

Florence, New Jersey 08518-2323
October 20, 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. Vice Chairman Wilkie called the meeting to order at 7:35 p.m. followed by a salute to the flag.

Board Clerk Erlston 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:

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|--------------------------|----------------|
| Mayor Bill Berry | Craig Wilkie |
| Mildred J. Hamilton-Wood | David Woolston |
| Wayne Morris | James Molimock |
| Council Member Sean Ryan | |

ABSENT: Gene DeAngelis
John T. Smith

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

Board Clerk Erlston was asked to act as secretary in the absence of Member Smith.

RESOLUTIONS

Resolution PB-2008-22

Dismissing without prejudice the application of Whitesell Construction Company, Inc. for an extension of the period of protection of final major site plan approval for construction of a warehouse/distribution building on Block 158, Lot 8, located in a GM General Manufacturing Zoning District.

Motion of Wilkie, seconded by Ryan to approve Resolution PB-2008-22.

Upon roll call the Board voted as follows:

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

87.

Resolution PB-2008-26

Granting the application of Florence 130 Plaza, LLC for relief from a condition of a previously granted site plan approval on Block 162, Lot 5, located in HC Highway Commercial and SM Special Manufacturing Zoning Districts.

Motion of Berry, seconded by Ryan to approve Resolution PB-2008-26.

On the Question:

Councilman Ryan said that one of the conditions of approval was to remove an old sign in front of the property. He stated that he wanted to be sure that this sign be removed. Engineer Guzzi stated that he would ensure that the sign was removed. Solicitor Frank said that he had had a detailed conversation with the applicant regarding this sign removal and the applicant was well aware of the condition.

Upon roll call the Board voted as follows:

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

Resolution PB-2008-27

Deeming incomplete the application of Griffin Pipe for preliminary and final major site plan approval for Block 179, Lots 1.02 – 1.05 located in the GM General Manufacturing Zoning District.

Motion of Ryan, seconded by Morris to approve Resolution PB-2008-27.

Upon roll call the Board voted as follows:

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

Resolution PB-2008-28

Granting the application of Robert and Gina Lounsberry for minor subdivision approval with bulk variances for Block 164.01, Lots 5.01, and 7.04 located in an AGR Agricultural District.

Motion of Morris, seconded by Ryan to approve Resolution PB-2008-28.

Upon roll call the Board voted as follows:

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

88.

MINUTES

Motion of Berry, seconded by Ryan to approve the Minutes of the regular meeting of September 15, 2008 as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. Letter from Richard Brook, Township Administrator, to Punam Corporation regarding property located at 2000 Route 130 North, Block 160.01, Lot 14.
- B. Township Ordinance 2008-15 amending Chapter 91 (Zoning) of the Code of the Township of Florence establishing fees and escrow deposits on land use applications approved by Township Council on September 3, 2008, effective September 27, 2008.
- C. Township Ordinance 2008-16 establishing regulations for the placement of portable home storage units on residential properties approved by Township Council on September 3, 2008, effective September 27, 2008.

Motion of Berry seconded by Ryan to receive and file Correspondence A through C. Motion unanimously approved by all members present.

Chairperson Hamilton-Wood called for Application PB#2008-10 for Griffin Pipe Products Co. Applicant is requesting Preliminary and Final Major Site Plan approval to permit construction of a "Baghouse" addition to the site located at 1100 West Front Street, Florence. Block 179, Lots 1.02 through 1.07.

Chairperson Hamilton-Wood stated that a letter dated October 20, 2008 had been received requesting a continuance until the November 17, 2008 meeting.

Motion of Wilkie, seconded by Ryan to continue the application.

Upon roll call the Board voted as follows:

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

Chairperson Hamilton-Wood called for application PB#2008-11 for Sterling Bank. Applicant is requesting amended Final Major Site Plan approval for property located at 2 East Front Street (4 Broad Street), Florence. Block 58, Lots 3 & 4.

William Hyland, attorney for Sterling Bank stated that the applicant was here for amended site plan. The applicant is requesting approval to some amendments to the plan

most notably a relocation of the entrance from what had been discussed and approved previously. The proposed new entrance would have a canopy over it. There are also some landscaping modifications proposed.

