

Florence, New Jersey 08518-2323
June 21, 2004

The meeting was called to order at 7:35 pm by Chairperson 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	Philip F. Stockhaus, III
Michael J. Muchowski	Mildred Hamilton-Wood
Thomas Napolitan	Robert Semptimpfelter
John T. Smith	Gene DeAngelis

ALSO PRESENT: Nancy T. Abbott, Board Solicitor
Martin Sander, Board Engineer
Mary Beth Lonergan, Board Planner (substitute for Carl Hintz)

ABSENT: Dennis A. O'Hara

INFORMAL PRESENTATION

Chairperson Hamilton-Wood called for the Informal Presentation by the Florence Township Board of Education regarding the new high school. Board Secretary Bruce Benedetti asked that the minutes state the Board of Education would be reconvening their meeting. They had been in recess but had a motion and second to reconvene their meeting because there was a quorum present.

Mr. Benedetti stated that the Board of Education had appeared before the Planning Board introducing their Long Range Facilities Plan a number of months ago. The Board of Education is now concluding the design development phase of the project and preparing to go to the New Jersey Department of Education with the final site plan and building layout. Mr. Benedetti stated that Scott Downey from the architectural firm Spiezel would explain the progress of the project and the conceptual plan. Dan Guzzi, Site Engineer for the project would talk about the layout. Board President, Bill Berry and Superintendent, Lou Talerico was also present to answer any questions the Planning Board might have.

Mr. Benedetti stated that the Board of Education would be making a public presentation on June 28th and wanted to give the Planning Board the courtesy of reviewing the plans before they were presented to the public.

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Mr. Downey stated that they are going to go to bid around the end of this year and the school should open by September of 2006. The Board of Education still has to go back to the Department of Education for a final educational approval. After that approval, when the documents are complete, they will be submitted for code review. Mr. Downey asked Engineer Guzzi to describe the site.

Engineer Guzzi showed the location and position of the school, athletic fields and parking areas. The main access is from Cedar Lane. There is a secondary access from Bustleton Road. The Bustleton access will be used for the transportation parking and parking for the athletic field located at that side of the site.

Engineer Guzzi pointed out the location of the stormwater management area and the wetlands area. Member Smith asked about a yellow area on the plans. Engineer Guzzi stated that this was the stormwater basin. Engineer Guzzi indicated where the wetland areas were located and stated that they had requested a wetlands waiver for one small wetlands area because it is in the center of the site.

Member Smith questioned as to why the parking lot is in the front of the school. He understood that the plans were supposed to be for a campus setting. Engineer Guzzi stated that rather than running roads through the site, they chose to put the majority of the parking in the front.

In an effort to illustrate why the parking was located in front of the school, Mr. Downey described the layout of the school building. He pointed out the main entrance, bus drop-off, main office. Member Napolitan agreed that the parking lot right off the road was not a good idea both aesthetically and for security purposes. Mr. Downey stated that the security was a function of the building. The main entrance is a secured entrance. Mr. Napolitan stated that he did not feel that this plan had the appearance of a campus setting.

Mr. Downey stated that there was an interior courtyard to allow activities in an outside setting. They also were trying to keep the parking as far from the athletic fields as possible for security reasons. Mayor Muchowski stated that currently there are transportation issues due to using satellite athletic facilities. What the Board of Education was trying to accomplish was by having as many school activities on site as possible. This creates a campus setting.

Engineer Guzzi stated that there is green space within the parking area. If they were to put parking at the back of the site, they were limited by the acreage of the property, plus they would be bringing traffic through the various athletic and gym fields. They would then have had to put some athletic fields out by the road and the Board of Education felt that this was a less secure environment for the students.

Chairperson Hamilton-Wood asked what the parking capacity was. Engineer Guzzi stated that there were approximately 450 spots in the main lot plus additional parking in the back for the bus drivers. The buses will be relocated from Roebbling School.

Member Napolitan asked for the seating capacity for the gymnasium. Mr. Downey stated that gymnasium seating is just over 700. Member Napolitan asked what the present capacity for the gymnasium was. Mr. Benedetti stated approximately 450. Chairperson Hamilton-Wood asked what the auditorium capacity would be at the new school. Mr. Downey answered 600 seats.

Member Semptimphelter stated that he agreed with the Board of Education that the current layout with the parking in front was a much more secure setting.

