

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

May 11, 2005

8:10 PM

CALL TO ORDER

Council President Fratinardo 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 2, 2005 and January 16, 2005; given to the Register News for information; posted on the municipal bulletin board.

ROLL CALL

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

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

William Federico, 902 Broad Street, would like to publicly thank Council Member Garganio. Last week he advised Council Member Garganio of a site problem the school bus drivers were having on Delaware Avenue by the train tracks and today the brush was being cut back.

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

SCHOOL BUDGET REVIEW

Council President Fratinardo stated that a sub-committee of Council and a sub-committee of the School Board met and agreed upon a recommendation of cutting the budget by \$75,000. A Resolution will be prepared for next week. Mayor Muchowski thanked Council Member Sandusky and Council President Fratinardo for meeting with representatives of the School Board. He feels the meeting went very well and was very informative.

TOWNSHIP WATER AND SEWER ENGINEER

Crossroads Developments NJDEP Application

Administrator Brook discussed setting up a subcommittee meeting to discuss the pending issues before moving forward to finalize NJDEP approval. Mr. Casey from the Quaker Group was present at the meeting and asked that a meeting be set up as soon as possible.

Mayor Muchowski asked if there are any expected changes to the approved plans? Mr. Casey stated that the plans will move ahead as they were presented. An application will be submitted for a height variance, which Mr. Casey does not feel is a deviation from the site plan. It will not alter the view from the street.

Administrator Brook will advise the developer when the subcommittee meeting will be.

TOWNSHIP ENGINEER

Atlantic Coast Properties: Soil Removal Request

Dan Guzzi, Township Engineer, received a request from Atlantic Coast Properties to remove excess soil. They would like to take it to Fountain of Life for their construction project. Mr. Guzzi reviewed the fees involved. A Resolution will be prepared for next week's meeting.

Hapco: Letter of Credit

Mr. Guzzi report that Hapco's letter of credit expires this week. There is an automatic renewal provision but Solicitor Kearns advised to contact the bank and ask for the renewal in writing.

Council Member Garganio questioned why the concrete bollards were moved from one side of the entrance to the other. Mr. Guzzi explained that the inlet in the middle of the driveway apron is being worked on.

Council Member Garganio asked if Mr. Guzzi was comfortable with the exit pattern? Mr. Guzzi stated that he is not comfortable with it, but until the work is complete it is the best it can be.

Discussion followed regarding the length of time construction has been going on and how accommodating the township has been. Also discussed was the traffic pattern of the trucks entering and exiting the gas station. Hapco will be given a certain amount of time to complete construction.

Brandow Automotive: Project

Mr. Guzzi received a copy of the proposed reconstruction plan of Wallace Avenue. Copies will be included in Friday's packet along with comments from Mr. Guzzi.

RMS

Mr. Guzzi received a schedule from RMS on the completion of the old public works building project. They had a problem with the subcontractor doing the metal work, which has been resolved. The outside of the building should be done the first week in June. The whole project should be complete by June 17th.

Mayor Muchowski expressed his dissatisfaction with the contractor. He asked if restoration would be made in the grass areas? Mr. Guzzi stated that they are working on restoration. Discussion followed regarding future payments and the contractor adhering to the work schedule. A letter could be sent to the bonding company expressing the township's concerns regarding the contractor. Will see what takes place between now and next Wednesday's meeting.

TOWNSHIP WATER AND SEWER ENGINEER

A&H Subdivision

Mr. Trice explained that A&H is a 15-lot subdivision, which has proposed well water. Orleans Builders approached the township and is willing to contribute \$150,000 towards running a water line to the development, which will not cover the whole cost. Mr. Trice looked at how much pipe would have to be run from different locations. He reviewed the different options. After a brief discussion, Council advised Mr. Trice and Administrator Brook to negotiate with the developer.

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PERMITS: TALL PINES DEVELOPMENT AND SCHOOL SITE

Council Member Garganio questioned the status of permits for Tall Pines and the school site. Mr. Trice stated that he has the sewer permit and DEP is processing the water permit. Construction could begin in July or August.

ASSISTANT ADMINISTRATOR

CDBG

Assistant Administrator Sahol asked if Council would like to continue with the County Community Development program, which is guaranteed funds or apply with the State? Council in agreement to continue on the County level. A Resolution will be prepared for next week's meeting.

Coaches, Volunteers, Employees: Background Checks

Discussion followed regarding background checks for coaches, volunteers and employees. Council would like employees that enter residents' homes and any new employees to have a background check. A policy will need to be set to allow review if a conviction shows up but was minor and many years ago. Costs and funding was discussed. Mayor and Council in agreement to research further.

Water Meters: Draft Ordinance

Assistant Administrator Sahol provided a Draft Ordinance on Water Meters for Mayor and Council to review. He asked if there were any concerns? Council in agreement to proceed with Ordinance next week.

WATER AND SEWER CAPITOL ITEMS

David Lebak, Water and Sewer Superintendent, discussed the possibility of replacing the water main on Kinsman Road due to a lack of water flow and poor water quality in that area. He suggested an 8" main be installed on Kinsman Road with 4" fire hydrants as blow offs. Council Member Garganio asked why the system wasn't being looped? Mr. Lebak will look into looping the system.

Administrator Brook reviewed purchases that need to be made for the Water and Sewer Department: forklift and a pickup truck.

