

1.

Florence, New Jersey 08518-2323
January 23, 2013

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

Solicitor Germano 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:

William Federico	Council Representative Ted Lovenduski
Mildred Hamilton-Wood	Ray Montgomery
Timothy Lutz	Thomas McCue

ABSENT: James Molimock, Wayne Morris, Mayor Craig Wilkie

Also Present: Engineer Lee Phillips
Planner Barbara Fegley
Solicitor Dennis Germano (filling in for Solicitor David Frank)

Solicitor Germano stated for the record that Tim Lutz (Class 4 – 4 year term) and Thomas McCue (Alternate No. 2 – 2 year term) were sworn in at the Township Clerk's Office.

ELECTION OF OFFICERS

Solicitor Germano called for nominations for Chairperson of the Board.

Motion of Lutz, seconded by Federico to nominate Mildred J. Hamilton-Wood as Chairperson. Hearing no further nominations motion was made by Lutz, seconded by Federico that nominations be closed. The Board voted unanimously to elect Ms. Hamilton-Wood as Chairperson.

Chairperson Hamilton-Wood thanked the Board and called for nominations for Vice Chairperson. Motion of Federico, seconded by Montgomery to nominate Tim Lutz as Vice Chairman. The Board voted unanimously to elect Mr. Lutz as Vice Chairman.

Chairperson Hamilton-Wood called for nominations for Board Secretary. Motion of Federico, seconded by McCue to nominate Wayne Morris. The Board voted unanimously to elect Mr. Morris as Board Secretary.

2.

Chairperson Hamilton-Wood called for nominations for Board Clerk. Motion of Lutz seconded by Federico to nominate Nancy Erlston as Board Clerk. The Board voted unanimously to elect Ms. Erlston as Board Clerk.

APPOINTMENT OF PROFESSIONAL STAFF

Motion of Montgomery, seconded by Lovenduski to appoint David C. Frank, Esq. as Board Solicitor. Motion unanimously approved by all members present.

Motion of Lutz, seconded by Federico to appoint Lee K. Phillips of Pennoni Associates as Board Engineer. Motion unanimously approved by all members present.

Motion of Lutz, seconded by Federico to appoint Barbara J. Fegley of Environmental Resolutions, Inc. as Board Planner. Motion unanimously approved by all members present.

RESOLUTIONS

Resolution PB-2013-01 Appointment of Planning Board Solicitor, Engineer and Planner

Motion of Lutz, seconded by Lovenduski to approve Resolution PB-2013-01. Upon roll call the Board voted as follows:

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

Resolution PB-2013-02 Establishing the annual schedule for regular meetings and other policies relating to the New Jersey Open Public Meetings Act.

Motion of Lovenduski, seconded by Montgomery to approve Resolution PB-2013-02. Upon roll call the Board voted as follows:

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

Resolution PB-2013-03 Readopting the Florence Township Planning Board Administrative Rules.

Motion of Lutz, seconded by Federico to approve Resolution PB-2013-03. Upon roll call the Board voted as follows:

YEAS: Federico, Hamilton-Wood, Lutz, Lovenduski, Montgomery, McCue

3.

NOES: None
ABSENT: Molimock, Morris, Wilkie

**Resolution PB-2013-04
Postponing the Application of PB #2012-06
for the Diocese of Trenton until January 23, 2013**

Motion of Montgomery, seconded by Lutz to approve Resolution PB-2013-04. Upon roll call the Board voted as follows:

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

**Resolution PB-2013-05
Approving the Application of Moorestown Ecumenical
Neighborhood Development, Inc. (MEND)**

Motion of Lovenduski, seconded by Montgomery to approve Resolution PB-2013-05. Upon roll call the Board voted as follows:

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

MINUTES
None at this time.

CORRESPONDENCE

- A. Letter from Raymond P. Zebrowski, LLA, Stout & Caldwell dated December 12, 2012 regarding Burlington Coat Factory, Route 130 North, Block 160.01, Lot 1.01.
- B. Letter from the Alaimo Group regarding Mandatory Training for New Members and Optional Advanced Course for Experienced Members to be held on Saturday, February 9, 2013 at Deerwood Country Club, Westampton, NJ.
- C. Compliance Review No. 1 from Engineer Phillips dated January 16, 2013 regarding Application PB#2012-04 for Burlington Coat Factory, Block 160.01, Lot 1.01
- D. Review No. 2 from Planner Fegley dated January 17, 2013 regarding Burlington Coat Factory

4.

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

APPLICATIONS

- A. Application PB#2012-06 for Diocese of Trenton. Applicant is requesting Minor Subdivision, Preliminary and Final Major Site Plan with bulk variances to subdivide property into 3 lots. One for the existing Riverbank Charter School, one for a 34 unit senior rental development and the third for a single family home for property located at 1300 Hornberger Avenue, Roebling. Block 143.01, Lot 1 & 10.

Michael Butler, Esq. of Sterns & Weinroth appeared on behalf of the applicant. He wanted to confirm that the application would be carried to the next hearing, scheduled for February 27, 2013 and that no further notice or publication is required for that meeting. Chairperson Hamilton-Wood said a letter dated January 18, 2013 was received requesting the postponement until the February 27, 2013 meeting. She understands the request to not have to re-notice, however, she thinks considering the current situation and the interest of the public, the Board requests that a full notice be redone. Mr. Butler agreed to do a full re-notice. He said also he had heard there were rumors circulating in town regarding the development. He wanted to dispel two issues that he heard. Although the Diocese does support Section 8 there will be no Section 8 housing in this development. Also there will be no affordable housing within this project. The Diocese will be making a contribution as per the Affordable Housing Ordinance. It is only a senior age restricted development so that seniors within Florence can age within Florence. He said all the plans are on file at the Township Offices and are available for review.

Chairperson Hamilton-Wood said the Board would not be hearing anything else at this time regarding the application and it will be carried to the February 27, 2013 meeting.

It was the Motion of Montgomery, seconded by Lutz to carry the application to the February 27, 2013 meeting and that full notice must be given.

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

Ron Koernig, 14 Sullivan Court, Roebling, said this was his second time attending a meeting to discuss this application. He said he does not know what the application entails and how long it has been going on. He wanted to know the reason for the dismissal this evening. Chairperson Hamilton-Wood clarified that the application was not dismissed, it was postponed. She said there was action taken at the last meeting to determine that the proper paperwork was submitted. It was a completeness hearing. Mr. Butler said the applicant requested the postponement because they are addressing issues raised by the Board Engineer regarding storm water.

5.

Motion was made by Lutz, seconded by Federico to close the public comment. The Board voted unanimously to close the public portion.

Member Lutz said he wanted to take a moment to make the audience aware of the rules and laws that pertain to Planning Board members. He explained that even though Board members are your friends and neighbors, people need to be aware that in a social environment, members are not allowed to discuss this matter. It is not that they don't want to or don't have concerns either way, but they cannot speak regarding this matter. Board members must remain as neutral and open minded as possible. Solicitor Germano said the courts insist that the Board's decision on this, or any other application that comes before the Board, is based only on what is done and heard and seen at the meetings. On appeal the applicant could put Board members under oath and make them admit they had conversations with people outside of the public hearings. He said it includes written materials.

Motion of Lutz, seconded by Federico to adjourn at 7:50 p.m.

Wayne Morris, Secretary

WM/ak