Mayor Muchowski, referring to the site plan asked about a green space between Cedar Lane and the parking lot. Engineer Guzzi stated that this is a landscaped buffer area. The road is going to be widened and the whole area will be cleared and then be replanted. The County is requiring right and left hand turning lanes. Responding to a question from Chairperson Hamilton-Wood, Engineer Guzzi stated that there will be a main monument sign at the main entrance off of Cedar Lane and there will be directional signs within the campus. The buses will leave from the south side of the site and the driving students and teachers will exit from the north side of the site. There is no traffic light proposed at this time. Member Napolitan questioned the safety of the intersection of Cedar Lane and Bustleton Road. Engineer Guzzi stated that the main entrance was positioned on Cedar Lane, toward the north end of the site to avoid additional traffic at this intersection. Mr. Benedetti stated that most of the school traffic would be coming in from Route 130, not off of Bustleton Road.

Chairperson Hamilton-Wood questioned the location of the gym classes. Mr. Downey indicated a green area on the site that had been set aside for gym classes and flexible use.

Member Napolitan asked if the track/football field would be a fenced area. Engineer Guzzi stated that the stadium area would be fenced. Other fenced areas are the tennis courts, basin area and the bus depot. There will not be a fence around the perimeter of the site.

Member Napolitan stated that it appeared that no one would walk to school anymore, all students would have to be bussed. Member Smith asked if the auditorium would be adequate with 600 seats. The current high school population is just under 500 students. The topside projection approaches 600 for this facility based on the 5-year facility plan according to Mr. Benedetti. Mr. Benedetti stated that they were very conservative during development to not exceed the square footage that had been submitted to the State, so they can bring this project in at cost.

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Mayor Muchowski asked what determination had been used to come up with this number. Mr. Downey stated that the auditorium was not an expandable space. Due to cost effectiveness issues they did not want to overbuild the auditorium without having the projected school population. Mr. Benedetti stated that the entire school population was almost never in the auditorium at one time.

Chairperson Hamilton-Wood questioned about the common area for the cafeteria. Mr. Downey stated that it is an open area; it is becoming more common in high schools. Mr. Downey stated that the nearest example of this type of cafeteria was at the Washington Township High School that is currently under construction, but there are many high schools in New Jersey, Pennsylvania, and surrounding areas where this kind of design has been implemented. Chairperson Hamilton-Wood asked what the population of the Washington Township School was. Mr. Downey stated that it was just over 1,200 students. Member Napolitan asked if there were any completed sites, designed by his company that had this open cafeteria design. Mr. Downey said no, only site under construction.

Solicitor Abbott stated that the Planning Boards responsibility in this matter was strictly advisory. What the Planning Board was required to do by New Jersey statute was to forward comments and recommendations within 45 days to the Board of Education. The Board of Education was required to consider the recommendations, as is the State Department of Education, in making the final decision. The Planning Boards recommendations are not binding on anyone, but they should be factored in to the final decision process.

Chairperson Hamilton-Wood requested a review of the exterior layout of the building. Mr. Downey described the layout. Member Napolitan asked about the type of heating. The building will be heated by hot water from gas boilers. Gas lines will be brought in. There will be a chiller unit to cool the whole facility.

Mayor Muchowski asked about the projected timetable for the project. Mr. Benedetti stated that they expect to go out to bid in the late fall. Construction should start at the beginning of 2005 and run approximately 18 months. Mayor Muchowski stated that there was a concern brought to the Municipality by the residents of Tall Pines. The Mayor had explained to these residents that the meeting was informational. Mr. Benedetti stated that the Board of Education would need to the Municipality about a water and sewer agreement. They need to discuss the sizing of the lines from Route 130 to the school site to allow the local residents to have some access to the main trunk.

Responding to a question from Chairperson Hamilton-Wood Mr. Downey explained that a security system is in development for the building that involves restricted access on the outside of the building including card access and video monitoring. There is a security office that will control the building. Probably faculty and staff would have the access cards.

Member Napolitan asked how far the sewer lines would be oversized. Engineer Guzzi said that they would need the 12-inch water and sewer lines to service the school. This size line would be large enough to allow Tall Timbers residents to tap into it. The water line has the ability to extend through the country, loop around and tie into the water tower by the Turnpike. Mayor Muchowski stated that areas within the service areas will have future water capability, but they will have fair share reimbursements. There would be an assessment process. There is no immediate plan for the Municipality to take on that kind of debt at this time. The school is working with the Municipality to insure that if the future connections need to occur, they can occur. The other concern is a fire protection issue. If the fire company can't get water to the country fast enough all can be lost. The school will have a sprinkler system and the water line will be sized to accommodate this.

