

Florence, New Jersey 08518-2323
May 26, 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
Carl Mattson	Wayne Morris
Ray Montgomery	John Pagano (joined the meeting at 7:33 p.m.)
Mayor Craig Wilkie	

ABSENT: Bridget Wiese, Jon Swanson

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

Engineer Jim Biegen was excused.

RESOLUTIONS

- A. Resolution PB-2020-06: Recommending that the Governing Body Adopt a Redevelopment Plan Concerning Property Located at 2001 Route 130 in Florence Township. Block 159.02, Lots 6.01, 9 & 10.

It was the Motion of Mr. Mattson, seconded by Councilman Garganio to approve Resolution No. PB-2020-06.

Upon roll call, the Board voted as follows:

YEAS:	Mattson, Garganio, Morris, Montgomery, Wilkie, Hamilton-Wood	
NOES:	None	
ABSTAIN:	None	Motion carried

MINUTES

It was the Motion of Mr. Mattson, seconded by Vice Chair Montgomery to approve the minutes of the 4/28/2020 Regular meeting as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. 05/05/20: Letter from Solicitor Frank to Mayor and Council regarding Redevelopment Plan
B. 05/04/20: Letter from Burlington County Planning Board regarding Szucs Meat Market
C. 05/14/20: Letter from Burlington County Planning Board regarding Capritti Minor Subdivision

It was the Motion of Mr. Pagano, seconded by Mr. Mattson to receive and file correspondence A - C. 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 has requested an adjournment to the June 23, 2020 meeting.

Solicitor Frank stated that a condition of granting an adjournment should be that the applicant consent to the delay of a Board decision on the application

It was the Motion of Vice Chair Montgomery, seconded by Mr. Mattson to adjourn application PB#2020-03 to the June 23, 2020 meeting with the condition noted above.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSTAIN: None

Motion carried

OTHER BUSINESS

There was no other business discussed.

PUBLIC COMMENT

Information regarding how to virtually attend this meeting had been provided in a published notice as well as listed on the township website. All conference call attendees have been identified as Board members and professionals, and there were no unidentified persons on the conference call. No members of the public were present.

MASTER PLAN DISCUSSION

- A. Farmland Preservation Plan Element

Planner Fegley reviewed the draft element she had prepared:

- The introduction, which is required by the Municipal Land Use Law (MLUL)
- The NJ Farmland Preservation and Right to Farm Program and what preservation methods can be used
- The Burlington County Farmland Preservation Program which uses a ranking of low, medium or high priority for land to be preserved farmland
- Florence Township preserved farms and targeted farms for preservation
- Burlington County targeted farms for preservation
- Florence Township Municipal Open Space and Farmland Preservation Trust Fund

Discussion took place as to other parcels in town that should be included as well as certain properties that if their current use were to cease, how to designate them for future use (ex. current solar farms). Solicitor Frank stated that if the parcel is not already targeted by the County or State for farmland preservation that from a planning side, we could articulate in this document that if the use were to cease, we would be interested in preserving the property as farmland or open space. He mentioned that once we put a farmland preservation easement on a property, it becomes potentially more difficult to use it for other means. It can be listed as a potential farmland preservation or open space as a footnote. Further discussion took place as to how to determine what a property should be listed as. Solicitor Frank stated that if it is a privately owned property, it should be listed as a farm. If it is owned by the municipality, it can be designated to be used as either. It was also mentioned that this could be tied into the Recreation Element about

potential for open space or farmland and to make it noted what properties would tie into the Recreation Element.

Planner Fegley stated she will need further input on Block and Lot numbers and more information on the discussed properties to be included in this element.

B. Recycling Plan Element

Planner Fegley reviewed the draft of the Recycling Element and what it should include. This element discusses:

- The history of the state's recycling program
- Enhancements to the program
- The 2020 Food Waste Recycling Law
- The Burlington County recycling program
- The township's recycling program.

It was noted that Florence Township has been involved with recycling since the beginning and has ordinances regarding recycling.

C. Community Facilities Element

Planner Fegley reviewed the draft Community Facilities Element and started with explaining what this element should include:

- Inventory of the township's facilities:
 - Educational Facilities (public and private schools)
 - Library
 - Roebing Museum
 - Community Center
 - American Legion
 - Fire Department
 - Municipal Building (to include a reference to Recreation Department)
 - Public Works
 - Water & Sewer Department
 - Recreation facilities/fields
- Regional facilities (ex. colleges, hospitals)

ADJOURNMENT

It was the Motion of Mr. Mattson, seconded by Vice Chair Montgomery to adjourn the meeting at 8:37 p.m. Motion unanimously approved by all members present.

Wayne Morris, Secretary

/kf