

Florence, New Jersey
June 4, 2008

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council Vice President O'Hara at 8:00 PM. Vice President O'Hara led the Salute to the Flag.

Council Vice President O'Hara noted that Council President Baldorossi is sick this evening.

The following statement was read by the Township Clerk: "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 6, 2008; given to the Register News for information. Notice was posted on the Municipal Bulletin Board."

Upon roll call the following were found to be present:

Bruce Garganio
Dennis O'Hara
Sean Ryan (8:10PM)
Jerry Sandusky

Also present:

Mayor William Berry; Richard Brook, Township Administrator; Thomas Sahol, Assistant Municipal Administrator; Dante Guzzi, Township Engineer; William John Kearns, Jr., Township Solicitor; Joy M. Weiler, Township Clerk

MINUTES

None at this time.

FINANCIAL CORRESPONDENCE

It was on the MOTION of Sandusky; seconded by Garganio to receive and file the Chief of Police's report and the Township Clerk's report for May. Roll call vote – all ayes. Motion carried.

Sandusky made a MOTION; seconded by Garganio to approve the Treasurer's Bill List. Roll call vote – all ayes. Motion carried.

REGULAR CORRESPONDENCE

Nothing at this time.

APPLICATIONS

- A. Social Affair Permit: American Legion Post 194, July 12, 2008, Patriotic Day Celebration, 8:00AM – 2:00PM
- B. Bingo: Parish of Sts. Francis & Clare, Monday Evening's, July – December, 7:15PM – 10:30PM, McGrath Hall

It was on the MOTION of Garganio, seconded by Sandusky to approve the above applications.

On the Question

Nothing at this time.

Florence Township Council Regular Session: 06/04/08

Upon roll Council voted as follows:

YEAS: Garganio, O'Hara, Sandusky

NOES: None

ABSENT: Ryan, Baldorossi

Unanimous approval.

PUBLIC COMMENTS

Joseph Csik, 45 E. Fifth Street, inquired about the old Duffy School being turned into senior housing. Solicitor Kearns explained that Request for Proposals (RFP's) are out. There is a required meeting with potential developers on June 18th at 9:00AM and proposals are due at the end of the month. Mayor Berry explained that the Duffy School would be turned into affordable apartments for senior citizens

NOTE: 8:10PM Council Member Ryan present.

Council Member Sandusky asked if Florence Township residents would be given preference? Solicitor Kearns stated that is not allowed. If a lot of people apply to live there, there will have to be a lottery. There will be income requirements. This will not be an assisted living facility.

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.

RESOLUTIONS

RESOLUTION NO. 2008-117

**AUTHORIZING APPROVAL OF 2008-2009 RENEWALS OF
PLENARY RETAIL CONSUMPTION LICENSES**

RESOLUTION NO. 2008-118

**AUTHORIZING APPROVAL OF 2008-2009 RENEWAL OF
PLENARY RETAIL DISTRIBUTION LICENSE**

RESOLUTION NO. 2008-119

**AUTHORIZING APPROVAL OF 2008-2009 RENEWAL OF
PLENARY RETAIL CONSUMPTION LICENSE**

**AIEBON CORPORATION, t/a Illusions, holder of
Plenary Retail Consumption License No. 0315-33-001-002
WITH CONDITIONS**

RESOLUTION NO. 2008-120

**AUTHORIZING APPROVAL OF 2008- 2009
RENEWALS OF CLUB LICENSES**

RESOLUTION NO. 2008-121

**APPROVE THE PUBLIC DISPLAY OF FIREWORKS
FOR FLORENCE TOWNSHIP'S PATRIOTIC CELEBRATION DAY**

RESOLUTION NO. 2008-122

AMEND TEMPORARY CAPITAL BUDGET

It was on the MOTION of Sandusky, seconded by Garganio that Resolutions 2008-117 through 2008-122 be approved.

On the Question

Council Member Sandusky asked Joy Weiler, Township Clerk, if when she does not receive a Tax Clearance Certificate for an ABC applicant, if that means that they have not paid their State taxes? Clerk Weiler stated that they either have not paid their State taxes or there is some sort of problem with their reporting. The applicants that Clerk Weiler does not have a Tax Clearance Certificate from the State are not on for approval this evening.

Council Vice President O'Hara discussed the Illusions renewal (Resolution No. 2008-119) with conditions. He stated that it was discussed at the Economic Development Committee meeting this past Monday evening and there were board members wondering what could be done with that property in regards to getting it cleaned up due to the negative impact it has on the community. Solicitor Kearns has spoken with the owner's attorney and the owner would like to reopen as a restaurant only. He advised her attorney that she would have to apply to the Planning Board because it is a different use and different parking requirements. It is a permitted use. Before reopening the owner would have to have an inspection and would have to meet code requirements. Since there is no concrete information from the owner at this time, the township will have to deal with it when we see what the owner wants to do. Solicitor Kearns reminded the governing body that there is a paper street that cuts through the property.

