

Florence, New Jersey 08518-2323
November 28, 2012

The regular meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Vice Chairman Lutz called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Vice Chairman Lutz 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:

William Federico	Tim Lutz
James Molimock	Wayne Morris
Council Representative Ted Lovenduski	Mayor Craig Wilkie
Thomas McCue	

ALSO PRESENT: Solicitor David Frank
Engineer Anthony LaRosa
Planner Barbara Fegley

ABSENT: Chairperson Mildred Hamilton-Wood
Ray Montgomery

MINUTES
None at this time.

RESOLUTIONS

Resolution PB #2012-12
Resolution of Memorialization
Former Duffy School Redevelopment Area
Block 45, Lots 8, 9, 10, 13, 14 and 15
Finding Amended Redevelopment Plan Consistent with
and Designed to Effectuate the Township's Master Plan
and Recommending Adoption of the Plan
Pursuant to N.J.S.A. 40A:12A-7

It was on the Motion of Wilkie, seconded by Molimock to approve Resolution PB #2012-12.

Upon roll call the Board voted as follows:

YEAS: Lutz, Molimock, Morris, Lovenduski, Wilkie, McCue

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NOES: None
ABSENT: Hamilton-Wood, Montgomery

**Resolution PB #2012-13
Resolution of Memorialization
Application of Eileen Garcia
For Block 35, Lots 1&2
Block 35.01 Lots 1&1.01
RA Low Density Residential Zoning District
Minor Subdivision
W/ Bulk Variances
Approval**

It was on the Motion of Wilkie, seconded by Lovenduski to approve Resolution PB #2012-13. Upon roll call the Board voted as follows:

YEAS: Lutz, Molimock, Morris, Lovenduski, Wilkie
NOES: None
ABSENT: Hamilton-Wood, Montgomery

CORRESPONDENCE

- A. Letter from Joseph R. Aresenault, Environmental Consulting to NJDEP-LURP dated November 6, 2012 regarding an application for a Freshwater Letter of Interpretation requested by LB Solar, LLC for Block 169.01, Lot 2.01.

It was on the Motion of Wilkie, seconded by Lovenduski to receive and file Correspondence A. All ayes.

OLD BUSINESS

NEW BUSINESS

- A. Application PB #2012-04 for Burlington Coat Factory. Applicant is requesting Minor Subdivision, Preliminary and Final Major Site Plan for property located at 2004 Route 130 North, Florence Township. Block 160.01, Lot 1.01.

Vice Chairman Lutz called the applicant. Brian Guest appeared on behalf of Burlington Coat Factory. At this time Solicitor Frank swore in Robert Stout, professional engineer; Edmond Klimek, a partner of KSSR Architects; Robert LaPenta, Vice President and Treasurer of Burlington Coat Factory; David Horner, a traffic engineer with Horner & Canter Associates. Solicitor Frank also swore in Engineer Phillips and Planner Fegley. Mr. Stout was accepted as an expert in civil engineering. He said he received a completeness letter from Engineer Phillips dated November 7, 2012. It shows completeness for preliminary and final site plan and for the minor subdivision the applicant is proposing. There are three open items to be addressed. The first is a

question on the dedication for the front right-of-way. This will not be a dedicated street; it will be owned and maintained by Burlington Coat Factory. The second item requests that cross easements be shown on the minor subdivision plat and he agrees to do that. The third is a question on the water and sewer agreements. That is in the process of being completed. He received a letter from Director of Water and Sewer David Lebak stating that he approves of all of the plans submitted. Everything else is complete and there are no waivers or variances in this application. Mr. Guest asked that the application be deemed complete. Engineer Phillips agrees.

It was the Motion of Wilkie, seconded by Federico, to deem the application complete.

Upon roll call the Board voted as follows:

YEAS: Lutz, Molimock, Morris, Lovenduski, Wilkie, McCue.

