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Florence, New Jersey 08518-2323  
August 15, 2005

The regular meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairperson Hamilton-Wood called the meeting to order at 7:32 P.M. followed by a salute to the flag.

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:

Councilman John Fratinardo	Philip F. Stockhaus
Mayor Michael Muchowski	Mildred J. Hamilton-Wood
Thomas Napolitan	Gene DeAngelis
John T. Smith	Dennis O'Hara

ABSENT: None

ALSO PRESENT: Nancy T. Abbott, Board Solicitor  
Jim McElvey, Board Engineer (substituting for Frank Morris)  
Carl Hintz, Board Planner

RESOLUTIONS

**PB#2005-24**

**Continuing the application of Wawa, Inc. for Preliminary and Final Major Site Plan approval to permit expansion of the parking area and construction of an addition to the existing food mart on Block 163.02, Lots 13, 13.01 & 13.04 located in an HC Highway Commercial District.**

Motion of O'Hara, seconded by Fratinardo to approve Resolution PB#2005-24.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, O'Hara, Smith, Hamilton-Wood  
DeAngelis  
NOES: None  
ABSENT: None

**PB#2005-25**

**Continuing the application of TSMC, LLC for Preliminary and Final Major Site Plan approval with bulk variances for construction of a retail center on Block 166.12, Lot 2, located in an HC Highway Commercial District.**

Motion of Fratinardo, seconded by Smith to approve resolution PB#2005-25.

Member O'Hara stated that he was not eligible to vote on this application.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, Smith, Hamilton-Wood, DeAngelis  
NOES: None  
ABSENT: None

**PB#2005-26**

**Authorizing the appointment of a Traffic Engineer in regard to the application of TSMC, LLC for Preliminary and Final Major Site Plan approval with bulk variances for construction of a retail center on Block 166.12, Lot 2, located in an HC Highway Commercial District.**

Chairperson Hamilton-Wood stated that the last "whereas" paragraph should be deleted. Solicitor Abbott stated that the Board authorized Alaimo Associates to act as the liason between the Board and the Traffic Engineer. The resolution reads that Alaimo would retain the Traffic Engineer, they do not have the authority to do this. The Board has this authority.

Motion by Fratinardo, seconded by Napolitan to approve the modified resolution PB#2005-26.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, Smith, Hamilton-Wood, DeAngelis  
NOES: None  
ABSENT: None

Mayor Muchowski asked what the expected turn around for the traffic report was. Solicitor Abbott stated that the report should be available prior to the September 19, 2005 meeting.

**MINUTES**

Motion of Muchowski, seconded by Napolitan to approve the minutes of the July 18, 2005 meeting as submitted. Motion unanimously approved by all members present.

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## CORRESPONDENCE

Chairperson Hamilton-Wood stated that correspondence A was the correspondence that had been held from the July meeting. Motion of O'Hara, seconded by Smith to receive and file correspondence C through M and hold for discussion A, B1, & B2. Motion unanimously approved by all members present.

Chairperson Hamilton-Wood called for application PB#2005-01 for TSMC, LLC. Applicant is requesting Preliminary and Final Major Site Plan approval of a 30,000 square foot shopping center located at Route 130 North and Fairbrook Drive, Block 166.12, Lot 2 located in a HC Highway /Commercial District.

Motion of Fratinardo, seconded by Smith to continue application until September 19, 2005. Motion unanimously approved by all members present.

Chairperson Hamilton-Wood called for application PB#2004-11 for Wawa, Inc. Applicant is requesting Preliminary and Final Major Site Plan approval to construct a new parking lot at Route 130 and Cedar Lane. Block 163.02, Lots 13, 13.01 and 13.04.

Timothy Prime, attorney for Wawa, Inc., stated that Wawa was requesting approval to add a new lot to the existing Wawa. Cedar Lane Associates has subdivided the lot. He stated that Township and Zoning Board Engineer Dante Guzzi has indicated that the subdivision plans are in conformance. The only remaining requirement for the subdivision is to establish a Lot Owners Association that must be formed for all the lots. This document must be submitted to Township Solicitor William Kearns for approval.

