

Florence, New Jersey 08518-2323
March 21, 2005

The Regular Meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, New Jersey. Chairperson Hamilton-Wood called the meeting to order at 7:38 P.M. followed by a salute to the flag.

Chairperson Hamilton-Wood then read the following statement: " I would like to announce that his 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
Mayor Michael Muchowski	Phillip F. Stockhaus, III
Thomas Napolitan	Mildred Hamilton-Wood
Dennis A. O'Hara	Gene DeAngelis

ABSENT: Robert Semptimpfelter

ALSO PRESENT: Nancy T. Abbott, Board Solicitor
Bob Goldstein, Board Engineer (for Frank Morris)
Marybeth Lonergan, Board Planner (for Carl Hintz)

RESOLUTIONS

PB#2005-13

Continuing the application of Wawa, Inc. for Preliminary and Final Major Site Plan approval to permit expansion of the parking area and construction of an addition to the existing food mart on Block 162.02, Lots 13, 13.01 and 13.04.

Motion of Fratinardo, seconded by Stockhaus to approve Resolution PB#2005-13

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, Stockhaus, Hamilton-Wood
DeAngelis
NOES: None
ABSENT: Semptimpfelter

PB#2005-14

Granting Preliminary Major Site Plan Approval with variances and waivers to Fine Foods and Spirits, Inc. for a restaurant on Block 165.01, Lot 11.02, located in an HC Highway Commercial District.

Motion of Fratinardo, seconded by Napolitan to approve Resolution PB#2005-14.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, Stockhaus, Hamilton-Wood
DeAngelis
NOES: None
ABSENT: Semptimpfelter

PB#2005-15

Deeming Incomplete the application of TSMC, LLC for Preliminary and Final Major Site Plan approval with bulk variances for construction of a retail center on Block 111, Lot 2, located in an HC Highway Commercial District.

Motion of Stockhaus, seconded by DeAngelis to approve Resolution PB#2005-15.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, Stockhaus, DeAngelis,
Hamilton-Wood
NOES: None
ABSENT: Semptimpfelter

Solicitor Abbott stated that before the Board adopts the next resolution, there had been a question raised about limiting the hours of delivery. She stated that this was not reflected in the resolution. Solicitor Abbott said that she had reviewed the resolution for Preliminary approval and there was no mention of the limit of delivery time in that resolution. Solicitor Abbott stated that if it was the Board's wish they could table the Resolution and she would review the minutes from the December meeting where the Preliminary approval had been granted.

The Board decided to hold Resolution ZB#2005-16 for further discussion.

MINUTES

Motion of Napolitan, seconded by Stockhaus to approve the minutes for the Regular Meeting of March 7, 2005 (which had been rescheduled from February 28th due to bad weather). Motion unanimously approved by all members present.

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CORRESPONDENCE

Motion of O'Hara, seconded by DeAngelis to receive and file correspondence A through H. Motion unanimously approved by all members present.

INFORMAL PRESENTATION

Bill McGuire, Project Manager for Concrete Stone & Tile Company addressed the Board. He passed out literature on his company. Mr. McGuire stated that Concrete Stone and Tile was a privately owned business that manufactured interlocking paver stones and segmental retaining walls.

They are looking at opening a manufacturing plant in the area and are interested in the Maimon property adjacent to Route 295 and known as Block 168, Lots 6, 8, & 11 on the tax map of the Township of Florence.

Mr. McGuire stated that the main issue with the property is caused by the flood plain. This will consume about 10 acres of the property.

They are looking at this site and another site in Burlington Township.

Concrete Tile and Stone does not sell retail, only wholesale. They do not sell to the "box stores" like Home Depot, Loews, etc. They do not own a fleet of trucks. Approximately two thirds of the product is delivered by brokers and one third is customer pick up. The hours for shipping are usually between 9:00 A.M. and 3:00 P.M. Mr. McGuire stated that he likes this site due to the proximity to Rt. 295 and the Turnpike. Product is generally shipped by the truckload.

The plant would employ approximately 100 people for manufacturing and installation. The plant is automated. The hours of operation would be 6:00 A.M. to 11:00 P.M.

Mayor Muchowski asked how loud the plant would be. Mr. McGuire stated that you would not hear the operation.

