

Florence, New Jersey 08518-2323  
June 16, 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 7:36 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 members were found to be present.

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

ABSENT: None

ALSO PRESENT: Solicitor David Frank  
Engineer Dan Guzzi  
Planner Joseph Petrongolo

## RESOLUTIONS

### **Resolution PB-2008-16**

**Continuing the application of Punam Corporation for Preliminary and Final Major Site Plan approval for construction of a retail building on Block 160.01, Lot 14, located in an HC Highway Commercial Zoning District.**

Motion of Smith, seconded by DeAngelis to approve Resolution PB-2008-16.

Upon roll call the Board voted as follows:

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

### **Resolution PB-2008-17**

**Continuing the Public Hearing on Adoption of a General Periodic Master Plan Re-Examination Report.**

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Motion of DeAngelis, seconded by Morris to approve Resolution PB-2008-17.

Upon roll call the Board voted as followed:

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

#### MINUTES

Member Ryan said that there was a correction to the Minutes. On page 48 the Minutes indicate that motion was made by Ryan and seconded by Ryan. Mayor Berry actually made the motion that was seconded by Ryan.

Motion of Berry, seconded by Ryan to approve the Minutes with the correction. Motion unanimously approved by all members present.

#### CORRESPONDENCE

- A. New Jersey Freshwater Wetlands Protection Act application for Statewide General Permit #6 & Transition Area Waiver, Averaging Plan submitted by Whitesell Construction Co., Inc. for Block 158, Lot 8.
- B. Letter from Tall Pines resident W. Timothy O'Brien regarding proposed NFI warehouse along Route 130.

Motion of Berry, seconded by Ryan to receive and file A and B.

On the Question:

Member Smith asked where Block 158, Lot 8 was located. Engineer Guzzi stated that this was part of the Haines Center tract.

#### OLD BUSINESS

Chairperson Hamilton-Wood called for Application PB#2007-17. Applicant is requesting Preliminary and Final Major Site Plan approval with bulk variances to permit construction of a 4,178 sq. ft. retail building at 2000 Route 130 North, Block 160.10, Lot 14.

Chairperson Hamilton-Wood stated that the Board had received correspondence from the applicant's attorney Charles Petrone indicating that the applicant no longer wants to move forward and is seeking dismissal without prejudice.

Solicitor Frank stated that when he received the correspondence earlier in the day he drafted a resolution to dismiss the application without prejudice.

Motion of Berry, seconded by DeAngelis to approve Resolution PB-2008-18 dismissing the application.

Upon roll call the Board voted as follows:

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

Chairperson Hamilton-Wood called for Application PB#2008-15 for TSMC, LLC. Applicant is requesting amended Final Site Plan approval for signage at day care center located at The Shoppes at Mallard Creek, 2144 Route 130, Block 166, Lot 2.

Member Ryan stated that he has a conflict, recused himself and left the dais.

Gary Backinoff, attorney for TSMC, LLC said that most of the members were in attendance when the applicant came in for an amendment to the site plan for the purpose of establishing a daycare center. This application is for a variance for the number of permitted signs for the daycare center. Pictures of the proposed signage and a calculation of the square footage were submitted with the application packet.

Attorney Backinoff stated that in attendance was Gregory Scozzari, a principal from TSMC and Tom Hoffman, the architect with The Learning Center.

Planner Petrongolo stated that the applicant needs 2 variances one for the number of signs and one for the square footage of the signs. Testimony justifying the variances should be given.

Attorney Backinoff called Tom Hoffman to offer testimony. Mr. Hoffman had been previously qualified as an expert and was previously sworn in. Mr. Hoffman asked the Board to refer to the color front elevation that was provided in the packet. He stated that the columns at the front of the building are ABC blocks.

Solicitor Frank marked Exhibit A2. This is a color elevation dated 8-6-08 of another Learning Center building. The previous submission showing the blocks with the small elevation was marked as Exhibit A1.

Mr. Hoffman said that Exhibit A2 is a photograph of a Learning Center building in Michigan that has been open since 2006. In the building proposed in Florence Township the proportions are slightly different. The columns proposed for the Florence site are narrower and more vertical. The photograph does give the Board a representation of the 4 colors that are used and the ABCD and 1234 blocks. The sign above is the same size as the sign proposed for the Florence location – 37 sq. ft.

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These blocks provide a welcoming factor to the children. The blocks are not interiorly lit. The columns that would normally hold up the canopy are being wrapped in a box to give them ornamental presence.

Attorney Backinoff stated that there was no further testimony.

Chairperson Hamilton-Wood and Mayor Berry both stated that they had no concerns over granting the variances.