Wawa is responsible to relocate Hunt Circus Drive. There is a drainage basin in the back that Cedar Lane Associates is obligated to construct for the use of the development in the subdivision. Mr. Prime stated that Cedar Lane Associates attorney had advised him that they were posting the bond and would be beginning construction of the basin.

Attorney Prime stated that the site plan had been amended in response to the Township passing an ordinance to limit the number of truck parking spaces to 6. The plan is basically the same as had been previously submitted with the exception of the reduced number of oversized parking spaces. There is a small building addition that will allow a back entrance to the building.

There are two variances requested. The ordinance requires two loading zones. Wawa gave testimony at last months meeting indicating that they only require one loading zone. They have also requested a second attached sign for the back entrance of the building, where one attached sign is permitted.

Attorney Prime stated that Wawa had gone over the review letters and had submitted additional revised plans since the July meeting. These plans had been reviewed and new

review letters had been submitted. Attorney Prime stated that in his opinion all the issues had been satisfied or conditionally satisfied. He stated that they did not have any additional testimony, but would answer any questions from the Board or from the public.

Member O'Hara referred to the Planners letter. Planner Hintz stated that additional testimony should be presented regarding the loading area and that the proposed grading will not destroy the existing sweet gum trees.

Eric Steinfeldt, Bohler Engineering, stated that there were 2 trees that were existing on the easterly side of the existing store. Planner Hintz is concerned that the proximity of the curb line to the tree may cause damage to the tree and the grading plan indicates grading near and on the tree. Mr. Steinfeldt stated they had looked at the plan and they could pull the fill back and create a curb. They cannot push the curb farther away from the tree. Leaving the curb as proposed may cause some die off on one side of the tree, but should not kill the tree. They can secondly remove the fill from the underside of the tree. Planner Hintz stated that he was satisfied as long as the applicant prunes the tree on the opposite side of the curb.

Mayor Muchowski asked if the loading zone was for loading only or could it be used as parking. Attorney Prime stated that this was for loading only. Mayor Muchowski stated that one complaint the township had received on occasion was that some of the vendors have used the handicap spot to unload their products.

Member O'Hara asked if Wawa had reviewed the letter from Police Chief Gordon Dawson. Attorney Prime stated that he had reviewed it and the Police Chief wanted to be sure that the trucks were obeying the 15 minute parking limit. Mayor Muchowski asked if there was a surveillance requirement. Attorney Prime stated that he did not recall if the ordinance required surveillance, but if it did they would of course conform to it. Attorney Prime stated that Wawa would monitor the parking through the store manager or if necessary an outside security company.

Mayor Muchowski stated that this was one of the concerns of the residents is how to monitor the truck parking. Attorney Prime stated that Wawa would agree to enforce the ordinance. Mayor Muchowski asked if Wawa would submit to the Chief of Police a plan of monitoring to the Chief of Police. Attorney Prime agreed to do this. Mayor Muchowski stated that he thought that at a prior meeting Wawa had agreed to the surveillance of the area. The tape of the surveillance would be retained for a certain amount of time. Solicitor Abbott read a section of the ordinance referring to surveillance. Attorney Prime stated that he would be happy to sit down with Police Chief Dawson and establish a plan to monitor the site. Chairperson Hamilton-Wood stated that the Board needed to know if there was going to be camera surveillance to enforce the parking limit. Attorney Prime stated that Wawa did have internal camera surveillance but no external cameras. The employees do patrol the site.

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Mayor Muchowski stated that camera surveillance was a check and balance for both sides. Attorney Prime stated that Wawa did not have a problem enforcing the ordinance. They have never been required to have an external camera focused on trucks before. He stated that he did not recall agreeing to external cameras. They did discuss with the Chief and with Richard Brook having a private security firm patrol the site.

Mayor Muchowski read a section from the ordinance regarding monitoring records and surveillance. Attorney Prime stated that Wawa had no objection to a monitoring plan and would gladly work this out with the Chief of Police. He stated that he didn't know if cameras should be required, that should be determined by the Chief.

