

Florence, New Jersey
November 2, 2005

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 President Fratinardo at 8:00 PM. President Fratinardo led the Salute to the Flag.

The following 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 2, 2005 and January 16, 2005; 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:

John Fratinardo, President
Frank Baldorossi
Bruce Garganio
Elizabeth Ryan
Jerry Sandusky

Also present:

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

MINUTES

Sandusky made a MOTION; seconded by Ryan to approve the following minutes. Roll call vote – all ayes. Motion carried.

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FINANCIAL CORRESPONDENCE

It was on the MOTION of Ryan; seconded by Baldorossi to receive and file the Township Clerk's report for October. Roll call vote – all ayes. Motion carried.

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

REGULAR CORRESPONDENCE

None at this time.

APPLICATIONS

- A. On Premise Draw Raffle: Florence Township High School Marching Band Booster Club, Inc., Florence Township High School Athletic Field, November 24, 2005, 1:00 PM – 4:00 PM

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

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinaro

NOES: None

ABSENT: None

Motion carries.

Council President Fratinaro announced that the meeting will be out of order this evening. The Resolutions naming new streets in the township will be done first.

**RESOLUTION NAMING THE FORMER TURNPIKE ACCESS ROAD
FIREHOUSE LANE**

RESOLUTION NO. 2005-205

**APPROVE STREET NAME APPLICATION FOR
FLORENCE TOWNSHIP FIRE DISTRICT NO. 1
BLOCK 155.47, LOT 10.01
(FORMER TURNPIKE ACCESS ROAD)
*FIREHOUSE LANE***

It was on the MOTION of Garganio, seconded by Baldorossi that Resolution 2005-205 be approved.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinaro

NOES: None

ABSENT: None

Motion carries.

On behalf of the Florence Township Board of Commissioners and members of the Fire Department, Fire Chief Edward Kensler, Jr., thanked Mayor and Council for taking their request to change the street name to Firehouse Lane under consideration. It is very much appreciated.

Mayor Muchowski explained to the audience that the three (3) Fire Companies are being consolidated into one (1) firehouse. The name of the road the new firehouse is on was named Turnpike Access Road. In appreciation of all that the fire companies do for the

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community the name is being renamed Firehouse Lane. He thanked the members of the fire companies for all they do for the community.

RESOLUTIONS NAMING NEW STREET NAMES IN HONOR OF VETERANS

RESOLUTION NO. 2005-204

**APPROVE STREET NAME APPLICATION FOR
WHITESELL CONSTRUCTION CO., INC.
HAINES INDUSTRIAL CENTER, ROUTE 130
BLOCK 158, LOTS 2 & 3
*DANIELS WAY***

RESOLUTION NO. 2005-206

**APPROVE STREET NAME APPLICATION FOR
ATLANTIC EQUITY OLIVE STREET LLC
OLIVE STREET DEVELOPMENT
BLOCK 147.01, LOT 1**

RESOLUTION NO. 2005-207

**APPROVE STREET NAME APPLICATION FOR
QUAKER GROUP BURLINGTON II, L.P.
CROSSROADS EAST DEVELOPMENT
BLOCK 165.01, LOT 4.01**

It was on the MOTION of Ryan, seconded by Baldorossi that Resolutions 2005-204, 206 and 207 be approved.

Council President Fratinardo announced the new street names and the war that the veteran fought and served in:

- | | |
|-------------------|--------------|
| ❖ Daniels Way | Korean War |
| ❖ Abrams Drive | World War II |
| ❖ Applegate Drive | World War II |
| ❖ Engel Court | World War II |
| ❖ Harding Drive | World War I |
| ❖ Weber Court | World War II |
| ❖ Leffler Circle | World War II |
| ❖ Regars Drive | World War I |
| ❖ Seyebe Lane | World War II |

Council President Fratinardo asked the family members of the veterans to please rise. He asked if any family member would like to speak? Several family members or family

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representatives spoke and expressed heartfelt appreciation for the honor bestowed upon their family and their loved ones.

