

**FLORENCE TOWNSHIP PLANNING BOARD  
REGULAR MEETING – June 24, 2013  
7:30 P.M.**

**FINAL AGENDA**

1. CALL TO ORDER, SALUTE TO THE FLAG AND SUNSHINE STATEMENT
2. ROLL CALL
3. RESOLUTIONS
  - A. PB-2013-10 continuing Application PB#2012-06 for Diocese of Trenton until July 24, 2013.
4. MINUTES

Regular Meeting of May 22, 2013
5. CORRESPONDENCE
  - A. Letter from Burlington County Planning Board dated May 20, 2013 regarding Estates at Oak Mill Phase 3 subdivision. Block 156.09, Lots 21 & 22.
  - B. Letter from Burlington County Planning Board dated May 24, 2013 regarding Estates at Oak Mill Phase 3.
  - C. Letter from Burlington County Planning Board dated June 3, 2013 regarding Burlington Coat Factory, Block 160.01, Lot 1.01.
  - D. Letter from Burlington County Planning Board dated June 13, 2013 regarding Dr. Scott Blum (Florence Family Dental), Block 96, Lots 1, 2 & 3.
6. 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 on property located at 1300 Hornberger Avenue, Roebling. Block 143.01, Lots 1 & 10.  
David M. Roskos, Esquire  
*Application received November 21, 2012 and continued at the request of the applicant until June 26, 2013.*  
**REPORTS/CORRESPONDENCE**  
PB#2012-06A Letter from applicant's attorney, David M. Roskos dated May 30, 2013 requesting a continuance until the July 24, 2013 meeting of the Board.

- B. Application PB#2013-02 for NFI Real Estate. Applicant is requesting Amended Final Site Plan approval to permit extension of the existing berm along the southerly (rear) lot lines of Lots 2.01 and 2.04 on property located on Route 130 North, Florence Township. Block 160.01, Lots 2.01, 2.03 and 2.04

*Application received June 10, 2013.*

**REPORTS/CORRESPONDENCE**

PB#2013-02A Review letter from Engineer Phillips dated June 17, 2013.

7. OTHER BUSINESS

- A. Public Hearing to consider whether all or a portion of identified parcels within a certain area along the Route 130 Corridor, and areas east and west of the corridor (as identified in Exhibit A of Florence Township Council Resolution No. 2013-112) should be designated as “An Area In Need of Redevelopment”.

- A1. Preliminary Investigation of an Area in Need of Redevelopment  
U.S. Route 130 Corridor, Florence Township, Burlington County,  
New Jersey.

8. PUBLIC COMMENTS

9. MASTER PLAN REVIEW/DISCUSSION

- A. COAH  
B. Cross Acceptance  
C. Wastewater Management  
D. Stormwater Management

10. ADJOURNMENT