The Board stated that there had been discussion of the requirement for surveillance at a prior meeting. Attorney Prime stated that he did not recall the discussion. Mayor Muchowski requested a 5-minute break to review the minutes from the November 2004 Board meeting.

The Board took a 5-minute recess. The Board returned to the regular order of business.

Chairperson Hamilton-Wood stated that while on break Attorney Prime indicated off the records that Wawa was willing to install cameras to the exterior of the building and hold the tapes for a period of 30 days. Attorney Prime stated that this was correct and they would hold the tapes for 31 days. Wawa will accept this as a condition of approval.

Mayor Muchowski said this alleviates some concern however the ordinance states that the monitoring records will be kept for one year. Wawa should work this out with the Chief of Police to see if this is sufficient.

There is one issue left to address in Planner Hintz' report – Item 5.2 regarding striping of the pavement instead of an island. Attorney Prime stated that Wawa had objected to having to install curb islands.

Mayor Muchowski asked to interrupt the testimony. He read from the minutes of the November 2004 meeting indicating that he had requested camera surveillance for the truck parking area.

Mr. Steinfeldt stated that they had offered testimony at the last meeting indicating that they it would be appropriate to more intensely buffer the outside area of the truck parking area to compensate for the lack of greenery inside the truck area. Furthermore it was identified that the lighting structures located in the parking lot would eliminate anyone using this as an additional parking stall.

Mayor Muchowski stated that another concern was that there should only be 6 parking spots. The Board doesn't want these areas used as extra parking. The Board doesn't

want to narrow the lane and cause an unsafe maneuver but they want to mark the lane so it doesn't become additional parking.

Attorney Prime said that the light is a physical impediment. Planner Hintz suggested that the bollards around the light should be moved further away from the light to prevent parking. Mr. Steinfeldt stated that they would pull the bollards out, stripe the curb and add no parking signage. Attorney Prime stated that this would be enforceable under Title 39. Member Napolitan suggested adding another no parking sign at the entrance to the site located in Hunt Circus Drive. Mayor Muchowski stated that all of Hunt Circus Drive is no parking and the signage should be coordinated. He stated his concern with the pull in area from Hunt Circus Drive. Attorney Prime asked if there could be a condition of approval that the Chief of Police approves all the striping and location of the no parking signs.

The Board moved onto the Engineer's report.

Engineer McElvey stated that there were a number of items that were conditionally satisfied and has been discussed previously. Items 4, 5, & 6 on page 5 were discussed previously. Chairperson Hamilton-Wood and Attorney Prime indicated that these items were fine.

On page 6, item 8 is partially satisfied and Engineer Morris had provided handicap ramp details. Attorney Prime stated that this was fine. Item 9 has been conditionally satisfied. Item 13 on Page 7 regarding the second loading space has been conditionally satisfied.

Engineer McElvey stated that on page 8 regarding lighting is partially satisfied. Chairperson Hamilton-Wood stated that the Board had indicated that they would prefer the bollard type lights along the sidewalk. The revised plan deviates from that discussion. Mr. Steinfeldt stated that the low bollard lights only throw a low level of light. They would have to have a lot of them to get the necessary illumination. Another item they considered was that the low lights would be subject to vandalism. They felt that 9 (14') lights would provide adequate illumination on the site with minimal offsite spillage. If they were to go to bollard lights they would require at least 30 lights. This could turn into a maintenance nightmare. Wawa will provide a 6' fence with evergreen trees. Mr. Steinfeldt does not think that this will cause any light pollution on the adjacent properties, however if the Board would like they can lower the height of the light poles to 12'. Attorney Prime stated that as a condition of the subdivision approval, Cedar Lane Associates was required to plant trees in the 50' buffer between the road and the property. Wawa will accept the responsibility of planting the trees.

Mayor Muchowski asked if the sidewalk would go to the edge of the property line. Mr. Steinfeldt stated that there would be a sidewalk all the way around the facility on the inside of Hunt Circus Drive. Wawa agreed to carry the sidewalk through to the property line. The driveway will be marked with a crosswalk.