Dick Glass, resident and friend of Harding family, gave a brief history on John Wesley Harding (1898 – 1918). He served in the Navy and died at sea on 2-28-1918.

Mrs. Glass stated that she and her husband were representing Laura Collum, former Florence resident who is now 95 years old. Laura Collum remembers how her Aunt found out about her son by reading the news in the newspaper.

Rev. Henry England, Engel family, spoke on behalf of his grandfather and grandmother regarding the honor given his Uncle Richard Engel. He discussed the fact that his grandparents had three sons and one daughter. The three sons died; Richard Engel a pilot, died while in the service on New Year's Eve 1944; he is buried in Cambridge, England.

Mr. Daniels thanked Mayor and Council for honoring his family member, Hansel Daniels, who was a Korean War veteran and is still MIA (missing in action).

Evelyn Seyebe was present at the meeting; she is the sister-in-law of Steve Seyebe. Her daughter spoke on behalf of the family and stated that her son was named after her Uncle. She thanked Mayor and Council for remembering her Uncle.

Harriett Grove, Florence resident, was present with her mother, Mrs. Danley. Mrs. Danley lives in Roebing. Her brother when young would play on the Bottlinger farm which is now the area where a street will be named for him: Jacob Leffler. She reflected on how fitting it was.

Council President Fratinardo recognized and thanked former Council Member John Hofflinger who was very instrumental in starting the program of naming new streets after veterans; he also compiled the information for contacts for the veterans' families.

Mayor Muchowski acknowledged Steve Mognancki, Commander of VFW Post 8838, and invited him to say a few words.

Mr. Mognancki welcomed and thanked everyone for attending this evening. He talked about some of the veterans that he went to school and fishing with that never came home. He thanked Mayor and Council for continuing the program. Mr. Mognancki read a poem from the newspaper: Freedom Is Not Free.

Mayor Muchowski discussed how this program was started and how Mr. Mognancki, who carries a list of fallen veterans with him, advocated it. He acknowledged former Council Member Hofflinger for his hard work in seeing the project through. Mayor Muchowski spoke of his respect and admiration for the men and women that serve our country in the Armed Services. All but one fallen veteran has now or soon will be honored.

Mayor Muchowski called for a moment of silence.

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On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinaro

NOES: None

ABSENT: None

Motion carries.

Council President Fratinaro announced that certified copies of the Resolution are available if any family members would like one.

Council President Fratinaro called for a five minute recess.

RECESS: Motion made and approved unanimously.

MEETING RESUMED: Motion made and approved unanimously.

RESOLUTIONS

RESOLUTION NO. 2005-202

**AUTHORIZING THE PUBLIC SALE OF TOWNSHIP
OWNED PROPERTY**

(Motor Vehicles which came into possession of the Florence Township Police Department
through abandonment or failure of the owners to claim)

RESOLUTION NO. 2005-203

**A RESOLUTION AUTHORIZING A GRANT AGREEMENT BETWEEN
TOWNSHIP OF FLORENCE AND THE STATE OF NEW JERSEY BY AND
FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
GRANT IDENTIFIER: WQ05-111**

RESOLUTION 2005-208

**RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM
OF REVENUE IN THE BUDGET OF THE TOWNSHIP OF FLORENCE,
COUNTY OF BURLINGTON, PURSUANT TO N.J.S.A. 40A:4-87
CHAPTER 159, P.L. 1948**

RESOLUTION 2005-209

AUTHORIZING REFUNDS OF CERTAIN OVERPAYMENTS

It was on the MOTION of Sandusky, seconded by Garganio that Resolutions 2005-202, 203, 208 and 209 be approved.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo

NOES: None

ABSENT: None

Motion carries.

PUBLIC COMMENTS

Albert King, 35 W. Fifth Street, questioned Ordinance No. 2005-26 regarding fences on non-residential properties. Assistant Administrator Sahol explained that currently for non-residential properties fences are permitted to be within one foot of right-of-ways in the front yard set back. Administrator Brook discussed the site issues a fence causes in the front yard setback of a commercial property, especially when pulling out onto a busy highway. He also discussed the ascetics of the front of commercial businesses. Mr. King believes this Ordinance prohibits property owners from using all of their property. Mr. King discussed other Ordinances that prohibit property owners from utilizing all of their property.

