

Florence, New Jersey 08518-2323
February 22, 2010

The Regular meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Vice Chairman Lutz called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Board Clerk Erlston 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:

Mayor Bill Berry	Council Member Sean P. Ryan
Tim Lutz	Frederick Wainwright
James Molimock	Charles Bauer
Wayne Morris	

ABSENT: Mildred Hamilton-Wood
Paul Ostrander
Planner Joseph Petrongolo

ALSO PRESENT: David Frank, Esquire
Dante Guzzi, P.E.

Mr. Lutz will chair the meeting in the absence of Chairperson Hamilton-Wood and Member Morris will act as secretary in place of Secretary Ostrander. Board Planner Petrongolo was excused from the meeting.

RESOLUTIONS

Resolution PB-2010-04

Granting Preliminary and Final Major Site Plan approval to Whitesell Construction Co., Inc. to permit construction of a 131,702 sq. ft. multi-tenant office/warehouse/distribution building on property located at 290 Daniels Way, Block 158, Lot 1.02.

Motion of Morris, seconded by Molimock to approve Resolution PB-2010-04.

Upon roll call the Board voted as follows:

YEAS:	Berry, Molimock, Morris, Ryan, Bauer
NOES:	None
ABSTAINED:	Lutz, Wainwright
ABSENT:	Hamilton-Wood, Ostrander

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MINUTES

Motion of Ryan, seconded by Berry to approve the Minutes from the meeting of January 28, 2010 as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. Letter from Edward Brady, P.E. of Taylor Wiseman & Taylor to Engineer Guzzi dated January 14, 2010.
- B. Letter from Edward Brady, P.E. of Taylor Wiseman & Taylor to Planner Petrongolo dated January 14, 2010 regarding Estates at Oak Mills.
- C. Letter from Edward Brady, P.E. of Taylor Wiseman & Taylor to Director of Water and Sewer, David Lebak dated January 14, 2010 regarding Estates at Oak Mills.
- D. Amended review letter from Planner Petrongolo dated January 29, 2010 regarding Craft Stewart (Estates at Oak Mills).
- E. Amended review letter from Engineer Guzzi dated January 27, 2010 regarding Estates at Oak Mills.
- F. Letter from Burlington County Planning Board dated January 25, 2010 regarding Estates at Oak Mills.
- G. Letter from Burlington County Planning Board dated January 27, 2010 regarding Crossroads East.
- H. Letter from Burlington County Planning Board dated January 27, 2010 regarding Crossroads.
- I. Amended review letter from Planner Petrongolo dated February 8, 2010 regarding Craft Stewart (Estates at Oak Mills).
- J. Letter from Burlington County Planning Board dated February 5, 2010 regarding Wawa (Route 130 and Cedar Lane).

Motion of Berry, seconded by Morris to receive and file Correspondence A through J. Motion unanimously approved by all members present.

OLD BUSINESS

There is no old business to be discussed at this time.

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NEW BUSINESS

Vice Chairman Lutz called for Application PB#2010-01 for CoFlow, Inc. Applicant is requesting Minor Subdivision for properties located on Potts Mill Road and Florence Columbus Road. Block 165.01, Lots 2.10, 2.11 and 2.12.

Member Wainwright stated that he had a conflict with this application, recused himself and left the dais. Before Member Wainwright left the dais Solicitor Frank administered the oath of office since Member Wainwright had been absent from the January meeting.

Douglas Heinold, attorney with the firm of Raymond Coleman and Heinold, stated that he was representing the applicant in this matter. He stated that the applicant is the owner fo Block 165.01, Lot 2.11 which is being increased from 9.45 acres to 19.69 acres. Lot 2.10 is being reduced from 11.16 acres to 6.01 acres and Lot 2.12 is being reduced from 11.16 acres to 6.07 acres. This is a minor subdivision. No variances have been requested or are required.

Attorney Heinold stated that the applicant Mark Dimon was in attendance to answer any of the Board's questions. Mark Dimon was sworn in by Solicitor Frank.

