the twelve River Route communities.

Ms. Scocca has been working on 30-minute video segments for each of the twelve (12) River Route communities to air on Comcast Cable. Each segment will feature two (2) towns and talk about some of the current projects in addition to some of the opportunities that are available in the community. Soon she will be ready to meet with a representative of Florence Township to work on the first edit of their video. Once complete the township will receive a copy. It can be used on the township web site and as part of marketing campaigns.

Ms. Scocca hopes to continue to partner with the Burlington County Times in 2007 as well as with the videographer for some different opportunities than last year.

Ms. Scocca is happy to work with Florence Township.

Mr. Remsa stated that they are here to help and enjoys working with the township. He thanked Mayor and Council for the opportunity to speak.

Mayor and Council thanked Mr. Remsa and Ms. Scocca for being here this evening.

PRESENTATION: FAMILY SERVICES – BOB PEKAR & ANNA PAYANZO

Bob Pekar, President & CEO of Family Services, introduced himself. He explained that Family Services is a behavioral health organization that provides a wide array of prevention for people with emotional problems throughout the Southern Region. Services are provided for people from 2 years old through death; some services are provided in the consumers home, at a Family Services facility or where they live in a Family Services home with a staff member (full or part time). Family Services is mission driven and their goal is to help people integrate into the community, have a better life and feel good about themselves. Mr. Pekar stated that at least 40% of their services are served in the home. He stated that 28 of Family Services consumers live in Florence Township, fifteen of those are adults and the rest are children and families. Also, eight of Family Services staff live in Florence Township. He explained that Family Services is a large agency with 780 staff members.

Mr. Pekar is here this evening in convergence with Whitesell Corporation to discuss Supportive Housing for adults. Family Services goal is to treat adults that suffer from depression, bipolar disorder, and schizophrenia in the community to keep them out of a hospital because they know that

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does not work well. Supportive Housing works with individuals that can make it in the community but not totally alone.

Mr. Pekar explained that many communities where Family Services have supportive housing do not know that they are there because Family Services prides itself in making sure their homes look just like any other home in the community. He explained that housing is essential. For those with depression and bipolar disorder coming to treatment is never enough. Mr. Pekar stated that supportive housing is looked at as permanent housing; they want consumers to move in, stay in and become an integral part of the community. He stated that Family Services take pride in keeping their houses in great condition. They strive to be a good neighbor any way they can.

Mr. Pekar addressed COAH requirements, which all municipalities have. Family Services brings with it those services that bring low-income individuals, with the illnesses he discussed, and COAH credits. Not only the regular COAH credits, but because of their special needs population, there are bonus credits for every person they place. He believes that for every consumer placed, the township receives a 1.5 COAH credit. That is an advantage to the township in meeting their COAH obligation.

Mr. Pekar stated Family Services has been working out various arrangements with many municipalities. He also stated that Family Services is already in the community, they are just quiet about it. They would like to continue to be quiet about it but they really see a convergence of needs here. This special project brings the ability for Whitesell Corporation, who has a need to provide COAH credits, and Family Services to work together to find adequate housing that Whitesell would provide for Family Service to utilize. It would meet Whitesell's COAH obligation, it would meet some of Florence Township's COAH obligation and for Family Services they get to do what they believe in. Mr. Pekar is looking for the township's support.

Administrator Brook clarified that Family Services concentrates more on permanent housing opposed to transitional housing. Mr. Pekar stated that is true and explained that they look for the people they place to stay. He emphasized that the goal of Family Services is to support their consumers in becoming part of the community. There is no guarantee that everyone will stay permanently. Council Member Garganio understands they are looking for people to stay but asked what the turn over is? Mr. Pekar believes the success rate is approximately 70% - 80%.

Mayor Muchowski questioned if priority for placement would be given to Florence Township residents in need? Mr. Pekar believes that Family Services would commit to dealing with the needs of Florence Township first.

Council Member Garganio asked if Family Service's houses were tax exempt? Mr. Pekar stated that they are tax exempt but they will not move in without making a pilot arrangement with the township. They do not want to be an economic liability. He also explained that there are no homes with children in them so they will not be a liability in that regard.

In response to questions, Mr. Pekar explained that they do not place serious sexual offenders or fire setters. The people they place must be able to live in the community on their own. All of the consumers have had histories and troubles but on the emotional and physiological side. The consumers are looking for an opportunity to exist in the community.

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Mr. Pekar stated that every consumer must pay rent; they are required to give 30% of their income towards their rent. That does not cover all of Family Services costs but with making a deal with Whitesel, it will work out great.

