

FLORENCE TOWNSHIP PLANNING BOARD

RESOLUTION NO. P.B.-2017-11

Application PB#2017-01

**RESOLUTION OF MEMORIALIZATION
APPLICATION OF WAWA, INC.
AMENDED FINAL
MAJOR SITE PLAN APPROVAL
BLOCK 163.02, LOT 13
HC HIGHWAY COMMERCIAL ZONING DISTRICT
APPROVAL of EXTENSION OF PERIOD OF PROTECTION
PURSUANT TO NJSA 40:55D-52a**

Decided: June 27, 2017
Resolution Memorialized: July 25, 2017

WHEREAS, by way of its Resolution 2015-08, the Florence Township Planning Board granted amended final major site plan approval to Wawa, Inc., a Pennsylvania corporation whose address is 260 West Baltimore Pike, Wawa, Pennsylvania, to add a 24' x 19' concrete pad supporting a 14' x 18' exterior trash and recyclable material enclosure surrounded by an 8' tall PVC fence, at a property located at Route 130 and Cedar Lane known on the Official Tax Map of the Township of Florence as Block 163.02 Lot 13;

WHEREAS, Wawa now seeks a one-year extension pursuant to NJSA 40:55D-52a of the statutory two-year period of protection from changes in ordinance standards for the previously granted amended final site plan approval;

WHEREAS, the applicant is represented by Duncan Prime, Esquire;

WHEREAS, upon a finding that proper hearing notices had been mailed and published, and that its jurisdiction was therefore proper, the Board opened a hearing on the application at its June 25, 2017 regular meeting;

WHEREAS, the Florence Township Planning Board has made the following findings of fact and conclusions of law:

Findings of fact:

1. The applicant is the owner of the subject property, located at Route 130 and Cedar Lane known on the Official Tax Map of the Township of Florence as Block 163.02 Lot 13, and therefore has standing to make this application to the Board.
2. Application has been made for a one-year extension pursuant to NJSA 40:55D-52a of the statutory two-year period of protection from changes in ordinance standards for the previously granted amended final site plan approval that allows the applicant to add a 24' x 19' concrete pad supporting a 14' x 18' exterior trash and recyclable material enclosure surrounded by and 8' tall PVC fence to be located in an existing landscaped area.
3. The applicant has submitted proof of service of notice and proof of publication, and the Board has jurisdiction to hear this application.
4. The subject property lies in the Township of Florence HC Highway Commercial Zone District.
5. The existing and proposed retail uses are permitted in the HC Zone District.
6. The applicant has submitted the following documents in support of its application:
 - a. Cover letter from the applicant's counsel requesting the extension;
 - b. Proof that no taxes were due on the subject property at the time of the application;
 - c. Township of Florence Certified List of Property Owners within 200';
 - d. Application and Escrow Fees in accord with ordinance requirements;
 - e. An executed Escrow Agreement;
 - f. Executed corporate ownership disclosures in the form required by statute are on file with the Township.
7. Mr. Prime represented on behalf of the applicant that the extension is sought by the applicant because its construction department has not yet gotten to this site to make this improvement-which is being made at many of the applicant's stores.

8. There have been no substantial changes to relevant zoning or design standards that would affect the proposed development during the time since it was approved.
9. No public comment was offered on the application.

Conclusions of Law:

The Board finds that the proposed development remains substantially consistent with the Township's Master Plan and relevant standards, and the applicant has complied with the Board's procedures for seeking the requested relief.

The Board finds that the proposed one-year extension of the previously granted amended final major site plan approval should therefore be approved.

NOW, THEREFORE, BE IT RESOLVED by the Florence Township Planning Board in the County of Burlington and State of New Jersey that the application of Wawa, Inc., seeking a one-year extension pursuant to NJSA 40:55D-52a of the statutory two-year period of protection from changes in ordinance standards for the previously granted amended final site plan approval, concerning a property located at Route 130 and Cedar Lane known on the Official Tax Map of the Township of Florence as Block 163.02 Lot 13, be, and hereby is, approved, subject to the following conditions:

1. All conditions of previous approval Resolutions not expressly waived or altered herein shall remain in full force and effect.
2. Publication of a brief notice of this decision in the official newspaper of the municipality within 10 days of the date hereof.
3. All taxes and escrow fees for professional review must be paid current and in full.

The conditions of this approval shall run with the land and be binding on all successors in interest, purchasers and assignees.

MOTION TO APPROVE APPLICATION:

Moved by : Morris
Seconded by : Molimock
In Favor : Morris, Molimock, McCue, Collins, Lovenduski, Wilkie,
Hamilton-Wood
Opposed : None
Abstained : None
Absent : Montgomery

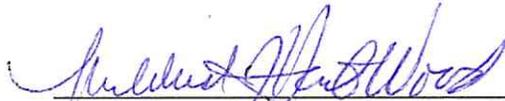
MOTION TO ADOPT RESOLUTION:

Moved by : Morris
Seconded by : Lovenduski
In Favor : Hamilton-Wood, Morris, Lovenduski, Wilkie, Collins
Opposed : None
Abstained : None

FLORENCE TOWNSHIP PLANNING BOARD

Dated: _____

7/25/17



Mildred Hamilton-Wood,

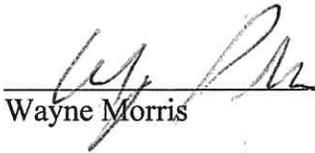
Chairman

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Planning Board held on July 25, 2017 and memorializes a decision taken by the Board on June 27, 2017.

Dated: _____

7/25/17



Wayne Morris

Secretary