Responding to Mr. Napolitan's question regarding lighting, Engineer Guzzi stated that the parking areas, stadium, and driveways would be lit.

Member Smith re-iterated his concern about the 600-seat limit in the auditorium.

Chairperson Hamilton-Wood asked where the library was in the school. Mr. Downey stated the Media Center was the library. This is a current term. She also asked what the girls and boys team rooms were. These are used for seasonal teams and are separate from the main locker rooms.

Chairperson Hamilton-Wood asked about the location of the restrooms. Mr. Downey stated that there would be a restroom in the school and at the field house. Spectators at the other fields will have to walk to one of the two-restroom areas. Mr. Benedetti said that he felt the restroom facilities were adequate, but they would take the Planning Boards concerns under consideration.

Hearing the Board of Educations presentation was complete Chairperson Hamilton-Wood opened the meeting to public comment.

Terri Cramer, Rt. 130 asked how many classrooms. Mr. Downey stated that there were a total of 30 instructional spaces. Ms. Cramer asked what would happen to the playing fields throughout the town that were in current use. Mr. Benedetti stated that those fields belonged to the Township. She also inquired as to why it was only a one-story building. Mr. Downey stated that it is not a large high school. There are security benefits by having a one-story building. Also having one story allows more light to get into the courtyard. Member Napolitan asked if a two-story building would cost less. Mr. Downey stated that even though you would save on roofing, you would have to add staircases and an elevator. Plus only certain areas can be stacked to two stories. Classrooms are sized for 24 students. The Board discussed the benefits and detriments of a one-story vs. two-story building.

60.

Dave Boudwin, Associate Pastor Fountain of Life Church asked if the water line would be available to connect to the Fountain of Life Center. Engineer Guzzi said that this would be sized large enough to offer water to the Fountain of Life Center. Mr. Boudwin asked Mayor Muchowski about the wastewater management plan. The Mayor stated that Fountain of Life would not be able to get sewer.

Seeing no other members of the public wishing to comment, Chairperson Hamilton-Wood closed the public portion of the meeting.

Solicitor Abbott stated that if the Planning Board has no objections or recommendations they do not have to take any action. The Board has 45 days to act on this if they choose to. If the Planning Board does have recommendations they can do them by resolution at the July meeting.

School Board Secretary Bruce Benedetti asked to have the record show that the School Board meeting adjourned at 8:35 P.M.

Chairperson Hamilton-Wood called a five minute recess.

The Board returned to the regular order of business.

RESOLUTIONS

ResolutionPB#2004-17

Memorializing the granting of Preliminary and Final Major Site Plan Approval with Variances and Waivers to Burlington Assembly of God Church (“Fountain of Life”) for Construction of a gymnasium on Block 170, Lot 6.01, located in an AGR Agricultural District of the Township.

Motion of Semptimphelter, seconded by DeAngelis that Resolution PB#2004-17 be approved.

Upon roll call the Board voted as follows:

Member Napolitan asked if all the conditions had been included in the resolution. Solicitor Abbott stated that the minutes had been referred to and all conditions and stipulations had been included.

YEAS: Semptimphelter, DeAngelis, Napolitan, Muchowski, Hamilton-Wood
NOES: None
ABSENT: O’Hara

RESOLUTION PB#2004-18

Memorializing the deeming incomplete and continuing the application of Atlantic Coast Companies for Preliminary and Final Major Site Plan Approval for conversion of a trailer manufacturing plant to a truck fleet management facility and construction of a gasoline storage and dispensing facility on Block 159, Lot 1.01, located in a HC Highway Commercial (SM Special Manufacturing Overlay) District.

Motion by Semptimphelter, seconded by Napolitan that Resolution PB#2004-18 be approved.

Upon roll call the Board voted as follows:

YEAS: Semptimphelter, DeAngelis, Muchowski, Napolitan, Hamilton-Wood
NOES: None
ABSENT: O'Hara

RESOLUTION PB#2004-19

Memorializing the deeming incomplete and continuing the application of John E. Drager for Minor Site Plan Approval and Bulk Variances to permit construction of a garage on Block 165.01, Lot 11.01, located in a HC Highway Commercial District.

Motion of Muchowski, seconded by Semptimphelter that Resolution PB#2004-19.

Upon roll call the Board voted as follows:

YEAS: Semptimphelter, DeAngelis, Napolitan, Muchowski, Hamilton-Wood
NOES: None
ABSENT: O'Hara

MINUTES

Motion of Semptimphelter, seconded by DeAngelis that the minutes of the Regular Meeting of May 17th be approved as submitted.

Motion unanimously approved by all members present.

CORRESPONDENCE

Motion by Smith, seconded by Stockhaus to receive and file correspondence A1 through C and E through G. Correspondence D to be held for discussion.

Motion unanimously approved by all members present.

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OLD BUSINESS

Chairperson Hamilton-Wood called for application PB#2004-03 for Atlantic Coast Companies. Applicant is requesting preliminary and final major site plan approval to convert and empty trailer manufacturing plant to a heavy duty fleet management factory at 2013 Route 130, Florence Township. Block 159, Lot 1.01.

Frederick W. Hardt, attorney for the applicant, stated that after a brief discussion on the waivers previously requested he would be asking that the application be continued until the July meeting.

The applicant has reduced the 42 initial exceptions to 3. The rest of the items will be presented or adhered to as required. The remaining waivers are the full-blown environmental impact statement and two curbing issues.

The applicant asks that the requirement for an environmental impact statement be waived. They will be providing an environmental impact statement concerning the gasoline distribution area. This will be submitted as a separate report.

In regards to the curbing, this is a technical thing. The Board requires a review of curbing, but the applicant is not proposing to have any curbing.

Mayor Muchowski asked if by not requiring the curbing in the submission it would not bind the Board from applying any ordinance that would be necessary. Attorney Hardt agreed that the Board would have every right to insist upon curbing if they felt it was beneficial to the site.

Chairperson Hamilton-Wood asked if additional publication would be required if the incomplete application were continued. Board Solicitor stated that the applicant need not re-advertise unless the Board required it. If the Board chooses to grant the waivers, the motion would be to grant the waivers, but to deem the application incomplete and continue it until the July meeting. Solicitor Abbott suggested that the waivers should be granted tonight if the Board agrees so that the applicant knows that he doesn't need to provide those three items.

Engineer Sander stated that he had no objection to the waivers of the curb or the Environmental Impact Statement.

Mayor Muchowski questioned as to whether or not there are wetlands on the site. Attorney Hardt referred this question to Engineer Stout. Robert Stout, licensed professional engineer and land surveyor in the state of New Jersey and a principal in Stout and Caldwell Engineers were sworn in by Solicitor Abbott. Mr. Stout is the applicants' engineer.

Responding to Attorney Hardts question about standing water Mr. Stout stated that the site had been graded to the rear of the property. There is a man-made retention basin. It does show some vegetation in wetter times; however there are three parameters for wetlands and two of them are non-existent on the site. Mr. Stout stated that Engineer Sander had visited the site also, and they didn't think there were wetlands on the site.

Member Napolitan asked if the site had been farmed. Attorney Hardt stated that the site had not been farmed for a really long time. Mr. Hardt stated that 30 years ago this was the Budd Company Manufacturing site. Mayor Muchowski stated that what we were saying was that as a submission requirement just give us the Environmental Impact Statement for the gasoline, but during the course of reviewing the site plan we can ask for anything within the gamut of the environmental impact statement checklist. The Board would need Engineer Sander to guide them on this.

Motion by Fratinardo, seconded by Semptimphelter to grant submission waivers as requested, to deem incomplete and continue PB#2004-02 until the July meeting.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, Smith, Stockhaus, Hamilton-Wood,
Semptimphelter
NOES: None
ABSENT: O'Hara

Chairperson Hamilton-Wood called for application PB#2004-03 for John Drager. Applicant is requesting minor site plan approval with bulk variances to construct a 30' x 60' garage, a 25' x 6' porch and a 25' x 12' on story addition on his property located at 2122 Route 130, Block 165.01, Lot 11.01.

Mr. Drager sent a letter asking to continue his application. Chairperson Hamilton-Wood stated that Mr. Drager's letter asked to be continued to the next zoning board meeting. Solicitor Abbott said she would sort this out and make sure Mr. Drager was heard before the appropriate Board.

