

14.

Florence, New Jersey 08518-2323
July 30, 2012

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 7:30 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	Tim Lutz
Council Representative Ted Lovenduski	Mayor Craig Wilkie
Thomas McCue	

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

ABSENT: James Molimock, Wayne Morris, William Federico, Ray Montgomery

MINUTES
None at this time.

RESOLUTIONS
None at this time.

CORRESPONDENCE

- A. Letter from Burlington County Planning Board dated July 3, 2012.
- B. Freshwater Wetlands Application Notice from Maser Consulting dated July 19, 2012 regarding Block 164.01, Lot 3.01.
- C. Letter from Burlington County Planning Board dated July 23, 2012 regarding Pulte Homes – Estates at Oak Mills.
- D. Letter from Burlington County Planning Board dated July 23, 2012 regarding NFI Warehouse.

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

15.

Chairperson Hamilton-Wood said at this time the Board would be changing the order of the agenda to address Other Business.

OTHER BUSINESS

Chairperson Hamilton-Wood called the Florence Township School District for a Capital Project Review of a ground mounted solar array at the Florence Township Memorial High School. Glenn Clouser, Counsel for Energenic, said he was there to seek the Board's review and comment on the project. He said it is a 48 kilowatt capacity project that will encompass about one third of an acre on the back side of the school between the building and the baseball fields. He said it is being built in accordance with a consent order that was entered into by Burlington County and the Department of Environmental Protection. Energenic is the developer of the project and the beneficiary is the school. He said all of the electricity generated will go to the school. It is a fifteen year project and at the end the facility will be given to the school. Solicitor Frank explained that the role of the Board for this project is to comment on its consistency with the Township Master Plan. Chairperson Hamilton-Wood asked if the Master Plan addressed solar arrays. Solicitor Frank said the Township has not adopted ordinances to regulate solar. He said there is state legislation that deems solar an inherently beneficial use, as is the school. Mayor Wilkie asked if the project will be used to benefit the education of the children. Superintendent Donna Ambrosius acknowledged that it will be used to educate the students on solar power. Solicitor Clouser said the project will not cost anything for the school and it will actually save about \$10,000 a year. Mayor Wilkie said it is hidden, he does not feel it will affect anyone. Member Lovenduski expressed concern that the panels could be damaged by balls being so close to the field. Solicitor Clouser said he thought the array was far enough away, but if it did happen it would be his company's responsibility. He said there would be a six foot tall fence around the panels. Chairperson Hamilton-Wood said she does not see any problems.

Motion of Wilkie, seconded by Lutz that the plan was reviewed and was found to be consistent with what is in the best interest of Florence Township. Upon roll call vote the Board voted as follows:

YEAS: Hamilton-Wood, Lutz, Lovenduski, Wilkie, McCue

NOES: None

ABSENT: Molimock, Morris, Federico, Montgomery

NEW BUSINESS

Chairperson Hamilton-Wood called Application PB#2012-02. The applicant is requesting Amended Final Site Plan approval with bulk variances for property located on Harkins Drive. Block 159, Lots 5.02 and 5.06. Solicitor Frank said he did review the notice given by the applicant and it is adequate. The certified mailing slips will be provided.

David Shafkowitz, representing the owner of Harkins Lane Plaza, explained that the applicant is seeking permission to use the bank pad for a Dunkin' Donuts. He said there

was a meeting with the Board's professional staff and there was an informal presentation before the Board. He said it seemed there were a few issues he would like to address.

Engineer Phillips said he reviewed the application and many requirements for applications are not applicable because they were met when the original project was reviewed. He said the signage submission has been satisfied, he said signed and sealed architect's plans are required but there is no objection to the Board granting a deferral until the applicant applies for a building permit. There will also need to be a floor plan submitted but it can be deferred as a condition of final site plan approval. There will need to be approval from the Fire Marshall. The applicant should provide testimony on certain specifics regarding number of employees and hours of operation.

Chris Storz, representative of Dunkin' Donuts, was sworn in by Solicitor Frank. Mr. Storz testified that he is the operations manager in South Jersey and has been in the restaurant business for many years. He said he is familiar with the proposed location. He said the business hours will be 5:00 a.m. to 9:00 p.m.. He said it will work well because Dunkin' Donuts peak hours are early and it seems like most of the other tenants will peak later. During peak hours there will be 5 to 6 employees then 3 to 4 employees. He said there is no baking on-site it is done at the master bakery. He said there is a possibility that the demand could lead to a change in hours from 5am-10pm. There is a minimum of 2 employees required at all times.

