

Florence, New Jersey 08518-2323
July 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 and 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:

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

ABSENT: Bruce Garganio

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

RESOLUTIONS

There were no resolutions.

MINUTES

It was the Motion of Mr. Morris, seconded by Mr. Mattson to approve the minutes of the May 26, 2020 Regular meeting as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. 06/08/20: Soil Erosion and Sediment Control Plan for The Shoppes of Florence
- B. 06/08/20: PSE&G Application for a Flood Hazard Area Individual Permit Extension
- C. 06/08/20: Maser Consulting Freshwater Wetlands Application for 2135 Route 130
- D. 06/12/20: Maser Consulting Freshwater Wetlands Application for Potts Mill Road
- E. 06/22/20: Engineer Dougherty's Compliance Review No. 2 regarding Fountain of Life
- F. 06/30/20: Engineer Biegen's letter regarding The Shoppes of Florence (former Big Apple Plaza)
- G. 06/29/20: Burlington County Engineer's Office letter regarding proposed County Highway Master Plan public hearing
- H. 07/09/20: Burlington County Planning Board letter regarding Weiss Properties
- I. 07/17/20: Engineer Dougherty's Compliance Review No. 3 regarding Fountain of Life
- J. 07/14/20: Burlington County Planning Board letter regarding Weiss Properties (subdivision)
- K. 07/14/20: Burlington County Planning Board letter regarding Weiss Properties (site plan)
- L. 07/22/20: Maser Consulting Flood Hazard Area Verification Application for 2135 Rte. 130

Mayor Wilkie mentioned Items C & L are concerning township property as we explore affordable housing and Item D is regarding repaving of Potts Mill Road and the installation of sidewalks. He also mentioned Item G was in reference to the County meeting that was to take place tonight. He

was unsure if it actually will take place as there was an objection from Whitesell for the proposed road improvement.

It was the Motion of Mayor Wilkie, seconded by Mr. Pagano to receive and file correspondence A - L. 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 Board received an email from the applicant requesting to withdraw their application at this time. Solicitor Frank under these circumstances, it is appropriate for the Board to make a Motion to dismiss the application without prejudice. He stated he took the liberty and prepared Resolution PB-2020-07 if the Board did just that.

It was the Motion of Vice Chair Montgomery, seconded by Mr. Mattson to Dismiss Application PB#2020-03 Without Prejudice and to accept Resolution PB-2020-07 as prepared by Solicitor Frank.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSTAIN: None

Motion carried

- B. Application PB#2020-04: Application by 2001 Route 130 Associates, LLC for Preliminary & Final Major Site Plan to construct a warehouse on the property located at 2001 Route 130, Florence Township. Block 159.02, Lots 6.01, 9 & 10

John Gillespie of Parker McCay stated he was representing the applicant 2001 Route 130 Associates, LLC for Preliminary and Final Major Site Plan approval for a 71,280 sq. ft. warehouse. As part of this application, they will be consolidating Lots 6, 9.01 & 10 into one lot. Testifying for tonight's application will be Nathan Mosley, Traffic Engineer from Shropshire Associate and Sam Agresta, Professional Engineer from Stout & Caldwell, and as the result of a conversation between Mr. Agresta and Ms. Fegley today and the discovery of 2 minor variances, also as a Professional Planner in support of those variances. Other than the 2 minor variances discovered today, this application is otherwise in conformance with the Redevelopment Plan adopted by the governing body on 6/3/2020.

Mr. Mosley and Mr. Agresta were sworn in by Solicitor Frank as well as Amanda Yeager, CFO of 2001 Route 130 Associates, LLC, Robert Marquis, President of Marquis Construction Services and James Pizzi representing 2001 Route 130 Associates. Mr. Agresta had not been previously qualified as an expert witness by this Board and was done so at this time.

