

1.

Florence, New Jersey 08518-2323
January 28, 2020

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

Solicitor Frank 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 to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Councilman Bruce Garganio	Mildred Hamilton-Wood
Carl Mattson	Ray Montgomery
Wayne Morris	John Pagano
Mayor Craig Wilkie	Bridget Wiese
Jon Swanson	

ABSENT: None

ALSO PRESENT: Solicitor David Frank
Engineer James Biegen
Planner Barbara Fegley

SWEARING IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES

Solicitor Frank administered the Oath of Office to Ray Montgomery as a Class IV member for a 4-year term expiring December 31, 2023 and Carl Mattson as a Class IV member for a 1-year unexpired term expiring December 31, 2020. Mr. Morris, Ms. Wiese and Mr. Swanson had already been sworn in for their terms at the Clerk's Office.

ELECTION OF OFFICERS FOR 2020

Solicitor Frank asked for nominations for Board Chairperson. It was the Motion of Mayor Wilkie, seconded by Mr. Montgomery to nominate and reinstate Mildred Hamilton-Wood for Chairperson. Seeing no other nominations, it was the Motion of Councilman Garganio, seconded by Mr. Pagano to close the nominations. Nomination unanimously approved by all members present. Chairperson Hamilton-Wood thanked everyone for the opportunity to once again service as chairperson and began to chair the meeting at this time.

Chairperson Hamilton-Wood asked for nominations for Vice Chairman. It was the Motion of Mayor Wilkie, seconded by Mr. Morris to nominate Ray Montgomery as Vice Chairman. Seeing no other nominations, it was the Motion of Mr. Morris, seconded by Mr. Garganio to close the nominations. Nomination unanimously approved by all members present.

Chairperson Hamilton-Wood asked for nominations for Secretary. It was the Motion of Mayor Wilkie, seconded by Mr. Mattson to nominate Wayne Morris as Secretary. Seeing no other nominations, it was the Motion of Councilman Garganio, seconded by Vice Chair Montgomery to close the nominations. Nomination unanimously approved by all members present.

2.

Chairperson Hamilton-Wood asked for nominations for Clerk of the Board. It was the Motion of Mayor Wilkie, seconded by Vice Chair Montgomery to nominate Karen Federico as Clerk of the Board. Seeing no other nominations, it was the Motion of Councilman Garganio, seconded by Mr. Morris to close the nominations. Nomination unanimously approved by all members present.

APPOINTMENT OF PROFESSIONAL STAFF

It was the Motion of Vice Chair Montgomery, seconded by Mr. Mattson to Appoint David Frank as Board Solicitor; James Biegen as Board Engineer; and Barbara Fegley as Board Planner. Motion unanimously approved by all members present.

RESOLUTIONS

A. Resolution PB-2020-01: Appointment of Planning Board Solicitor, Engineer and Planner

It was the Motion of Councilman Garganio, seconded by Mr. Pagano to approve Resolution No. PB-2020-01.

Upon roll call, the Board voted as follows:

YEAS: Garganio, Pagano, Mattson, Morris, Montgomery, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: None Motion carried

B. Resolution PB-2020-02: Establishing the Annual Schedule of Regular Meetings and Other Policies Relating to the New Jersey Open Public Meetings Act

C. Resolution PB-2020-03: Readopting the Planning Board Administrative Rules

It was agreed to vote on items B & C together. It was the Motion of Mayor Wilkie, seconded by Councilman Garganio to approve Resolutions PB-2020-02 and PB-2020-03. Motion unanimously approved by all members present.

MINUTES

It was the Motion of Mr. Mattson, seconded by Mr. Morris to approve the minutes of the regular meeting and closed session of November 26, 2019 as submitted. Motion unanimously approved by all members present.

It was the Motion of Mayor Wilkie, seconded by Mr. Mattson to approve the minutes of the regular meeting and closed session of December 19, 2019. Motion unanimously approved by all members present. Councilman Garganio abstained from voting.

