

Florence, New Jersey 08518-2323
January 19, 2004

The Reorganization/Regular Meeting of the Florence Township Planning Board was held on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order at 7:30 P.M. by Acting Chairperson Mildred J. Hamilton-Wood followed by a salute to the flag. Acting Chairperson Hamilton-Wood then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex".

Upon roll call the following members were found to be present:

John Fratinardo
Mildred J. Hamilton-Wood
Michael J. Muchowski
Dennis A. O'Hara

John T. Smith
Philip F. Stockhaus III
Robert R. Semptimphelter, Alternate #1
Gene DeAngelis, Alternate #2

ABSENT: Thomas Napolitan

ALSO PRESENT: Nancy T. Abbott, Board Solicitor
Martin S. Sander, Board Engineer
Carl E. Hintz, Board Planner

SWEARING-IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES

Board Solicitor Abbott issued the Oaths of Office to the newly appointed members of the Board: Mayor Michael J. Muchowski, Councilman John Fratinardo, Members Mildred J. Hamilton-Wood, Dennis A. O'Hara and Robert R. Semptimphelter.

The new members were then seated.

ELECTION OF OFFICERS

Board Clerk Paula Ingham called for nominations for Chairman of the Board.

Motion of Fratinardo, seconded by O'Hara to nominate Mildred J. Hamilton-Wood as Chairperson of the Board.

2.

There being no further nominations, motion was made by Smith, seconded by O'Hara that the nominations be closed.

Motion unanimously passed.

Following unanimous consent of the Board, Mildred J. Hamilton-Wood was re-elected Chairperson of the Board.

Chairperson Hamilton-Wood was then seated.

Chairperson Hamilton-Wood called for nominations for Vice Chairman of the Board.

Motion of Smith, seconded by Semptimphelter to nominate Dennis A. O'Hara as Vice Chairman of the Board.

There being no further nominations, motion was made by Fratinardo, seconded by Smith that the nominations be closed.

Motion unanimously passed.

Following unanimous consent of the Board, Member O'Hara was elected Vice Chairman of the Board.

Vice Chairman O'Hara was then seated.

Chairperson Hamilton-Wood called for nominations for Secretary of the Board.

Motion of Fratinardo, seconded by O'Hara to nominate John T. Smith as Secretary of the Board.

There being no further nominations, motion was made by O'Hara, seconded by DeAngelis that the nominations be closed.

Motion unanimously passed.

Following unanimous consent of the Board, Secretary John T. Smith was re-elected Secretary of the Board.

Secretary Smith was then seated.

Chairperson Hamilton-Wood called for nominations for Clerk of the Board.

Motion of Smith, seconded by Stockhaus to nominate Paula Ingham as Clerk of the Board.

There being no further nominations, motion was made by O'Hara, seconded by Stockhaus that the nominations be closed.

Motion unanimously passed.

Following unanimous consent of the Board, Paula Ingham was elected Clerk of the Board.

Board Clerk Ingham was then seated.

Motion of O'Hara, seconded by Smith that the current professional staff, Solicitor Nancy T. Abbott, Engineer Martin S. Sander and Planner Carl E. Hintz be reappointed.

There being no further nominations, motion was made by Stockhaus, seconded by DeAngelis that the nominations be closed.

Motion unanimously passed.

Following unanimous consent of the Board, the professional staff was then seated.

RESOLUTIONS

RESOLUTION #2004-01

AUTHORIZING APPOINTMENT OF PLANNING BOARD SOLICITOR, ENGINEER AND PLANNER

Motion of Smith, seconded by O'Hara that Resolution #2004-01 be adopted.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, O'Hara, Smith, Stockhaus, Hamilton-Wood,
Semptimphelter

NOES: None

ABSENT: Napolitan

4.

RESOLUTION #2004-02

**ESTABLISHING ANNUAL SCHEDULE OF REGULAR MEETINGS OF THE
FLORENCE TOWNSHIP PLANNING BOARD AND OTHER POLICIES
RELATING TO THE NEW JERSEY OPEN PUBLIC MEETINGS ACT**

Motion of O'Hara, seconded by Semptimphelter that Resolution #2004-02 be adopted.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, O'Hara, Smith, Stockhaus, Hamilton-Wood,
Semptimphelter

NOES: None

ABSENT: Napolitan

RESOLUTION #2004-03

**READOPTION OF THE FLORENCE TOWNSHIP
PLANNING BOARD ADMINISTRATIVE RULES**

Solicitor Abbott advised the Board that Resolution #2004-03 is a Planning Board resolution and the typographical error reading Zoning Board will be corrected by the board clerk.

Motion of O'Hara, seconded by Stockhaus that Resolution #2004-03 be adopted.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, O'Hara, Smith, Stockhaus, Hamilton-Wood,
Semptimphelter

NOES: None

ABSENT: Napolitan

RESOLUTION #2004-04

**GRANTING MINOR SUBDIVISION APPROVAL WITH VARIANCES
FOR SIDE YARD SETBACK, REAR YARD SETBACK, NUMBER OF
PARKING SPACES AND NUMBER OF LOADING SPACES TO
HUNTER INDUSTRIES, INC. (NWL) FOR BLOCK 100, LOT 8.01
LOCATED IN A SM SPECIAL MANUFACTURING ZONE**

Motion of Semptimpfelter, seconded by Smith that Resolution #2004-04 be adopted.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, O'Hara, Smith, Stockhaus, Hamilton-Wood,
Semptimpfelter

NOES: None

ABSENT: Napolitan

RESOLUTION #2004-05

CONTINUING APPLICATION OF BURLINGTON ASSEMBLY OF GOD CHURCH ("FOUNTAIN OF LIFE") FOR PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL FOR CONSTRUCTION OF A GYMNASIUM ON BLOCK 170, LOT 6.01 LOCATED IN AN AGR AGRICULTURAL DISTRICT

Motion of Stockhaus, seconded by Semptimpfelter that Resolution #2004-05 be adopted.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, O'Hara, Smith, Stockhaus, Hamilton-Wood,
Semptimpfelter

NOES: None

ABSENT: Napolitan

INFORMAL PRESENTATIONS

MINUTES

Motion of Semptimpfelter, seconded by Fratinardo that the minutes of the Regular Meeting of December 15, 2003 be approved as submitted.

