

Florence, New Jersey 08518-2323  
December 21, 2009

The regular meeting of the Florence Township Planning Board was held on the above referenced 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	Sean P. Ryan (Council Representative)
Mildred Hamilton-Wood	David Woolston
Tim Lutz	Paul Ostrander (Alternate No. 1)
Wayne Morris	Frederick Wainwright (Alternate No. 2)

ABSENT: Jim Molimock, Planner Joseph Petrongolo

ALSO PRESENT: Solicitor David Frank  
Engineer Dante Guzzi

## RESOLUTIONS

### **Resolution PB-2009-29**

**Granting the application of Craft Stewart, LLC (Estates at Oak Mills) for an amendment to the Final Major Subdivision approval to permit development of the site to be completed in phases for property located at 1100 West Front Street, Block 156.01, Lot 2.**

Motion of Berry, seconded by Lutz to approve Resolution PB-2009-29.

Upon roll call the Board voted as follows:

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

## MINUTES

Motion of Lutz, seconded by Berry to approve the Minutes of the November 16, 2009 as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. Memorandum from New Jersey League of Municipalities regarding new legislation.
- B. Letter from Burlington County Planning Board dated November 5, 2009 regarding ALBAX, LLC.
- C. Review letter from Planner Petrongolo dated November 18, 2009 regarding Wawa, Inc.
- D. Review letter from Planner Petrongolo dated November 16, 2009 regarding Church of Saints Francis and Clare.
- E. Review letter from Engineer Guzzi dated November 12, 2009 regarding Church of Saints Francis and Clare.
- F. Letter from Assistant Administrator Thomas A. Sahol dated December 7, 2009 regarding tree removal request/approval.

Motion of Ryan, seconded by Berry to receive and file Correspondence A through F.

Chairperson Hamilton-Wood stated that there were no application or other business to address and asked for a motion to open the meeting to public comments.

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

Motion by Berry, seconded by Woolston to go to closed session to receive the advice of counsel and discuss potential litigation. Motion unanimously approved by all members present.

The Board returned to the regular order of business.

Motion of Ryan, seconded by Berry to adjourn the meeting at 9:15 p.m. Motion unanimously approved by all members present.

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David Woolston, Secretary

DW/ne