

Florence, New Jersey 08518-2323
February 24, 2004

The Regular Meeting of the Florence Township Planning Board was held on the above date in the Municipal Complex, 711 Broad Street, Florence New Jersey.

The meeting was called to order at 7:30 P.M. by Chairperson Mildred J. Hamilton-Wood 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:

John Fratinardo	John T. Smith
Mildred J. Hamilton-Wood	Philip F. Stockhaus III
Michael J. Muchowski	Thomas Napolitan
Dennis A. O'Hara	Robert R. Semptimphelter, Alternate #1

ABSENT: Gene DeAngelis, Alternate #2

ALSO PRESENT: Nancy T. Abbott, Board Solicitor
Martin S. Sander, Board Engineer
Carl E. Hintz, Board Planner

SWEARING IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES

Board Solicitor Abbott issued the Oath of Office to the newly appointed member of the Board: Member Thomas Napolitan.

Mr. Napolitan was then seated.

ELECTION OF BOARD CLERK

Motion of Smith, seconded by Fratinardo to nominate Nancy Erlston as Board Clerk.

There being no further nominations, motion was made by O'Hara, seconded by Smith that the nominations be closed.

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Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, O'Hara, Smith, Stockhaus, Hamilton-Wood.

NOES: None

ABSENT: DeAngelis

RESOLUTIONS

RESOLUTION # 2004-06

Recognizing Paula Ingham for her years of service to the Board.

MINUTES

Motion of Semptimphelter, seconded by O'Hara that the minutes of the Reorganization/Regular Meeting of January 19, 2004 be approved as submitted.

Motion unanimously passed by all members present.

CORRESPONDENCE

A-1. Letter dated January 22, 2004 from Nancy T. Abbott to Timothy Prime, attorney for Wawa addressing status of site plan application.

A-2. Letter dated February 13, 2004 from Timothy Prime, attorney for Wawa, withdrawing application for site plan for new parking lot.

B. Letter dated January 30, 2004 from Department of Environmental Protection addressing New Stormwater Management Regulations.

C. Engineer's Status Report dated February 5, 2004 from Engineer Sander.

D. Letter dated January 27, 2004 from Department of Environmental Protection Regarding Waterfront Development Permit Modification.

Motion of Smith, seconded by O'Hara that the above correspondence be received and filed.

Motion unanimously passed by all members present.

OLD BUSINESS

NEW BUSINESS

Chairperson Hamilton-Wood called for Application PB#2003-13 for Anthony D'Altrui. Applicant requested minor subdivision with bulk variances to construct two single family residences at the corner of West Second Street and Winter Street, Florence, Block 37, Lot 1.

Solicitor Abbott related she had a conflict with the application because one of the parties involved is a family member, excused herself from the hearing and stated that the Board would be represented by David Serlin, Esquire.

Edward Dimon , attorney for applicant introduced Mr. D'Altrui. Mr. Dimon explained that even though Mr, D'Altrui will be building on the lot, the lot is owned by Mr. Dimon's parents.

Mr. Dimon introduced Bob Templin, licensed engineer and surveyor in New Jersey. Solicitor Serlin recommended that Mr. Templin be accepted as qualified.

Mr. Templin gave the address of the lot and explained that the applicant would like to subdivide the property into two lots. Lot 1.01 would be 7,850 square feet, 78.5 feet width and 100 feet depth. Lot 1.02 would be 6,850 square feet, 68.5 feet width and 100 feet depth. Title doesn't show alley on the rear of the property line but the will dedicate 10 feet for the alley way.

The applicant requested the following variances:

Lot area required for the RA zone is 10,000 feet. The corner lot is proposed to be 7,850 square feet; the interior lot is proposed to be 6,850 square feet.

Lot width required by RA zone is 100 feet. There is only enough frontage along Second Street to have 78.5 feet on Lot 1.01 and 68.1 feet on Lot 1.02.

Side yard requirements are 15 feet. Proposing 14.5 feet side yards.