Motion unanimously passed by all members present.

CORRESPONDENCE

A. Engineer's Status Report dated December 31, 2003 from Engineer Sander.

Chairperson Hamilton-Wood expressed concerns regarding the status of the application of Wawa for the site plan for the parking lot.

6.

Solicitor Abbott informed the Board that she would contact Timothy Prime, attorney for Wawa and request that Mr. Prime appear before the Board to provide testimony as to the status of the proposed application/plan.

Solicitor Abbott explained to the members that Wawa proposes to purchase the vacant lot from Cedar Lane Associates and merge it with the existing Wawa lot so that a site plan application may be filed for the trucking parking; Hunt Circus Road is a private roadway; all conditions of approval as shown in Zoning Board Resolution #2003-15 must be met prior to selling of the lot to Wawa. The Cedar Lane Associates subdivision plan must be signed and filed before the property sold. Wawa prematurely filed an application with the Planning Board and they were so advised of that action; and the application is incomplete.

At the request of the Board, Solicitor Abbott related she would contact Mr. Prime regarding the Wawa application; and if necessary, the Board can dismiss the application without prejudice at the next meeting; a status report will be submitted to the Board for the next meeting.

Motion of O'Hara, seconded by Semptimphelter that the matter be held to the next meeting of the Board.

Motion unanimously passed by all members present.

B. Letter dated December 31, 2003 from Burlington County Engineer's Office with attached list '2004 Overlay Program' showing roads scheduled to be resurfaced this year in Burlington County – namely Florence Columbus Road from Old York Road to Interstate 295.

C. Copy of letter received December 15, 2003 from Burlington County Supervisor of Roads providing legal notification that an application will be submitted to the NJDEP for a County-wide Freshwater Wetlands Statewide General Permit #1 and Stream Encroachment Permit for a 'blanket permit' to conduct mosquito control water management projects.

Motion of O'Hara, seconded by Semptimphelter that the above correspondences be received and filed.

Motion unanimously passed by all members present.

OLD BUSINESS

NEW BUSINESS

Application PB#2003-12 for Whitesell Construction Company was discussed with Solicitor Abbott relating that she and Engineer Sander met with the applicant's representatives after which the applicant related that the requested revisions will be made and submit new plans for review; the application is incomplete.

Discussion was held regarding the issue of 'banked parking' with Solicitor Abbott relating that it would not be necessary to have the applicant amend the preliminary plan; final plan would address the issue of the banked parking since Whitesell has a prospective tenant for the proposed building.

Engineer Sander related that the applicant stated that the plans were drawn in accordance with directions from the Board; suggested that the Board renders a finding that the revised plans do not substantially differ from the Board's approval.

Chairperson Hamilton-Wood requested Solicitor Abbott provide for the next meeting a status report of the application and also address the issue of 'banked parking'.

Motion of Fratinardo, seconded by O'Hara that Application PB#2003-12 for Whitesell Construction Company be deemed incomplete.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, O'Hara, Smith, Stockhaus, Hamilton-Wood,
Semptimphelter

NOES: None

ABSENT: Napolitan

Chairperson Hamilton-Wood called for Application PB#2003-08 for Fountain of Life for preliminary and final major site plan for construction of a gymnasium.

Motion of O'Hara, seconded by Semptimphelter that Application PB#2003-08 be deemed incomplete and continued to the February meeting.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, O'Hara, Smith, Stockhaus, Hamilton-Wood,
Semptimphelter

NOES: None

ABSENT: Napolitan

8.

OTHER BUSINESS

Motion of O'Hara, seconded by Stockhaus to appoint Robert R. Semptimphelter as the Board's representative to the Environmental Commission.

Motion unanimously passed by all members present.

PUBLIC COMMENTS

Chairperson Hamilton-Wood opened the meeting for public comment.

Since no one was in the audience, motion was made by O'Hara, seconded by Fratinardo that the public portion be closed.

Motion unanimously passed by all members present.

MASTER PLAN REVIEW/DISCUSSION

Mayor Muchowski requested that Solicitor Abbott provide a memorandum to Township Council regarding that a component of the Master Plan reflecting the state's new Stormwater Management Regulations must be addressed.

Planner Hintz related that the State has mandated that all towns go through a Cross Acceptance Process if they want their master plans to be certified – this process must be completed by July, 2004. The town's master plan would have to be reviewed against the Burlington County Master Plan; the Burlington County Master Plan then reviewed against the State Plan. Planner Hintz related he would obtain additional information and report his findings to the Board. Further, Planner Hintz related that COAH has not yet adopted the new regulations.

Board Clerk Ingham was requested to add under Master Plan Review/Discussion the following items on each meeting agenda: COAH, Cross Acceptance and Wastewater Management.

ADJOURNMENT

There being no further business, motion was made by Smith, seconded by Fratinardo that the meeting be adjourned.

Motion unanimously passed by all members present.

John T. Smith, Secretary

JTS/ppi