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Member O'Hara said that he knew the Board had suggested the bollard lighting, however the applicant is correct in saying that the low positioned light will be the target of vandalism. He stated that he is in agreement with the 14' box lights. The shoebox type lights do not throw off excessive lighting.

Item 20 on the Engineer's report deals with consolidating the lots. Attorney Prime stated that when the subdivision was complete and they took the title from Cedar Lane Associates, he would consolidate the lots by deed.

Item B21 Wawa will install the 'N-Eco' stormwater inlet as required. Item B22 they will maintain the PVC storm sewer piping, any modification of the PVC pipe will be replaced with ductile iron. Item B23 they are agreeable to providing the as-built drawings. Item B25 Wawa did forward over to the Engineer's office today, calculation for flow stability to prove cleansing velocity of the pipes. Item B28 regarding the truck turning radius, Trucks may have difficulty turning into the site from Route 130. Wawa offered testimony that they are discouraging this movement. They want the trucks to access the site from Cedar Lane to Hunt Circus Drive. If the movement occurs from Route 130 and the curbing is damaged Wawa is responsible for the repairs.

Chairperson Hamilton-Wood opened the meeting to public comment.

Marie Bingham, 1012 Cedar Lane was sworn in by Solicitor Abbott. Ms. Bingham asked if Cedar Lane was a truck route. Mayor Muchowski stated that Cedar Lane is a county road and the county does not prohibit truck traffic. It is not a weight-restricted road. Ms. Bingham stated that during construction of the turnpike, trucks were not permitted to go out Cedar Lane to Bustleton Road. They were required to go back out to Route 130. She said that the Board might want to check on that to verify this.

Attorney Prime stated that Wawa's driveway is signed for no left turn for trucks. Ms. Bingham said that right now trucks are using Cedar Lane to access Rt. 295. She is concerned with the safety of the new drivers traveling to the new high school. She would like Cedar Lane to be posted as "No Trucks". Mayor Muchowski stated that Cedar Lane will be posted for "No jake brakes", but the Township does not have the authority to post the road as "No Trucks". The Township will however, begin conversations with the County about putting a weight restriction on Cedar Lane. This will have the same effect as posting it as "No Trucks". There will be a sign as trucks leave the Wawa site prohibiting left hand turns from the Wawa parking lot.

Ms. Bingham asked whom in the County she could contact regarding Cedar Lane. Mayor Muchowski directed her to the County Board of Engineers. He stated that the Township step up speed enforcements on Cedar Lane. Ms. Bingham offered he assistance as a resident to make Cedar Lane safer for residents.

David Rapciewicz, 16 Tall Timber Lane was sworn in by Solicitor Abbott. Mr. Rapciewicz stated that he was concerned that Wawa was looking for approval to increase the size of their parking lot and enlarge the store to increase their profits. He asked what Wawa was willing to do for the people who will be mostly adversely affected by the situation. He is mostly speaking for the Tall Pines community. How will Wawa compensate the residents for the inconvenience of the trucks, the noise, and the amount of traffic that will be added to Cedar Lane?

Chairperson Hamilton-Wood stated that the Planning Board can not require an applicant to make restitution to any resident or group of residents. The Planning Boards looks at plans for the benefit of the entire community. They certainly can't endorse any contribution of any kind to any particular neighborhood because every application that comes before the Board has negative and positive aspects for individuals. The difficult part of the Boards job is to weigh the good with the bad to come up with the best solution for the Florence Township community as a whole. Member O'Hara stated that the Wawa property was zoned Highway Commercial; it is a permitted use for the zone.

Mr. Rapciewicz asked who was benefiting from this proposal. Member Napolitan stated that this plan would benefit Mr. Rapciewicz and the entire community by controlling the traffic situation that was being caused by trucks parking all over the place and causing a traffic hazard.

Mr. Rapciewicz stated that he doesn't think that the enforcement of the parking limit is realistic. Member Napolitan stated that this was the purpose of the surveillance cameras. Mr. Rapciewicz asked how this was going to be enforced. Chairperson Hamilton-Wood stated that Wawa would work with the Police Chief to see that this is enforceable.