Upon roll call Council voted as follows:

YEAS: Garganio, Ryan, Sandusky, O'Hara

NOES: None

ABSENT: Baldorossi

Unanimous approval.

ORDINANCES

ORDINANCE NO. 2008-07

(2nd Reading)

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING THE FLORENCE
TOWNSHIP CODE BY AMENDING SECTION 134-35 – SCHEDULE III: NO STOPPING
OR STANDING BY ADDING CERTAIN PROVISIONS FOR CEDAR LANE**

It was on the MOTION of Sandusky, seconded by Garganio to approve Ordinance No. 2008-07 on second reading for adoption.

Florence Township Council Regular Session: 06/04/08

Public Comment

Council Vice President O'Hara opened the meeting to the public for comments at this time.

No public comment.

It was on the MOTION of Sandusky, seconded by Garganio to close the public hearing. All ayes – motion carried.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, Ryan, Sandusky, O'Hara

NOES: None

ABSENT: Baldorossi

Unanimous approval.

**ORDINANCE NO. 2008-08
(2nd Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING CHAPTER 134 OF THE FLORENCE TOWNSHIP
CODE TO ESTABLISH NO PARKING ON PORTIONS OF
WALNUT COURT**

It was on the MOTION of Garganio, seconded by Ryan to approve Ordinance No. 2008-08 on second reading for adoption.

Public Comment

Council Vice President opened the meeting to the public for comments at this time.

No public comment.

It was on the MOTION of Garganio, seconded by Ryan to close the public hearing. All ayes – motion carried.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Garganio, Ryan, Sandusky, O'Hara

NOES: None

ABSENT: Baldorossi

Unanimous approval.

**ORDINANCE NO. 2008-09
(1st Reading)**

**BOND ORDINANCE AMENDING SECTION 3(a) OF BOND ORDINANCE
#2007-09 AND PROVIDING A SUPPLEMENTAL APPROPRIATION OF
\$800,000 FOR VARIOUS ROAD IMPROVEMENTS IN AND BY THE
TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON, NEW
JERSEY AND AUTHORIZING THE ISSUANCE OF \$760,000 BONDS OR
NOTES OF THE TOWNSHIP FOR FINANCING PART OF THE
APPROPRIATION**

It was on the MOTION of Sandusky, seconded by Garganio to approve Ordinance No. 2008-09 on first reading and set adoption for June 18, 2008.

On the Question

Council Member Ryan verified that this Ordinance is approving money for various road improvements and at a later date after the bids come in, the governing body would decide specifically which roads to move forward on. Dan Guzzi, Township Engineer, stated that bids are due on June 17th so the governing body will be able to review the base bids plus the alternates at their June 18th meeting and make a decision.

Upon roll call Council voted as follows

YEAS: Garganio, Ryan, Sandusky, O'Hara

NOES: None

ABSENT: Baldorossi

Unanimous approval.

**ORDINANCE NO. 2008-10
(1st Reading)**

**BOND ORDINANCE PROVIDING FOR THE REPLACEMENT OF WATER MAINS AND
RESIDENTIAL SERVICE LINES ON SECOND AVENUE, AS WELL AS THE
REPLACEMENT OF FIRE HYDRANTS AND SANITARY SEWER MANHOLES IN AND
BY THE TOWNSHIP OF FLORENCE, IN THE COUNTY OF BURLINGTON, NEW
JERSEY, APPROPRIATING \$150,000 THEREFOR AND AUTHORIZING THE ISSUANCE
OF \$142,500 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING THE COST
THEREOF**

It was on the MOTION of Garganio, seconded by Ryan to approve Ordinance No. 2008-10 on first reading and set adoption for June 18, 2008.

On the Question

Nothing at this time.

Upon roll call Council voted as follows

YEAS: Garganio, Ryan, Sandusky, O'Hara

NOES: None

ABSENT: Baldorossi

Unanimous approval.

REPORTS

Committees, Boards and Officers

- Council Vice President O'Hara noted that he and Mayor Berry attended the **Economic Development Committee** this past Monday evening. It was a very good meeting. The Committee reviewed the township's strengths, weaknesses, opportunities and threats. The committee is also moving forward with developing a mission statement and goals. Council Vice President O'Hara thanked Administrator Brook and Assistant Administrator Sahol for putting together the report on properties throughout town that are either for sale or have been vacant for sometime. The Economic Development Committee will be looking at that report to create an approach to getting realtors and other people involved and to come up with a game plan on how to move these properties to becoming ratables and a benefit to the community.

Council Vice President O'Hara stated that Jeff Lucas, developer, will attend the next meeting to discuss marketing the community to attract businesses to Florence Township.

