

Florence, New Jersey 08518-2323
April 28, 2020

The regular meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ by virtual means via Webex. 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 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 Garganio	Mildred Hamilton-Wood
Ray Montgomery	John Pagano
Mayor Craig Wilkie	Carl Mattson
Wayne Morris (joined at 8:18 p.m.)	

ABSENT: Bridget Wiese, Jon Swanson

ALSO PRESENT: Solicitor David Frank
Engineer Jim Biegen
Planner Barbara Fegley
Tom Sahol, Assistant Township Administrator

RESOLUTIONS

- A. Resolution PB-2020-05: Approval of application by Szucs Meat Market for Minor Subdivision on property located at 250 & 270 Alden Avenue, Florence Township. Block 117, Lots 4, 5 & 6.

It was the Motion of Councilman Garganio, seconded by Vice Chair Montgomery to approve Resolution No. PB-2020-05.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSTAIN: None

Motion carried

MINUTES

It was the Motion of Councilman Garganio, seconded by Mr. Pagano to approve the minutes of the 2/25/2020 Regular meeting as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. 3/04/20 – Burlington County Planning Board letter regarding Florence Turnpike Crossing West Subdivision Application.
- B. 3/04/20 – Burlington County Planning Board letter regarding Florence Turnpike Crossing West Site Plan Application.
- C. 3/02/20– Burlington County Planning Board letter regarding Carson Companies Warehouse
- D. 3/11/20 – Burlington County Planning Board letter regarding Florence Turnpike Crossing West Site Plan Application.

- E. 3/11/20 – Burlington County Planning Board letter regarding Florence Turnpike Crossing West Subdivision Application.
- F. 3/19/20 – Approval of Soil Erosion and Sediment Control Plan for Water Treatment Plant Upgrade – Phase 2
- G. 4/08/20 – Planner Fegley’s review letter regarding Fountain of Life Center

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

APPLICATIONS

- A. Application PB#2020-03: Application by Security Vault Works to install an ATM in the drive-thru area on property located at 700 Delaware Avenue, Florence Township. Block 107, Lot 1.

The applicant does not have legal representation at this time, which he is required to have. The applicant is requesting an adjournment to the May 26, 2020 meeting.

It was the Motion of Councilman Garganio, seconded by Mr. Pagano to adjourn application PB#2020-03 to the May 26, 2020 meeting.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSTAIN: None

Motion carried

OTHER BUSINESS

- A. Florence Township Council Resolution No. 2020-93 referring a proposed Redevelopment Plan for a parcel within the Route 130 Redevelopment Area (2013) to the Township of Florence Planning Board for the Board to take certain actions pursuant to N.J.S.A. 40A:12A-7(e); specifically Block 159.02 Lots 6.01, 9 & 10 located at 2001 Route 130.

Solicitor Frank stated the Board’s responsibility is to review the Redevelopment Plan for consistency to our Master Plan and to make a recommendation to the governing body as to whether or not we recommend it be adopted.

Mayor Wilkie explained this property is the last lot in Florence Township on the south bound side of Route 130 and it is a flag shaped lot. The developer reached out to the township and they are proposing a small building for a warehouse, approximately 70,000 sq. ft. The idea of putting in the retention basin towards Route 130 is to maximize the use of the property and the township thinks it is in the best interest of the town for this development and with the conformity of the lot, that it is done this way.

Planner Fegley stated this is similar to other Redevelopment Plans that have been done. The property is 5.68 acres in the Highway Commercial (HC) district with a Special Manufacturing Overlay (SMO). It is the last parcel on Route 130 South right next to Burlington Township, which is zoned Industrial, and there is an existing industrial type use on that property. The building is proposed to be 71,280 sq. ft. +/- per the concept plan. There is a stormwater management basin along Route 130, but there was a concern for that to be screened because of the Route 130 corridor to maintain a certain appearance. It has been put in the Redevelopment Plan that it be heavily landscaped so that the basin is not seen; and in addition, the parking area in the front of the lot will also not be seen.

The Reexamination Report of the last Master Plan stated redevelopment opportunities that were presented to the township should be considered for the potential benefits to the municipality. This particular lot is right on Route 130, so additional traffic through the town will not be a concern. There will be no impact to residential areas. A warehouse is a permitted use on the proposed property in the SMO district. Planner Fegley explained the permitted principal and accessory uses.

