

FLORENCE TOWNSHIP COUNCIL EXECUTIVE SESSION

September 8, 2004

8:15 PM

CALL TO ORDER

Council President Fratinardo 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 4, 2004; 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

PUBLIC COMMENT

Bill Bott, 64 Riverbank Drive, stated that there is a foul odor he believes is coming from Garelick Farms that he can smell on his street. He does not believe that the residents should be subjected to the odor. Mayor Muchowski explained that Garelick Farms has an on-site sewer treatment plant. They are now in the process of installing a bio-filter field, which should be in place in the next couple of months.

Bill Federico, 902 Broad Street, thanked and praised the Township for emailing the newsletters and agendas to those interested.

Mr. Federico, due to Florence Historical Society's request for Fire Company No. 1 building once it is vacant, stated that he knows a couple that is interested in purchasing the building. He would rather see the building sold and the township benefit from the proceeds rather than give the building away. He asked if action would be taken this evening. Council President Fratinardo stated that it will be discussed later in the meeting but no action will be taken.

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

TOWNSHIP WATER AND SEWER ENGINEER

Nothing at this time.

TOWNSHIP ENGINEER

US Homes Bond Reductions – Greenbriar

Dan Guzzi, Township Engineer, reviewed (2) Performance Bond Reductions for US Homes. Also, Russell Trice, Township Water and Sewer Engineer reviewed (2) Performance Bond Reductions for US Homes. Council President Fratinardo questioned if the bonds covered the clubhouse? Mr. Guzzi stated that the site amenities not the building are covered. Council in agreement to reduce the bonds within the time limit set by State statute.

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Potts Mill Road Drainage

Mr. Guzzi inspected the drainage ditch on Potts Mill Road and reported that the ditch is overgrown and there is a lot of debris. There is also a series of driveways with pipes running underneath that are almost completely full of silt, sand and dirt, therefore there is no way for the water to flow. There is no way to know if the pipes under the driveways are collapsed.

Responsibility of the lines was discussed. Administrator Brook explained that there is no clear line of delineation.

Mr. Guzzi stated that if the ditch was cleaned out and the pipes jet vac'd he would be able to tell if the pipes were collapsed. Mr. Guzzi and Administrator Brook will walk the site.

Haines Center: Soil Removal

Mr. Guzzi received a request from Whitesell asking to export approximately 15,000 yards of fill to Burlington City. Council President Fratinardo asked if the fill could be used at the Roebling plant site? Administrator Brook will check with EPA to see if the fill could be stored on the site.

Public Works Building: Current Estimate No. 10

Mr. Guzzi reviewed and recommended Current Estimate No. 10. A Resolution will be approved at next week's meeting.

ASSISTANT ADMINISTRATOR SAHOL

Cross-acceptance Report

Administrator Brook reported that Assistant Administrator Sahol, Carl Hintz, Joe McHugh and he met with the County and will be preparing an overview on the impact on Florence. He explained that the main impact will be two properties on Florence Columbus Road. The County is asking if the Township would like these two properties to be adjusted to be reflected within State Plan development or not? There are some issues with the proposed development of the site. The County is also looking for basic general information on potential capital improvements that the Township is looking to do in the future.

Administrator Brook stated that there is not a major impact on Florence as far as changes that are coming from the State. There is a minor issue with the school site. The county is asking if the Township, in order to preserve the ARG zone, would consider going from three to five acres.

Administrator Brook recommends having Carl Hintz, Township Planner, in to meet with the governing body to discuss COAH and its future impact on Florence in October.

Discussion followed regarding COAH and future development. Administrator Brook stated that a Resolution can be prepared dealing with COAH units that are created under redevelopment, and express the Township's concerns and objections. Also, request that they consider amending it. Solicitor Kearns stated that the League of Municipalities has submitted a document to the State voicing its concerns. Mayor Muchowski asked that Solicitor Kearns provide a copy to the governing body. Will be discussed further at a future date.

Emergency Access Road at Riverbank Drive

Assistant Administrator Sahol provided Mayor and Council with a memo and pictures of the access road to Riverbank Drive. He explained that the buffer trees are overgrown and overtaking

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some of the residents' yards. They are also overgrown into the access road. He suggests removing the trees and installing a fence or shrubs. The trees could be cut down in-house and a contractor could remove the stumps. Assistant Administrator Sahol will get quotes.

Re-confirm 2005 Calendar

Assistant Administrator Sahol questioned what images Council would like on the 2005 calendar? He stated that the Roebling Centennial Committee has requested that the calendar have all pictures of Roebling in honor of the centennial. Council in favor of an anniversary calendar for Roebling.

Clean Shore Sweep

Assistant Administrator Sahol stated that he spoke with a representative of DEP regarding available dates for inmates to clean along the riverbank. They have three available dates, October 13th, 14th and 15th. The Township would have to provide dumpsters, tipping, breakfast and lunch. Assistant Administrator Sahol stated that they will only clean up floatable debris; they will not be taking material out of the banks.

Mayor Muchowski asked that a Township employee be present during the work.

Assistant Administrator Sahol stated that he and the Public Works Director are meeting with a representative on site to go over details. The inmates will be properly supervised. Mayor Muchowski asked that details be provided to Mayor and Council. Council Member Sandusky asked that the residents be notified.

