

**FLORENCE TOWNSHIP PLANNING BOARD  
REGULAR MEETING – December 20, 2010  
7:30 P.M.**

**PRELIMINARY AGENDA**

1. CALL TO ORDER, SALUTE TO THE FLAG AND SUNSHINE STATEMENT
2. ROLL CALL
3. RESOLUTIONS
  - A. PB-2010-16 granting the application Of Pulte Group, Inc. for amended final subdivision approval to revise the grading and landscaping plans for property known as Estates at Oak Mills. Block 156.01, Lot 2.
  - B. PB-2010-17 granting the application Harkins Lane Plaza, LLC. for amended final Major site plan approval for property located at Harkins Drive and Route 130 south. Block 159, Lots 5.02 & 5.06.
  - C. PB-2010-18 Recommendation that Township Council find property owned by Griffin Pipe Products Company and known as Block 179, Lots 1.02 through 1.05 and Block 156.01, Lot 2 as an area that needs redevelopment.
4. MINUTES – regular meeting of November 15, 2010.
5. CORRESPONDENCE
  - A. Letter from Land Use Clerk Nancy Erlston to Township Clerk Joy Weiler dated November 22, 2010 regarding the Planning Boards recommendation to Township Council that property owned by Griffin Pipe be designated as an area in need of redevelopment.
  - B. Township Council Resolution No. 2010-250 “Resolution Accepting Recommendation of Township Planning Board Regarding Boundaries of Proposes Redevelopment Area for Griffin Pipe Properties Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.”
  - C. Letter from Township Administrator Richard Brook to Griffin Pipe dated December 6, 2010 regarding Resolution No. 2010-250.
  - D. Letter from Burlington County Soil Conservation District dated November 23, 2010 regarding Rocco’s Pizza.
  - E. Letter from Burlington County Board of Chosen Freeholders dated November 17, 2010 regarding Burlington County Farmland Preservation Program.

- G. Letter from Engineer Guzzi dated November 23, 2010 regarding Oak Mill Pulte Homes.
  - H. Letter from Engineer Guzzi dated November 23, 2010 regarding Oak Mill Pulte Home, Railroad Crossing Conceptual Grading Plan.
  - I Letter from New Jersey Department of Environmental Protection dated November 29, 2010 regarding Solid Waste Facility Permit Renewal Burlington County Landfill.
  - J. Letter from Burlington County Planning Board dated December 6, 2010 regarding Roma Bank Offices at Mallard Creek.
- 6. OLD BUSINESS
  - 7. NEW BUSINESS
  - 8. OTHER BUSINESS
  - 9. PUBLIC COMMENTS
  - 10. MASTER PLAN REVIEW/DISCUSSION
    - A. COAH
    - B. Cross Acceptance
    - C. Wastewater Management
    - D. Stormwater Management
  - 11. ADJOURNMENT