Mr. McGuire stated that the would need a variance to manufacture concrete products on the site, a height variance and a variance for outside storage of finished goods.

The plan proposes two 40,000 square foot building backing up to Rt. 295. The plan also has several industrial buildings along the front of the site. They would do a market study to find industrial uses that would be suited to the site.

Solicitor Abbott stated that Mr. McGuire would require a use variance from the Zoning Board. She explained that since a use variance is required the entire application would have to be heard by the Zoning Board, the Planning Board does not have jurisdiction.

Mr. McGuire apologized for wasting the Board's time. The Board allowed Mr. McGuire to continue with his presentation. He explained the process for producing the pavers.

Chairperson Hamilton-Wood asked Mr. McGuire to explain the plan. Mr. McGuire stated that they would like to buy the whole 40 acres and develop the whole parcel. They are proposing to construct multiple buildings.

Mayor Muchowski asked if the buildings would be for their own use? Mr. McGuire said no. Mayor Muchowski stated that this was the first time he had heard about the multiple use site. He had understood that Mr. McGuire liked that fact that this would be a rural secluded spot for his operation. Mr. McGuire stated that they would like to have other income generating property on the site, but they did not have to if the Township did not want it.

Mr. McGuire stated that they would take a long look at the site and do a market study as to what would be the best businesses to put into these buildings.

Chairperson Hamilton-Wood asked if Mr. McGuire had an estimate of how many trucks would come into the site. Mr. McGuire estimated that there would be between thirty and forty trucks per day.

Mr. McGuire thanked the Board for their time.

The Board took a five-minute recess. The Board returned to the regular order of business.

The Board returned to the discussion of Resolution PB#2005-16 for Florence Plaza. Solicitor Abbott stated that she had reviewed the minutes from the December 20, 2004 meeting where Preliminary Major Site Plan approval was granted to Florence Plaza. The minutes clearly reflect that the applicant agreed to limit all deliveries to the site to the hours between 9:00 A.M. and 3:00 P.M. Solicitor Abbott stated that on page 5 of the resolution she would add condition #21 limiting the times of deliveries and trash pickup.

Chairperson Hamilton-Wood called for a motion to approve PB#2005-19 granting Final Major Site Plan approval to Florence Plaza, LLC for construction of a retail building on Block 111, Lot 2, located in an HC Highway Commercial District.

Motion of Stockhaus, seconded by Napolitan to approve PB#2005-16 as amended.

Upon roll call the Board voted as follows:

43.

YEAS: Fratinaro, Muchowski, Napolitan, Stockhaus, DeAngelis
Hamilton-Wood
NOES: None
ABSENT: Semptimphelter

OLD BUSINESS

Chairperson Hamilton-Wood called for application PB#2005-01 for TSMC, LLC. Applicant is requesting Preliminary and Final Major Site Plan approval for construction of a 34,715 square foot shopping center located at Route 130 North and Fairbrook Drive.

Chairperson Hamilton-Wood directed the Board's attention to PB#2005-01E which was a letter from the applicant's attorney requesting that the matter be continued until May 16, 2005. Solicitor Abbott stated that the Board need not move to continue this application because it is still incomplete.

Solicitor Abbott stated that the Board's Professional Staff had met with representatives for this application on March 16, 2005. Planner Hintz had recommended a reconfiguration of the site. The plan calls for an L shaped building. Planner Hintz suggested to cut off the half of the L on the left side and make this a future pad site right next to Rt. 130 and to have that area landscaped. The applicant is going to look at reconfiguring the plan. Mayor Muchowski asked which part of the building this was. Solicitor Abbott stated that it was the side of the building closest to the residences on Fairbrook Drive. Solicitor Abbott stated that TSMC, LLC would be submitting revised plans. After meeting with the residents they decided to revise their phasing plan and start with the portion of the site that is furthest from the residences.

The Board's Professional Staff will meet with the applicant again on April 11, 2005. The applicant will have to give public notice again.

Member Fratinaro had a question about fulfilling some of the COAH requirements by asking Whitesell to put apartments close to the train station. Mayor Muchowski stated that he didn't know if Whitesell would want to do this because if the train station takes off the front parcels will be premium sites.

Motion of Muchowski, seconded by Napolitan to adjourn the meeting at 8:40 P.M.

John T. Smith, Secretary

JTS/ne