Front set back conforms as 25 feet. Rear yard setback conforms.

Lot coverage maximum allowable is 20%. Lot 1.01 proposing 23%. Lot 1.02 proposing 27%.

Mr. Templin pointed out that generally in the area most lots are smaller than proposed. Within approximately 200 feet there are 25 separate lots under ownership and 22 of them are non-conforming as far as area and width. Would not be a detriment to the zone plan since most of the lots are undersized.

Mr. Templin had no question with the Professional's review letters. He thought they complied with the Engineer's letter .

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Attorney Dimon asked about parking concerns. Mr. Templin relayed that they would have a one car garage with driveway in front of garage for one parking space. Driveway would access from 2nd Street. Mr Templin pointed out the most houses in the area do not have off street parking.

Mr. Templin showed a rendering of proposed 2 story houses with single car garage. Square footage of the house was approximately 2000 square feet. Mayor Muchowski questioned the placement of the garage and asked for assurance that the garages would remain on the interior of the properties and not be moved to the outside of the property when the houses are built. Anthony D'Altrui was sworn in. He testified that the garages were placed on the inside of each property because of the reduction of the side yard requirement. They kept the 14.5 feet on the 2 new lots and put garages so they did not infringe on the setback of the house itself, it is just the garage that infringes on the ½ foot difference. Mr. D'Altrui affirmed that he did not plan to change the design or the footprint of the house. The cause of the reduction in the side yard setback was because they have a corner lot they had to abide by front yard setbacks on both the side of the right hand lot and the front of the property. That reduced their capability of complying. Chairperson Hamilton-Wood asks is Mr. D'Altrui would be willing to have it a condition of approval that the house would be the same configuration. Mr. D'Altrui agreed that the garages would remain on the interior or the houses, even if the design of the houses were altered slightly.

Mayor Muchowski inquired about a clump of trees on the corner of Winter and Second. Mr. D'Altrui said there are a few trees on the left hand lot that would be removed. The entire tree line in the back would stay and the clump of trees on the corner would stay. Mayor Muchowski questioned the issue of the site triangle. Mr. D'Altrui said that if the trees need to be thinned out he would do so, but he would prefer to leave the large tree.

Member O'Hara brought up the issue of a landscape plan. Attorney Dimon agreed to prepare a landscape plan if it was deemed necessary.

Chairperson Hamilton-Wood opened the hearing to the public.

Margaret Jackson, 332 West Second Street expressed concerns about plans for water runoff. Mr. Templin said the site was currently draining to the 20 ft. alley and would continue to drain there. Mrs. Jackson wanted to be reassured that the water would not run off into her yard or her basement. Mr. Templin assured her that the water would not run off into her yard. Mrs. Jackson requested this in writing.

Mayor Muchowski explained to Mrs. Jackson that there is a grading plan for this project. He explained that by statute the applicant cannot create a scenario where by developing their property and it effects a neighboring property with water run off. Mayor

Muchowski stated that if there were any water run off problems, Mrs. Jackson should call him and he would address the matter.

Mrs. Jackson then inquired as to the soil composition. Mr. Templin stated that he did not do a soil test.

Engineer Sander stated that if the Board was going to require a landscape plan they could also require lot grading to be part of it.

Robin Pispecky from 400 West Second Street stated concerns that the sidewalk is higher than the property. Will the lot be built up and if so will the water really run off into the alley. The alley on her side of the street is a defined gravel alley. There is no defined alley behind the Dimon property. Mayor Muchowski asked if this could be addressed in the landscape plan. Mr. Templin stated that there were no drainage features to drain to. The front yard and the driveway would drain to Second Street, which should not present a problem. The roof leaders would drain toward the alleyway. Member Stockhaus inquired as to whether the lot would be built up, Mr. Templin said the build up would not cause more run off but the house would. Mr. Templin stated that the water would not run onto the Jacksons property.

As there were no further members of the public requesting to speak, Chairperson Hamilton-Wood closed the public portion of the hearing.