Council Member Garganio expressed his concern regarding sexual offenders and asked the definition of a “serious” sexual offender? Mr. Pekar does not want to talk in absolutes in case one falls through the cracks, but Family Services does not deal with sexual offenders; they screen them out. He stated that if someone has committed a crime and harmed or offended a child, they are not permitted in the program. Family Services has never taken a person that has been convicted of a crime in this program. It is not a service they provide. Mr. Pekar is cautious about saying that Family Services will absolutely not take in a sexual offender because if someone has a history from years and years ago and the history is not known and it gets by them, he would feel he was being dishonest and disingenuous with Mayor and Council.

Council Member Sandusky asked if the township would be informed of the history of the consumers in the program? Mr. Pekar stated that he would not be able to give the history of the consumers. He explained that Family Services is not obligated to inform the township if they have Supportive Housing in their community. He is here this evening because there exists the ability to incorporate as partners, for that to happen he wants to share as much as he can such as where they are located and how they work. He cannot give out personal information about their consumers. He can say that the 15 adults that reside in Florence Township that are currently part of a case management program would qualify for Supportive Housing. None of those individuals are sexual offenders.

Mr. Pekar assured Mayor and Council that sexual offenders are not in their program right now and the program is not intended to allow them into the program.

Mr. Pekar hopes to gain the township’s support in moving forward along with Whitesell. He believes in the mission of Family Services.

Council Member Garganio asked what would happen with the properties if Family Services were to dissolve? Mr. Pekar does not believe that would happen. They have been around for 45 years and have a strong financial sense in the community. He believes the mission will last a long time. If it were to dissolve, he believes the houses would be deeded back to the State of New Jersey and become housing.

Mr. Pekar thanked Mayor and council for the opportunity to speak this evening.

Mayor and Council thanked Mr. Pekar.

PARKING REGULATIONS: DELAWARE AVENUE AND STATION ROAD – CORNER

Administrator Brook reviewed the response from the County in regards to Mr. Kaminski’s concerns of the parking of trucks on Delaware Avenue by Station Road. The County concurs that there is a problem in the area but will not take any action unless the township initiates a request with the County. Council Member Garganio requested that Dan Guzzi, Township Engineer, prepare a report showing three (3) options:

1. Do nothing.
2. Allow parking on one side only.

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3. Prohibit parking on both sides.

Mr. Guzzi will prepare a plan for April's Worksession meeting.

Council Member Sandusky suggested that the business owner be notified that the truck traffic concern is being investigated. Mayor and Council agreed. Administrator Brook will notify the business owner and invite him to the meeting.

TOWNSHIP WATER AND SEWER ENGINEER

Haines Industrial Center, Richards Run & John Galt Way: Release Performance Bonds & Post Maintenance Bonds

Russell Trice, Township Water and Sewer Engineer, reviewed and recommended releasing the various Performance Bonds conditioned on posting Maintenance Bonds. There is one portion of Richards Run where the water main has not been completed and the work has not been scheduled; they will be posting a new Performance Bond for that section. A Resolution will be prepared for next week's meeting.

Council Member Sandusky questioned an aerator that is damaged? Mr. Trice has been trying to get the parts to get it fixed with no success. Will contact the manufacturer again.

Haines Industrial Center, 280 Daniels Way: Performance Bond Release

Mr. Trice reviewed and recommends denying the Performance Bond Release request. There is a long punch list of items to complete. A Resolution will be prepared for next week's meeting.

Well No. 6

Mr. Trice stated that a preconstruction meeting will be set up within the next couple of weeks.

TOWNSHIP ENGINEER

Road Program: Discuss Options

Dan Guzzi, Township Engineer, provided a list of roads in need of repair. He explained that the first five (5) roads on the list were included on the application for the DOT funding. The township received \$130,000 that must be spent on a combination of the first five (5) roads; it does not have to be all of them. Items 6 through 10 are other roads for consideration. Mayor Muchowski noted that East Sixth Street towards the intersection with Broad Street is in very bad condition. Norman Avenue is also in bad condition.

Repair of alleys and trash pick up was discussed. The list of alleys provided for repair all have side yards and there has been discussion of moving trash pick up from those alleys to the front of the homes. Council President Baldorossi would like to have alleys repaired that are row home to row home where trash pick up would not be moved to the front of the homes. Discussion of moving trash pick up to the front of the homes in phases or all at once took place. Phasing would be best. Administrator Brook will report back next week on what areas to start with first. Council President Baldorossi asked Mr. Guzzi to get an estimate to repair alleys that have row homes on both sides. Mr. Guzzi stated that a typical Roebing alley would cost approximately \$20,000.

