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Florence, New Jersey 08518-2323
May 31, 2012

A special 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 7:30 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 and posted in the main hall of the Municipal Complex."

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

Mildred Hamilton-Wood	James Molimock
Wayne Morris	Council Representative Ted Lovenduski
Mayor Craig Wilkie	Ray Montgomery
Thomas McCue	

ALSO PRESENT: Solicitor David Frank
Engineer Lee Philips
Planner Barbara Fegley

ABSENT: Timothy Lutz, William Federico

MINUTES

Motion of Morris, seconded by Lovenduski to approve the Minutes from the Reorganization/Regular meeting of January 25, 2012 as submitted. Motion unanimously approved by all members present.

COORESPONDANCE

- A. Township Resolution No. 2012-45 dated January 24, 2012 regarding the establishment of a Green Team and the implementation of The Sustainable Jersey Program.
- B. Application from PSE&G dated February 2012 for Modified Freshwater Wetlands General Permit #2.
- C. Letter from New Jersey Department of Environmental Protection to MS Investments, LLC regarding Remedial Action Groundwater Permit for 2089 Route 130 (former Florence Dry Cleaners) dated March 19, 2012.
- D. Letter from Burlington County Planning Board dated April 23, 2012 regarding Roebing Redevelopment.

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Motion of Lovenduski, seconded by Molimock to receive and file correspondence A through D. Motion unanimously approved by all members present.

NEW BUSINESS

Solicitor Frank said that the Governing Body is required to forward a copy of any Redevelopment Plan to the Planning Board for review prior to adoption by the Governing Body, much like the process for a land use ordinance. The Redevelopment Plan being reviewed tonight is for a property located on Route 130, south of Cedar Lane. He said the Planning Board's charge is to review and report any inconsistencies with the Master Plan or provide recommendations. He said Resolution 2012-135 is the determination made by the Governing Body and the basis for the plan itself. He said he reviewed it carefully and it touches upon each of the statutory points that are required for such plans.

Planner Fegley said in 2009 the Township did a preliminary investigation and determination of an Area in Need of Redevelopment on the Route 130 corridor but a redevelopment plan was never done. This Redevelopment Plan was done for what was previously approved by this Board as the NFI site. She said it follows all guidelines and is consistent with the Master Plan and County and State land use plans. She said this pertains to permitted uses and how the land will be developed, and it is all consistent with what was approved by the Board. She said according to the Redevelopment Plan, if there are small changes, the developer would not have to come before the Board again, the Zoning Officer will be able to make determinations. She said if there were any deviations from the plan, for example if there was a change in use, the plan would need to be amended. She said no acquisition of land is permitted under the Plan.

Mayor Wilkie said he and Chairperson Hamilton-Wood were involved with the original Route 130 study when the County made funds available for the corridor. He said Florence ran water and sewer to the area. That retained Bung's and allowed Wawa and Burger King to locate in the Township. He said while he was on the Planning Board the NFI project was approved. He said even after all of this the Township realized it needed to do more so it created these Redevelopment Zones to attract ratables. He said without this, the project would not be happening.

John Gillespie of Parker McCay appeared on behalf of NFI Real Estate. He said he thinks there were three current members of the Board who were sitting when NFI applied previously. He said there was a preliminary and final site plan approval from the Planning Board for a parcel on Route 130 that would consist of three buildings. The main building is on the southern part of the site. He said in addition to the building, NFI had to enter into an agreement with the New Jersey DOT for Route 130 to construct a jug handle to facilitate traffic going across. He said the approvals were received for the jug handle. He said there is now a prospect for the large tract.

Michael Landsberg thanked the Board for all of their efforts. He said they are now in the position where there is a prospect for the site that they are in negotiations with. The user is interested in about 525,000 square feet of one building and he hopes the Redevelopment Zone designation can help with the negotiations. He said it will be about one third of the developable area.

He presented some concept renderings. He said the potential tenant is Subaru. He said this would be their Northeast Parts Distribution Center. He is hoping such a well-known company will attract other companies to the site. He said the front of the building will be offices with

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warehouse space behind. He said it is precast concrete construction. He said it is a class "A" tenant and class "A" construction.

Member Morris asked if the jug handle would be constructed first or later into the project. Mr. Landsberg said it would be done first and thinks it might be started this summer. Mr. Gillespie said it is not required to be done first but it was decided to make these improvements first.