Mr. Agresta presented Exhibit A-1, Existing Conditions Plan. He pointed out the site they are proposing was outlined in red. The site is currently 100% wooded and has no development on site. The surrounding area is a similar type commercial use. The zone is Highway Commercial (HC) with a Special Manufacturing Overlay (SMO). What is being proposed for this site is a perfect fit for this location. The site is 5.6 acres with all the utilities available on Route 130. Exhibit A-2, Site Plan Rendering was presented. Mr. Agresta stated the plan essentially conforms with all the zoning requirements with the exception of 2 minor variances. One of them is they are proposing a retaining wall along an access road because the topography of the site is very limiting along the western entrance way. In order to make their plan work, a retention wall is required. The wall will be within the 15' setback requirement. The 2nd variance is for their dumpster location. After taking a second

look at its original location, they felt that moving it along the rear property line would allow for better circulation for the trash trucks. Being along the rear property line, it will encroach on the 15' setback. Doing so will also eliminate a few parking spots.

Mr. Agresta stated trucks and cars will enter off of Route 130 southbound. Directly to the east (on the right) will be their stormwater management area. Following the entrance in, you will come to the employee parking lot that will consist of 37 parking stalls, including 3 ADA compliant (2 of which will be van accessible). The building will be 71,280 sq. ft. building that will include 3,500 sq. ft. of office space with 2 doors at the front entrance. The truck parking and loading will be at the back of the building. There will be 12 loading bays across the rear of the building with 2 spots on each side of the loading area for trash compactors, if needed. Two areas off to the sides are ramps for smaller vehicles (van or pickup) to access the rear of the building if needed to do so. To the east side of the property, there are 8 additional trailer storage stalls which will include a dolly pad (concrete strip) for the trailer to rest on when not mounted to a truck cab. This will prevent wear and tear on the asphalt. There will also be 6 additional 9' x 18' truck parking stalls.

Mr. Agresta explained the stormwater management system. The stormwater will make its way from north to south; essentially it flows east to west and there will be underground piping to help it be released into the stormwater basin and then ultimately released into the Route 130 system. The post development numbers are actually lower than the current predevelopment numbers for the water released into the Route 130 system. The stormwater management system is an infiltration system so there will be minimal water on the bottom that will be infiltrated to the ground. It will have a 6' sand bed and will contribute to the ground water recharge that will also be replenished from this system as well. A maintenance manual was submitted with their application package. It is their understanding that the township will be conducting annual inspections of the basin and stormwater basin to make sure that it is in good operating conditions.

Mr. Agresta stated they have worked closely with Ms. Fegley regarding the lighting and landscaping to get a good landscaping plan in place. Around the stormwater basin will be a 5' high elevated berm. On top of that berm will be a variety of different decorative trees, evergreens and shrubs to highlight the area and give a good screen or buffer for the passing by traffic. There will be a variety of deciduous shade type trees and low line shrubs along the parking lot and low line shrubs near the building. The site will be well-screened and attractive. Exhibit A-3 is a building rendering. There is additional landscaping that will be installed, but is not shown on the rendering.

Solicitor Frank asked Mr. Agresta to confirm the actual footage into the setback for the retaining wall and the rear dumpster. Mr. Agresta stated the retaining wall will be 3.9' off the property line and the dumpster will be 1.5' off the property line.

Engineer Biegen stated there really are no major concerns listed on his review letter. The following was discussed and agreed to by the applicant:

- He has no objection to the applicant's request for the submission waiver for the water & sewer agreement. That will be submitted prior to construction.
- Item #6 on his technical review needs to be reevaluated.
- Item #2, he has no objection to. Usually the plan for stormwater is submitted upon final acceptance with the final CO.
- Item #4, because of NJDEP requirements, the stormwater manual will be filed prior to the set plans being signed. Engineer Biegen also stated there needs to be continual upkeep on the stormwater system and basin, which the township should have the authority to inspect annually or as needed. Solicitor Frank recommended that that requirement be included in the deed notice that is recorded.