Livable Communities

Assistant Administrator Sahol contacted the grant coordinator at the request of Council Member Ryan. They would not advise as to what project would be the best to apply for. Resolution No. 2004-173 will be amended authorizing Assistant Administrator Sahol to apply for the Livable Communities Grant for the Marter Park Tot Lot, supplemental parking at Marter Park, Roebling Park picnic area, gazebo and parking on Riverside Avenue between Second Avenue and Third Avenue.

TOWNSHIP SOLICITOR

Animal Control Ordinance: Exotic Animals

Due to a request for a permit for a monkey, tiger or lion, Solicitor Kearns reviewed the Animal Control Ordinance. He stated that the current Ordinance does not specifically address exotic animals. He explained that there are exotic pets that are dangerous, and he believes the Ordinance should address them. Solicitor Kearns will get sample Ordinances for the governing body to review.

FLORENCE HISTORICAL SOCIETY'S REQUEST: FIRE CO. #1 BUILDING

Council Member Baldorossi asked if there is room available in the old public works building for the Historical Society? Mayor Muchowski explained that the building is only being re-skinned and the bathrooms repaired. Presently, the only heat will be in the area of the bathrooms; therefore, the building will only be used for cold storage.

Council President Fratinardo asked if there was an estimated value of the fire company building? Administrator Brook stated that there is no estimated value.

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Mayor Muchowski is going to meet with Ed Kensler, Fire Chief, regarding revenue sharing, ownership and funding prior to 1979. Mr. Guzzi will do an evaluation of the building to see if it has any future municipal use and compare to other buildings that may be available.

Mayor Muchowski thought that the Florence Historical Society was interested in the train station on Railroad Avenue and asked Mrs. King if they were still pursuing it? Mrs. King stated that the train station site is not as desirable as the firehouse due to the fire risk. Also, they were hoping for something closer in town. After discussing the train station, Mrs. King stated that the Florence Township Historical Society is not interested in the train station even if they do not get the firehouse.

Judy King, Florence Township Historical Society, stated that they are looking for a meeting place, storage area and display area where the public can visit. Currently, they are renting a storage unit, and some things are stored at her house.

Mayor Muchowski asked Mrs. King to be more specific as to what they were looking for and what would fit their needs. Mrs. King will provide more detail on what they are looking for.

John Herbert, owner of Florence Family Fitness on the corner of Broad Street and W. Third Street, stated that the firehouse has given permission to the neighboring residents to park in the side parking lot and permission for the customers of the gym to park behind the firehouse. He asked the governing body to take that into consideration when making a decision.

NJ DOT PRELIMINARY DISCUSSION: TRAFFIC STUDY ROUTE 130 & HORNBERGER AVENUE

Administrator Brook discussed the findings of the traffic study the State had prepared for the intersection of Route 130 & Hornberger Avenue. These are only suggestions; the Township is not obligated to implement these changes. The two suggestions are to widen Hornberger Avenue or create a new access road off of Route 130, which could entail a traffic light and taking of property. Administrator Brook asked if the governing body would like representatives of the State and the company that performed the traffic study to come in and give an overview of their findings? Council in agreement to have them in to present their findings at the next Worksession.

HANDICAPPED PARKING

Mayor Muchowski stated that he has been in contact with the doctor that will be reviewing the handicapped parking applications. He will prepare a report for Council by next week.

FIRE DEPARTMENT REQUEST: STREET NAME

Administrator Brook explained that he received a request from Ed Kensler, Fire Chief, asking if Council would consider changing the name of the Turnpike Access Road where the new fire company building will be built? The fire department suggests naming the road after one of two individuals that were killed in the line of duty, Brown or Sutphin, or they would also agree to name the road after a veteran if Council wishes. Gordon Dawson, Chief of Police, contacted 911 and they do not have any concerns with renaming the road.

Council Member Garganio asked if there were any veterans on the existing list of potential street names that have firehouse ties? Administrator Brook will ask Chief Kensler to look into.

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Council Member Garganio suggested adding volunteers that have died serving the community to the list of potential street names.

Discussion followed regarding mailing addresses for Florence Tollgate, some of the addresses may include Turnpike Access Road. Mayor Muchowski believes they have been changed to Florence Tollgate Place. Administrator Brook stated that Chief Dawson also believes that with the 911 changes, all of Florence Tollgate uses Florence Tollgate Place as their mailing address. Administrator Brook will make sure the change will not impact the Florence Tollgate residents.

ROEBLING CENTENNIAL

Mayor Muchowski stated that Administrator Brook, Assistant Administrator Sahol and he met with Dennis O'Hara, spokesperson for the Roebling Centennial Committee, earlier this evening. Mayor Muchowski reported that the centennial committee has prepared a brochure of upcoming events but is unsure if the committee has received the necessary approvals. Mr. O'Hara will check to see if approvals have been obtained.

Discussion followed regarding insurance, the Township cannot insure all volunteer groups.

Council Vice President Ryan suggested holding a Council Meeting in Roebling in 2005 for the Centennial.

ROEBLING SIGNS

Administrator Brook provided Mayor and Council with a layout for the Roebling signs. Council in agreement to proceed and leave on "celebrating 100 years" since the year is on there.

ADJOURNMENT

10:05 PM Motion made by Garganio; seconded by Sandusky to adjourn to Closed Session. Roll call vote – all ayes.

Respectfully submitted,

RICHARD A. BROOK
Deputy Township Clerk

/mab