She stated there are a couple of differences in what is being proposed to what is allowed. The side yard setback, because of its unusual shape, would only be 15' on one side and 25' on one side, a total of 40' as compared to the required 25' on each side in the HC zone and 50' on each side in the SMO zone. In the SMO zone there is no maximum on impervious coverage and 75% is allowed for the HC zone; however, the Redevelopment Plan is proposing 85%. The rest of the general requirements are pretty much the same. The off-street parking and off-street loading are a little different than what the ordinance requires; however, the more modern warehouse models are different than our dated ordinance.

Planner Fegley reviewed the rest of the Redevelopment Plan and summarized that it is consistent with the Master Plan and township ordinance. As far as the Affordable Housing obligation, the developer will be responsible for complying with whatever obligations are imposed.

Solicitor Frank stated the Board can make a Motion to recommend to Township Council that the Redevelopment Plan is consistent with our Master Plan as testified by Planner Fegley and that adoption of the plan is recommended. The Motion would also include the Board directing him to write a letter to Mayor and Council to confirm tonight's action.

It was the Motion of Mr. Mattson, seconded by Mr. Pagano to find Township Council Resolution No. 2020-93 consistent with the township Master Plan and to recommend adoption to township council.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSTAIN: None

Motion carried

PUBLIC COMMENT

It was the Motion of Mr. Mattson, seconded by Mr. Pagano to open the meeting for public comment. Motion unanimously approved by all members present.

Information regarding how to virtually attend this meeting has been provided in a published notice as well as listed on the township website. At this time, unidentified persons on the conference call were taken off mute so they could be heard. It was noted for the record that there was one unidentified person in attendance.

John Gladwell of 240 5th Avenue thanked the Planning Board for having their meeting available for the public to attend virtually.

Seeing no one else wishing to be heard, it was the Motion of Mr. Mattson, seconded by Vice Chair Montgomery to close public comment. Motion unanimously approved by all members present.

MASTER PLAN DISCUSSION

A. Historic Plan Element

Planner Fegley explained she has tried several times to reach out to the Historical Preservation Commission to help with this element and has not gotten any response. She stated she may not have the correct contact information and requested help with getting in touch with the correct person. Mayor Wilkie stated he will help.

Planner Fegley stated that for tonight, she took the old element and updated it to the best of her knowledge to get this element started and will fill in the holes once she has more information. She reviewed the information she had provided to the Board, which included:

- Preservation, rehabilitation, restoration and reconstruction
- Historic overview
- What the element should include per the MLUL
- Florence Township sites, Florence City sites, Roebling Village sites
- Looking for what the township now sees for the historic future in preserving the past
- Historic Preservation Commission. Mr. Sahol mentioned the Commission is more of a consulting body with their experience and it is important to recognize them in the element. Solicitor Frank stated the Commission does have powers under the MLUL. He suggested an advisory historic committee can be created for this element, if needed.

Planner Fegley suggested the Historic Preservation Commission review the plan she presented tonight and provide feedback and make recommendations. Solicitor Frank stated that we are obliged to have them review it and refer back to us with some documentation stating they did review it.

B. Economic Plan Element

Planner Fegley stated the Economic Plan Element includes a lot of statistics and data from the census data and mentioned it would be nice to be able to include the data from the current census being done for 2020; however, that information is not yet available. She stated she would also like to have the Economic Development Committee review this information and provide input for this element and their current and future efforts.

Planner Fegley reviewed the element which explained:

- The history and industry of the township
- Biggest employers, largest sales and biggest revenues
- Background statistics to paint a picture of the characteristic makeup and what businesses do best in the township.

She stated she would like to take it to a higher level of what the township is planning to do, or has been doing, to increase businesses and jobs.

Planner Fegley summarized the progress of the new Master Plan:

- Landuse, Circulation, Recreation, Economic and Historic Elements have been discussed
- Utility Element is underway
- Community Facilities, Conservation, Recycling and Farmland Preservation Elements are still left to do.

She feels the Board is in really good shape to have the Master Plan completed by the end of the year. She is hoping to have the Utility Service Element and the Conservation Element for discussion at next month's meeting.

ADJOURNMENT

It was the Motion of Mr. Pagano, seconded by Mr. Mattson to adjourn the meeting at 8:35 p.m.
Motion unanimously approved by all members present.

Wayne Morris, Secretary

/kf