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Florence, New Jersey 08518-2323  
April 18, 2011

The Regular meeting of the Florence Township Planning Board was held on the above 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 provided and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Mayor Bill Berry	Council Representative Dennis O'Hara
Mildred Hamilton-Wood	Paul Ostrander
Tim Lutz	
Wayne Morris	

ABSENT: James Molimock  
Frederick Wainwright  
Charles Bauer

ALSO PRESENT: David Frank, Esq.  
Scott Brown, P.E. (substitute for Dan Guzzi)  
Joseph Petrongolo, P.P.

#### SWEARING-IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES

Chairperson Hamilton-Wood stated that the only member still to be sworn in was Mr. Molimock who was not in attendance this evening. Solicitor Frank stated that he would like to swear in Scott Brown as an expert for the Board in the field of engineering. Mr. Brown was sworn in.

Mayor Berry announced that he had received a phone call earlier in the day from Planning Board Alternate No. 2, Charles Bauer. Mr. Bauer was recently elected to the Fire Commission and is no longer eligible to serve on the Planning Board. Mr. Bauer offered a verbal resignation that Mayor Berry accepted. Mayor Berry stated that he would appoint a new alternate member to the Planning Board prior to the next meeting.

Chairperson Hamilton-Wood offered the Board's thanks to Mr. Bauer for his service to the Board.

#### INFORMAL PRESENTATIONS

A. Proposal to change from a fence fabrication company to a pool and spa company

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on property located at 2037 Route 130 South, Florence Township. Presented by Frank Natoli, Perigrine Partners.

Mr. Natoli said that this discussion is not really to change the use from a fence company to a pool/spa company. He said that he had approvals to operate his fence business and he was required to get a variance to have a display area next to the building. The fence business is gone because of the housing crunch. Mr. Natoli stated that he would like to lease out the building. One of the positive attributes of the building is that it is on Route 130 and is visible to highway traffic. Mr. Natoli said that the inquiries he has received regarding the leasing of the building were from people who want to have outside displays.

Mr. Natoli said that he had contacted Florence Township Zoning Officer Richard Brook about leasing the property to a business that would like to utilize the outside display area. After investigating the request, Richard Brook responded that the Planning Board resolution was very specific as to what could be displayed in the outside area, namely fence. The only way to change the merchandise displayed outside is to make an application to the Planning Board. Mr. Natoli stated that he wanted to be given the same consideration to use his outside display area as other township businesses (especially the Vogelbacher property adjacent to his property) have been given.

Solicitor Frank advised Mr. Natoli that the purpose of an informal presentation was to approach the Board with an idea and ask the Board for suggestions on how to make it work.

Solicitor Frank stated that if Mr. Natoli had a sketch or an idea then the Board could hear that. The Board can't grant a variance or any kind of approval tonight, because no formal application has been submitted. Mr. Natoli asked whether Zoning could do that. Solicitor Frank answered no. He said that the Zoning Officer is an administrative officer. His job is to administer the ordinances to do exactly what they say and to administer the approvals of this Board and the Zoning Board to do exactly what those approval resolutions say. Solicitor Frank stated that in the resolution of approval for Mr. Natoli's property there was quite a bit of discussion about the outdoor display area looking more like a garden than a display area because the fence would be arranged in such a way to give an inherently attractive appearance. There was a lot of consideration that went into this particular display area, as there is any time the Board grants a variance for anybody to do anything. The Board always is obliged to find that there are positive criteria that would enable the grant of the variance and that the grant doesn't offend the negative criteria.

Mr. Natoli asked if there is a variance needed to change the outdoor display area? Solicitor Frank answered yes there was because the approval was very specific for this outdoor display area.

Mr. Natoli submitted before and after photographs of his property. He stated that his proposal is to be able to use the existing, defined outdoor display area for purposes that

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fall within the permitted use of Highway Commercial. He said that he does not want to come back to the Planning Board each time he has a tenant who wants outdoor display. Chairperson Hamilton-Wood stated that she does not believe that the Board could ever give that assurance to any applicant. Mayor Berry said that for instance the current display area shows a few different types of fence. Mr. Natoli had stated that he wanted to change to fiberglass pools. That would be a very different display aesthetically than what is currently there.

Mr. Natoli stated that he understands that the Board wants to scrutinize this proposal but didn't understand why there was zero scrutiny given to other sites. Solicitor Frank stated that every variance stands on its own. This Board does not create precedence. Solicitor Frank read from the resolution of approval for Mr. Natoli's property "the display of the fence materials including arbors and benches, will appear more like a landscaped arrangement than the display and storage of materials." Based upon this the Board found that the benefits outweigh the detriments. If Mr. Natoli wants to request a specific outside display you would have to ask for it, as each display is specific.

Council Representative O'Hara stated that the Board had also granted variances regarding parking and curbing based on the low volume of customers per day expected for the fence business. He said that a pool display might generate more customer trips and require a change to the parking on site. He said that the Board should have the opportunity to review plans.

Mayor Berry stated that in his opinion as a citizen of Florence, he would love to see a viable use for that building but the Board can't speak in generalities. He stated that what Mr. Natoli has suggested is significantly different than what is currently there. Mayor Berry stated that the Board welcomes the opportunity to work with Mr. Natoli and would even consider setting up a technical review committee.