Mr. Rapciewicz stated that everything the Board has said about enforcing the parking limitation sounds good, but he doesn't believe that it is going to work. He stated that every time he sees trucks in the Wawa parking lot, he calls the police. He now has received a summons to be a witness in one of the parking violations. He doesn't want to testify in court. He says that he tells the police that he wants to be anonymous and not have his name on the report.

Member O'Hara stated that everything the Board has done is too answer the concerns of the residents. He stated that by putting in the security camera the store manager is going to make the call. Mr. Rapciewicz doesn't think that the store manager will make the call. Member O'Hara stated that they have to have the camera there to enforce the ordinance. The parking limitation is not a Wawa rule it is a Florence Township Ordinance. The Board has been working with this applicant since November to craft this plan to protect all the people who are going to use the Wawa. He stated that in his opinion Wawa had bent over backwards to meet the requirements of the Board. Mr. Rapciewicz stated that he agreed that they bent over backwards because they will be the only ones benefiting from the situation. Mayor Muchowski stated that he somewhat disagreed with Mr.

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Rapciewicz. Wawa is in business to make money, just like any other commercial applicant. However, Wawa has agreed to a condition of surveillance. This is a double-edged sword. Not only is this surveillance for the violators, Wawa is held accountable under a site plan. If the Township sees a pattern where Wawa is disregarding the regulations they can be held accountable and have Municipal actions taken against them as a property owner for being in site plan violation.

Mayor Muchowski stated that the Township needed to make sure that the overflow parking is controlled. The Township can't hold Wawa responsible if a truck parks on the jug handle or on Cedar Lane. Mr. Rapciewicz stated that he understands that the police force is limited; they cannot dedicate all their time writing tickets for trucks at Wawa. He expressed concern about the school children walking to Wawa. He stated his concern with light pollution from the shoebox lights and the Wawa logo sign. The Board reminded him that testimony had been provided that light would not shine off the property.

Mr. Rapciewicz stated that he did not want his quality of life negatively impacted by Wawa.

Member O'Hara stated that there were no variances granted for this site to be a Wawa. This site is zone Highway Commercial. Member Smith said that the residents of Tall Pines Estates had come to the previous meeting and voiced their concerns over the proposal and he felt that the Board had done a good job of addressing those concerns.

Mr. Rapciewicz stated that the representatives of Wawa probably do not live near a Wawa. The residents of Tall Pines will bear the brunt of the effects of this proposal.

Mr. Rapciewicz stated that he was concerned about the environmental effect, especially from diesel exhaust. He stated that New York and New Jersey are the number 1 and 2 places in the country that have the highest rate of cancer from diesel fuel. He wants to stay in Florence and live in an environment that is safe and healthy and gives him a good quality of life.

Member Fratinardo stated that he felt that the Board had done a good job and Mr. Rapciewicz had a big impact on the changes that were made to the plan. Mayor Muchowski stated that by considering the comments of the residents, the Council and the Planning Board were able to address the concerns of the residents while balancing the needs of the community.

Wawa tried to work within the ordinances, while achieving their need to have an effective site, balanced with the concern of the residents. Mayor Muchowski stated that he believed that Wawa truly underestimated the volume of business that would be generated by the turnpike. They had to take corrective action by acquiring more land and creating a plan that would allow them to accommodate the truck traffic. We are seeing

Route 130 used for its intended purpose, moving the big rigs. Wawa prohibited the truck traffic that was a safety nightmare, with the understanding that they would be making improvements on the site. The Board and the Professional staff have done a great job of moving the application forward while still trying to protect the residents in the area. The Council needs to continue to fight for the dollars to improve and protect Cedar Lane.

Motion of O'Hara, seconded by Smith to close the public portion of the hearing. Motion unanimously approved by all members present.

Member O'Hara asked Attorney Prime if he had received a copy of the rejection letter from the Burlington County Planning Board. Attorney Prime stated that he had. Wawa was waiting to get approval from the Township so they could present the actual plan to the County Planning Board for approval.