Attorney Hyland stated that he has 3 witnesses in attendance. Scott Horner, senior vice president of the bank, Greg Woodring, architect and Ray Worrell, the engineer who prepared the site plan. The 3 witnesses were sworn in by Solicitor Frank.

Solicitor Frank stated for the record that he had reviewed the hearing notices and they were sufficient to give the Board jurisdiction to hear the application.

Attorney Hyland said that Mr. Woodring would be pointing out the changes that were made to the plan. He said the Mr. Horner could answer any operational question that the Board might have. Mr. Worrell would be able to answer any site plan questions.

Mr. Woodring stated that the main change to the approved plan is the relocation of the entrance to the Front Street side. The proposed entrance has a ramp with a canopy for protection from the elements.

Mr. Woodring stated that they originally had intended to have a pylon that was designed with the intention of anchoring that corner as the entrance onto the commercial district on Broad Street. This requires approval by Township Council due to the fact that it will encroach into the public right of way and the applicant intends to pursue this with Council.

Mr. Woodring stated that the bank is in desperate need of refurbishing and the applicant would like to proceed with the improvements as soon as possible. The parking lot will be started within the next few weeks and they would like to start the improvements to the building within a month if possible.

Responding to a question from Chairperson Hamilton-Wood, Mr. Woodring stated that there are no proposed changes for the area of the building, the driveway or the parking lot.

Chairperson Hamilton-Wood stated that Engineer Guzzi had mentioned an encroachment into the setback due to the canopy. Engineer Guzzi stated that where a 60' front yard setback is required, now 14.47' is proposed. This is the only new variance that is created by the application.

Mayor Berry asked for the height of the canopy. Mr. Woodring answered that at the lowest point it is 9'6" and the highest point is 13'6". Chairperson Hamilton-Wood said that there was concern because this is an area of heavy foot traffic. Mayor Berry asked if there were posts supporting the canopy. Mr. Woodring stated that there would be posts as well as railing for the steps that are along the front of the building. Mr. Woodring pointed out the canopy on the plan. Engineer Guzzi stated that the canopy as proposed would not encroach onto the sidewalk. The canopy is located along the Front Street side.

Solicitor Frank asked for a description of the plan that was being displayed. Mr. Woodring said that the display was the Demolition and New Work Plans and Elevations for Sterling Bank dated 9-1-08. Mr. Woodring stated that he had prepared this plan.

Chairperson Hamilton-Wood asked if there would still be a door on Broad Street. Mr. Woodring said that the Broad Street door would be closed off and the proposed building entrance will be on Front Street.

Councilman Ryan asked about the planting area where the Broad Street entrance was located. Mr. Woodring stated that this would be lawn space. The reason for this is because there is a private office on the front of the building and they want to discourage people from standing near this window. Planner Petrongolo stated that he had suggested foundation plantings along this lawn area to soften this area. Mr. Woodring stated that they would consider installing plantings, but the plantings must be low to the ground for security reasons.

Member Morris asked about the ADA ramp. Mr. Woodring stated that the ADA ramp is 5' wide and is at grade so there would be no problem with handicap access to the bank.

Councilman Ryan asked if there were any sidewalk modifications as part of this application. Mr. Woodring stated that there is a broken sewer line on the Broad Street side of the building. This will be repaired and the sidewalk will be replaced on the Broad Street side. The only other sidewalk that would be replaced is at the ADA ramp and at the back of the parking lot.

Planner Petrongolo said that they had asked that the canopy be shown on the site plan. He said on the architectural drawing there is a note regarding the signage that says "By Others". He asked if there was any signage change proposed for this plan. Mr. Woodring stated that there would be a signage change but that application would come from the sign company. Engineer Guzzi stated that all references to signage should be removed from the plans. Planner Petrongolo stated that the architectural plans should be signed and sealed by a New Jersey licensed architect.