Chairperson Hamilton-Wood asked if the Board Members or Professionals had any other questions or comments.

Member O'Hara asked whether there would be basements with these homes. Mr. Templin indicated that there would.

Mr. Templin indicated that they would dedicate the 10 feet for the alley to the township.

Engineer Sander requested that each lot have its own grading plan and landscape plan.

Motion made by Member O'Hara to approve the minor subdivision and the variances requested and subject to the professional review letters, submission of the landscape and grading plan for each lot to be approved by the Engineer and the dedication to be approved by the Township, and for the configuration of the houses to stay the same. Seconded by Member Stockhaus.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, O'Hara, Smith, Stockhaus, Hamilton-Wood

NOES: None

ABSENT: DeAngelis

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SOLICITOR ABBOTT RETURNED TO THE MEETING.

Chairperson Hamilton-Wood called for Application PB#2003-08 for Fountain of Life for preliminary and final site plan approval for the construction of a gymnasium at 2030 Burlington Columbus Road; Block 170, Lot 6.01.

Attorney Fred Hardt stated that due to the passage of the new Act concerning environmental issues dealing with groundwater they are not in the position to get into substantive review of the application. The applicant would like to be heard for completeness. Attorney Hardt believed that with one or two waivers they could be deemed complete.

Referring to Board Engineer Sander's report dated February 17th in regards to the boring and percolation test. Mr. Wayne Lippincott, President of Lippincott and Jacobs, Engineering was sworn in. Mr. Lippincott presented his certification and Solicitor Abbott recommended to the Board that Mr. Lippincott be accepted as a qualified expert.

The applicant had not complied with the following completeness requirement: Boring and percolation tests for the proposed septic system. Mr. Lippincott testified that the existing septic system would be adequate and a new septic system is not proposed.

Mayor Muchowski questioned whether the existing system was large enough to support additional activities. Mr. Lippincott stated that functions in the gymnasium are at off peak times and tend not to influence the size of the septic system. Mr. Lippincott said they had gone to the State to verify that the size of the system is adequate. Mr. Lippincott stated that the septic system meets code requirements. Attorney Hardt stated that the applicant would prove to the Board that the existing system is adequate; consequently no new borings of percolation tests would be required.

Engineer Sander's report noted that the Proposed Floor Plans only addressed the gymnasium and did not include the classroom and administrative offices portion of the addition. Attorney Hardt submitted addition floor plans, elevation plans and architectural plans marked as Prelim. A-1 and A-4. Engineer Sander agreed that the plans met the requirements for completeness.

Solicitor Abbott addressed the issue of height of the building and stated that it had been determined that the building did comply with the ordinance and the Planning Board does have jurisdiction. Planning Board would need to grant a bulk variance for height. Planner Hintz asked that when plans are resubmitted they should indicate where the HVAC units would be placed. Attorney Hardt said he would address that issue with the person who did the drawings.

Chairperson Hamilton-Wood called for a waiver to grant the submission requirement of boring and percolation test results for proposed septic system and to deem the application

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complete with the understanding of the Board and applicant that the issue will be further visited at a later time when we get to substantive issue.

Motion of Fratinardo, seconded by Napolitan.

Member O'Hara brought up the subject of notification. Applicant will not be required to advertise again as long as they have continuation to the March meeting. If it goes beyond March re-notification would be necessary. Applicant agreed to waive the time requirement for Board action.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, O'Hara, Smith, Stockhaus,
Hamilton-Wood.

NOES: None

ABSENT: DeAngelis

Attorney Hardt asked to continue the hearing to March 15th with no further notice.

Motion of Stockhaus, Seconded by O'Hara.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, O'Hara, Smith, Stockhaus,
Hamilton-Wood.

NOES: None

ABSENT: DeAngelis

CHAIRPERSON HAMILTON-WOOD CALLED FOR A BRIEF RECESS.

THE BOARD RETURNED TO THE REGULAR ORDER OF BUSINESS.