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After further discussion, Mayor and Council decided to repair East Sixth Street and Pine Street with the grant money. Administrator Brook stated that the budget would be ready this Friday and suggested discussing the remainder of the roads next week.

Whitesell/Haines Center, 1100 John Galt Way – Bldg. #1: Bond Release

Mr. Guzzi reviewed and recommends denying the Bond Release request. There are still outstanding punch list items to be completed. A Resolution will be prepared for next week's meeting.

Fountain of Life: Bond Reduction

Mr. Guzzi reviewed and recommends the bond reduction for Fountain of Life. Approximately 80% of the work is complete. A Resolution will be prepared for next week's meeting.

Roebing Firehouse

Mr. Guzzi discussed the renovations of the Roebing Firehouse and would like input from Mayor and Council on: the projector room, seating, the bar, trophy case and powder room. After a brief discussion, it was decided that it would be easier to make decisions on site. Mayor and Council will meet at the Roebing Firehouse next week before the meeting at 7:00PM for further discussion. Mayor Muchowski and Administrator Brook asked Solicitor Kearns if it should be advertised? Solicitor Kearns stated it is not necessary.

Olive Street Development Berm

Mr. Guzzi reported that he has been asking the developer for several months for an as built of the berm to verify that it is the correct height. He called again today and the developer reported that he received the as built and the berm is a little low, about 6" low on average. They will have to build it up and replant the trees. Council Member Garganio does not believe the developer is doing what was presented to Council when it was rezoned. Solicitor Kearns stated that what matters is the Planning Board's Resolution when they received approval, which Mr. Guzzi stated they are doing. It was suggested to ask Ready Pac to install a fence on top of the berm. Administrator Brook will approach Ready Pac.

Hapco

Mr. Guzzi reported that Hapco has not been complying with his requests for repairs. The reply from Hapco to Mr. Guzzi's January letter was that they would have the headpiece repaired no later than March 1st, which is not done. Council Member Garganio stated that the turning radius for the trucks does not work and it is a dangerous intersection. Mr. Guzzi has asked their engineer to recommend improvements. They continue to insist that it is a DOT problem. Mr. Guzzi and Solicitor Kearns will meet to review the approved plans and discuss legal options.

DEFIBRILLATOR PROGRAM – DISCUSSION

Administrator Brook provided quite a bit of information in Council's packet. The pros and cons need to be weighed such as the expense of the equipment, training and security against what the response time is for EMS. Also take into consideration that the police officers are trained and they have defibrillators in the police vehicles. Administrator Brook stated that they are seen more and more frequently. Defibrillators could be installed in the concession stands for the recreation fields but coaches would have to be trained. Administrator Brook stated that Assistant Administrator Sahol is working with the squad volunteers on setting up CPR training; this training may be able to be worked in. Council Member Fratinardo discussed the expense of not only the initial purchase but the

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maintenance of the equipment. Mayor Muchowski suggested meeting with the Fire Chief, Edward Kensler to get his input. Administrator Brook will contact Chief Kensler.

REZONING: GRIFFIN PIPE PROPERTY – REPORT FROM PLANNER

Council Member Garganio likes the recommendation from the Township Planner. Solicitor Kearns will prepare a Draft Ordinance to send to the Planning Board for their concurrence, then Council can move forward.

ACTION

APPLICATION

A. Social Affair Permit: American Legion Post 194, March 31, 2007, 7:00PM-12:00AM
It was on the MOTION of Fratinardo, seconded by Garganio to approve the above application:

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Fratinardo, Garganio, Sandusky, Baldorossi

NOES: None

ABSENT: Ryan Motion carries.

PETE’S PIZZA

Administrator Brook reported that Pete’s Pizza brought in their site plan and will be going before the Planning Board. They had a Technical Review Committee (TRC) meeting. The attorney for Pete’s Pizza is requesting Council’s consideration in allowing them to operate while the application is before the Board. They are willing to do the work. There are a couple of things they left off the plan because they wanted to see what the Board wanted. Council Member Garganio suggested waiting for the initial meeting before the Planning Board before giving the request consideration. Council Members in agreement.

Mayor Muchowski asked Solicitor Kearns once Pete’s Pizza goes before the Board if a time limit can be put on when the work must be completed? Solicitor Kearns replied yes.

10:21 PM MOTION by Sandusky, seconded by Fratinardo to return to Closed Session and adjourn the Executive Session meeting. Roll call vote - all ayes.

ADJOURNMENT

10:21PM: Meeting adjourned.

Respectfully submitted,

RICHARD A. BROOK
Deputy Township Clerk

/mab