Councilman Ryan asked if the applicant had received the memo from the Environmental Commission. Attorney Hyland stated that the Environmental Commission had raised 2 concerns. The first had to do with shielding the lighting so that it did not spill over onto neighboring residential properties. The applicant agrees to this. The second concern was that the building should be in character with the surrounding neighborhood. Attorney Hyland stated that he was under the impression that the bank was improving the site and keeping with the character of the neighborhood to the best of their ability giving the circumstances that they have to deal with. Mr. Woodring stated that the building will be stucco gray and the proposed canopy will be green.

Attorney Hyland stated that this concluded their presentation. He stated that they would comply with the comments set forth in the review letters for Engineer Guzzi and Planner Petrongolo.

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

Motion of Berry, seconded by Woolston to approve Application PB#2008-11 for Sterling Bank.

Solicitor Frank stated that the applicant has agreed to the following conditions. Foundation planting will be installed on the Broad Street side of the site. These plantings will be low enough to maintain a line of site into the building for security purposes. The canopy will be shown on the site plan as well as the architectural. Signage for the site will be submitted under a different application. Any reference or rendering of signs will be removed from the current site and architectural plans. The architectural should be signed and sealed by a New Jersey licensed architect. Lighting will be shielded in such a way that it does not spill over onto neighboring properties. There will be no change in the intensity of the lighting on the site.

Upon roll call the Board voted as follows:

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

Attorney Hyland thanked the Board and stated that there was one further question to discuss. He said that it is going to be necessary to close the building while these renovations are being done. The bank does not want to inconvenience their customers by closing. They would like to bring in a temporary banking facility that would be placed on a foundation. This would be in place for approximately 3 months. The temporary facility would be a trailer that would have a counter, platform, appropriate security and a small vault. There would have to be walkway to the trailer and it would have to be ADA compliant.

Attorney Hyland asked what the process would be for doing this. Chairperson Hamilton-Wood stated that she did not know that this Board was the right entity to answer this question.

Mayor Berry asked for the sequence of events. Attorney Hyland stated that they would first complete the parking lot and then would place the trailer while the inside work was completed.

Engineer Guzzi stated that an application would have to be made to the Construction Office and Zoning Office for review and a determination as to where the request would be heard.

Councilman Ryan stated that the applicant should speak to Administrator Richard Brook to determine the appropriate jurisdiction. Mayor Berry asked if the applicant knew Tom Layou, Florence Township Construction Code Official, who was in attendance at the meeting. Mr. Layou stated that he and Mr. Brook had spoken to the Mr. Woodring the previous Friday and had advised him to bring this issue up before the Board.

Mr. Woodring said that the bank could close the facility if they gave proper notice to the state. However, there are many customers who would be inconvenienced by a closure. They are just asking to utilize the parking lot for a short amount of time for the temporary bank.

Solicitor Frank stated that he did not know if this was permitted as a use because he hadn't been given time to review the ordinance. There will definitely be some bulk issues. He stated that he suspects that the Township would want to accommodate the bank, but the Board's staff needs sufficient time to research this.

Attorney Hyland stated that they would work through this with the Board's Professionals.

Chairperson Hamilton-Wood called for Application PB#2008-12 for Frank Scamporino, Jr. Applicant is requesting Preliminary Major Site Plan approval with variance for a shopping center located at Route 130 and Cedar Lane, Florence. Block 160.01, Lots 4, 11.01, 11.02, & 24.

John Gillespie, attorney for the applicant, stated that they were here this evening for the purpose of completeness. Attorney Gillespie stated that they have only applied for Preliminary approval for this application. He stated that he has 2 witnesses this evening. Bob Stout, a professional engineer with the firm of Stout and Caldwell and the applicant Frank Scamporino, Jr. Both witnesses were sworn in by Solicitor Frank. The Board agreed that Mr. Stout has been previously qualified as an engineer before this Board.

Attorney Gillespie stated that they have reviewed the letters that were received from the Police Department, Fire Department, Engineer and Planner and would address those as they related to completeness.

Mr. Stout gave an overview of the site. He stated that proposal is for a 107,500 sq. ft. retail center. This consists of a 70,000 sq. ft. grocery store with 3 smaller buildings flanked on each side of it. There are 4 additional pad sites. One of the pad sites is a McDonald's and the actual McDonald's footprint has been incorporated onto the plan. In the center is a bank pad site, although no bank has been attached to it yet. On the corner opposite the Wawa is a restaurant pad site of approximately 4,900 sq. ft. On the southern side near Cedar Lane is a two-story office type use of 7,000 sq. ft.

Mr. Stout stated that circulation on the site is comprised of 2 main travel lanes. Customers entering from Rt. 130 north will be able to access the pad sites along the highway without entering the main shopping center. Customers who want to access the grocery store need only to continue down the entry road to the parking for the main shopping area.

The circulation has been designed for tractor-trailer turn arounds. The driveway on Cedar Lane has been positioned opposite Hunt Circus Drive.

Mr. Stout stated that for stormwater there are a series of smaller recharge basins to the left and right of the main entry along Cedar Lane and along the rear of the site. These all funnel into a wet pond to the rear of the property. This property has some wetlands on it. These wetlands have been delineated and sent to the State for approval.

The wooded buffer (approximately 250') that backs up to the Tall Pines development will remain. Landscaping has been provided and the site lighting incorporates the shoebox style lighting.

Mr. Stout stated that the access/egress on the Cedar Lane side has 3 lanes – one entering the site, one exiting left turn and one exiting straight or right turn. The entry from Route 130 is right turn in and right turn out only.

Engineer Guzzi stated that his review letter dated October 16, 2008 outlines items A through K with respect to completeness.

Item A is a preliminary delineation of stream encroachment. Mr. Stout stated that the delineation from FEMA is on the plan. He stated that he would add the flood line onto the plan.

Item B all structures, wooded areas within the tract and adjoining tracts and all trees greater the 6" in diameter within the tract. Mr. Stout said that they have identified everything outside the wetlands and wetlands buffer. Nothing within these areas will be touched. Engineer Guzzi stated that the requested waiver is for those areas in the wetlands.

Item C all lot lines and names of owners of lots within 200' of the site. Mr. Stout stated that he would add the missing lot lines to the plan.

Item D an indication of drainage conditions and directions of water flow on the side of the roads opposite the site. Engineer Guzzi stated that the applicant has provided a stormwater management plan for the site so he would support the request for waiver.

Item E drainage area map and drainage calculations. Engineer Guzzi stated that this was submitted but the soil borings were not witnessed and according to the municipal ordinance they must be witnessed. Engineer Guzzi stated that this would be acceptable

as long as the borings can be verified as a condition of approval. Attorney Gillespie agreed to this.

Item F cross section of the water courses at an appropriate scale. Engineer Guzzi said that there was a stream along the back edge of the property. The applicant has asked for a waiver of the cross section, as they will have no impact in this area. Mr. Stout showed an aerial view of the site and indicated where the stream is located. Engineer Guzzi stated that rather than do a cross section of the entire stream they could provide the cross section where there is the outflow of the wet basin. Attorney Gillespie agreed to this.

Solicitor Frank about asked for a description of the display plans for the record. Mr. Stout said that the first drawing A1 is the plan that was submitted and is a composite of the landscaping, lighting and the site plan dated 9-30-08. The second is the same drawing on a smaller scale superimposed on the State aerial.

Engineer Guzzi continued with his review of completeness.

Item G building elevations. Engineer Guzzi stated that typically the Board likes to have an idea as to what the complex will look like. The applicant has requested a waiver. Attorney Gillespie asked the Board to grant a waiver for completeness purposes only, but as a condition to Preliminary it would be submitted with Preliminary. Mr. Scamporino stated that they have McDonalds so they can submit McDonalds. For the other out parcels there are no tenants yet so it would be a guess. Architecturals can be submitted for the large building. Engineer Guzzi stated that the site would have some kind of a themed design. He said that the Board is not really looking for details. Mr. Scamporino said that the office building would match the main structure. He said that they wouldn't be able to provide architectural for the bank pad or the restaurant pad. Mr. Stout said that the layout of these 2 pads and the traffic flow would not change.

Item H freestanding sign details showing location and dimensions. Engineer Guzzi stated that no signs have been provided. Attorney Gillespie stated that there were no signs presented at this time. The applicant will come back with a separate sign package.