Mayor Muchowski stated that he was concerned with the landscaping strip between Cedar Lane and the truck parking area. Mr. Steinfeldt stated that they weren't given any direction to address any area of the landscaping plans except the comments listed in the Planner's review letter. He stated that there are beds and trees. Wawa will work with Planner Hintz as a condition of approval to shift the trees if deemed necessary.

Solicitor Abbott stated that the application was for Preliminary and Final approval. Motion of O'Hara, seconded by Smith to approve the application and grant variances for the sign and second loading zone and with the conditions to be listed by Solicitor Abbott.

Attorney Prime stated that he was aware that Wawa could not proceed until the subdivision was completed.

Solicitor Abbott listed the conditions of approval as follows:

The applicant will advise all delivery trucks not to block the handicap spaces and to utilize the loading area.

The applicant agrees to police department enforcement of all ordinance and traffic provisions.

The parking time limit shall be enforced by the applicant and the police department.

A plan of the area of monitoring and surveillance camera shall be submitted to the police department for approval.

External surveillance cameras shall monitor the truck parking lot, the tapes of which shall be retained for a time period of no less than 31 days, the time period to be determined by the Township Police Chief.

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Bollards shall be placed a greater distance from the light standard in the striped area than shown of the plans to prevent parking in that area.

Placement of the no parking signage and striping shall be determined by the Police Chief.

Trees and a fence shall be installed along the southerly property line by Block 163.02, Lot 7. The trees to be installed along this property line will be determined by the Board Planner.

Sidewalks shall be installed along the interior of Hunt Circus Drive. The crosswalk shall be marked on the Hunt Circus Drive entrance.

14' light standards shall be installed along Hunt Circus Drive.

The lot shall be consolidated by deed and no building permit shall issue until the deed of consolidation has been recorded with the County and the tax map has been revised to reflect the consolidation.

No certificate of occupancy shall be applied for until a permanent drainage basin has been constructed and approved.

Landscaping between Cedar Lane and the parking area shall be determined by the Board Planner.

Attorney Prime agreed with the conditions set forth by the Board Solicitor.

Upon roll call the Board voted as follows:

YEAS: Fratinaro, Muchowski, Napolitan, O'Hara, Smith, Hamilton-Wood  
DeAngelis

NOES: None

ABSENT: None

The Board took a short recess. The Board returned to the regular order of business.

Chairperson Hamilton-Wood called for application PB#2005-06 for Quaker Group Burlington II, L. P. Applicant is requesting Final Major Subdivision approval for 64 lots (58 residential) located at Florence Columbus Road, Block 165.01, Lot 4.01, located in an R Residential District.

Solicitor Abbott stated that the application is complete and the applicant has complied with all requirements. The applicant has given notice. The applicant requests a continuance until the September 19, 2005 meeting and agrees to waive the time requirements.

Motion by Smith, seconded by Fratinardo to continue application PB#2005-06 until September 19, 2005 and extend the time limit for Board action. Motion unanimously approved by all members present.

Chairperson Hamilton-Wood called for application PB#2005-07 for Peoples Savings Bank. Applicant is requesting Preliminary and Final Major Site Plan approval for construction of a parking lot to the rear of the existing bank structure located at Broad and Front Street, Block 58, Lots 3 & 4, located in an NC Neighborhood Commercial District.

Attorney Jonas Singer stated that this is an application to add a parking lot to the side of the bank located at the intersection of Front and Broad Street. If approval is granted they will install 1 handicap space and 5 regular parking spaces.

Attorney Singer said he would like to address the completeness issues listed in the Professional's review letters. He referred to Planner Hintz' letter dated August 11, 2005. The applicant will provide a cover sheet for the plan. The applicant is asking for a waiver for the Municipal Services and Utilities Impact Statement. There are no proposed utilities for the project.

The applicant is planning to do a complete façade renovation and change the entrance to the building. They will provide a rendering of the proposed façade for the next meeting.