- The 3 lots in question will be consolidated into 1, so the applicant will need to work with the township's tax assessor on what lot number to use.
- Item #7 has been discussed regarding the trash enclosure
- Item #8 will be addressed by the traffic engineer
- Item #9, there is sidewalk along the front of the property; however, it is not within the right-of-way so it will need some form of access agreement for the public to use the sidewalk.
- Item #10 has been discussed regarding the dolly pad
- Item #11, the grading near the property line will be reevaluated
- Item #12 regards different permits that are needed and outside agency approvals

Planner Fegley discussed her review letter of 7/22/20, starting on page 3:

- She asked what the intended hours of operation are. Mr. Gillespie stated the project is being submitted as a 24/7 operation with no known end user. He stated Mr. Mosley's testimony for traffic is based on a 24/7 operation.
- She spoke with Mr. Agresta today regarding the trash enclosure. The area on the plan was 15' x 13' but the detail for the dumpster was 9' x 22' which is larger than what would fit in the proposed area. This is why it is being to the rear of the site. On the Redevelopment Plan, walls, fences, including retaining walls are actually accessory structures which have a setback requirement. The Redevelopment Plan does allow the Planning Board to grant variances of this nature.
- Item #5 refers to the retaining wall and the highest part of the wall is 7' and will most likely be constructed without an easement to the next property. She would like to see a detail on the protection rail. Mr. Gillespie stated they will provide that information.
- Item #7 refers to if a guide rail would be appropriate because of that 7' height. Mr. Agresta stated a guide rail is warranted on that section of the wall. It will be approximately 100' of rail.
- Item #8 refers to no known colors of look of the monument sign. Mr. Agresta stated it will be compatible with the building and architecture.
- Parking and loading schedule shows 45 spaces, but there are actually 42. Mr. Agresta stated while going through the revisions, some stalls were removed and that it's just an update on the parking schedule. Additional doors were added in the rear so 2 loading spaces were also removed for safety. There are now a total of 12 loading spaces.
- Item #11 – Mr. Agresta stated they received confirmation from the US Fish and Wildlife that there are no endangered species within the site, but are still waiting for NJ Heritage's review.

Mr. Agresta addressed the Fire Official's review letter:

- Knox boxes will be installed where recommended.
- Access to the sprinkler system will also be provided by shifting the water line to the south to be close to the door.
- Installation of an access hatch and additional connections will be throughout the site.
- Additional fire hydrants will be installed in the recommended locations.
- They will install an access stairwell near the corner of the employee parking.
- Anything noted on the plan as optional will be installed as part of the building improvements.
- Concern has been expressed of not being able to have full access of the site. They are limited to their design options and what can be done because of the constraints of the site. They will install a suppression type sprinkler system that will be submitted and approved by the Fire Official.
- Discussion regarding solar panels took place. It was agreed that if the developer decides to install roof top solar panels, it will be written in the resolution that they must conform with

the Fire Official and Construction Code and can be handled administratively. The Redevelopment Plan does permit roof mounted solar panels only to service the facility.

Mayor Wilkie asked Fire Official Richardson about his concern with the access road and if he is comfortable with everything discussed. Fire Official Richardson stated his comment regarding lack of access to the entire building was because of the lack of access to the southeast side of the building. From a tactical standpoint of the fire department, they are not guaranteed access to the east side of the building so that is why the discussion and concern of solar panels came up because of not having complete access to the building. When looking at setbacks of the buildings, he can only put his 95' tower ladder on 22' of the building. On the south side of the building, he has half of the parking lot and can access 1/2 to 2/3 of the building, but from the central line of the building to the east, there's a large portion he cannot be guaranteed to safely operate with their manpower and that was his concern. The building code has allowed that distance, it is just a safety concern for the fire department. Mayor Wilkie stated the adjacent site is currently occupied but not in the best condition and you can drive only so far onto that property to have access to the building. Mr. Gillespie stated they've mitigated it as best they can, and can take solar of the table.

Mr. Morris asked if the monument sign will affect the site triangle. Mr. Agresta stated it is shown on the landscaping plan and will not affect their site triangle at all. They will be submitting a detail of the sign to Planner Fegley and it will be a generic type sign.