CORRESPONDENCE

A. 12/31/19 – Planner Fegley’s Conformance Review Letter #1 regarding 301 Bennett Street Minor Subdivision

B. 01/06/20 – Engineer Dougherty’s Compliance Review No. 1 regarding Fountain of Life

C. 01/07/20 – Engineer Dougherty’s Deed Review No. 1 regarding Capritti Minor Subdivision

D. 01/02/20 – Letter from Alaimo Associates regarding STP Sludge Dewatering Screw Press Upgrade

It was the Motion of Mr. Pagano, seconded by Vice Chair Montgomery to receive and file Correspondence A through D. Motion unanimously approved by all members present.

3.

NEW BUSINESS

There was no new business.

APPLICATIONS

There were no applications.

OTHER BUSINESS

There was no other business.

PUBLIC COMMENTS

There was no public present.

MASTER PLAN REVIEW/DISCUSSION

A. Draft Waterfront District Ordinance

Planner Fegley handed out a new draft description of the Waterfront District (WF) explaining that the items in red were to be deleted, the items in green were to be added, and the items in blue were for discussion. She explained that the 2 GM areas along the waterfront (the former Roebling Mill site and the current DC Fabricators site) are being proposed to be changed to the Waterfront District.

Mayor Wilkie stated that the Board may want to consider changing the new IPT sites (the former Griffin Pipe sites) as well. He stated that DC Fabricators and IPT currently have approvals for general manufacturing/warehousing and will continue to operate under those approvals; however, if they were to ever vacate their facilities and abandon that use, those sites would then fall under the WF ordinances. The idea is to not have GM/SM in town. Solicitor Frank will work with Planner Fegley on making it a conditional use for existing businesses.

Planner Fegley then went over the entire handout with the Board; the goals and purposes, planned uses, commercial uses, public and private uses, entertainment related uses, mixed retail/service and residential uses, accessory uses, permitted conditional uses, maximum building height, area and yard requirements, minimum floor area, design requirements, viewsheds, general requirements, off-street parking and loading/unloading, signs, etc. During this discussion, Engineer Biegen stated that no living accommodations will be permitted on the ground level per the DEP.

Discussion also took place regarding having two WF districts; for example, WF1 and WF2. Uses and conditions at the north end of town (former Roebling Mill site) will be different that at the south end of town (current DC Fabricators and IPT sites).

B. Education Plan Element

Planner Fegley handed out information regarding the Education Plan Element. She obtained most of the information from the Board of Education. She stated the Charter School was not mentioned because it does not fall under the school district; however, it is a component of our environment so there is a need to acknowledge its existence. She stated that the information in the handout is from the presentation the school district brought to the Board last year for their referendum. The referendum did not pass but did include information of proposed improvements. As the Board looked through the information given to Planner Fegley, it was mentioned that some of the information was not accurate and numbers did not add up correctly. As far as the Board of

4.

Educations' proposed improvements, Solicitor Frank stated it is okay to show in our Master Plan that this is what the school district would like to do; it is not the Board's endorsement of it if it is in our Master Plan.

It was decided that this element should list the schools in the district with the correct enrollment numbers and proposed projects. It was also mentioned that it should be noted in the element that the township bought the land between Roebling Elementary School and the Charter School for possible future expansion of Roebling Elementary School. If and when the Board of Education were to utilize this intention, they would need to refund the open space funds. The governing body created an opportunity for the school district, should the need arise. The township has not dedicated this land for this purpose, and it is not listed on the ROSI (Recreation Open Space Inventory). The issues with the drop-off areas at Roebling Elementary School can also be noted in this element. The Master Plan is not telling the Board of Education what to do, it would be noted as an observation.

Planner Fegley stated that she will have information on the Recreation Element, as well as further discussion on the Waterfront District at next month's meeting.

ADJOURNMENT

It was the Motion of Mr. Pagano, seconded by Vice Chair Montgomery to adjourn the meeting at 9:48 p.m. Motion unanimously approved by all those present.

Wayne Morris, Secretary

WM/kf