The applicant is requesting a waiver for the Environmental Impact Statement and the proposed utility layout and the required half cross sections.

Patrick Ennis, Lord, Worrell and Richter, engineer for the project was sworn in by Solicitor Abbott. Mr. Ennis stated that what they had submitted was sufficient to show the drainage.

Attorney Singer stated that they will be submitting a site plan and buffers will be shown on it. They will provide architectural elevations. Mr. Ennis stated that in regards to drainage facilities, the site currently drains to the inlet at the corner of Broad and Front. The plan proposes a minimum impervious service increase and he doesn't think that drainage calculations will be necessary.

Attorney Singer stated that they are not planning a loading dock. They will submit a revised checklist indicating the requested waivers. They will add the distances between buildings and lot line on to the Site Plan. They propose to remove the dumpster from the site. There are only two employees at the site and they carry the bags of trash to the curb for pickup. Setback lines will be added to the plan.

Charles Alessi, Vice President, Peoples Savings Bank was sworn in by Solicitor Abbott. Mr. Alessi testified that there are 2 full time and 1 part time employees at the Florence

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branch. He stated that there is no dumpster on site. The trash is taken out by one of the employees. He stated that with the addition of the parking lot, they may add another part time or full time employee. The proposed lot will be used for customer parking. The employees will park on the street.

Attorney Singer stated that the lighting plan would be revised per items 9 and 10 in the Planners report. Mr. Ennis stated that they will show the site triangle but there is no easement.

Attorney Singer referred to the Engineer's letter dated August 1, 2005. They are requesting a waiver of the EIS, and test borings. Attorney Singer stated that they would look at signage for the site plan. The landscape plans shows the buffers. Architectural plans will be submitted, floor plans will be submitted. No new utilities are proposed.

Planner Hintz stated that he did not have a problem waiving the Environmental Impact Statement, and it sounds like everything else will be provided.

Mayor Muchowski expressed concern with the site triangles. That is the main concern about the whole project – the driveway with the bus stop as it relates to Front Street. Planner Hintz stated that he was not proposing to recommend that this be waived he thought the applicant had indicated that they would demonstrate that they had done a site triangle.

Mr. Ennis said that the site triangle does not go into the lot itself, it stays in the right-of-way because of the length of the driveway and the distance to the road. The site triangle will be shown but it won't be an easement on the site.

Member O'Hara asked if the applicant was proposing a directional sign to identify the parking area. If so would that sign fall into the site triangle. Mayor Muchowski is concerned with the bus stop. This may fall under the site triangle. Planner Hintz stated that if the applicant were planning to put a directional sign into the bank in the right of way they would need county approval.

Member O'Hara referenced the report from Police Chief Dawson regarding driveways near bus stops.

Engineer McElvey agreed that there would be a de minimus increase in the stormwater run-off and the applicant does not need to provide stormwater calculations. He stated that he did not object to any requested waivers.

Attorney Singer stated that there would not be an ATM machine installed.

Motion of Fratinardo, seconded by Napolitan to grant the requested waivers and deem the application complete.

Member Napolitan asked if the parking was only for customers? Attorney Singer stated that it was.

Upon roll call the Board voted as follows:

YEAS: Fratinaro, Muchowski, Napolitan, O'Hara, Smith, Stockhaus  
Hamilton-Wood  
NOES: None  
ABSENT: None

Chairperson Hamilton-Wood called for application PB#2005-08 for Atlantic Equity Olive Street, LLC. Applicant is requesting Preliminary Major Subdivision Approval to develop Block 147.01, Lots 1 and 16 located off of Olive Street into an active adult community consisting of 73 single family detached homes, 39 single family attached homes and 3 open space/recreation area lots.

Chairperson Hamilton-Wood stated that this hearing was for completeness only.

Tom Coleman, Raymond and Coleman, attorney for the applicant, stated that he had brought with him Robert Stout, from Stout & Caldwell, Brett Owings, one of the principals from Atlantic Equity Olive Street, and Charles Petrone from Raymond and Coleman.

Robert Stout, licensed engineer and land surveyor and Brett Owings, director of engineering with Atlantic Companies were sworn in by Solicitor Abbott.