Mr. Mosley presented his traffic engineering assessment dated 5/13/2020 that was submitted with this application. He stated he has worked in this area for awhile including Burlington Stores improvements and interaction with the NJ Department of Transportation. They are proposing one single point of access, right in right out only. This area of Route 130 is median divided so there is no ability for left turns in or out for this location. There are signals up and down Route 130 that will provide them with the U-turn movements because of the left turn movements missing from their driveway. Improvements are being done to Dulty's Lane to provide additional lanes. NJDOT is also doing upgrade projects along Route 130 Corridor to improve the traffic signals timing to improve traffic flow to this area. Another project being done is a coordination project where they will tie all the signals on Route 130 from Florence Township to Burlington Township through fiberoptic that will coordinate every traffic signal that will create an adaptive traffic signal system. There will also be a new signal at Burlington Stores and will be integrated into that system.

Mr. Mosley stated the traffic impacts from this project will not be a major concern compared to what is normally seen on the Route 130 corridor. It will be a minor traffic generator due to the size of the warehouse and the right in right out only configuration. They have made modifications for trucks to maneuver in and out of the driveway. Based on the NJDOT trip generation rates, this facility will likely generate 1 trip in or out of the driveway every 2 minutes during the peak hour conditions. It is typical for a warehouse facility this size to have 10 – 15% of the traffic to be tractor trailer movement. There will be about 30 – 35 total trips which will equal 3 – 4 tractor trailers in or out during the peak hour conditions. In regards to off-site impacts, specifically Dulty's Lane intersection, there will be no change on what is called level of service for future conditions with or without our traffic. Even with additional traffic from our site, it will still continue to operate at the same level of service that it currently has. The increase of traffic will be approximately 1% during the peak hour conditions.

Chair Hamilton-Wood asked what the movement would be for vehicles exiting their site that want to travel north. Mr. Mosely stated that for passenger vehicles will go to the light at Dulty's Lane and make a U-turn from the left-hand lane at the traffic signal. For tractor trailers, they will travel to Dulty's Lane, make a right, travel to John Galt Way and then make a left onto Route 130.

Planner Fegley asked for clarification that Mr. Mosley is saying that the number of tractor trailer trips is so low that there is not a requirement to control it. Mr. Mosley stated they don't have anything in place due to low amount that it does not need to be controlled, and they have designed the driveway to move tractor trailers safely in and out

Mr. Gillespie asked Mr. Mosley that in terms of the NJDOT, how long will it take the applicant to get its approvals from them. Mr. Mosley stated NJDOT has had some timing issues with the current pandemic because of their limited staffing and employees working from home. It is taking several months longer than the normal 3 to 4 months it takes to get a permit.

Mr. Mattson asked what is their plan to not have tractor trailer stacking and back up onto Route 130. Mr. Mosley stated there is substantial area on site to not have any traffic back up onto Route 130. They are able to stack 6 – 7 in the driveway plus there are additional parking spots in the rear of the building.

Mr. Pagano asked how many end users the building can possibly have and if the traffic counts were done to support the maximum number of end users. Mr. Gillespie and Mr. Mosely confirmed there will be no more than 2 end users and the traffic counts took that into consideration.

Mayor Wilkie brought up the Construction Code Officials review letter and his concerns. Mr. Gillespie stated he understands the requirements and will abide by them.

Mr. Gillespie asked the Board that if the application is approved, would they consider letting the developer start clearing the land before they have DOT's approval; considering the current delay at DOT.

It was the Motion of Mr. Mattson, seconded by Mr. Morris to open the meeting for public comment on application PB#2020-04. Motion unanimously approved by all members present.

Information regarding how to virtually attend this meeting had been provided on the township website. All remote attendees were identified as Board members, Board Professionals and several members of the public. All remote attendees were unmuted at this time.

Kristan Marter, 220 E. Front Street asked if the building was being built to spec, if the number of truck trips is being done on that analysis and how will truck traveling northbound get to their site. Mr. Mosley stated that the building is being built to spec and the number of truck trips generated is figured by DOT's generation rates. Trucks traveling northbound will have to travel to John Galt Way to make to U-turn to come southbound to their site. Passenger vehicles will be able to make U-turns at any of the signals; however, tractor trailers will have to use Dulty's Lane or John Galt Way. Ms. Marter stated unfortunately, tractor trailers will take the easiest route and she is concerned they will travel through town to avoid the traffic lights on Route 130. She asked how she could get a copy of the trip generation analysis. Clerk Federico stated she will email it to Ms. Marter.