Chairperson Hamilton-Wood called for Application PB#2003-12 for Whitesell Construction Company. Applicant requested final major site plan approval for Block 158, Lot 1 (proposed Lot 3).

Applicant has requested that the application be continued because they didn't give required public notice. Applicant must advertise before March 15th meeting.

Motion by O'Hara, seconded by Fratinardo

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, O'Hara, Smith, Stockhaus,
Hamilton-Wood.

NOES: None

ABSENT: DeAngelis

Chairperson Hamilton-Wood called for Application PB#2004-01 for MS Investments Two, LLC. Applicant requested preliminary and final major site plan approval for construction of an Eckerd Pharmacy at State Route 130 South and Delaware Avenue, Block 99.01, Lots 22-28 and 30-33.

Attorney John Gillespie, representing MS Investments Two, LLC explained that the applicant wished to consolidate the existing lots, demolish existing structures and replace them with the pharmacy which will employ 20-25 people. Property is zoned for this use. Applicant was able to meet with the professional staff on February 11th and is grateful for the comments offered at that time. Applicant is willing to alter the plans to reflect comments that were made on report issued by Engineer Sander and Planner Hintz as a result of that meeting.

Attorney Gillespie related that the applicant needs a few variances. They need two setback variances due to the fact that this is a corner property and has three front yards. They will also require sign variances. Applicant also requested waivers for size of parking stalls and off street parking. Applicant asked for 68 spaces, Ordinance requires 74 spaces. Also requested a waiver from the loading area requirements and the parking aisle width.

Attorney Gillespie introduced Mark Mimms, partner in MS Investmenst, Jay Kruse, Professional Engineer with Dewberry-Goodkind, and Miguel Gavino, Director of Traffic Engineering for Dewberry-Goodkind.

Solicitor Abbott relates that we must deem application complete in order to continue. Chairperson Hamilton-Wood asked if the professional staff had any concerns regarding completeness. Engineer Sander had an issue with the variance and the waivers. Solicitor Abbott related that all items on the checklist have been submitted and the application can be deemed complete.

Motion by Fratinardo to deem application complete, seconded by Muchowski.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, O'Hara, Smith, Stockhaus,
Hamilton-Wood.

NOES: None

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ABSENT: DeAngelis

Witnesses are sworn in and approved by Solicitor Abbott as qualified to testify.

Attorney Gillespie calls Mr. Kruse. Mr. Kruse presented a color-coded copy of the plan, which was marked as exhibit A1.

Mr. Gillespie referred to Engineer Sander's report dated February 11th addressing the requested variances:

Mr. Kruse related that they must have a variance for front yard setback from Wallace Avenue of 50.3 feet, where 75 feet is required. Mr. Kruse proposed changes not indicated on the plan. In order to enlarge the driveway width within the interior of the property itself adjacent to the parking area; the driveway would be increased to 24 feet. The building would be pushed back one additional foot. Reducing the 50 feet rear yard setback to 49 feet.

A waiver was also requested for a reduction in the minimum buffer adjacent to a street line: five feet proposed from Route 130 and Wallace Avenue, sixteen feet proposed from Delaware Avenue. Mr. Kruse stated that due to uniqueness of the lot and frontages required for the Delaware Avenue and Rt. 130 they were not able to meet the required buffer. However, they were able to expand the buffer area. The proposed enhanced buffers would be a benefit to the property given the uniqueness of the proposed lot.

Applicant requested two freestanding signs where one was permitted and four attached signs where one was permitted. Mr. Kruse stated that they need two free standing signs due to the double frontage of the building.

Four façade signs attached to the building were proposed. Two signs with the name Eckerd Pharmacy to advertise the business and enter and exit signs are directional signs for people coming in/out of the site.

Each proposed façade sign complies with the ordinance in regards to area. However a variance may be required for the total area of the façade signs.