Motion by Stockhaus, seconded by Fratinardo, to continue application PB#2004-03 without requiring additional notice.

Upon roll call the Board voted as follows:

YEAS: Fratinardo, Muchowski, Napolitan, Smith, Stockhaus, Hamilton-Wood,
Semptimphelter
NOES: None
ABSENT: O'Hara

64.

Chairperson Hamilton-Wood called for application PB#2004-05 for Maimon, Bleznak, Abramson Investments. Applicant is requesting preliminary major subdivision approval for the construction of an industrial park at Florence-Columbus Road and Route 295. Block 169, Lots 6, 8, & 11.

Solicitor Abbott stated that the applicant would not be appearing at the meeting. The professional staff had met with the applicants earlier in the afternoon to discuss the application. They will be coming in for preliminary major subdivision to create seven lots on the parcel. They will need a variance for parking setback. Part of this property is in Mansfield Township. They will be appearing before the Mansfield Twp. Planning Board on June 28th. They have to resolve the issue for a couple of tiny lots formed because of the way the Florence/Mansfield Township lines lie. They are trying to reconfigure the plan to get rid of the tiny lots. They realize that the application is incomplete. They requested that the meeting be continued until next month; hopefully they will then be ready to come in for completeness.

Motion by Semptimphelter, seconded by Stockhaus to deem the application incomplete and continue until the July meeting.

Upon roll call the Board voted as follows:

YEAS: Fratinaro, Muchowski, Napolitan, Smith, Stockhaus, Hamilton-Wood
Semptimphelter

NOES: None

ABSENT: O'Hara

Mayor Muchowski explained to members of the public that the application will be heard on July 19th and that there would not be additional notice.

Chairperson Hamilton-Wood called for application PB#2004-04 for Whitesell Construction Co. The applicant is requesting preliminary major site plan approval for construction of a warehouse/distribution building at the Haines Center, John Galt Way. Block 158 Lot 1 (proposed Lot 8).

Solicitor Abbott explained that first the Board must address the waivers and deem the application complete.

Whitesell has requested waivers from the Environmental Impact Statement, the area of Federal flood hazard zone, truck and tractor trailer traffic facilities plan showing all required state and federal approvals and municipal services and utilities impact study.

Subdivision had been previously granted. These items had been submitted at the time of the subdivision approval, so the applicant asks to have waivers from re-submission.

Lynn McDougall, Robbinsville, NJ, attorney for the applicant introduced Terrance Huettl, project engineer and director of development, Richard Cureton, architect and professional planner, both from Whitesell, were sworn in by Solicitor Abbott.

Engineer Sander stated that he had no objection to the granting of the waivers for environmental impact statement, the truck and tractor trailer traffic, the area of the federal flood hazard zone or the municipal services and utilities impact statement that had been previously addressed.

Mayor Muchowski asked if from a procedural standpoint would Whitesell ask for these same waivers every time they come before the Board for a building or a lot. Engineer Sander stated that yes, unless something were to change that would require the Board request one or all of the above waiver items.

Motion by Muchowski, seconded by Semptimphelter to grant the waivers and deem PB#2004-04 complete.

Upon roll call the Board voted as followed:

YEAS: Fratinaro, Muchowski, Napolitan, Smith, Stockhaus, Hamilton-Wood
 Semptimphelter
NOES: None
ABSENT: O'Hara

Mr. Cureton described the progress of the site plan. The site in question is the closest to the New Jersey Transit Station. The proposed building is 250,000 square feet. Whitesell is in lease negotiation for a tenant for this building. If all goes well with construction the tenant would move into the building by May or June 2005.

The block work for the signage and the flagpoles for the new entrance from Route 130 are now in place. The last thing that needs to be done for this entrance will be activation of the traffic signals to handle all the turning. The road is complete back to the Bustleton Creek and it is complete except for topcoat into Burlington Township.

Whitesell is currently boring and jacking for water and sewer under the turnpike. Mr. Cureton explained that you have to dig a whole 25 feet deep and engineer it so trucks can drive to the bottom of the hole and then drive out again. The trucks drive down and drop off pipe. A hole is bored under the road and the pipe is pushed through. This operation takes several days of continuous- 24 hours per day work- to complete.

Referring to the Engineers report, Engineer Sander addressed the following waivers:

66.