Mayor Berry noted that a subcommittee of the Economic Development Committee will be meeting with Mark Remsa, Regional Planning Coordinator with Burlington County Economic Development and Regional Planning, to ask for his leadership to trying to get things moving in Florence Township.

- Council Vice President O'Hara, as a member of the Board of Directors for the **Roebling Main Gate Museum**, attended a meeting in Trenton last Wednesday. The museum is seeking grant money from the State of New Jersey for landscaping improvements to the seven acres, lighting and pathways. There is up to \$50,000 available, which would be used to hire a landscape architect to develop the plan and hopefully enough money to create construction drawings so it can be put out to bid in the future. The museum committee is requesting that the township write a letter of support for the many good things that the museum will bring to the community to attach to their application. Council Members are in agreement for a letter to be drafted on behalf of Mayor and Council. The letter will be ready for next week's meeting.
- Council Vice President O'Hara thanked Assistant Administrator Sahol for the **stenciling** of the 25 MPH **speed limits on several streets in the community**. They are noticeable and he believes they will do the job.

Mayor

- Mayor Berry stated that he and Council Vice President O'Hara were honored and privileged to be a part of the **Memorial Day Ceremonies** this past Memorial Day weekend. They had an opportunity to meet with the veterans and there was discussion of **creating a Veterans Advisory Board** for the Township of Florence. Mayor Berry believes several communities have a Veterans Advisory Board. Mayor Berry spoke to former Mayor George Sampson who feels it is an excellent idea. Mayor Berry's thoughts are to have two (2) members from each of the three (3) veteran organizations in town with former Mayor Sampson as a town wide member, which would make a seven (7) member advisory board.

Council Member Sandusky noted that over the Memorial Day weekend the veteran organizations from Florence had a separate ceremony then the Roebling organizations. He

Florence Township Council Regular Session: 06/04/08

feels a Veterans Advisory Board is a great idea to try and get the organizations together and work together. Mayor Berry agrees and would like to see unity with the different groups.

Since Council Member Sandusky has been a member of the American Legion, Mayor Berry would like his assistance in putting it together. Council Member Sandusky stated that he would be honored to be part of the committee.

- Mayor Berry and Council Vice President O'Hara attended the Burlington County Freeholders Meeting where the **US Environmental Protection Agency (EPA)** was **recognized** for their efforts at the Roebling Main Gate Museum. EPA was unable to have a representative there so George and Kathy Lengel, Council Vice President O'Hara and Mayor Berry accepted the award on behalf of the EPA. Township resident Superior Court Judge Jack Sweeny, who will be retiring the end of this month, also received an award.
- Mayor Berry stated that he has accepted an invitation to attend the send off at Fort Dix for 3,000 New Jersey National Guard Troops that are being deployed to Iraq.

Assistant Administrator

- Assistant Administrator Sahol stated that the **Shade Tree Committee** is looking to become a more active committee. He provided a copy of a letter the Shade Tree Committee would like to distribute to the residents of Brookside Drive regarding a very common fungus called anthracnose that is present in some of the trees in the vicinity of their neighborhood.
- Assistant Administrator Sahol referred to the memo in the packet from the Chief of Police stating that there is no Ordinance requirement with regards to the parking on **Broad Street between the Police Department driveway and the Veteran's Park driveway**. As long as Council is in agreement, Assistant Administrator Sahol would like to have **no parking signs** installed for the safety of the children in the park.
- Assistant Administrator Sahol reported that construction is starting to gear up at the **Roebling Firehouse**. There will be 24 hour parking restrictions on a portion of the alley side for the placement of dumpsters and construction vehicles, the other portion of the alley side will be restricted from 7:00AM to 5:00PM. The area behind the engine bay will be fully restricted for materials and contractor storage. No on street parking will be restricted.
- Assistant Administrator Sahol stated that the **handicapped accessibility improvements** at the **library** will be beginning shortly.
- Assistant Administrator Sahol reported that to the benefit of the **Florence Softball Organization** they have the ability to host a **tournament** on the weekend that coincides with the Patriotic Celebration. It is a fundraiser for the organization. The evening of July 11th the tournament would be held at Veteran's Park then on Saturday, July 12th, the actual parade day it would be held on Muchowski Field at noon. This event is not typically heavily attended by Florence Township residents but does bring a lot of people into the community. The people attending the game may also attend the activities planned by the township. Council Vice President asked if there would be parking concerns? Assistant Administrator Sahol looked into and spoke with the Chief of Police and Public Works Director regarding parking and they do not feel a noon start time will present a parking problem. The league will

Florence Township Council Regular Session: 06/04/08

notify the participants to use the parking facility off Summer Street. It will not impact Broad Street. A map showing where to park will be provided to the league. Council Members in agreement to allow the tournament.