Council Vice President Fratinardo asked the status of cooper in the water on Yockus Lane? Mr. Lebak reviewed the recent results, which are good. The only problem is with 7 Yockus Lane but Mr. Lebak believes that may be the way the resident is collecting the sample. Mr. Lebak has tried to get the sample himself but the resident has not been home when he goes there. Administrator Brook will contact the resident to get permission to obtain a sample.

GRIFFIN PIPE PROPERTY: RESEARCH/OFFICE PARK

Administrator Brook contacted Carl Hintz, Township Planner, and requested that he prepare a Draft Ordinance for the Research/Office Park; after two reminders Mr. Hintz has not responded. Mayor Muchowski asked that a letter be sent to Mr. Hintz stating that Mayor and Council are disappointed that he did not provide the requested information for the May meeting.

Discussion followed regarding the importance of COAH.

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REVIEW ABC RENEWALS: DISCUSSION

Joy Weiler, Township Clerk, reviewed the ABC renewals. Mayor Muchowski suggested requiring surveillance cameras for one of the licenses that is a concern to the Police Department.

Clerk Weiler explained that Fine Food and Spirits had a Special Ruling from the State. If they did not activate that license by the end of June of 2005, the State, in the Ruling, noted that they would not grant another Special Ruling. Fine Food and Spirits has not opened as of yet. They are going to apply to the State for another Special Ruling. Clerk Weiler explained that the township must accept the renewal application and fee but no action is taken until notified by the State. Solicitor Kearns advised that Mayor and Council could send a letter to the State stating that they do not have an objection to one more renewal. Mayor Muchowski prefers not to make a comment and let the State decide. The applicant received Planning Board approval a month ago, so the State may grant a Special Ruling.

Administrator Brook and the Chief of Police will meet with the Downtown Tavern and Illusions to discuss concerns at those locations.

Council Member Sandusky asked how many Pocket Licenses were in the township? Clerk Weiler advised that there were two (2) Pocket Licenses: Sam Paglione's and the Liquor Mart's.

TOWNSHIP DUMP TRUCKS – PRIVATE USE

Council Member Sandusky explained that an employee in Burlington Township's Public Works Department gave him a copy of their Ordinance in which they allow the residents to rent their dump trucks over a weekend. The resident is told what they can and cannot put in the truck. The truck is dropped off and picked up; the resident does not operate the truck. Council Member Garganio suggested purchasing small dumpsters for the residents to utilize. Liability and other concerns were discussed. A policy would need to be set; it would be for resident's personal use not for contractors. Council Member Garganio suggested allowing contractors to take grass clippings to the recycle center for a fee. Council in agreement to research further.

GARELICK FARMS

Administrator Brook stated that no reports of a foul odor have been reported in the past month. Council Member Sandusky agreed that there have been no odors from Garelick Farms. Council will discuss further at the June Worksession, once the weather gets warmer, to be sure the odor is really gone.

DIMON APPLICATION: BARBEQUE

Administrator Brook reviewed an application that came in to hold a barbeque under a tent on Liquor Barn's property on Fridays, Saturdays and Sundays. He stated that it is not a Transient Merchant License and the applicant will need a Use Variance. Administrator Brook will respond to the applicant. Discussion followed regarding Transient Merchant Licenses.

PARKING REQUEST: SANDOR'S PIZZA

Discussion followed regarding parking request from Sandor's Pizza. Business is opened limited hours. Council would give consideration to request, if the establishment was opened more hours. A letter will be sent to owner.

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WEEKEND WORK: REGULATORY HOURS

Discussion regarding what time work can begin at construction sites on weekend mornings took place. Council Members suggested limiting regulations to work that creates noise. Also suggested tying it into the Planning Ordinances. Solicitor Kearns stated that could be done for now on but not with the ones that already have approval. Council Vice President Ryan asked that they look to see what other municipalities do. Since the most complaints are coming from the US Home Development, a letter will be sent asking them not to start work until 9:00 AM on weekend mornings.

EMS

Various problems with the emergency squads were discussed. Different options were discussed such as an overseer, hired EMT's or coverage from Virtua. Costs for the different options will be explored.

ROEBLING CENTENNIAL COMMITTEE

Discussion of holding the Patriotic Celebration fireworks in Roebbling took place. According to the Centennial Committee many landowners have agreed to allow their property to be used for parking. Council Member Garganio stressed the need for a comprehensive plan that will work. The major concern of Assistant Administrator Sahol is pedestrian safety. Viewing of the fireworks was discussed. Notice of where to view will have to be advertised. Shuttle service from various parking areas discussed. Council Member Baldorossi suggested asking people coming from out of town to take the Light Rail. Administrator Brook reviewed the extensive planning that will need to be done. Mayor Muchowski asked Assistant Administrator Sahol to verify with the property owners that they will allow parking, and if they are going to charge a fee.

Assistant Administrator Sahol asked if Mayor and Council would like the Flag Raising Ceremony for the Patriotic Celebration to be held at the Roebbling Circle at Fifth and Main Avenues? Mayor and Council in agreement to have the Flag Raising Ceremony at the Roebbling Circle.

Mayor and Council Members in favor of holding the fireworks in Roebbling this year.

PUBLIC WORKS DEPARTMENT TRUCKS

Administrator Brook discussed the condition of Public Works trucks. They need pick up trucks. He discussed available funds for purchasing the trucks. A resolution will be prepared.

10:50 PM MOTION by Ryan, seconded by Garganio to adjourn the meeting. Roll call vote - all ayes.

ADJOURNMENT: 10:50 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab