

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."

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

Mayor Bill Berry	Council Representative Sean P. Ryan
Mildred Hamilton-Wood	David Woolston
Tim Lutz	Paul Ostrander, Alternate No. 1
James Molimock	Frederick Wainwright, Alternate No. 2
Wayne Morris	

ABSENT: None

ALSO PRESENT: Solicitor David Frank

Chairperson Hamilton-Wood stated that Engineer Guzzi and Planner Petrongolo were excused as there were no applications scheduled for hearing.

RESOLUTIONS

Resolution PB-2009-21

Granting Minor Site Plan approval to Zarah's Enterprises, LLC to permit conversion of an existing bar/restaurant into a home health care medical staffing office on property located at 202 Foundry Street, Florence, Block 14, Lot 1 in the NC Neighborhood Commercial Zoning District.

Motion of Ryan, seconded by Lutz to approve Resolution PB-2009-21.

Upon roll call the Board voted as follows:

YEAS:	Berry, Lutz, Molimock, Morris, Ryan, Woolston, Ostrander
NOES:	None
ABSENT:	None
ABSTAINED:	Hamilton-Wood

Resolution PB-2009-22

Continuing the application of Wawa, Inc. for amended Preliminary and Final Major Site Plan for property located at Route 130 and Cedar Lane, Florence, Block 163.02, Lot 13 in the HC Highway Commercial Zoning District.

114.

Motion of Berry, seconded by Morris to approve Resolution PB-2009-22.

On the question:

Mayor Berry stated that representatives of Wawa did meet with the Board's professional staff and the Florence Township Police Department and worked out some of the issues and will come back to the Board with an updated plan.

Upon roll call the Board voted as follows:

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

Resolution PB-2009-23
Continuing the application of the Church of Saints Francis and Clare for Preliminary and Final Major Site Plan approval with bulk variances for property located at 1290 Hornberger Avenue, Roebing, Block 145, Lot 1 in the NC Neighborhood Commercial Zoning District.

Motion of Ryan, seconded by Berry to approve Resolution PB-2009-23.

On the question:

Chairperson Hamilton-Wood asked if the adjoining property owners would be re-noticed. Solicitor Frank stated that this resolution was for the continuance from last month, but another letter had been received from the applicant requesting another continuance that the Board would have to act on tonight. Chairperson Hamilton-Wood asked how long would we allow before requiring re-notice? Solicitor Frank stated after a couple of months re-notice would be required.

Member Lutz stated that it appears that work is being done on the proposed parking lot property and asked that Engineer Guzzi or some Township official be sent out to investigate.

Upon roll call the Board voted as follows:

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

MINUTES

Motion of Ryan, seconded by Berry to approve the Minutes of the July 20, 2009 meeting as submitted.

CORRESPONDENCE

- A. Compliance review from Engineer Guzzi dated July 30, 2009 regarding ALBAX, LLC subdivision, Block 100, Lot 8.03.
- B. Letter from Louis Berger Group dated August 14, 2009 regarding Freshwater Wetland Mitigation – Lower Craft’s Creek Site.
- C. Letter from Louis Berger Group dated August 14, 2009 regarding Freshwater Wetland Mitigation – Upper Craft’s Creek Site.

Motion of Ryan, seconded by Lutz to receive and file correspondence A through C.
Motion unanimously approved by all members present.

APPLICATIONS

Chairperson Hamilton-Wood called for Application PB#2009-06 for the Church of Saints Francis and Clare. Applicant is requesting Preliminary and Final Major Site plan approval with bulk variances to permit construction of a parking lot on property located at 1290 Hornberger Avenue, Block 145, Lot 1.

Chairperson Hamilton-Wood said that a letter had been received from the applicant’s attorney requesting a continuance until the September 21, 2009 meeting. As discussed previously in the meeting additional notice of the adjoining property owners will not be required for this continuance, but should another continuance be requested additional notice would be required.

Motion of Morris, seconded by Ryan to grant the request for continuance.

Upon roll call the Board voted as follows:

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

OTHER BUSINESS

Appointment of Board Secretary

Motion of Berry, seconded by Lutz to appoint Member Woolston as Secretary. Motion unanimously approved by all members present.

Chairperson Hamilton-Wood stated that there was no public in attendance so there was no need to open for public comment.

116.

Motion of Berry, seconded by Morris to go into Closed Session for the purpose of discussing pending litigation. Motion unanimously approved by all members present.

Following the Closed Session the Board returned to the regular order of business.

There being no further business motion was made by Ryan seconded by Berry to adjourn at 7:45 p.m.

David Woolston, Secretary

DW/ne