Size of loading stalls (15' width required; 13'4" proposed). Mr. Huettl stated that tractor-trailers are approximately 8 ½' wide. The building has columns located at every forty feet. They selected this size because they can fit three loading dock doors between two columns. This configuration is very common and typical in all of Whitesell's 80 industrial buildings. They have found that as long as you have sufficient room in front of the doors for the trucks to maneuver there are no problems. Mayor Muchowski asked if this is typical for all warehouse buildings. Mr. Huettl pointed out nine buildings already constructed in the Haines Center that have the same configuration. Mayor Muchowski made reference to the Bakemark Warehouse. Mr. Huettl stated that this building was built in the same way as the proposed building. Mayor Muchowski stated that he never noticed any truck loading problems at the Bakemark building.

Size of parking spaces (10'X 20' required; 10' x 18' proposed for perimeter spaces). Mr. Huettl stated that they are only asking for the exception for the perimeter stalls all the interior stalls are 10' x 20'. On the perimeter of the parking lot where the car bumper can hang over the edge they are requesting to make these stalls 18' deep. They function the same because the bumper can hang over the edge. The intent of the ordinance is fulfilled because the 18' acts like 20' because of the 2' bumper hangover. The ordinance requires 280 stalls, the plan illustrates 316 stalls in two phases. The prospective tenant indicated that they need 100 stalls to meet their requirements, Whitesell is proposing to build 124 stall, and has banked parking for future development. Mr. Huettl stated that this covered Engineer Sander's next requirement – the number of parking spaces.

NJDEP Revised Letter of Interpretation

The applicant should demonstrate that none of the wetlands located on proposed Lot 8 have been identified as requiring a 150 foot buffer. Mr. Huettl stated that the LOI included a certification of the wetlands for the entire 700 acres that is the Haines Industrial Center, so it included the Burlington portion of the site. The area where the DEP changed the resource value of the wetlands is over by the Delaware River on land that Whitesell didn't buy. The DEP didn't change the designation for the wetlands on the Haines Center Site.

Engineer Sander had a question about which Land Use Regulation File Number the NJDEP had used to identify the wetlands in the site. Mr. Huettl said that he would verify which file number had been used and if necessary he would revise the plan.

Engineer Sander also mentioned an area of wetlands on the site that had not been identified by NJDEP. Mr. Huettl stated that since receipt of the Engineer's report Whitesell had received the Letter of Interpretation approved from the NJDEP. A copy of this letter will be forwarded to Engineer Sander's office.

In regards to the .24 acre area of wetlands indicated on the site plan which does not appear to have been delineated with bearings and distances, this was part of the initial 700 acre Letter of Interpretation. This wetland was not identified as a wetland by the consultant that was working for the previous property owner. When the NJDEP came out to inspect the site they identified this wetland and said that they thought the engineer had missed this one. The inspector drew this on a piece of paper and faxed it back to the consultant and told him to add this the site and it would be approved. It was never surveyed or staked in the field. It was drawn on the certified plan based on a fax from the NJDEP. That is why it is a curvilinear line and not a bunch of line segments that was surveyed in.

Mayor Muchowski asked if this wetland would affect the project. Mr. Huettl stated that Whitesell was proposing to preserve it. They will not infringe on wetland or the buffer area. They have identified it and fenced it. Engineer Sander suggested that if the Board approves they could grant a waiver on the requirement to delineate a wetland with bearings and distances and show it on the plan as it is. The construction is outside of the buffer area.

The Engineer's report noted that the side slope of the proposed infiltration/detention basin scale at 2.5 to 1. The ordinance states that side slopes should not exceed a maximum slope of 3 to 1. Mr. Huettl stated that they will provide the basin and if any revisions are required to meet the Township ordinance, they will be done.

Mr. Huettl agreed to change the future building expansion listed on the plan to read "potential future expansion" and note that this is provided on the plan for information only and is not included in the current application for site plan approval.

Engineer Sander's report addressed the Phase I and Phase II parking space. Mr. Huettl said that as previously explained the proposed 124 spaces are adequate for the prospective tenant. If it becomes necessary to construct some of the "banked" parking, Whitesell will come back before the Board for approval. The only lighting that will be constructed initially will be for the 124 space parking area.

