

Florence, New Jersey 08518-2323
October 23, 2013

The regular meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Vice Chair Lutz called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Vice Chair Lutz 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:

Tim Lutz	Council Representative Ted Lovenduski
James Molimock	Thomas McCue
Wayne Morris	Raymond Montgomery

ALSO PRESENT: Solicitor Dennis Germano (in place of Solicitor Frank)
Engineer Lee Phillips
Planner Barbara Fegley

ABSENT: William Federico, Mildred Hamilton-Wood, Mayor Craig Wilkie

RESOLUTIONS

Resolution No. P.B.-2013-18
Continuing the application of the Diocese of Trenton for
Minor Subdivision, Preliminary and Final Major Site Plan for
Property located at 1300 Hornberger Avenue, Roebling
Block 143.01, Lots 1 and 10

Resolution No. P.B.-2013-19
Granting the application of Albert Jacoby for
Minor Subdivision with Bulk Variances for Property
located at 2085 Bustleton Road and Old York Road, Florence
Block 164.01, lots 6 and 6.01

Resolution No. P.B.-2013-20
Granting the application of Florence Township for
Minor Subdivision for property located at
1300 Hornberger Avenue, Roebling
Lots 1 and 10

It was the Motion of Lovenduski to approve Resolution Nos. P.B. 2013-18 through 2013-20. All ayes.

MINUTES

It was the Motion of Lovenduski, seconded by Morris to approve the Minutes of the regular meetings of August 28, 2013 and September 25, 2013 and the special meeting of September 5, 2013. Motion unanimously approved by all those present. Member Montgomery noted that he did not attend the meeting of September 25, 2013 and abstained from voting on those minutes.

CORRESPONDENCE

- A. Letter from Burlington County Planning Board dated September 20, 2013 regarding NFI Warehouse Subdivision, Block 160.01, Lots 2.01, 2.03 & 2.04.
- B. Letter from Burlington County Planning Board dated September 26, 2013 regarding NFI Warehouse, Block 160.01, Lots 2.01, 8, 9, 10.01, 10.02, 20, 21, & 22.
- C. Letter from Burlington County Planning Board dated September 24, 2013 regarding NFI Warehouse Subdivision, Block 160.01, Lots 2.01, 2.03 & 2.04.
- D. Letter from Engineer Phillips dated October 8, 2013 regarding Site Plan Compliance Review No. 1 for NFI Warehouse Site, 2020 Route 130, Block 160.01, Lots 2.01, 2.02 & 2.04.
- E. Letter from Burlington County Soil Conservation dated October 9, 2013 regarding NFI Warehouse Site, Block 160.01, Lots 2.01, 2.02 & 2.04.
- F. Conformance Review from Planner Barbara Fegley dated October 14, 2013 regarding NFI Real Estate Amended Final Site Plan Approval & Minor Subdivision. Block 160.01, Lots 2.01, 2.03 & 2.04.

It was the Motion of Morris, seconded by Lovenduski to receive and file the Correspondence. All ayes.

APPLICATIONS

Vice Chair Lutz called for Application PB#2012-06 for the 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 a third for a single family home on property located at 1300 Hornberger Avenue, Roebling, NJ. Block 143.01, Lots 1 & 10.

Solicitor Germano noted that the applicant requested the application be continued to the November 18, 2013 meeting. He presented a letter received that day to the Board as written request from the applicant.

Motion of Montgomery, seconded by Molimock to grant the requested continuance to the November meeting. All ayes.

Vice Chair Lutz called for Application PB#2013-08 for G&B Associates. Applicant is requesting Minor Subdivision for a property located at 2004-2012 US Route 130 North, Florence Township. Block 160.01, Lots 1.02 and 1.04.

