

Florence, New Jersey 08518-2323
July 21, 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 7:30 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 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 | |

ABSENT: John T. Smith

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

INFORMAL PRESENTATION

Chairperson Hamilton-Wood called for the Informal Presentation by Sterling Bank.

Greg Woodring, AIA from the firm of Evergreen Unlimited, Inc. stated that Sterling Bank had recently purchased the bank at the corner of Broad Street and Front Street formerly owned by Peoples Bank. R. Scott Horner, Exec. V.P., Sterling Bank stated that they would like to upgrade the site.

Mr. Woodring said that the Peoples Bank had received site plan approval from this Board for addition of a parking lot and renovation of the existing structure. Mr. Woodring handed out a proposal, which was very similar to the previously approved plan with the exception of the location of the entrance (proposed by Sterling Bank to be located at the corner of Broad and Front) and a canopy covering the entrance.

Mr. Woodring stated that the proposed canopy does not extend any further than other building located on Broad Street

They would like to add columns to the entrance with awnings to make an attractive entrance to the town's business district.

57.

Chairperson Hamilton-Wood gave an overview of the People's Bank site plan approval for the new Board Members; stressing that the Planning Board had diligently worked to be sure that the site would be safe, especially the traffic in conjunction with the bus stop.

Engineer Guzzi stated that the stormwater regulations had changed since the approval of the People's Bank site plan and Sterling Bank will have to meet the new regulations. He said that in regards to the proposed canopy it would extend into the municipal right-of-way. The Planning Board does not have jurisdiction to approve this encroachment. Sterling Bank would have to approach Council with this request.

Vice Chairman Wilkie arrived at 7:50 p.m.

Engineer Guzzi stated that if Sterling Bank wanted to adhere to the approved site plan they could request an extension of that approval and proceed with the improvements and then file an amended plan for a sign package.

Mr. Woodring and Mr. Horner thanked the Board for their time.

RESOLUTIONS

Resolution PB-2008-19

Granting Re-amended Major Site Plan approval and sign variances to The Shoppes at Mallard Creek for property known as Block 166, Lot 2, located in an HC Highway Commercial Zoning District.

Motion of DeAngelis, seconded by Morris to approve Resolution PB-2008-19.

Upon roll call the Board voted as follows:

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

Resolution PB-2009-19

Continuing the public hearing on the adoption of a general periodic Master Plan Re-examination report.

Motion of Berry, seconded by DeAngelis to approve Resolution PB-2008-19.

Upon roll call the Board voted as follows:

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

58.

MINUTES

Motion of Berry, seconded by DeAngelis to approve the Minutes from the regular meeting of June 16, 2008 as submitted.

Motion unanimously approved by all members present.

CORRESPONDENCE

- A. Notification letter regarding wetlands permit application for Block 160.10, Lots 2.10, 8, 9, 10.01 & 10.02. Applicant is NFI Real Estate.
- B. NJLM Advisory regarding Appellate Divisions Rules Open Space Set Asides and Contributions Not Authorized by MLUL.
- C. Notification letter regarding wetlands permit application for Block 174, Lots 3.5 and 3.06. Applicant is Burlington County Board of Chosen Freeholders.
- D. Letter from Burlington County Planning Board dated July 9, 2008 regarding Crossroads East.
- E. Letter from Burlington County Planning Board dated July 9, 2008 regarding Crossroads.
- F. Letter from Joseph J. McGovern, Esq., dated July 18, 2008 regarding withdrawal of the application for amendment to the County Solid Waste Management Plan to permit an organic composting facility in Burlington Township, New Jersey.

Motion of DeAngelis, seconded by Ryan to receive and file Correspondence A through F. Motion unanimously approved by all members present.

OLD BUSINESS

There was no old business to be discussed.

NEW BUSINESS

Chairperson Hamilton-Wood called for application PB#2008-06 for Whitesell Construction Co., Inc. Applicant is requesting an extension of the period of protection for 1000 John Galt Way, Block 158, Lot 8.

Chairperson Hamilton-Wood stated that a letter had been received from the applicant requesting that the application be continued until the August 18, 2008 meeting.

Motion of Ryan, seconded by Berry to continue the application as requested. Motion unanimously approved by all members present.

59.

PUBLIC COMMENTS

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

There being no further business motion was made by Berry, seconded by DeAngelis to adjourn the meeting at 8:05 p.m.

John T. Smith, secretary

JTS/ne