Attorney Coleman stated that the property was identified as Block 147.01, Lot 1 (not 16.01). The application is for Preliminary and Final Major Subdivision. The proposed use is for 112 age restricted housing units of which 73 are single-family homes and 39 are town-homes. He stated that for completeness sake he would like to go through the professional review letters.

Attorney Coleman referred to Planner Hintz' letter dated August 11, 2005, section 3.0 dealing with completeness items. With respect to items 3.1 and 3.2 dealing with the Block and Lot designations. Mr. Stout stated that this was part of several lots consisting of the ReadyPac parcel directly south of this project. There was a land swap done about 3 years ago to realign the rear property line. What was done was the properties were swap and squared off and Lot 16.01 and Lot 1 were consolidated into one lot. This has been filed. Item 3.3: the zoning district will be corrected on the plans. Item 3.4: The tax collectors certification has been provided. Item 3.5: The applicant is the contract purchaser, if the entire contract is required, it will be provided with redactions if necessary. Item 3.6: Currently there are no easements on the property. Item 3.7: There is no recycling area because it is curb side pick up of recycling. Member O'Hara asked if there was a Community Center. Attorney Coleman stated that there was one planned.

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Mr. Stout stated that they did not see the need for a large recycling facility and feel that curbside pick up is sufficient. Item 3.8: Since there were no environmental issues on the plan they did not feel that it was necessary to show the constraint free circles. There is a note on the plans referencing that there are no wetlands on the site. Item 3.9: There will be a homeowners association for this development. The applicant is prepared to make an application to the Department of Community Affairs, however it is premature to make the application at this time. Item 3.10: There is a note on the plan that the development does meet the requirements of the RSIS.

Attorney Coleman referred to the Engineer's review letter dated August 10, 2005, page 2, section 1 dealing with completeness. Items 1a. and 1b: Mr. Stout stated that a plotted cross section is shown on the plan. A typical cross section for the proposed road is shown on sheet 9 of the detail sheet. Item 1c and 1d: Mr. Owings stated that the location of the sign is shown, but they don't have the exact name of the project yet so they would like to hold off on the sign detail and are requesting a waiver. Items e: Mr. Stout stated that his office had done six soil borings throughout the site. They did not do any percolation tests, but would like to perform a soil class rating test which reveals a much more accurate analysis of the soil. The soil class rating test would be performed in a lab. If a representative from Alaimo Engineers would like to be present when the samples are pulled, that would be okay.

Engineer McElvey stated that the plotted cross section is acceptable for completeness. He asked if during the review of the application it becomes necessary to see the cross section that they be provided. Mr. Stout agreed to this.

Chairperson Hamilton-Wood referred to the letter from resident Thomas Wright regarding the movement of the open space lot on the plan. Mr. Stout said that the change had been made on the latest revision of the site plan.

Motion of Fratinardo, seconded by Stockhaus to grant the submission waivers and deem application PB#2005-08 complete.

Upon roll call the Board voted as follows:

YEAS:           Fratinardo, Muchowski, Napolitan, O'Hara, Smith, Stockhaus,  
                    Hamilton-Wood  
NOES:           None  
ABSENT:       None

#### CORRESPONDENCE

Chairperson Hamilton-Wood stated that the first correspondence had to do with the naming of the community proposed for Bustleton Road. The Planning Board was not in favor of any of the 3 suggested names. The preferred Bustleton Estates. The Board

asked for a letter to be sent to Township Council and copied to Orleans Homes asking the opinion of Council on the proposed community name.

Correspondence B the speculative building for Whitesell. The Board held this for further discussion at the next meeting. Correspondence C for Fine Foods and Spirits will be held for review next month.

Motion by Muchowski, seconded by O'Hara to receive and file the remainder of the correspondence. Motion unanimously approved by all members present.

Motion of Stockhaus, seconded by Fratinardo to adjourn the meeting at 11:25 P.M.  
Motion unanimously approved by all members present.

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John T. Smith, Secretary

JTS/ne