The signs are a standard size and are used so that people driving by can identify the business in time to safely enter the site. If you remove the enter and exit signs the area would be within the ordinance and no variance would be required. However, it is the applicants' view that these signs are required for traffic safety in the parking lot.

Mr. Kruse enters a drawing of the elevation of the building marked as exhibit A2.

Planner Hintz indicated in his report dated February 17th that a minimum buffer of 50 feet in width was required where site was adjacent to residential zone district . Engineer Sanders report indicated that a waiver was not required because the site did not have any common property lines with a residential district. The RA Zone is contiguous to the site at only one point (the northernmost corner of the site at the Wallace/Delaware Avenues intersection).

Mayor Muchowski asked for an explanation of enhanced buffer. Mr. Kruse stated that there would be a mixture of evergreen and deciduous trees. Also will include a 6 feet high board on board fence. Mayor Muchowski asked if the buffer will be flat or mounded. Attorney Gillespie agreed to build a berm. Planner Hintz stated that a retaining wall would be required to hold the berm because trees can die during a drought time.

Attorney Gillespie agreed to put up a vinyl fence instead of a wooden fence if the Board required.

In response to Mr. Gillespie's inquiries regarding parking spaces, Mr. Kruse stated that the parking spaces have been revised to 9' x 18' and the drive aisles have been revised to 25 feet as requested.

Ordinance requires 74 parking spaces – 68 are proposed. The Institute of Traffic Engineers requires 47 parking spaces for this type of building. In Eckerd Pharmacy's experience 68 parking spaces would be sufficient for this building.

Applicant agreed to provide verification of the stated removal rates from the New Jersey Corporation for Advanced Technology and certification from NJDEP for the use of this device.

Applicant agreed to submit a maintenance plan for the stormwater management measures incorporated into the design project and would provide construction details for the basin and associated safety measures.

Mr. Kruse stated that he had made an application to the NJDEP to request a decel lane. A decel lane will reduce the area between the curb lines and proposed parking facility slightly. Burlington County Planning Board recommended that the driveway for the Pharmacy be located directly across from the driveway to Roebing Bank.

Members Smith and Stockhaus expressed concern over traffic at the proposed driveway on Delaware Avenue.

Mr. Kruse agreed that the concrete will have a minimum 28 day compressive strength of 4,000 psi.

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Mr. Kruse indicated that the trash enclosure would be 6 feet, with a 6' 8" fence screening and surrounded by a 7 feet high concrete block enclosure.

Mr. Kruse agreed that the Precast Manhole Detail would be revised to indicate a "Campbell Model 1012D manhole frame as outlined in Engineer Sanders report dated February 11th.

Mr. Kruse indicated that the handicapped sign would be revised to indicate the required penalty sign and "Van Accessible" sign. The applicant would obtain a block and lot designation.

Attorney Gillespie pointed out that they would not have a trash compactor but a cardboard compactor.

Mr. Kruse stated that proposed lighting follows the Eckerd Corporation lighting standard. It is typically a 25 feet pole mounted box type fixture with 1,000-watt (white light) bulbs. They have moved pole lights away from rear of property (Wallace Ave). The only lights in that area are wall mounted light fixtures in the loading area. These wall light fixtures will be box type to direct light downward. Canopy signs and drive through will not be illuminated.

Mr. Kruse stated that they would go to the 1.0-foot candle in the parking area and go to .25 in the rear of the property in deference to the residential property.

Chairperson Hamilton-Wood questioned the color of the lights. Planner Hintz indicated that the white lights are more natural – like a moonscape.

Mr. Kruse stated that lights would not be directed toward the Wallace Avenue side. There would be a light under the drive through canopy and the walk up canopy in the front. These would also be white lights. Mr. Kruse believed these lights were in the area of 100 to 125 foot watt.

Mr. Kruse indicated that they would have to remove two trees that interfere with sight line. Double rows of shrubs would be planted along the edge of the parking lot bordering Delaware Avenue. The proposed plantings to the south of the stormwater basin would continue along the west and north sides. A suitable substitute will be found for the Dwarf Burning Bush, which is not a native species.