Chairperson Hamilton-Wood asked when the first phase will be completed. Mr. Landsberg said he hopes it will be complete by the middle of next year. They would like to start construction as soon as possible if the project goes through. He said the Redevelopment designation does help.

Member Morris asked if part of the parking lot would be installed for phase one. Mr. Landsberg said there would be parking at the front of the building and truck parking on the side to accommodate the tenant.

Chairperson Hamilton-Wood asked what the role of the Board was at this point and confirmed the meeting was not a plan review but to see if it is consistent. Solicitor Frank said the Board is not reviewing the plan. It is already approved. The Board needs to make sure the developer and the project stay within the framework of the Redevelopment Plan. Statute requires the Board take certain steps and this is part of that.

Motion of Morris, seconded by Molimock to open the meeting to public comment on Planning Board Resolution 2012-07, Approving the Redevelopment Plan.

Seeing no one wishing to comment motion was made by Morris, seconded by Lovenduski to close the public comment. All those present voted to close the public portion.

Motion of Wilkie, seconded by Montgomery to approve Resolution PB 2012-7. Upon roll call vote the Board voted as follows:

YEAS: Hamilton-Wood, Molimock, Morris, Lovenduski, Wilkie, Montgomery, McCue
NOES: None
ABSENT: Lutz, Federico

OTHER BUSINESS

David Shafkowitz, a representative of the owner of Harkins Lane Plaza said he was here tonight to seek the Board's guidance on a couple issues. He said there was Board approval granted in 2008 and a minor amendment in 2010 that altered the access point. Since then the project has been built and there are tenants secured. He said Dunkin Donuts would like to put a location in the pad sight meant for a financial institution. He said there is another lease for a liquor store, and they are trying to get a liquor license transferred for another store front for a restaurant.

He said Dunkin Donuts Corporate has done all of their research and approved of the site as well. He said with the change in use, he looked at parking. He said as far as parking, what is required for the bank is about what will be required for the Dunkin Donuts. He said the stacking at the drive thru will be different. He said the menu board is first, and then there should be ninety seconds before you reach the pick-up window and leave. Dunkin Donuts also requires the room for five cars stacking. He said the peak hours of operation are for breakfast; from six to eight in the morning. The other tenants will not be open at that time so there will be room if stacking spills over into the lot.

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Solicitor Frank asked if there was some way to ensure the opening times of the other establishments to prevent any problems. Chairperson Hamilton-Wood said a time will need to be set in case a new tenant is a business that might open earlier.

Mr. Shafkowitz said Dunkin Donuts requires there are no businesses like theirs in the plaza. There cannot be another shop that sells the same kinds of items, like coffee, deli sandwiches and the like.

Chairperson Hamilton-Wood expressed concern over parking with another bar/restaurant being proposed. Mr. Shafkowitz said he is not sure of the actual seat count for the proposed restaurant but there will be limits to be sure there are no parking issues. Chairperson Hamilton-Wood said she is worried about people walking across the drive aisle. She said there will be heavy traffic in the morning. Mr. Shafkowitz said he hopes to be able to direct the traffic to deter walking across the aisle.

Mr. Shafkowitz said for the formal presentation he will be prepared with a trip count. He said the traffic is only coming from one side. He said he knows it will not be approved without the right numbers. He said the lease with Dunkin Donuts is for 20 years.

Chairperson Hamilton-Wood said the dumpsters for the Plaza are not near the Dunkin Donuts pad site. She asked it be looked into.

Mr. Shafkowitz said Dunkin Donuts is corporately driven by their signs. Current Ordinance only permits a sign on one side of a building. There is a corporate requirement for more signs and he hopes they will be able to accommodate the request.

Chairwoman Hamilton-Wood stated there were no applications or other business at this time and called for a motion to open the meeting to public comment. Motion of Lovenduski, seconded by McCue to open the meeting to public comment. Motion unanimously approved by all those present.

Seeing no one wishing to comment motion was made by Lovenduski, seconded by Morris to close the public comment. The Board voted unanimously to close the public portion.

Motion of Montgomery, seconded by Lovenduski to adjourn at 8:15 p.m.

Wayne Morris, Secretary

WM/ak