Engineer Guzzi said that as a matter of clarification there was a discrepancy between his engineering report and Planner Petrongolo's report regarding the variances. Both agreed that a variance was required because there are 3 signs proposed where one sign is permitted. In respect to the size, the ordinance permits 100 sq. ft. or 5% of the first floor portion of the front façade. Engineer Guzzi stated that his office had measured the front façade based on the plan that was provided and included that portion to the right of the plan.

Engineer Guzzi said that Planner Petrongolo's office had rightly omitted that portion to the right. This resulted in the requirement of the variance for size. He stated that based on the additional information he concurs that the second variance is required.

Planner Petrongolo stated that he had no objection to the granting of the variance.

Chairperson Hamilton-Wood asked if the open item listed on the tax collector's certification had been resolved. Attorney Backinoff stated that it had been.

Motion of Woolston, seconded by DeAngelis to grant variances for number of signs and size of signs as described in the preceding testimony.

Upon roll call the Board voted as follows:

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

#### OTHER BUSINESS

There was no other business to be discussed at this time.

#### PUBLIC COMMENT

Motion of DeAngelis, seconded by Morris to open the hearing to public comment. Motion unanimously approved by all members present. Seeing no one wishing to comment motion was made by DeAngelis, seconded by Ryan to close the public portion of the meeting. Motion unanimously approved by all members present.

Chairperson Hamilton-Wood called for the Public Hearing regarding the Re-Examination of the Master Plan.

Planner Petrongolo stated that the Board had conducted a thorough discussion of the Re-Examination Report of the Master Plan at the May meeting. The Board had asked Engineer Guzzi and Planner Petrongolo to meet and discuss the best way to proceed with this matter.

Planner Petrongolo said that this report had been reviewed and discussed. He stated that this Re-examination report was very diligently prepared. Once the Board adopts the Re-examination report, we would then look at amending the Land Use Element of the Master Plan to incorporate these revisions.

Planner Petrogolo said that at the May meeting there was discussion about rezoning the VFW site, the Holy Assumption Hall and the Sterling House. He suggested that instead of amending this Re-examination report, the best thing to do is to adopt this Re-examination report. This would then result in the amendment of the Land Use Element of the Master Plan. At that time the Board could look at those specific parcels and decide if the zoning should be re-evaluated.

Planner Petrongolo suggested that a subcommittee of the Board be created to handle the amendment of the Land Use Element and then adopt that.

Planner Petrongolo said that the Re-examination report recommends creating the new ROP/Research Office Park district. It recommends creating the PUB (Public Zoning District). It recommends rezoning Block 155.49, Lot 4.02 from Agricultural to Park. It recommends rezoning some parcels from General Manufacturing to Special Manufacturing. Those parcels being Block 155. 47, Lots 12.01, and 12.02, Block 148.06, Lot 6.01, and Block 148.02, Lot 6.02. It also recommends adding a new objective into the principals, assumptions and objective sections of the Land Use Element to recommend small scale renewable energy generation devices, especially wind and solar.

Chairperson Hamilton-Wood asked what the procedure for the subcommittee was. Solicitor Frank stated that it couldn't be a quorum of Body. There should be someone who takes minutes of when the meetings take place, who attends and the general subject matter of what has been discussed. They do not have to be noticed to the public because there is no quorum. No decision is being made. This will be purely a working advisory body that brings back to the Planning Board any thing that is developed. The composition should be Planner, Engineer and a maximum of 3 Board Members.

Solicitor Frank stated that the Chairperson Hamilton-Wood and the Mayor should determine who would be on the subcommittee. He stated that the subcommittee is not a decision making body. All recommendations would be brought back before the full Board for action.

Engineer Guzzi stated that this is a slow process. The subcommittee reports back to the Board, the Board comments and makes suggestions and the subcommittee takes the suggestion back to review and revise.

Planner Petrongolo said that the Re-Examination Report was a good document and it would be appropriate to adopt it.

Motion of Ryan, seconded to Smith to open the hearing to public comment. Motion unanimously approved by all members present. Seeing no one wishing to comment motion was made by DeAngelis, seconded by Ryan to close the public portion. Motion unanimously approved by all members present.

Member Wilkie arrived at the meeting at 8:00 p.m.

Motion of Berry, seconded by DeAngelis to adopt the Re-examination report that was prepared by Clarke Caton Hintz dated August 20, 2007.

Member Wilkie stated for the record that he would not be voting as he had just arrived.

Upon roll call the Board voted as follows:

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

Motion of Ryan, seconded by Berry to create a subcommittee to evaluate the Land Use Element of the Master Plan.

Members DeAngelis and Ryan volunteered to be on the subcommittee.

Upon roll call the Board voted as follows:

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

Chairperson Hamilton-Wood stated that she and Mayor Berry would have a discussion and decide which members would serve on the subcommittee.

Motion of Smith, seconded by Ryan to adjourn the meeting at 8:11 p.m.

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John T. Smith. Secretary