Mr. Kruse agreed to remove the layer depicting existing structures and surface conditions on all plan sheets other than C-100 (Existing Conditions) and C-102 (Grading and Utilities).

After an in depth discussion on the merits of wooden verses vinyl fences, Attorney Gillespie indicated that the applicant would be willing to do whatever the Board suggested in regards to the fence. Engineer Sander stated that he felt a fence that is 8 feet high with the berm would be acceptable. Solicitor Abbott suggested that the application should be amended to include a variance for an eight foot fence. Attorney Gillespie agreed to this.

Eckerd expects deliveries from one tractor trailer per week. They will limit this to between the hours of 8:00 am and 6:00 pm. They will also limit all other deliveries and trash pick-up to within these hours.

Thomas Dwyer, senior real estate director for Eckerd Corporation was sworn in.

Mr. Kruse stated that a Parapet on the roof would screen all mechanical equipment. There will be no freezers, coolers or boxes located outside the building. Mayor Muchowski questions the limits of noise created by hvac unit. Attorney Gillespie agreed that Eckerd would comply with the OSHA decibel standards.

Attorney Gillespie indicated that Eckerd would go for a hearing before Township Council to consolidate the various tax lots. Attorney Gillespie stated that they do need to vacate a couple of alleys. Since Eckerd has required all the surrounding properties, the only properties serviced by the alleys belong to Eckerd. Vacating the alleys will consolidate the whole property. Eckerd will submit an application to Township Council to vacate the alleys.

Member O'Hara asked if 9' x 18' parking spaces were sufficient. Engineer Sander believes that considering the number of parking spaces in this location the 9' x 18' would be sufficient.

Member O'Hara asked if the square footage of this building was standard for Eckerd. Thomas Dwyer stated that there are two standard prototype of building; the square prototype is 14,700 square feet, the rectangular prototype is 11,000 square feet. Eckerd felt that the square building fit better on this site.

Mr. Dwyer gave a list of the products that would be provided for the store: complete one hour photo lab, expanded cosmetic department with a beauty consultant on staff, expanded convenience food section, typical house wares/cleaning products, seasonal goods, standard health & beauty aids as well as the pharmacy department.

Member O'Hara asked if the smaller version of the store would have been better suited. Mr. Dwyer stated that the 11,000 square feet building is not the current prototype and considering the demographics the 14,700 square feet building was the best fit.

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After discussion on the necessity of having two free standing signs; Attorney Gillespie indicated that Eckerd will withdraw the request for two signs and ask for one free standing sign as long as they were able to test out where the best place for the sign would be – from where the Paglione sign is located to the south along Route 130. Mr. Kruse stated that the overall height of the sign is 20' total. Mr. Kruse stated the size of the sign would not increase. After additional discussion in regards to the signs, Mr. Gillespie agreed to withdraw the freestanding sign on Delaware Avenue and keep the sign on Rt. 130 where it is shown on the plan.

Attorney Gillespie questioned Mr. Kruse about the proposed entrances to the Eckerd property. Mr. Kruse stated that the proposed single driveway on Delaware Avenue is 150-155 feet from the intersection. Attorney Gillespie indicated that after discussion with the Burlington County Planning Board the Delaware Avenue entrance was lined up with the Roebing Bank entrance.

Miguel Gavino, Traffic Engineer, was called to testify. Attorney Gillespie asked Mr. Gavino to describe the Saturday peak hour traffic conditions. Mr. Gavino stated the guideline for traffic counts in accordance with accepted standards of DOT and ITE (Institute of Traffic Engineers).

Engineer Sander questioned if proposed use would yield more or less intensive traffic on a weekend than current use. Mr. Gavino admitted that he had not run the numbers on the current uses, but he felt that there would be increased traffic on the weekend. Engineer Sander requested counts and usage for Delaware Avenue on the weekend to be submitted. Mr. Gavino agreed to prepare a Saturday peak report.