Motion of Lutz, seconded by Lovenduski to deem Application PB #2012-02 complete. Upon roll call the Board voted as follows:

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

Mr. Shaftkowitz presented the interior plans. The site is about 2,000 square feet. He said there will be 12 chairs proposed for the restaurant portion. He said it is about six parking places. He said it mirrors a standard Dunkin' Donuts. He said the main item seems to be the traffic circulation. He said the site is designed to bring cars from one of two entrances; Southbound Route 130 and Harkins Lane. There will be signs to direct traffic around the parking area and into the queue. He said those signs don't need variances but do need Board permission because of the directional nature. Mr. Storz said there could be five or six cars in the stack without affecting the parking in the complex. He said the cars will only be at a stationary point for about 25 seconds. The cars will move quickly through and out. He said the total a car will be in line from beginning to end is 90 seconds. Chairperson Hamilton-Wood asked what the success rate is with the 90 second standard. Mr. Storz said over 50 percent of his drive thru stores are below 100 seconds. He said the layout at this store makes it an attainable goal. He said being able to design the inside for efficiency is a plus, also. He said the peak hours will be 7:30am-9:30am. He said the traffic flow for that time period would be 30 to 40 cars. It is considered a mid-volume store based on traffic studies. He said it will primarily be a drive thru store. He said the parking should not interfere with other vendors; the peak hours will be

different. The other confirmed uses in the plaza are a restaurant/bar and a liquor store. There has been discussion of a yogurt shop. Also, there is a restriction on what else can open because Dunkin' Donuts requires that there are no other breakfast establishments.

Planner Fegley said the signs will need a variance because they have the Dunkin' Donuts logo on them. Mr. Storz said there are three signs proposed for the building. There are also the directional signs and the menu board. Exhibit 2, a submitted site plan, was accepted into evidence. There is also a pylon sign that will include Dunkin Donuts. He said by ordinance there is only one more sign allowed. He said that because of the nature of the building they would like three signs on the building. He said signage is important to attract business because the building will not be traditional colors. He would like people going both ways to know the store is there. Chairperson Hamilton-Wood said her concern is people heading north on Route 130. She feels it could cause some problems with people seeing it too late and having trouble getting over to turn around. She said it needs to be something the Township wants and that it will not cause a problem. There was further discussion about the need for a third sign. Mr. Shaftkowitz said the sign is important because it has the cup logo that is easily recognizable. Member Lutz said he would recommend a bigger sign so it would be easier to see. A collection of photos of the signs was submitted as A-3. Mr. Shaftkowitz suggested removing the wording from the sign in question and only put the cup logo, but bigger. Mr. McCue said there were awnings shown in the drawings. The members wanted to know if the awnings would match the building or be the colors associated with Dunkin' Donuts. Mr. Storz said the awnings will be the orange associated with Dunkin' Donuts. Chairperson Hamilton-Wood said she does not think the sign is necessary. She said it is very far back from the road and she feels it will not be seen from Route 130. She inquired about the landscaping. B-1 through B-11, photos taken of the site, were submitted. They show the landscape that has been installed. Mayor Wilkie said he is not as concerned with the sign. There was discussion on what is permitted in the zone. Mr. Shaftkowitz said the Board was made aware at the informal presentation that the applicant would be asking for more signage than is usually permitted. Mr. Shaftkowitz said the additional signage is being requested because this store does not have the usual amount of Dunkin' Donuts color. Other stores have more and are more easily identified. Mr. Shaftkowitz reviewed the signage being requested. He said there is a request for three signs on the building with a total square footage of 94. What is allowed is one sign and square footage of 25. The applicant also requests a menu board, directional signs, a welcome sign and a thank you sign. These signs are to maintain the flow of traffic. Chairperson Hamilton-Wood said she does not have an issue with the directional signs.

Mr. Storz explained that there will only be one delivery a week to the site. It will take about a half hour or forty five minutes and peak hours will be avoided. It should not interfere with any traffic flow. Planner Fegley asked about donuts being delivered once a week. Mr. Storz said those are delivered around 4am daily, that is a separate delivery from the bakery and will be delivered to the rear of the property.