Township Solicitor

- Nothing at this time.

Township Engineer

- Dan Guzzi, Township Engineer, reported that bids will be received for the **Road Program** on June 17th. He will have results of the bid opening at Council's June 18th meeting.
- Mr. Guzzi has amendments to the **Municipal Wastewater Management Plan** to comply with State requirements and requested to review with the governing body at next week's Worksession. Council in agreement to add to next week's Agenda.
- Mr. Guzzi stated that the pre-construction meetings for both the **Community Center** (Roebing Firehouse) and **Community Development Block Grant** (Library) were held and work should begin soon.
- Council Member Ryan asked Mr. Guzzi if he had an updated punch list for **Greenbriar**? Mr. Guzzi will have an update at next week's Worksession. He reported that work is moving along. There are some big items that have not started yet, such as the basin. Mr. Guzzi will have a full report next week. Council Member Ryan asked if any deadlines have been missed? Mr. Guzzi explained that the schedule from Lennar had a range of times and they are in that range. Mr. Guzzi would like to see them be as aggressive as possible in getting it done early.
- Council Member Garganio questioned the status of extending the berm at the new development off Olive Street, **Legacy at Meadowcroft**? Mr. Guzzi met with them last week and they are planning to extend the berm in the next few weeks, weather permitting.

Council Member Ryan stated that there was previous discussion regarding the lights at Ready Pac and the impact on the residents of the new development. Mr. Guzzi explained that Administrator Brook met with Ready Pac and they will look into adjusting the lights as the project is phased in. Council would like the lighting issue addressed as soon as possible rather than waiting for a certain phase of the project. Assistant Administrator Sahol will discuss with Administrator Brook. Council Vice President O'Hara asked if the lighting on the plans that were approved by the Planning Board alleviates Council's concerns or does the lighting plan need modification? Mr. Guzzi explained that they are the typical down lighting and comply.

- Council Member Sandusky expressed concern regarding **parking** when the **Community Center** is finished. He asked if it was possible to take the island out on Main Street and put in diagonal parking and extend the diagonal parking down Main Street to Tenth Avenue? Mr. Guzzi stated that a design was done for that. Council Member Ryan stated that the parking problem in the Village of Roebing has been an ongoing issue. If this were looked at, he would like to look at the other areas of Roebing with parking concerns. Council Vice President O'Hara asked if the township is under any restrictions on what can be done with some of the features of the Village because of its historic nature and being on the register?

Florence Township Council Regular Session: 06/04/08

Mr. Guzzi stated that would be a concern. Council Member Sandusky is not suggesting taking all of the islands out; only the one in front of the firehouse, which a quarter has already been taken out years ago so that the fire trucks could get in and out of the station. Mr. Guzzi will check with the State to see if it would be allowed and report back.

UNFINISHED BUSINESS

Council Vice President O'Hara asked Assistant Administrator Sahol if there has been any resolve regarding the **parking in the area of the florist on Hornberger Avenue**? There are still vehicles parked inside the sidewalk and adjacent to fences. Assistant Administrator Sahol stated that it is not permitted under the Zoning Ordinance; parking is not permitted in an unimproved front yard set back. He also noted that driving over a pedestrian sidewalk or a handicapped ramp is in violation of state statute. There is no way for them to get to where they are parking without violating state law. Once they are parked there, they are in violation of local ordinance. Assistant Administrator Sahol also stated that they cannot improve the front yard set back because there is no way to get to it. He did send a notice to those residents several months ago indicating that it is not permitted and they should cease and seek alternate locations to park. The Police Department can enforce. Council Member Garganio suggested that the Police put warnings on the cars. Assistant Administrator Sahol will speak with the Chief of Police tomorrow. Assistant Administrator Sahol stated that the residents do have options that do not violate the law; there is South Street that is not always full and the library parking lot that is hardly used.

Council Member Ryan discussed at a previous meeting drafting a letter to send to the **Deputy State Director of Superfund Sites** to try and secure some additional funding for the **Roebing Steel Mill Site**. He asked if the letter has been drafted? Assistant Administrator Sahol stated that the letter will be in the packet for review and discussion at next week's meeting.

NEW BUSINESS

Council Member Garganio stated that years ago a property owner on Route 130 came before Planning Board for approval for a small parking area. The Planning Board's concern was that it not become a dump or junk car lot. Council Member Garganio drove by and there are many vehicles being stored there and that was not the intent of the Planning Board approval. Assistant Administrator Sahol will follow up.

BOARD OF HEALTH

Nothing at this time.

MISCELLANEOUS

Nothing at this time.

9:00 PM MOTION by Sandusky, seconded by Ryan to adjourn the meeting. Roll call vote - all ayes.

ADJOURNMENT

9:00 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab