

Florence, New Jersey 08518-2323
March 17, 2008

The regular meeting of the Florence Township Planning Board was held on the above date at the municipal complex, 711 Broad Street, Florence, NJ. Chairperson Hamilton-Wood called the meeting to order at 7:28 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 Board Members were found to be present:

Mayor Bill Berry	Councilman Sean Ryan
Gene DeAngelis	Craig Wilkie
Mildred Hamilton-Wood	David Woolston
Wayne Morris	James Molimock, Jr.
John T. Smith	

ABSENT: None

Also Present: Solicitor David Frank

Chairperson Hamilton-Wood announced that Board Engineer Dan Guzzi and Board Planner Joseph Petrongolo were excused from the meeting due to the fact that no applications were scheduled for public hearing.

RESOLUTIONS

Resolution PB-2008-08
Granting extension of Final Major Subdivision approval to Craft Stewart, LLC for
Block 156.01, Lot 2.

Motion of DeAngelis, seconded by Ryan to approve Resolution PB-2008-08.

Upon roll call the Board voted as follows:

YEAS: Berry, DeAngelis, Morris, Smith, Ryan, Molimock,
Hamilton-Wood
NOES: None
ABSENT: None

26.

Resolution PB-2008-09
Granting extension of Final Major Subdivision approval to A & H Florence Properties, Inc. (Bustleton Estates North) Block 160.01, Lot 5.01.

Motion of DeAngelis, seconded by Morris to approve Resolution PB-2008-09.

Upon roll call the Board voted as follows:

YEAS: Berry, DeAngelis, Morris, Smith, Ryan, Woolston, Hamilton-Wood
NOES: None
ABSENT: None

Resolution PB-2008-10
Granting extension of Final Major Subdivision approval to A & H Florence Properties, Inc. (“Bustleton Estates South”) Block 170, Lot 1.01.

Motion of DeAngelis, seconded by Woolston to approve Resolution PB-2008-10.

Upon roll call the Board voted as follows:

YEAS: Berry, DeAngelis, Morris, Smith, Ryan, Woolston, Hamilton-Wood
NOES: None
ABSENT: None

Resolution PB-2008-11
Granting the application of the Shoppes at Mallard Creek, LLC for amended Major Site Plan approval for Block 166.12, Lot 2 in the Highway Commercial Zoning District.

Motion of Berry, seconded by Woolston to approve Resolution PB-2008-11.

Upon roll call the Board voted as follows:

YEAS: Berry, DeAngelis, Morris, Smith, Woolston, Molimock, Hamilton-Wood
NOES: None
ABSENT: None

Resolution PB-2008-12
Granting application of R. M. Sunnys, Inc. approval of Site Plan waiver for Block 160.01, Lot 2.02 in the HC Highway Commercial Zoning District.

Motion of Morris, seconded by Smith to approve Resolution PB-2008-12.

Upon roll call the Board voted as follows:

27.

YEAS: Berry, Morris, Smith, Ryan, Woolston, Molimock
NOES: None
ABSENT: None

MINUTES

Motion of DeAngelis, seconded by Morris to approve the Minutes from the February 25, 2008 meeting as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

There was no correspondence to be discussed.

OLD BUSINESS

Chairperson Hamilton-Wood called for application PB#2007-17 for Punam Corporation. Applicant is requesting Preliminary and Final Major Site Plan with bulk variances to permit construction of a 5,317 sq. ft. retail building at 2000 Route 130 North, Block 160.01, Lot 14.

Chairperson Hamilton-Wood stated that a letter was received from the applicant's attorney, Charles Petrone, requesting a continuance to the April 21, 2008 meeting of the Board.

Motion of Ryan, seconded by DeAngelis to continue the application until April 21, 2008 at the request of the applicant.

Upon roll call the Board voted as follows:

YEAS: Berry, DeAngelis, Morris, Smith, Ryan, Wilkie, Hamilton-Wood
NOES: None
ABSENT: None

NEW BUSINESS

There was no new business.

OTHER BUSINESS

Appointment of the Planning Board's representative to the Environmental Commission.

Motion of Berry, seconded by Ryan to appoint James Molimock, Jr. as the Board's representative. Motion unanimously approved by all members present. Mr. Molimock accepted the appointment and will begin attending the Environmental Commission meetings starting April 3, 2008.

28.

PUBLIC COMMENT

Chairperson Hamilton-Wood opened the meeting to public comment. Hearing no one, motion was made by Berry, seconded by DeAngelis to close the public portion. Motion unanimously approved by all members present.

MASTER PLAN DISCUSSION

Chairperson Hamilton-Wood suggested that since the Board's Planner was excused the discussion should be postponed until April. She urged all Board Members to review the re-examination document that had been provided in the packet.

Motion of Ryan, seconded by DeAngelis to postpone the Master Plan discussion. Motion unanimously approved by all members present.

Solicitor Frank requested that the Board Members give him their email addresses. He will then email the draft resolutions to each member for review and therefore reduce the amount of paperwork that is generated. Board Clerk Erlston will collect the email addresses and forward them to Solicitor Frank.

Solicitor Frank said that he encourages the Board to closely read the resolutions and advise him of any corrections to the intent of the Board's decisions.

Motion of Berry, seconded by DeAngelis to move into closed session to discuss personnel and possible litigation. Motion unanimously approved by all members present.

Motion of DeAngelis, seconded by Berry to come out of closed session. Motion unanimously approved by all members present. The Board will take no action as a result of the closed session discussion.

Motion of DeAngelis, seconded by Smith to adjourn at 8:15 p.m.

John T. Smith, Secretary

JTS/ne