

Florence, New Jersey 08518-2323
February 25, 2014

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:

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|------------------|---------------------------------------|
| William Federico | Chairperson Hamilton-Wood |
| Tim Lutz | Council Representative Ted Lovenduski |
| James Molimock | Mayor Craig Wilkie |
| Wayne Morris | Raymond Montgomery |
| Thomas McCue | |

ALSO PRESENT: Solicitor David Frank
Engineer Doug Szabo
Planner Barbara Fegley

ABSENT: None

RESOLUTIONS

**Resolution No. P.B.-2014-06
Continuing Application PB#2012-06 for
The Diocese of Trenton for Minor Subdivision,
Preliminary and Final Major Site Plan with
Bulk Variances until the January 28, 2014 Meeting of the Board**

It was the Motion of Lutz, seconded by Lovenduski to approve Resolution No. P.B. 2014-06.

Upon roll call the Board voted as follows:

YEAS: Federico, Hamilton-Wood, Lutz, Molimock, Morris, Lovenduski, Wilkie,
Montgomery, McCue

NOES: None

ABSENT: None

MINUTES

CORRESPONDENCE

APPLICATIONS

Chairperson Hamilton-Wood 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 Frank noted correspondence was received dated February 17, 2014 from the applicant's attorney confirming that the applicant would like to withdraw the application.

It was the Motion of Lutz, seconded by Federico to dismiss the application.

Upon roll call the Board voted as follows:

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

Chairperson Hamilton-Wood called for Application PB#2014-01 for MEND, Inc. Applicant is requesting Amended Final Major Site Plan to permit the installation of an emergency generator, together with the relocation of the previously approved trash enclosure on property located at 208 West Second Street and 203 West Second Street, Florence. Block 45, Lots 8, 9, 10, 13, 14 & 15.

Victoria Fannon of Parker McCay appeared to represent the applicant. Last year the applicant obtained Preliminary Final Site Plan Approval to renovate the existing Duffy School to create age restricted affordable housing. At that time variance and waiver requests were granted. The applicant is requesting an amendment to the approval to request the placement of an emergency generator and to relocate that approved trash enclosure.

Robert Stout of Stout & Caldwell Engineers, LLC, was sworn in by Solicitor Frank. Mr. Stout explained there are some completeness items he would like to address. The applicant asked for a waiver of the Environmental Impact Statement. It was waived for the original application and he is requesting it be waived again because there are no changes from an environmental standpoint. The only environmental issues are noise related and will be addressed shortly. The drainage information that was requested had already been approved so a waiver is requested for that. There is only a relocation. The impervious coverage has increased by about 300 sq. ft. but it does not affect the drainage.

15.

There are no buffers required in a Redevelopment Zone. There are no signs being proposed for the project and the requirement for notice for the loading area was waived because there is not specific loading; it is an apartment building.

It was the Motion of Lutz, seconded by Lovenduski to deem the application complete.

Upon roll call the Board voted a follows:

YEAS: Federico, Hamilton-Wood, Lutz, Molimock, Morris, Lovenduski, Wilkie,
Montgomery, McCue

NOES: None

ABSENT: None

Mr. Stout presented Exhibit A-1, a color rendering of the overall landscaping plan. At the rear of the property where the existing school meets the area noted in red, there is an alcove along the back. Part of it is a lower-level trash area where trash can be thrown out inside and brought out. There is a series of ramps leading down to the area. The enclosure needs to be adjusted to accommodate the proposed emergency generator. It is a 300 amp service generator. It would power all the emergency lighting and necessary safety items in case of emergency. The trash enclosure used to be dead center in the courtyard. The proposal is to shift it to the north about 30ft. It is farther away from the nearest residential property. The generator is about 4ft wide, 10ft long and 6ft high. It will be enclosed with a black vinyl chain link fence. He noted where the transformer would be placed; there were two possible areas for it.

The generator itself gets to a level of 65 decibels. It is within state noise limits. There are no residences nearby and the decibel levels drop the further away you are from the generator. Once a month the generator has to be started to be sure it is still running. Once it is checked and it is confirmed that it is running properly it will be shut down. It will only be tested during daytime hours.

The trash enclosure will now have a masonry structure instead of the proposed chain link fence. The façade will have brickwork so it will look nicer.

Chairperson Hamilton-Wood asked if 44 ft. was the distance to the nearest property line. She asked the distance to the nearest actual house? Mr. Stout said it is about 90 ft. to the nearest house. The decibels would be at about 50 at that distance. The only time the generator would be running at night is in the case of an emergency. He said it would sound like an outdoor air conditioning unit sitting about 10 ft. away. There would not be much noise.

Planner Fegley asked about noise for residents of the apartments. Mr. Stout said the solid wall will block the sounds and the decibel levels meet state requirements. The unit would only be run during daytime hours or in cases of emergency.

16.

Chairperson Hamilton-Wood inquired about how long the generator needs to run for testing each month. Mr. Stout said it will need to run about twenty minutes once a month for testing.

She inquired about the 300 sq. ft. of new impervious coverage. Mr. Stout presented Exhibit A-2. It was the exhibit that was used a year ago with some modifications that were done after the meeting. He noted the green space that will be covered. Grass would not really be viable in the spot. The coverage is still well under what is permitted.

Chairperson Hamilton-Wood asked about truck access to the trash enclosure with the new plans for a masonry wall. Mr. Stout said the receptacles are roll outs; the trucks will not need to get into the enclosure.

It was the Motion of Lutz, seconded by Montgomery to open the meeting to the public regarding the application. Seeing no one wishing to be heard, it was the Motion of Lutz, seconded by Morris to close the public portion of the meeting. All ayes.

Solicitor Frank said at this point a Motion needs to be made to approve the Amended Major Final Site Plan with the conditions that the generator is compliant with state noise regulations and the testing is only performed during the daytime hours. Also the façade of the enclosure will need to match the building. The fence will be 6ft.

It was the Motion of Lutz, seconded by Federico to approve the application.

Upon roll call the Board voted as follows:

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

OTHER BUSINESS

PUBLIC COMMENTS

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

Motion of Lovenduski, seconded by Lutz to adjourn at 8:01 p.m.

Wayne Morris, Secretary

WM/ak