Solicitor Frank suggested that Engineer Guzzi discuss his review letter dated February 16, 2010 regarding completeness issues.

Engineer Guzzi said that as stated on the application there is no development proposed as part of this application.

The requested waivers were Environmental Impact Statement, Preliminary Delineation of Wetlands, Preliminary Delineation of Stream Encroachment, Names of Owner of Lots Adjoining the Tract, Utilities and Drainage within the Tract, Location, Type and Number of Drives, and the General Delineation of Flood Plain.

Engineer Guzzi stated that as no development is proposed he would support the request for waivers.

Motion of Ryan, seconded by Berry to grant the waivers and deem the application complete.

Upon roll call the Board voted as follows:

YEAS: Berry, Lutz, Molimock, Morris, Ryan, Bauer
NOES: None
ABSENT: Hamilton-Wood, Ostrander

Engineer Guzzi stated that the application increases the Highway Commercial lot to include a portion of the 2 residential lots, which are in a residential zone. So the enlarged

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lot will be split zoned but all 3 lots will remain conforming so no variance will be required or created by the proposed subdivision.

Engineer Guzzi stated that there were several comments on his review letter that should be addressed.

He stated that Item 1 notes that there were discrepancies on the acreage on the plan, on the table and on the summary. Three different acreages were listed and this should be clarified for the resolution.

Item 2 notes that there was a discrepancy to the bulk table that was provided. This doesn't impact any variances, but it should be corrected.

Item 3 a correction should be made on the allowable lot coverage, but it should be noted that none of the 3 lots are even close to exceeding the allowable coverage.

Item 4 noted that there was a typo on the area of an acre. It should be revised to read 43,560 sq. ft. for the final plan.

Item 5 lists 3 items that must be added to the plan to make it conforming to the map filing law. He stated that this application would be filed by plat not by deed so these 3 items do have to be added to the plan.

Lastly the applicant should obtain any and all approvals that are required for any subdivision, including but not limited to the Burlington County Planning Board.

Attorney Heinold stated that his client would comply with all these items. He said that he believes that the lot area discrepancies is due to a series of revisions and would make sure that this is corrected. He also stated that it was his understanding that the application has already been submitted to the Burlington County Planning Board.

Member Morris asked if there were any dedications required at this time. Engineer Guzzi said that nothing is required from the municipality.

Member Bauer asked about accuracy of the locations of lot lines on surveys and the possibility of discrepancies caused by surveyors measuring the same property from different starting points.

Solicitor Frank stated that it is quite typical when surveys are done to have overlap areas where 2 people claim ownership or areas where nobody claims ownership, but it isn't the role of the Planning Board to police this.

Engineer Guzzi stated that it is the responsibility of a licensed surveyor to be sure that the survey they provide takes into consideration all the properties surrounding the subject property and fits the deeds. The Board relies on the licensed surveyors plan and accepts that as being an accurate representation.

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Solicitor Frank stated that we have a conforming subdivision. The testimony of the Board's engineer is that it meets that ordinance in regards to the bulk requirements. We have granted submission waivers. There have been some conditions that we have stated on the record.

Vice Chairman Lutz asked if we should open this to the public? Solicitor Frank stated that as this was not a public hearing comment was not necessary. Attorney Heinold asked if there was an ordinance that required public comment. Solicitor Frank answered that there was not.

Motion of Berry, seconded by Morris to approve Application PB#2010-01.

Upon roll call the Board voted as follows:

YEAS:	Berry, Lutz, Molimock, Morris, Ryan, Bauer
NOES:	None
ABSTAINED:	Wainwright
ABSENT:	Hamilton-Wood, Ostrander

PUBLIC COMMENT

Motion of Ryan, seconded by Berry to open the meeting to public comment. Motion unanimously approved by all members present.

Seeing no one in the audience wishing to offer comment motion was made by Ryan, seconded by Berry to close the public comment. Motion unanimously approved by all members present.

Motion of Berry, seconded by Morris to adjourn the hearing at 7:59 p.m.

Paul Ostrander, Secretary

PO/ne