NOES: None

ABSENT: Hamilton-Wood, Montgomery

Mr. Stout proceeded to the subdivision application. He marked an aerial view of the site exhibit A-1. It is a 2007 aerial of the site showing the proposed construction along with the adjoining site that is the Burlington Coat Factory building in Burlington Township. The first part of the application is a minor subdivision. The proposed work is to be done on a 49.5 acre tract. They are proposing to subdivide it into three lots. The large parcel in the rear is 34.89 acres. That will be the center and it will have a drive aisle. The lot meets all zone requirements, setback requirements and it meets all of the frontage requirements. The applicant is also proposing two additional lots for future development. At this time there are no development plans for them, but the site plan is designed for a full build out. There are three lots, all conforming and not requiring variances. The plans were based on the redevelopment plan that is in place. Member Morris asked if the lots meet the minimum requirements for frontage. The applicant said they do. Mr. Stout entered into evidence exhibit A-2. This is a colorized rendering of the landscaping plan. The building shown is one building, not two. There are two sections of the building. One is a 140,000 square foot section with 4 floors. The other section is 54,000 square feet and it is 3 floors. It is one building with an "L" shape and two different levels. He is proposing a total of 198,000 square feet for the building. There is also another 72,000 square feet allocated for expansion. The total build out will be 270,000 square feet. The access point for the main building initially will be Dulty's Lane. At a later date an access from the site will be installed. The new site will tie in with the existing Burlington Coat Factory road. The tie in will be at the point that is directly on the Township line. This will allow full circulation because both sites will function as one. He said the new site is designed for full circulation and it can handle large trailers and fire equipment. There are ring roads around the perimeter for ease of access and the parking is split into smaller areas. The building itself has three access points. They are on the west, at the rear and from the front. They all do come to a center point. He anticipates 800 employees for the 198,000 square feet. He said there are 979 parking spots to support the build out and this is more than what is required. Some of the parking will be phantom and he indicated it would be in the back section. There will be more green space provided by moving the parking around. He said there is a lot of green and you don't see that on many buildings.

There is a large park area that is a center piece and gives a good view of the front of the building. There is a tree lined road and interconnected sidewalks. The building itself has some concrete around it and there is a main entrance with a gathering section. The upper right hand corner of the four story wing is the kitchen area. The concrete pad in the front is an outside eating area. Around the outside there is a berm and landscaping. The access points are being phased in with two steps. He indicated where the DOT access point will be. He said the approval takes a long time. The DOT has allowed them to tie into the existing road. The future access will divide into two lanes and have a tree lined island in the middle creating a "boulevard" effect. There are openings to allow for future development. All the utilities access down the center and will be owned and maintained by Burlington Coat Factory. There will be no traffic disturbance when build out is complete. There is an extensive lighting plan. There will be shoebox style down lighting. They are located to give uniform lighting levels around the entire site. There is lighting along each of the access points and at the rear there is a proposed loading area. There is a trash enclosure in the back that will match the façade of the building. There is a potential for adding additional landscaping. He said he has worked with the professionals to create a landscaping plan that is very simple. The main entrance is dressed up and the roads are tree lined. The islands are tree lined and mulched and there is screening. There is an existing wooded area that is being left in place. There are self-contained retention basins. The entire site was designed for full drainage. It is designed for what you see today and for the future. If a developer comes in and wants to develop the two parcels remaining everything is ready. The engineering portion is done; all that remains is site plan approval. It is much easier to develop and market the properties. There is one design waiver. It is for the location of the drive aisle. There are two lanes coming in and one lane going out and there is a large center island. There is a 20' setback requirement, the applicant has 10'. It is not a detriment to the site itself. Mr. Guest said there is a traffic engineer here to answer questions and testify to the adequacy of this design for traffic. Member Morris asked about the impervious coverage percentage. Mr. Stout said it is 53 percent where 75 percent is allowed. The drainage for all three lots was designed for 75 percent coverage. Member Lutz said that from the previous meeting he was under the impression that the two front lots were to be built out by Burlington Coat Factory. He asked if it now a possibility they will be sold. Mr. Stout said right now there are no plans to sell and they are under the ownership of the Burlington Coat Factory. He said for example, if Burlington Coat Factory builds a strip mall and owns the store fronts and leases them out, the properties need to be marketable. Member Lutz asked about the entry road. He is concerned that there is no left turn lane. He thinks the plan should allow for the left turn. Mr. Stout said that is a DOT access. It is designed to be easily modified. Member Lutz said it is on-site, he would like breaks in the island to allow for a left turn. Mayor Wilkie said both of the parcels are in the redevelopment zone, so Council would need to prepare a redevelopment plan that would then come to the Planning Board. As far as traffic, there will be a permanent cross easement. Mr. Horner was called to testify and was accepted as a traffic expert. He has been before this Board on many occasions. He prepared a traffic report regarding the site. He assumed that the existing building in Burlington Township would remain at the same level of occupancy. He added on the volume of 270,000 square feet of office space. He assumed the cross access easement to the traffic signal would remain. That is what he