Robert Stout of Stout & Caldwell Engineers was accepted as a witness and sworn in. Keenan Hughes of Philips Preis Grygiel, LLC. planner for the applicant, reviewed his qualifications and confirmed that he appeared before many boards in the past. He was also accepted as a witness and sworn in. Mr. Stout said he would like the application deemed complete. He requested a waiver of the environmental impact statement. At this time there would be no changes to the land, there is only a proposed change in the lot line. There would still be two lots. The applicant is also under time constraints and has an obligation to the Burlington Coat Factory to purchase the land before the end of the year. Mr. Stout reviewed the letter from Engineer Phillips. Engineer Phillips concurred that the applicant provided adequate testimony regarding the environmental impact statement. The statement would be required when a proposal to develop is submitted. He felt the application was complete. Planner Fegley said she agrees the application is complete.

It was the Motion of Lovenduski, seconded by Morris to deem Application PB#2013-08 complete.

Upon roll call the Board voted as follows:

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

Mr. Stout provided exhibit A-1, a depiction of the subdivision plan. He indicated the part of Parcel C that is being divided off. Parcel C is not developed and is owned by the Burlington Coat Factory. The parcel being acquired by the applicant is 1.27 acres. The current size of the applicant's lot is .57 acres and houses a gas station. The new size of the lot will be 1.84 acres. In order for the service station to be able to expand it needed to acquire adjacent land. The layout will meet the applicant's needs but it will not affect the Burlington Coat Factory site.

Mr. Stout presented exhibit A-2. It is a rendering of the approved Burlington Coat Factory plan showing the tract of land to be acquired by the applicant. There is a basin located behind the gas station. The new lot line will line up with the basin and will square up the applicant's property to make it easier to develop. The applicant will return

at a later time with a concept plan. There are existing variances in place; four of them will be eliminated. The gas station's stormwater management would be self-contained. The Burlington Coat Factory will also handle its own stormwater management. Exhibit A-3 was the grading plan for the Burlington Coat Factory site. The applicant would take ownership of the basin. There will be a full plan presented for the project, but right now it is just a lot line change.

Engineer Phillips asked if there needed to be a cross easement. Mr. Stout said it an existing condition and the tract grades from back to front; there are no drainage issues. When the applicant presents a site plan drainage will be addressed. Engineer Phillips confirmed that the parcels are located in a redevelopment zone. The applicant explained they wanted to do everything all at once but needed to acquire the land now to work with the Burlington Coat Factory.

Planner Fegley said since the parcel is just being adjusted a redevelopment plan is not required. The use is still consistent with what is permitted in the Highway Commercial Zone. She noted that four of the former variances are being eliminated. She questioned two cross easements at the site and it was decided they do not apply to the site. She noted in her report that there was an encroachment with the basin and recommended coordinating stormwater management but since it will be a service station she does not believe this will be necessary. The applicant is filing by deed of consolidation.

It was the Motion of Lovenduski, seconded by McCue, to open the meeting to the public regarding Application PB#2013-08. All ayes.

Devendra Patel, 2002 US Route 130, is the owner of the Nirdip Motel located on Route 130. His property is located near the parcels. He asked if there will be any impact to his property. He was told the property in question is owned by the Burlington Coat Factory and it will become part of the service station property; he will not be impacted.

All having an opportunity to be heard, it was the Motion of Lovenduski, seconded by Montgomery to close the public comments. All ayes.

It was the Motion of Morris, seconded by Lovenduski to approve Application PB#2013-08.

Upon roll call the Board voted as follows:

YEAS: Lutz, Molimock, Morris, Lovenduski, Montgomery, McCue

NOES: None

ABSENT: Federico, Hamilton-Wood, Wilkie

OTHER BUSINESS

PUBLIC COMMENTS

67.

It was the Motion of Lovenduski, seconded by McCue, to open the meeting to the public. Seeing no one, it was the Motion of Lovenduski, seconded by Montgomery to close the public comments. All ayes.

Motion of Montgomery, seconded by Lovenduski to adjourn at 8:35 p.m.

Wayne Morris, Secretary

WM/ak