Solicitor Frank stated that Mr. Natoli is able to come before this Board to seek approval and additional variances if required for the site. He stated that Mr. Natoli would need to come before the board for site plan approval for any use other than the one that currently existing on the site.

B. Proposal to convert former Brandow building located at 1085 Route 130 to a commercial brand "Jiffy Lube" type site for oil changes. Presented by Jeffrey Lucas, Lucas & Co. and Christopher Sarter, Greased Lightning.

Mr. Lucas stated that this property started as a gas station. It then became Totten Chevrolet and then finally was Brandow Chevrolet who used for their used car sales and detail shop. This is a large property an acre and one half comprised of 3 lots. Mr. Lucas stated that he showed the property for Chris Sarter who liked it very much for his business. Mr. Sarter's business is called Greased Lightning. This business is to go to restaurants around the Pennsylvania and New Jersey area and clean their kitchens with a power washing operation. Mr. Sarter thought that in order to utilize the entire property he could bring a national franchise here and convert this into a fast lube company.

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Mayor Berry asked if this proposal was for the power washing company or the fast lube company? Mr. Sarter stated that it would be an office use for Greased Lightning and also the quick lube use in order to utilize the entire property. He stated that they have met with 2 large brands – Valvoline and Castrol and he still has to meet with Exxon and Mobile. Right now they are doing demographics to see if the area would support the business. Mr. Sarter stated that he would like to go to a national brand because traffic would drive it a lot faster than just Greased Lightning Express Lube. He said that in regards to community he sees this as a nice fit because it would be a brand name right on Route 130.

Mr. Sarter said that he would like an informal feeling from the Board on opening this type of business in this location before committing to buying the property.

Mr. Lucas showed the Board a concept plan to show how cars would enter the site from Route 130 and travel behind the building to one of three bays. Cars would enter the bays in the back, come out through the front and exit the site onto Station Road and then back to Route 130.

Mr. Lucas stated that they would eliminate the parking in front of the building and add some sidewalk and include some landscaping in front of the sidewalk.

Mr. Sarter stated that with an express lube there is in and out traffic. The only vehicles that would be on the property at the end of the day would be the Greased Lightning vehicles. These would be parked neatly on the back property line.

Chairperson Hamilton-Wood stated that this proposal is for two businesses on one property. Solicitor Frank stated that the HC/SMO zone does permit the 2 uses on one property.

Chairperson Hamilton-Wood asked if this oil change business was regulated by NJDEP? Mr. Sarter said yes that both the quick lube and his Greased Lightning business were heavily regulated.

Chairperson Hamilton-Wood stated that the Board has a lot of parking concerns and traffic concerns. Mr. Sarter stated that the demographics that have come back indicate that there would be 25 cars a day and this is a stretch. The express lube would be open from 8 in the morning until 7 at night so there would be a lot of down time between cars. He stated that there wouldn't be a build-up of cars that would interfere with the parking of the Greased Lightning vehicles, which include vans and maybe an enclosed tow behind trailer. These would be parked behind the building.

Chairperson Hamilton-Wood asked if the business operates on weekends? Mr. Sarter answered that both businesses operate 7 days a week. Member Morris asked how many cars are serviced in an hour's time? Mr. Sarter said that a typical oil change took 20 minutes. Member Morris said that he was concerned with how many cars would be lined

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up waiting for service. Mr. Lucas stated that they designed the site so that the cars would drive to the back of the building so you could probably stack 6 cars there and not interfere with traffic on Route 130. Member Morris asked if the plan was to buy the property or lease it. Mr. Sarter stated that his intention was to lease the property with the option to buy.

Vice Chairman Lutz stated that he was not comfortable for the traffic to exit onto Station Road, as it would add traffic into the residential neighborhood. Following a discussion the Board suggested exiting via Parkside Avenue to the rear of the site.

#### MINUTES

Motion of Berry, seconded by Lutz to approve the Minutes from the regular meeting of January 24, 2011 as submitted. Motion unanimously approved by all members present.

#### OTHER BUSINESS

- A. Florence Township Council Resolution No. 2011-71 “A resolution authorizing and directing the Florence Township Planning Board to cause preliminary investigation to be made pursuant to the New Jersey Local Development and Housing Law, as to whether certain property owned by Florence Township on West Second Street, and commonly identified as the former Duffy School and the adjacent two lots are “An area in need of redevelopment” within the meaning and intendment of said statute and to prepare a redevelopment plan in accordance with this resolution.”

Planner Petrongolo stated that the process of the redevelopment plan has been started and he presented an aerial plan of the site. Chairperson Hamilton-Wood directed that the Redevelopment hearing be scheduled for the May 16, 2011 meeting and that the board Clerk publish the appropriate public notices.

- B. Appointment of the Environmental Commission delegate. The Board appointed James Molimock as the delegate to the Environmental Commission.

#### PUBLIC COMMENTS

The meeting was opened to public comment. Seeing no one wishing to comment, motion was made by Mayor Berry, seconded by Vice Chairman Lutz to close the public comment. Motion unanimously approved by all members present.

Motion of Berry, seconded by Lutz to adjourn the meeting at 8:32 p.m.

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Paul Ostrander, Secretary

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