Bart Shrader, 46 Tall Timber Lane, stated that old pipes were found by the contractors outside of his home and asked what was going to be done about where the pipes begin and end and what the pipes were for? He asked if it would be addressed this evening? Administrator Brook stated that this is the first time Council has met since the pipes have been discovered and have not had a chance to discuss what the township may or may not do. It is Administrator Brook's understanding that the pipes have been in the ground for many years but Mr. Shrader believes that one of the pipes may have been installed when the development was constructed and the municipality did not catch it or inspect it. Administrator Brook offered Mr. Shrader the chance to outline what he believes occurred and Council can take that into consideration when they discuss it. Mr. Shrader asked if he will be advised of Council's decision? Administrator Brook stated that the township will provide a written response to Mr. Shrader as to what they may or may not do after they decide what their options are. Administrator Brook stated that he has advised the governing body that they should review all options including their legal options since Mr. Shrader has made his position quite known. He believes that the governing body should view what they believe is in the best interest of the community and the residents that live out there before they make a formal decision. Administrator Brook believes that the pipes have been there for a very long time and he does not know the township's liability without getting an opinion from the attorney.

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Council Member Garganio asked if it would be discussed in Closed Session this evening? Administrator Brook responded that it will be discussed in Closed Session this evening.

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

ORDINANCES

Council President Fratinardo announced that Ordinance No. 2005-26 is being **HELD** for approval on December 7, 2005.

**ORDINANCE NO. 2005-26
(2nd Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE AMENDING
CHAPTER 91 (ZONING) OF THE CODE OF THE TOWNSHIP OF FLORENCE
TO ESTABLISH REQUIREMENTS FOR FENCES LOCATED ON NON-
RESIDENTIAL PROPERTIES**

**ORDINANCE NO. 2005-27
(1st Reading)**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE
AMENDING CHAPTER 91 (ZONING) OF THE CODE OF
THE TOWNSHIP OF FLORENCE TO ADOPT AND
UPDATED AND AMENDED OFFICIAL MAP AND AN
UPDATED AND AMENDED ZONING MAP**

It was on the MOTION of Sandusky, seconded by Ryan to approve Ordinance No. 2005-27 on first reading and set adoption for December 7, 2005.

On the Question

Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Garganio, Ryan, Sandusky, Fratinardo

NOES: None

ABSENT: None

Unanimous approval.

REPORTS

Committees, Boards and Officers

- Nothing at this time.

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Mayor Muchowski

- Mayor Muchowski thanked the Fire District and Fire Companies for attending this evening. He also thanked them for setting up the tour of the new firehouse that took place before this evening's meeting.
- Mayor Muchowski reiterated his thanks to Council for following through with the decision to name new streets in the community after fallen veterans. It was a very good decision on Council's part.
- Mayor Muchowski wished everyone well in the upcoming election, which is next Tuesday.

Administrator

- Administrator Brook provided copies of an email asking that the township look at curbing in the Tall Pines development since repaving will be taking place curb to curb. Assistant Administrator Sahol and the Water and Sewer Engineer both took a look at the condition of the curbs in the Phase I area. It is normally the township's practice and policy when a road program is done curb to curb to replace curbing that is in bad condition. Administrator Brook handed out list of prices to replace curbing. Also, ADA ramps are required to be installed when a road improvement program takes place. The question of whether or not the township does driveway aprons arose. Administrator Brook spoke with Dan Guzzi, Township Engineer, who informed him that usually the township does not do driveway aprons unless they are changing the grade of the road so much that it creates a drainage problem. Assistant Administrator Sahol looked at the driveway aprons and the way they are constructed against the curbing. Assistant Administrator Sahol reported that the concrete for the curbs and driveway aprons were poured together. To remove any of the deteriorated portion of the curb face would also mean a portion of the apron would have to be removed. Mr. Guzzi agreed. Mayor Muchowski would like to be sure the process is fully understood before making a decision. He asked that pictures be distributed to Council for further discussion at the next Worksession meeting.

