

**FLORENCE TOWNSHIP PLANNING BOARD  
REGULAR MEETING – October 18, 2010  
7:30 P.M.**

**FINAL AGENDA**

1. CALL TO ORDER, SALUTE TO THE FLAG AND SUNSHINE STATEMENT
2. ROLL CALL
3. RESOLUTIONS
  - A. PB-2010-14 granting the application for preliminary and final major site plan approval to Vogelbacher Properties, LLC to convert an abandoned lumber warehouse to an Amish Farmers Market on property located at 2039 US Route 130 South, Florence Township. Block 159, Lot 4.01.
  - B. PB-2010-15 continuing the application of Pulte Group, Inc. for amended final subdivision approval to revise grading and landscaping plans for property known as Estates at Oak Mills, Block 156.01, Lot 2.
4. MINUTES – regular meeting of September 20, 2010.
5. CORRESPONDENCE
  - A. Letter from Planner Petrongolo dated September 23, 2010 regarding compliance review for Application PB#2010-05 for Rocco Gangone.
  - B. Letter from the NJ Department of Environmental Protection dated September 16, 2010 Draft Solid Waste Facility Permit Renewal Burlington County Landfill.
  - C. Letter from Thomas A. Sahol to Dante Guzzi dated September 27, 2010 regarding Estates at Crossroads Tree Inspections.
  - D. Letter from Thomas A. Sahol to Dante Guzzi dated September 27, 2010 regarding Manors at Crossroads Tree Inspections.
  - E. Letter from Engineer Guzzi dated October 7, 2010 regarding compliance review for Application PB#2010-05 for Rocco Gangone.
  - F. Letter from Burlington County Planning Board dated October 6, 2010 regarding Rocco's Pizza.
  - G. Letter from Burlington County Planning Board dated October 7, 2010 regarding CoFlow Subdivision.

6. OLD BUSINESS

7. NEW BUSINESS

- A. Application PB#2010-07 for Pulte Group, Inc., Applicant is requesting amended final subdivision approval to revise the grading and landscaping plans for property known as Estates at Oak Mills, Block 156.01, Lot 2. Nicholas T. Menas, Esquire  
*Application received September 3, 2010 and was placed on the September agenda. This application was continued to the October meeting at the request of the applicant.*

REPORTS/CORRESPONDENCE

- PB#2010-07A Review letter from Florence Township Police Chief, Stephen Fazekas dated September 10, 2010.  
PB#2010-07B Review letter from Engineer Guzzi dated September 16, 2010.  
PB#2010-07C Review letter from Florence Township Fire Official, Brian T. Richardson dated September 17, 2010.  
PB#2010-07D Review letter from Florence Township Director of Water and Sewer dated September 16, 2010.  
PB#2010-07E Review letter from Planner Petrongolo dated September 17, 2010.  
PB#2010-07F Review letter from Florence Township Shade Tree Commission dated September 27, 2010.  
PB#2010-07G Review letter from Engineer Guzzi dated October 8, 2010.  
PB#2010-07H Review letter from Florence Township Environmental Commission dated October 14, 2010.

- B. Application PB#2010-08 for Harkins Lane Plaza, LLC. Applicant is requesting amended final major site plan for property located at Harkins Drive and Route 130 South. Block 159, Lots 5.02 & 5.06. David Shafkowitz, Esq.

*Application received September 29, 2010.*

REPORTS/CORRESPONDENCE

- PB#2010-08A Resolution PB-2006-38 for subdivision approval, Resolution PB-2006-49 for preliminary major site plan and Resolution PB-2006-53 for final major site plan approval for subject property.  
PB#2010-08B Review letter from Engineer Guzzi dated October 8, 2010.  
PB#2010-08C Review letter from Planner Petrongolo dated October 14, 2010.  
PB#2010-08D Review letter from Fire Official Brian Richardson.

8. OTHER BUSINESS

- A. Tentative dates for 2011 Planning Board meeting.

- B. Florence Township Resolution No. 2010-211. A resolution authorizing and directing the Florence Township Planning Board to cause a preliminary investigation to be made pursuant to the New Jersey local development and housing law, as to whether certain property owned by Griffin Pipe along West Front Street within the Township of Florence is “An Area in Need of Redevelopment” within the meaning and intent of said statute.

9. PUBLIC COMMENTS

10. MASTER PLAN REVIEW/DISCUSSION

- A. COAH
- B. Cross Acceptance
- C. Wastewater Management
- D. Stormwater Management

11. ADJOURNMENT