Construction Code Official Hoey stated site access was a concern for him to do inspections and referred to his review letter and Bulletin 97-1 issued by the UCC. He stated that gaining access to sites under construction has been an issue for years for inspectors and first responders by not having the proper kind of surface in place for vehicles and emergency vehicles to safely enter the site. He stated the Planning Board has the authorization to require this in the resolution of approval.

Mr. Gillespie stated the applicant will work with Construction Code Official Hoey and Fire Official Richardson to have what is properly needed.

It was the Motion of Vice Chair Montgomery, seconded by Mr. Pagano to close public comment. Motion unanimously approved by all members present.

Solicitor Frank mentioned the applicant has asked to be allowed to proceed with limited site improvements at their own risk before receiving approval from the NJDOT. The applicant is seeking approval for preliminary and final major site plan with 2 bulk variances, a minor subdivision for lot consolidation and to undertake some site improvements prior to outside agency approvals. The township engineer needs to be closely involved with this and provide close supervision. He also asked if we should require immediate bonding on site improvements. Engineer Biegen stated that a site stabilization bond would be a good idea which would be returned when the site gets to an appropriate state. This can be determined at the pre-construction meeting. The soil erosion approval would have to be obtained first.

Solicitor Frank stated that with the above, the potential conditions are:

- Applicant to work with Construction Code Official and Fire Official to ensure adequate site access.
- Applicant is agreeable to recording in the deed notice the stormwater maintenance plan and annual inspections by the township.
- Applicant is to supply an executed water & sewer agreement.
- Applicant will comply with all items in the Board Engineer's review letter.
- Applicant will provide the Board Planner with detail on the guide rail and the monument sign, which will be consistent with the building and accessory structures. They will also comply with all items in the Board Planner's review letter.
- Applicant will correct the parking stall and truck stall amounts on their site plan.
- Applicant will comply with or work administratively with the Fire Official to reach agreed compliance with each item in his review letter.
- And the usual conditions regarding escrow, taxes, outside agency approvals, etc.

Mr. Pagano asked if a motion to declare the application complete was needed due to the applicant's request for a submission waiver for the water & sewer agreement. Solicitor Frank stated it is not necessary since it will be listed as a condition of their approval.

Mr. Mattson confirmed that other than clearing the site, no other work would be done until they receive NJDOT's approval. Mr. Gillespie stated that is correct and that nothing will be started at all until they receive the soil and heritage approvals and have sanitation control in place.

It was the Motion of Mr. Pagano, seconded by Mr. Mattson to approve PB#2020-04 with conditions noted above by Solicitor Frank.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSTAIN: None

Motion carried

OTHER BUSINESS

A. 2021 Meeting Schedule

Mayor Wilkie stated the Board has the authority to set their calendar at their January meeting; however, the township would like the anticipated dates early so that the township calendar distributed to the residents can be updated.

Calendar dates for 2021 unanimously approved by all members present.

PUBLIC COMMENT

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

Information regarding how to virtually attend this meeting had been provided on the township website. All remote attendees were identified as Board members, Board Professionals and several members of the public. All remote attendees were unmuted at this time. No members of the public were in attendance in-person at this time.

Hearing no one wishing to speak, it was the Motion of Mr. Pagano, seconded by Mr. Morris to close public comment. Motion unanimously approved by all members present.

MASTER PLAN DISCUSSION

Mayor Wilkie mentioned that he would like all elements that have been and are yet to be presented to the Board to be reviewed internally before continuing with the Master Plan. He stated he met with the Historic Preservation Commission the beginning of July and they are drafting their response. He hopes to continue with the Master Plan discussion at the August 25th meeting.

ADJOURNMENT

It was the Motion of Mr. Morris, seconded by Mr. Pagano to adjourn the meeting at 9:21 p.m. Motion unanimously approved by all members present.

Wayne Morris, Secretary

/kf