Assistant Administrator

- Nothing at this time.

Township Solicitor

- Nothing at this time.

Township Engineer

- Nothing at this time.

UNFINISHED BUSINESS

Nothing at this time.

NEW BUSINESS

Council Member Garganio noted on the **leaf collection** schedule that the **country area** only has one week of leaf collection while the Roebing and Florence areas will have collection for three to four weeks. He stated that there are a lot more houses in the

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country area now and asked if the schedule could be rotated to allow for more collections in the country area? Administrator Brook stated that in the flier it is indicated that they will return periodically to collect loose and bagged leaves. He explained one of the advantages in the country area is the width of the roads. In Florence and Roebing the roads are much tighter and the residents need more notice to remove their vehicles from the road. Council Member Garganio asked if there was any way to schedule the country area so the residents could be advised? Administrator Brook believes notice could be provided a block of time when the township will be in their area. He also noted that the leaves are falling late this year.

Council Vice President Ryan stated that through the hard work of many people in the audience and Mayor and Council the township acquired the **Roebing Firehouse**. She believes that plans of what will be done with the building should begin and asked that be an Agenda item next Worksession. Mayor Muchowski agrees and suggested a subcommittee to create use guidelines. Council Member Garganio stated that there is grant money that also needs to be discussed.

Council Member Sandusky stated that work around what will be the **Main Gate Museum** on Second Avenue has stalled. The area is becoming unsightly. He asked if Administrator Brook could request that the area be cleaned up and find out when work will resume? Administrator Brook will look into.

Council Member Sandusky discussed area where a contractor hit a water pipe last Sunday. When he came back an hour later the water was still running. He feels that if a **contractor** is doing that type of **work** on a **weekend** a township water and sewer employee should be present. This will be discussed at the next Worksession.

BOARD OF HEALTH

Nothing at this time.

MISCELLANEOUS

Nothing at this time.

8:55 PM MOTION by Garganio, seconded by Sandusky to adjourn to Closed Session. Action may be taken following Closed Session. Roll call vote - all ayes.

MOTION made at 9:40 PM by Elizabeth Ryan; seconded by Frank Baldorossi to adjourn Closed Session and open the meeting to the public. Roll call vote – all ayes. Closed Session adjourned.

OPEN SESSION: 9:40 PM

CONSTRUCTION CODE FEES – LARGE WAREHOUSE BUILDINGS

The Township Administrator and Mayor have had discussions with Whitesell about the fee structure for large warehouse buildings. The Council reviewed the recommendation from the Administrator and Mayor and agreed to move forward with an adjustment in the fee structure.

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There was discussion concerning advantages and disadvantages of keeping the commercial tax abatement program. Council agreed to discuss at a later date.

It was noted that Ikea will probably be coming before the Zoning Board for a variance for their warehouse building to be 100 feet in height, which exceeds the current 75-foot restriction.

Ikea will also be looking to exceed the current restrictions for impervious surface.

RECREATION

Council Vice President Ryan asked if recreation funds can be used for future activities at the Roebing Main Street Firehouse now that the Township owns the building? The Mayor stated that funds can be provided through new construction for recreation activities.

Discussion of recreation to be added to the Ezra “Bud” Marter Park area.

DEVELOPMENT INQUIRES

Township Administrator reviewed two requests by developers. The Mayor and Township Council are not interested in either proposal.

REZONING

Township Council discussed rezoning a small section of residential area located along Railroad Avenue. The area is Special Manufacturing except for this small section. The Township Solicitor recommended adding the zoning change. The Mayor and Township Council are willing to discuss further at the next workshop meeting.

ADJOURNMENT

Motion made at 10:00 PM by Bruce Garganio; seconded by Frank Baldorossi to adjourn the meeting. Roll call vote – all ayes.

Respectfully submitted,

JOY M. WEILER
Township Clerk

/mab