Engineer Sander stated that a revision date must be noted on the plans each time they are revised. The revisions must be indicated with "clouds" or numbered triangles. Approval of this application should be conditioned on approval of all agencies with jurisdiction, submission of eight sets of plans revised in accordance with all conditions of approval established by the Board – submitted within sixty days of approval, and payment of all fees and posting of all required bonds and escrows.

Mr. Huettl referenced the letter from Florence Fire Official, Kevin Mullen. Whitesell concurs with all of the Fire Officials recommendations and will make the revisions to the plan.

68.

Mr. Huettl stated the Chief Gordon Dawson sent a review letter indicating that he had reviewed the plans and has no problem with the project. The Shade Tree Commission made four suggestions for changes to varieties of trees and shrubs and Whitesell will comply with these suggestions. Mayor Muchowski stated that we do take advice of the Shade Tree, but the final approval must come from Planner Hintz's office.

Member Napolitan asked if there were any sidewalks proposed. Mr. Huettl stated that the previously approved building that is directly across the street from the proposed building has sidewalks. Additionally there is a sidewalk that goes from the center of the proposed parking area across the front of the office out to where the driveway meets the road. Mayor Muchowski asked if there would be a crosswalk. Mr. Huettl stated that one could be provided.

Chairperson Hamilton-Wood asked Acting Planner Lonergan if she had any comments. Planner Lonergan recommended that any Board approval be conditioned on the lighting plan and landscape, drainage and pedestrian access being approved by the Board Planner.

Mr. Cureton stated that they hoped to attain all their approvals and begin construction by early September.

Mayor Muchowski suggested that the Board Professionals meet with Whitesell prior to the July meeting to iron out any questions prior to the meeting. Mr. Cureton agreed with this suggestion. Solicitor Abbott stated that she would coordinate the meeting with everyone.

Member Smith stated that the preliminary floor plan did not make sense to him. There seems to be a problem with the layout of bays and steps. Mr. Cureton stated that he would make sure to take care of this by final approval.

Chairperson Hamilton-Wood opened the meeting to public comment.

Seeing no one, the public portion of the meeting was closed.

Motion by Semptimphelter, seconded by Fratinardo to grant Preliminary Major Site Plan Approval with variances for size of loading stalls, size of parking spaces, and number of parking spaces, design standard waiver from the requirements to delineate wetlands with bearings and distances. Subject to the standard conditions attached to site plan approval. Additionally 192 parking spaces are to be banked. If the wetlands file numbers as stated in the Engineers report are incorrect, the plans will be revised to indicate the correct numbers, the letter of interpretation for the area addressed in item 3C of the Engineers report will be provided. The applicant will comply with items 4, 5, 6B, 8, & 9 of the Board Engineers report. The applicant will comply with the report of the Township Fire Official and Police Chief and comply with the report of the Township Shade Tree Commission with the advice of the Board Planner. The applicant and the Board Planner

will meet to determine the lighting, landscaping, and drainage on the site. The Board Planner and the Board Engineer must approve the pedestrian access plan.

Upon roll call the Board voted as follows:

YEAS: Fratinaro, Muchowski, Napolitan, Smith, Stockhaus, Hamilton-Wood
Semptimpfelter.
NOES: None
ABSENT: O'Hara

OTHER BUSINESS

Motion to receive and file the Zoning Board of Adjustments 2003 Annual Report by Stockhaus, seconded by Smith.

Motion unanimously approved by all members present.

The Board returned to Correspondence D the letter from Board Clerk Erlston regarding the NJLM convention. Chairperson Hamilton-Wood asked the Mayor what the Township's policy on the convention was. The Mayor asked if anyone was interested in attending. Chairperson Hamilton-Wood asked the Board to check their schedule and it would be determined at the next meeting whether any of the Board members would be attending.

The Board reviewed the Cross Acceptance Notice of Public Meeting provided by Administrator Brook.

Solicitor Abbot stated that she had been copied on a letter from Tim Prime attorney for Wawa. Wawa will be getting a subdivision and applying to the Planning Board for Site Plan approval for a new parking lot.

Mayor Muchowski stated that there was still a temporary basin at the Wawa site. Somehow the construction of the permanent basin got tied to the application for the hotel, approval. Now they are asking to build a parking lot without a permanent basin.

Engineer Sander stated that we must make the basin a condition of approval for the new site plan.

Motion by Fratinaro, seconded by Smith to adjourn.

Motion unanimously approved by all members present.

John T. Smith, Secretary