Mr. Gavino stated they had used manual counts of all movements that used the intersection. Mr. Gavino indicated that they had a full day count from Tuesday 1-20-04 through Monday 1-26-04.

Questioned on how the count was taken for the January report; Mr. Gavino stated that they put down the hose counters on Northbound and Southbound Rt. 130 for a period of one week. During that time on 1-21-04 they had people counting cars using the intersection of every approach from 6:30 am until 9:00 am; and from 2:30 pm until 6:30 pm. Mr. Gavino used this data to put together his traffic report.

Mr. Gavino stated the morning peak is between 7:15 am and 8:15 am and the evening peak is between 4:45 pm and 5:45 pm. Mr. Gavino stated that according to his research the level of service (LOS) for both the morning and evening peaks would be "B". In traffic jargon "A" being the best and "F" being the worst - congested conditions.

Mr. Gavino did not count the cars that entered the Roebing Bank driveway, but those cars were included in the total count.

Mayor Muchowski asks if the Roebling Bank had been required to do a traffic study when they did their expansion. Solicitor Abbott indicated that a waiver had been granted to Roebling Bank for traffic study, but there was a modified traffic impact study done that shows the peak time of bank operation to be Saturday at 11:00 am.

Mayor Muchowski questioned how the rating of Rt. 130 could be a LOS "C" and the rating coming out of the Eckerd driveway could be LOS "B". Mr. Gavino said because the rating on the driveway is related to the volume of traffic coming out of the driveway.

At the intersection in the morning the peak direction is in the northbound direction. There are approximately 500 vehicles traveling eastbound and westbound along Delaware Avenue.

In the evening the peak direction is southbound. On Delaware Avenue there is roughly 300-400 vehicles traveling eastbound and 500 vehicles traveling westbound. The combination gives a LOS of "C". Mr. Gavino stated that the cues going eastbound should not reach back to the proposed Eckerd driveway. Member Smith inquired as to whether or not Mr. Gavino took the light rail into account when he prepared his study. Mr. Gavino admitted that he did not.

Mr. Gavino stated that according to his study that only the eastbound left hand turn lane would experience a decrease in LOS. Decreasing from a "D" to an "E". He also stated that they could improve the LOS eastbound by changing the timing of the lights. There would be a slight impact on the wait time for the westbound traffic if this were done. Mr. Gillespie asked if Mr. Gavino had contacted the DOT about changing the timing of the lights. Mr. Gavino had not, but would be willing to if the Board requested it. If this change was not made, Mr. Gavino felt that some action must be taken to improve the level of service.

Mr. Gavino admitted that on Table 3 (found on page 10 of the traffic impact study) the traffic volume for eastbound Delaware Avenue left-turn movements were omitted from Figure 3, and on Table 4 (found on page 12 of the traffic impact study) that the trip distribution and assignment percentages provided for only 73% of traffic entering the site; but this did not impact the study because they used the correct number in the study.

Member Fratinardo asked on the left hand turn lane going eastbound, how far back is this from Rt. 130. Mr. Kruse measured and reported that the distance is 110 feet. Mr. Kruse said that from the left-turn lane to the stop bar for the traffic, the centerline of the proposed driveway is 130 feet. The transition area of the left-turn lane goes across the proposed driveway.

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Attorney Gillespie asked Mr. Gavino if the Eckerd is built would the level of service remain acceptable. Mr. Gavino said that it would. He would ask the DOT to equalize the delay east and west to improve the traffic flow. Mr. Gavino indicated that the LOS will remain "C".

Planner Hintz asked how trucks would access the site. Mr. Kruse stated that trucks would enter from Delaware Avenue, drive behind the building and exit the site onto Rt.130 South. Eckerd agrees to limit delivery times to between 8:30 am through 4:30 pm.

Chairperson Hamilton-Wood opened the hearing to the public.

William Bott, 64 Riverbank Drive, Roebing, inquired about traffic pattern. He was concerned about people going into town, trying to make a left in Eckerd causing danger.

