

Florence, New Jersey 08518-2323  
December 19, 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 to the official newspaper and posted in the main hall of the municipal complex."

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

Mayor Bill Berry	Wayne Morris
Mildred Hamilton-Wood	Council Representative Dennis O'Hara
Tim Lutz	Frederick Wainwright
James Molimock	Thomas McCue

ALSO PRESENT: Solicitor David Frank  
Engineer Dan Guzzi

ABSENT: Planner Joseph Petrongolo (excused)

## RESOLUTIONS

### **Resolution PB-2011-07**

**Finding Township Ordinance No. 2011-16 substantially consistent with the Master Plan and authorizing report to the governing body.**

Motion of Lutz, seconded by Wainwright to approve Resolution PB-2011-07.

Upon roll call the Board voted as follows:

YEAS: Berry, Lutz, Morris, O'Hara, Wainwright, McCue  
NOES: None  
ABSENT: None

### **Resolution PB-2011-08**

**Granting Preliminary and Final Major Subdivision with bulk variances for Roebing Redevelopment Site, Hornberger Avenue, Roebing, NJ. Block 139, Lot 1, 1.01 & 3.**

Motion of Berry, seconded by Lutz to approve Resolution PB-2011-08.

Upon roll call the Board voted as follows:

46.

YEAS: Berry, Lutz, Morris, O'Hara, Wainwright, McCue  
NOES: None  
ABSENT: None

#### MINUTES

Motion of Berry, seconded by Lutz to approve the Minutes from the regular meeting of November 21, 2011 as submitted. Motion unanimously approved by all members present.

#### CORRESPONDENCE

- A. Letter from Burlington County Planning Board dated November 30, 2011 regarding Roebing Redevelopment subdivision.
- B. Letter from Board Solicitor Frank dated December 4, 2011 regarding Ordinance No. 2011-16 Chapter 91 Code Amendment Report of the Planning Board finding of Consistency with the Master Plan.
- C. Ordinance 2011-16. An ordinance of the Township of Florence amending Chapter 91 (Zoning) of the Code of the Township of Florence to adopt an updated and amended Official Map and an updated and amended Zoning map and to make amendments to the zoning standards for the RC zoning district.

Motion of Lutz, seconded by Wainwright to receive and file Correspondence A through C. Motion unanimously approved by all members present.

#### INFORMAL PRESENTATION

Chairperson Hamilton-Wood called for the informal presentation by Michael Sawka for 1200 Hornberger Avenue (Murphy's Tavern). The proposal is to convert the existing tavern with two apartments into a law office with two apartments.

Chairperson Hamilton-Wood stated that informal presentations are limited to 10 minutes and are non-binding.

Mr. Sawka stated that if he is able to come to an agreement with the present owner of Murphy's Tavern and is able to get financing the plan is to keep the apartments upstairs and convert the first floor to a law office. He stated that he would keep the oval bar and use it as the legal secretary's workstation. The current interior layout would be fine and no construction would be required to convert the bar area to an office.

Chairperson Hamilton-Wood asked what the current zoning was for the property. Engineer Guzzi stated that it was zoned Neighborhood Commercial and an office would be a permitted use.

Chairperson Hamilton-Wood asked if there were any ADA requirements? Mr. Sawka stated that he could run a ramp from the far right steps across the front and it would enter from the left side. The slope would meet the requirements. Chairperson Hamilton-Wood asked if this would be in the right-of-way? Engineer Guzzi asked if the ramp would be any closer to the street than the existing steps? Mr. Sawka stated that it yes it would be in front of the vestibule. Engineer Guzzi asked if Mr. Sawka had a survey that would indicate whether the ramp would be on the property or in the right-of-way? Mr. Sawka stated that he did not have a survey.

Solicitor Frank said that the problem for the Board with a ramp is that the Board can't allow you to put something in the public right-of-way. So it is important the Mr. Sawka get a survey that show where the limits are and it would be extremely helpful to insure that any ramps fit within the boundaries of the property and not impinge upon any rights-of way.

Chairperson Hamilton-Wood asked what the township requirements on parking were. Engineer Guzzi stated that this would be based on the square footage of the office plus requirements for the 2 apartments. Mr. Sawka estimated that the office space would be 600 sq. ft. Engineer Guzzi stated that the parking requirement for 600 sq. ft. would be between 3 and 4 parking stalls plus an additional 3 parking stalls for the apartments upstairs and there would have to at lease one handicap accessible space.

Mr. Sawka stated that currently there are 3 garages (2 of them that could be used for parking) and you could fit 4 cars angle parked on the Station Road side of the building. The driveway could fit 2 spaces. Engineer Guzzi stated that it appears that Mr. Sawka will be able to meet the parking.

Solicitor Frank stated that the Board does not have a lot of control over the RSIS requirements which determine the parking for the residential use (that is driven by state regulation) and the federal requirement that there be an accessible space.

Chairperson Hamilton-Wood asked about signage. Engineer Guzzi stated that there could be one building sign. The size of the sign would be a percentage of the square footage of the façade building. Council Representative O'Hara asked if two signs would be permitted since there are two street frontages. Engineer Guzzi said possibly but he would have to check the ordinance.

Solicitor Frank stated that he has also seen a lift apparatus used in tight spaces instead of ramps. Engineer Guzzi stated that there is a rear entrance and Mr. Sawka should look into this also as the accessible entrance does not necessarily have to be the front door.

Mr. Sawka thanked the board for their time.

## APPLICATIONS

48.

There are no applications at this time.

#### OTHER BUSINESS

Chairperson Hamilton-Wood stated that the Board had to discuss the meeting dates for 2012. She stated that there is the requirement to change the meeting date to accommodate Mayor Wilkie. Chairperson Hamilton-Wood said that the 4<sup>th</sup> Wednesday was proposed as the meeting date and asked if there were any conflicts. Board Clerk Erlston stated that none of the Board Members had called with a conflict. She said that the only conflict that she saw was the December meeting which would be December 26<sup>th</sup> and might be too close to Christmas. She suggested keeping the December meeting to the 3<sup>rd</sup> Monday (December 17<sup>th</sup>).

Motion of Berry, seconded by Lutz to approve the change of the meeting dates to the 4<sup>th</sup> Wednesday of the month with the exception of the December meeting which will remain the 3<sup>rd</sup> Monday for the year of 2012. Motion unanimously approved by all members present.

#### PUBLIC COMMENT

Motion of Berry, seconded by Lutz 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 Morris, seconded by Berry to close the public comment. Motion unanimously approved by all members present.

#### MASTER PLAN REVIEW/DISCUSSION

There was no discussion required for the Master Plan Review at this time

Mayor Berry thanked the Board and the Board Engineer and Solicitor for service to the community and support to this Board and to himself over the last 4 years.

Motion of Lutz, seconded by Morris to adjourn the meeting at 7:54 p.m.

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, Secretary

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