

**FLORENCE TOWNSHIP PLANNING BOARD  
REGULAR MEETING – June 21, 2010  
7:30 P.M.**

**PRELIMINARY AGENDA**

1. CALL TO ORDER, SALUTE TO THE FLAG AND SUNSHINE STATEMENT
2. ROLL CALL
3. RESOLUTIONS
  - A. PB-2010-08 granting the application of Roma Bank Phase II for Preliminary and Final Major Site Plan approval for property located at 2160 Route 130, Florence Township, Block 166.13, Lot 1 conditionally complete and continuing until the July 19, 2010 meeting.
4. MINUTES – regular meeting of May 17, 2010.
5. CORRESPONDENCE
  - A. Letter from Burlington County Planning Board dated May 26, 2010 regarding Estates at Oak Mills Phase 1.
  - B. Letter from Burlington County Planning Board dated May 26, 2010 regarding Wawa, Rt. 130.
6. OLD BUSINESS

There is no old business to be discussed at this time.
7. NEW BUSINESS
  - A. Application PB#2010-05 for Rocco Gangone. Applicant is requesting Preliminary and Final Major Site Plan approval with bulk variances to Permit construction of an addition to the existing restaurant and to add an Off street parking area to support the restaurant on property located at 310-312 West Front Street, Florence. Block 36, Lots 5, 22, & 23. *Application filed June 7, 2010. This application is scheduled for a Completeness Hearing only.*  
REPORTS/CORRESPONDENCE

- B. Application PB#2010-04 for Cream-O-Land Dairies, LLC. Applicant is requesting Minor Site Plan with bulk variances for the purpose of siting a trailer adjacent to the existing building on the site located at 529 Cedar Lane, Florence. Block 155.47, Lot 12.01.

***Application filed May 28, 2010.***

**REPORTS/CORRESPONDENCE**

- PB#2010-04A Review letter from Police Chief Stephen Fazekas dated May 6, 2010.
- PB#2010-04B Review letter from Thomas Sahol, Shade Tree Representative dated May 6, 2010.
- PB#2010-04C Review letter from Planner Petrongolo dated May 13, 2010.
- PB#2010-04D Review Letter from Florence Township Code Official, Thomas Layou dated May 14, 2010.
- PB#2010-04E Review letter from Florence Township Fire Official, Brian Richardson dated May 14, 2010.
- PB#2010-04F Review letter from Dante Guzzi dated May 14, 2010.
- PB#2010-04G Review letter from Dante Guzzi dated June 2, 2010

- C. Application PB#2010-02 for Whitesell Construction Co., Inc. Applicant is requesting Preliminary Major Site plan for a 1.25 million sq. ft. industrial building at 1000 John Galt Way, Florence Township. Block 158, Lots 7 & 8. Lynn Blessing-McDougall, Esq.

***Application filed April 23, 2010.***

**REPORTS/CORRESPONDENCE**

- PB#2010-02A Review letter from Thomas Sahol, Shade Tree Representative dated May 4, 2010.
- PB#2010-02B Review letter from Police Chief Stephen Fazekas dated April 27, 2010.
- PB#2010-02C Review letter from Engineer Guzzi dated May 7, 2010.
- PB#2010-02D Review letter from Planner Petrongolo date May 13, 2010.
- PB#2010-02E Letter from Langan Engineering dated May 13, 2010 responding to Engineer Guzzi's review letter dated May 7, 2010.
- PB#2010-02F Review letter from Florence Township Fire Official, Brian Richardson dated May 14, 2010.
- PB#2010-02G Review letter from Florence Township Director of Water & Sewer, David Lebak dated May 13, 2010.
- PB#2010-02-H Letter from Karl A. Pehnke, Langan Engineering dated dated May 13, 2010 responding to review comments on traffic study.

8. OTHER BUSINESS
9. PUBLIC COMMENTS
10. MASTER PLAN REVIEW/DISCUSSION
  - A. COAH
  - B. Cross Acceptance
  - C. Wastewater Management
  - D. Stormwater Management
11. ADJOURNMENT