

Florence, New Jersey 08518-2323
April 20, 2009

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 7:30 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 given to the official newspapers and posted in the main hall of the municipal complex."

Chairperson Hamilton-Wood asked Member Wayne Morris to act as secretary in the absence of Member DeAngelis.

Upon roll call the following members were found to be present:

Berry	Woolston
Hamilton-Wood	Molimock
Morris	Ostrander
Ryan	

ABSENT: DeAngelis, Lutz

ALSO PRESENT: David Frank, Esquire

Chairperson Hamilton-Wood stated that Board Engineer Dante Guzzi and Board Planner Joseph Petrongolo had been excused from tonight's meeting, as there were no applications scheduled for hearing.

Solicitor Frank stated for the record the Member Craig Wilkie had resigned from the Board. He was a Class IV member whose term would have expired in 2011. Mayor Berry has appointed David Wooston who has been serving the Board as an alternate member to fill the unexpired term. James Molimock who has been Alternate No. 2 is being moved up to Alternate No. 1. Mayor Berry has appointed Paul Ostrander to be Alternate No. 2.

Solicitor Frank administered that oath of office to the newly appointed members.

RESOLUTIONS

Resolution PB-2009-18
Granting Preliminary Major Site Plan approval to Community Investment Strategies to permit conversion of the former Marcella L. Duffy School into 46 affordable age restricted housing units for 208 West Second Street, Florence. Block

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45, Lots 8, 13, 14, & 15 located in the RD1 High Density Residential Age Restricted Affordable Housing Zoning District.

Motion of Berry, seconded by Woolston to approve Resolution PB-2009-18.

Upon roll call the Board voted as follows:

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

Resolution PB-2009-19

Granting Preliminary Major Site Plan approval with bulk variances to NFI Real Estate for Block 160.01, Lots 2.01, 8, 9, 10.01, 10.02, 20, 21, and 22 located in the HC Highway Commercial Zoning District with Special Manufacturing Overlay.

Motion of Berry, seconded by Woolston to approve Resolution PB-2009-19.

Upon roll call the Board voted as follows:

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

MINUTES

Motion of Woolston, seconded by Morris to approve the Minutes from the regular meeting of March 16, 2009 as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. Review letter from Director of Water and Sewer, David Lebak, dated March 23, 2009 regarding Application PB#2009-03 for Community Investment Strategies.
- B. Letter from Burlington County Board of Chosen Freeholders dated March 24, 2009 regarding Treatment Works Approval Applications for a One Million Gallon Wastewater Storage Tank at the Burlington County Resource Recovery Complex.
- C. Letter from Choong Yim, NFI Real Estate dated March 24, 2009 responding to the review letter from Police Chief Stephen Fazekas dated March 17, 2009.
- D. Letter from Burlington County Planning Board dated March 31, 2009 regarding Wawa Route 130 and Cedar Lane.
- E. Registration from NJPO State Planning Conference scheduled for April 24, 2009.

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- F. Letter from Board Solicitor David Frank to Joseph Gallo, Federal Home Loan Bank of New York dated April 15, 2009 regarding Board approval of Preliminary Site Plan application for Duffy Manor.
- G. Memorandum from Township Clerk, Joy M. Weiler regarding Township Resolution No. 2009-91 "A Resolution of the Township Council of the Township of Florence regarding public safety and compliance with design standards for developments in the Township of Florence."

Motion of Berry, seconded by Ryan to receive and file Correspondence A through G.

Chairperson Hamilton-Wood stated that there were no applications to be heard and no other business to discuss.

Motion of Ryan, seconded by Woolston to open the meeting to public comment. Motion unanimously approved by all members present.

Seeing no one wishing to comment motion was made by Ryan, seconded by Woolston to close the public comment. Motion unanimously approved by all members present.

As there was no further business motion was made by Ryan and seconded by Berry to adjourn the meeting at 7:40 p.m. Motion unanimously approved by all members present.

Gene DeAngelis, Secretary

GD/ne