Item I sight triangles at intersections. Engineer Guzzi stated that he could not find them on the plan. Mr. Stout said that sight triangles were located on the landscape plan but he would add them to the site plan.

Item J architect's scaled elevation. The applicant has agreed to supply 3/5 of the architectural elevations for the site.

Item K submission of all required state and federal approvals. Engineer Guzzi stated that the applicant is still in the approval process and they have submitted copies of the applications for approval from other agencies. Engineer Guzzi asked that the applicant provide a copy of all the required approvals. Attorney Gillespie agreed to this.

Solicitor Frank stated that he wanted to summarize the requested waivers. Waivers have been requested for submission of any architectural drawings for the restaurant and the bank. No sign package has been submitted, as this will be a separate application. A waiver has been requested for the identification of the trees in the wooded areas that are going to remain. A waiver has been requested for the cross section of the watercourse in that same area. A waiver has been requested for witnessing the soil borings – but this will be conditioned upon any approval. A waiver has been requested for the drainage conditions and direction of flow. Engineer Guzzi stated that this is a technical waiver as this information is included in the stormwater management plan.

Member Morris asked if the applicant had applied to NJDOT for access. Mr. Stout stated that they had submitted this approximately 3 weeks ago. He stated that they have also submitted to Burlington County, to Soil Erosion, to NJDEP and NJDOT.

Motion of Berry, seconded by Ryan to grant the waivers and deem the application complete.

Upon roll call the Board voted as follows:

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

OTHER BUSINESS

A. Review of proposed meeting dates for 2009.

The meetings for January and February are tentatively scheduled for the 4th Monday's due to the holidays on the 3rd Monday's. Vice Chairman Wilkie has a conflict on the 4th Monday of the month and asked the other Board members if the date could be changed. He suggested January 29, 2009.

Motion of Wilkie, seconded by Morris to reschedule the January meeting to January 29, 2009. The Board voted in favor of rescheduling the meeting. The February meeting will remain as scheduled on February 23, 2009.

B. Township Ordinance 2008-19 regarding an amendment to Chapter 91 of the Code of the Township of Florence, to designate the entirety of a property known as Block 160.01, Lot 2.01, as being within the Highway Commercial (HC) Zoning District, subject to the Special Manufacturing Overlay (SMO) District Zoning regulations.

Chairperson Hamilton-Wood stated that the Board had received a memo from Administrator Richard Brook. She asked Solicitor Frank to give the Board direction as to what their role is in this process. Solicitor Frank stated that the Board should review the ordinance and decide whether or not it was consistent with the Master Plan. Typically

the Board could make a finding and that could be relayed back to the Council in the form of a letter.

Planner Petrongolo stated that he had reviewed the ordinance revision and compared this to the Master Plan. He stated that the proposed ordinance amendment is in conformance with several of the objectives of the Master Plan and Reexamination Reports. He stated that these objectives were outlined in the letter that he had presented to the Board at this meeting.

Planner Petrongolo stated that this parcel, which is known as Block 160.01, Lot 2.01 is, zoned both Highway Commercial with the Special Manufacturing Overlay and Agricultural. This is due to a subdivision that occurred a few years ago. The split zoning on this lot is an impediment to development of the lot.

Motion of Wilkie, seconded by Ryan to find the proposed Ordinance 2008-19 consistent with the objectives of the Florence Township Master Plan.

Upon roll call the Board voted as follows:

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

The Board directed Solicitor Frank to prepare a letter to Township Council regarding the finding of consistency.

MASTER PLAN REVIEW/DISCUSSION

Chairperson Hamilton-Wood stated that the Board would have a special COAH meeting on December 2, 2008.

PUBLIC COMMENT

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

Motion of Berry, seconded by Wilkie to go into closed session for the purpose of discussing personnel/professional appointments. Motion unanimously approved by all members present.

The Board returned to the regular order of business.

97.

Motion of Berry, seconded by Ryan to create a subcommittee to review responses to an RFP for conflict engineer for the NFI application. Motion unanimously approved by all members present.

Motion of Wilkie, seconded by Ryan to adjourn. Motion unanimously approved by all members present.

John T. Smith, Secretary

JTS/ne