

**FLORENCE TOWNSHIP PLANNING BOARD
REGULAR MEETING – May 17, 2010
7:30 P.M.**

**FINAL AGENDA
2nd Draft**

1. CALL TO ORDER, SALUTE TO THE FLAG AND SUNSHINE STATEMENT
2. ROLL CALL
3. RESOLUTIONS
 - A. Resolution PB-2010-07 memorializing the finding of ordinance No. 2010-07 substantially consistent with Master Plan and authorizing report to the governing body.
4. MINUTES – regular meeting of April 19, 2010.
5. CORRESPONDENCE
 - A. Letter from Burlington County Planning Board dated April 15, 2010 regarding CoFlow subdivision, Block 165.01, Lots 2.10, 2.11, & 2.12.
 - B. Letter from State of New Jersey Department of Transportation dated May 10, 2010 regarding submission of permit applications to New Jersey Department of Environmental Protection for US Route 130 over Craft’s Creek Bridge Replacement Project.
 - C. Letter from State of New Jersey Department of Transportation dated May 10, 2010 regarding submission of an application for Flood Hazard Area Verification to New Jersey Department of Environmental Protection for US Route 130 Crossing of Craft’s Creek.
6. OLD BUSINESS

There is no old business to be discussed at this time.
7. NEW BUSINESS
 - A. Application PB#2010-03 for Roma Bank. Applicant is requesting amended Preliminary and Final Major Site plan for Roma Bank Phase II (Offices at Mallard Creek)for a proposed 25,720 sq. ft. medical and general office building at 2160 Route 130, Florence Township. Block 166.13, Lot 1.
Rudolph A. Palombi, Esquire
Application filed May 3, 2010.

REPORTS/CORRESPONDENCE

- PB#2010-03A Review letter from Thomas Sahol, Shade Tree Representative dated May 4, 2010.
- PB#2010-03B Review letter from Police Chief Stephen Fazekas dated May, 6, 2010.
- PB#2010-03C Review letter from Engineer Guzzi dated May 12, 2010.
- PB#2010-03D Review letter from Florence Township Environmental Commission dated May 11, 2010.
- PB#2010-03E Review letter from David Lebak, Director of Water & Sewer dated May 13, 2010.
- PB#2010-03F Letter from Florence Township Fire Official, Brian Richardson dated May 14, 2010.

- B. Application PB#2010-04 for Cream-O-Land Dairies, LLC. Applicant is requesting Preliminary and Final Major Site Plan with bulk variances for the purpose of siting a trailer adjacent to the existing building on the site located at 529 Cedar Lane, Florence. Block 155.47, Lot 12.01.

Application filed May 3, 2010

REPORTS/CORRESPONDENCE

- PB#2010-04A Review letter from Police Chief Stephen Fazekas dated May 6, 2010.
- PB#2010-04B Review letter from Thomas Sahol, Shade Tree Representative dated May 6, 2010.
- PB#2010-04C Review letter from Planner Petrongolo dated May 13, 2010.
- PB#2010-04D Review Letter from Florence Township Code Official, Thomas Layou dated May 14, 2010.
- PB#2010-04E Review letter from Florence Township Fire Official, Brian Richardson dated May 14, 2010.

8. OTHER BUSINESS

- A. Florence Township Ordinance No. 2010-07. An Ordinance of the Township of Florence amending Chapter 91 of the Florence Township Code and specifically amending Section 91-74 to require sidewalks as a condition of Land Use Approval and of Construction Permits. Adopted by Council on April 21, 2010 and due to take effect on May 15, 2010.

- A1. Letter from Solicitor Frank to Mayor and Council dated April 21, 2010 stating that the proposed ordinance was generally consistent with the Township's Master Plan but listing several areas where the ordinance as proposed was inconsistent with the Municipal Land Use Law.

9. PUBLIC COMMENTS
10. MASTER PLAN REVIEW/DISCUSSION
 - A. COAH
 - B. Cross Acceptance
 - C. Wastewater Management
 - D. Stormwater Management
11. ADJOURNMENT