He also wanted to know if the tax ratables for the Eckerd would be greater or less than the tax ratables that will be lost by demolishing the existing residences and businesses.

Sharon Southard, 979 Wallace Avenue, Roebing, would like clarification about entrances and exits on Wallace. Chairperson Hamilton-Wood responded that none had been proposed. Concerned about stacking of cars on Delaware Avenue. Also had a question about water run-off from the Eckerd – would it drain onto Delaware Avenue. She was advised that the water would drain into the retention basin on the Eckerd site. Questioned the trash compactor – recycling compactor; she was advised that this was on the inside and will not be heard on the outside of the building. In regards to buffering trees – will they be saplings or mature. Planner Hintz answered the 6 – 8 feet tall trees were required by the ordinance. She stated her preference for a vinyl fence.

Clark Boyd, 31 East Fourth Street, Florence, does not believe that the proposed parking is adequate. He voiced concerns about the size of the building and the impact on traffic of the light rail. Mr. Boyd does not think that the traffic study is reliable. He feels that the trips into the store will be five times what the traffic study shows. He doesn't think that you will be able to use the Delaware Avenue Entrance/Exit without creating a terrible traffic situation. Mr. Boyd asked the Board to look carefully at the traffic situation and the size of the building.

Dave Mulcahy, 116 Birch Hollow Drive, Florence Township, wanted to know why we are doing both preliminary and final approval at one time? Solicitor Abbott explained that the applicant has applied for both preliminary and final and it is at the discretion of the Board to grant the approval. Mr. Mulcahy didn't think that the residents have had the time to review the documents. He was informed that the documents were on file in the Land Use Office for review. Mr. Mulcahy questioned what would happen to the liquor license for the liquor store. Mr. Mulcahy would like to know the net tax benefit to the Township for the property. States his concern for the impact on local businesses.

Chairperson Hamilton-Wood closed the public portion of the hearing.

Attorney Gillespie offered the following rebuttal to the public comment.

He felt that the value of the Eckerd property should exceed the value of the current property. He addressed the impact on local businesses and competition. He stated that the size of the building does not affect the traffic flow or the parking spaces.

Mayor Muchowski re-iterated the concern for the impact of the light rail. Another discussion of light rail ensued.

Member O'Hara asked if there had been any discussion about having an entrance on Wallace Avenue. Attorney Gillespie indicated that they had considered this but thought it would have a negative impact on the remaining residence on Wallace Avenue.

Member O'Hara voiced concerns about the traffic situation. Mayor Muchowski asked if the Township could do their own traffic study using Eckerd's escrow monies to try to give the Board a level of comfort factor that the traffic would not have a negative impact.

Attorney Gillespie stated that Eckerd would have to discuss this. The applicants needed to find out the impact of Saturday traffic and light rail. We all need to understand that there will be some extrapolation involved in getting this information.

Member Smith asked about widening Delaware Avenue. Attorney Gillespie agreed that the applicant would talk to the County about widening the road. Member O'Hara suggested making the entrance on Delaware an entrance only – no exit.

Attorney Gillespie requested that the application be continued and to waive the time limitation.

Solicitor Abbott suggested that Eckerd provide a traffic study for light rail, Saturday hours, and the traffic impact of the pending Crossroads, Crossroads East and Greenbriar Estates Developments.

Motion of Fratinardo, seconded by O'Hara to continue Application PB2004-01 for MS investments Two LLC until March 15th.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, O'Hara, Smith, Stockhaus,
Hamilton-Wood

NOES: None

ABSENT: DeAngelis

25.

Motion to approve Resolution PB2004-06 by Fratinardo, Seconded by Smith.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, O'Hara, Smith Stockhaus,
Hamilton-Wood

NOES: None

ABSENT: DeAngelis

Motion to adjourn Meeting by Fratinardo, seconded by Napolitan.

Motion unanimously approved.

John T. Smith, Secretary

JTS/nle