Solicitor Frank swore in Jeffrey Rauch. Because he has testified before the Board it dispensed with credentials. Mr. Rauch said the delivery trucks will go to the rear of the

18.

buildings and stop in the southern lane and unload with hand trucks into the building. It will not interfere with the stacking or drive through lane. Solicitor Frank asked what the second drive thru lane for the bank will be used for. Mr. Rauch said it will remain and be used as a bypass lane. Planner Fegley wanted to confirm that all truck traffic will be limited to Harkins Lane. It was explained that the intent was to bring the trucks out to Route 130 so there will need to be an amendment to be able to exit at another drive. Chairwoman Hamilton-Wood said since the driveways have changed from the original approval there will need to be an amendment and signage will need to be put up. Member Lutz said his main concern is that there will be many students and staff from the high school frequenting the store and he would like a way to deflect them from going through the gas station. It is a bad intersection already and they would like to make it safe. Member Lutz said there should be a do not enter sign so a car can't cut across, local law enforcement will need to enforce the signage. All traffic will be directed to Route 130.

Mr. Rauch said the operation will not generate a large amount of trash. Most of the transactions are drive thru. He said there is one trash enclosure but if needed another can be installed. Mayor Wilkie said there is only one there for all the stores right now, the plan shows two with the potential for three. Mr. Rauch said there will be two with the spot for a future one if needed. The applicant agreed to provide the third trash enclosure.

Mr. Rauch said the parking plan will not need to be recalculated. He said there are six allocated for Dunkin Donuts with another four for employees. For the bank there were eight. Chairperson Hamilton-Wood was concerned with the amount of parking for the site with a full service restaurant along with Dunkin' Donuts. She said it will limit what else can come to the plaza. Mr. Shaftkowitz said there has been interest from some office type uses that would use minimal parking. Also he said they are anticipating something more transient like a dry cleaner but until he knows what the uses are he does not know if there will need to be adjustments. He said there were a couple technical items and the applicant agrees to comply with them. Engineer Phillips asked if the freezers compressors would be rooftop. It was confirmed that they will be.

It was on the Motion of Lutz, seconded by Lovenduski to open the meeting to the public to comment on Application PB#2012-02.

Seeing no one wishing to be heard, it was on the Motion of Lutz, seconded by Wilkie to close the public portion of the meeting.

Chairwoman Hamilton Wood called for a motion.

Mayor Wilkie said he deferred to the Chair, but looking at the picture from the planner, the main sign is actually closer to Harkins Lane. Motion to approve with everything that was agreed to tonight but leaving the sign that they had requested.

Solicitor Frank said there is a motion for amended final site plan review, which would permit the former bank pad building to be used for a Dunkin Donuts, in association with

that, there are variances for the number of façade signs because one is permitted and three are in the motion. In addition to those sign variances there are going to be five directional signs within the site which are intended to guide traffic. Chairwoman Hamilton-Wood said that was amended for the one way egress so there another sign. It was confirmed that it would not have the logo. Solicitor Frank said in addition to the purely directional signs which are going to be 4 square feet in size, there are two 4 square foot message signs that say welcome and thank you that also require variances for the number of ground mounted signs. He said the hours of operation are going to be 5:00 a.m. to 10:00 p.m., and it is expected that the peak is from 7:00 a.m. to 9:00 a.m. The parking demand is a total of 10 spaces, 6 for customers and 4 for employees. Deliveries for donuts will be once daily between the hours of 4:00 a.m. and 5:00 a.m.. There will be a once a week delivery during the off hours. He said there is relief from the condition of the prior site plan approval that restricted trucks only to the Harkins Lane entrance and exit. The applicant will provide the trash enclosure and has agreed to comply with the plan detail and design comments of the Board's professional review letters.

It was on the Motion of Wilkie, seconded by Lutz to approve Application PB#2012-02. Upon roll call the Board voted as follows:

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

Motion of Lutz, seconded by Lovenduski to open the meeting to public comment. Motion unanimously approved by all those present.

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

Motion of Lutz, seconded by Lovenduski to adjourn at 9:10 p.m.

Wayne Morris, Secretary

WM/ak