used for future projections and the study. He did not subtract anything. The numbers are conservative and he concluded that the site can be adequately served. He looked at intersections up and down the highway as part of the study. He said the proposal will work and it is an insignificant impact to the current traffic. He said DOT may, upon their review, adjust the timing of the light. Aside from that the proposal will work. He said he has more than adequately addressed the additional traffic and in terms of parking he referred to Mr. Stout. Engineer Phillips asked if the 800 employees in the new building are existing employees or new hires. The applicant said that there are employees coming from the Burlington building and the Edgewater Park location. Engineer Phillips was concerned with Cedar Lane and the impact of so many new employees. He wanted to know if the potential traffic from the other lots was taken into account. He was told that is not part of this application and there are no figures available to factor the sites into the traffic study. Planner Fegley asked if there are shifts or does everyone leave at the same time. Mr. Horner said the counts show that not everyone leaves at the same time. Mr. LaPenta said it is an office facility so there really is only one shift; basically Monday through Friday. Some people come in early or stay later but it is basically 8am to 6pm. Member Morris wanted to know what the LOS (Level of Service) at Dulty's Lane and Cedar Lane is at the present time. Mr. Horner said at the Dulty's Lane intersection in the afternoon peak hour the LOS is C. At the Cedar Lane intersection the LOS is B. He said these are acceptable, when the levels get higher than D there is need for concern. Mr. Horner said his studies did include the Subaru distribution center being built. He does not feel it will have a large adverse effect on the traffic intersections. Member Federico wanted to know if there is a need to reach out to Burlington to make the municipality aware of the traffic changes. Mr. Guest said Burlington is aware of the application. Mr. Klimek entered a perspective rendering of the building in evidence as A-3. It shows the main public façade of the building looking at the main entrance. He pointed out the street trees. The building is being designed to be completely compliant with the New Jersey Uniform Construction Code and with the provisions of the Americans with Disabilities Act. He said it has two wings but it is one building. He created it that way to break up the mass of the building and the scale of the structure rises and makes it a more inviting building. Mr. Stout was called again to answer some questions. He confirmed that there is a fire hydrant with a fire department connection. He spoke to the fire department and it meets the requirement. Mr. Guest noted for the record that the applicant received a letter from the Shade Tree Commission that indicated they are pleased with the design elements. Also there was a letter from David Lebak, Director of Water & Sewer indicating he approved of the plans. The NJDEP approved the plan and the Burlington County Planning Board approved it. Solicitor Frank said Mr. Stout alluded to the construction of the stormwater facilities for the entire site. He wants to be sure they are fully compliant with state and local stormwater requirements. Mr. Stout confirmed that they are. Mr. Stout referred to Planner Fegley's letter of November 14, 2012. He said he agrees to most of what the letter requires but would like to touch on a few points. At one point Planner Fegley asked for additional landscaping on the front façade of the building. Mr. Stout said they applicant would like a waiver of that item. He addressed a question for some additional screening at the loading area. He said there is a residential component to the rear of the site and existing trees there are remaining. He is also supplementing the only part visible to the residential with evergreens and deciduous

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trees. He does not want to block the view of the building to the parking lot. He said this is the executive wing that will see the existing facility and it is a way to keep an eye on the operations. Planner Fegley questioned the irrigation system for the plantings. He said the plants being used are very water tolerant plants and have low water usage. They are not proposing irrigation at this time. Planner Fegley asked if the architect is trying to highlight the building by not planting in front of it. The final design is still being designed but the intention is to create a modern building and use the landscape and scene around it to soften it up. Member Lutz asked what the finish will be on the building. They are exploring glazing systems, curtain walls and metal panel systems, things of that nature. There was a question regarding streets. The street requirements are 36' and the applicant has 30' within the main cart ways. He said these aren't streets, they are driveways and he does not think this applies. All of the water mains, culverts, sewers and the like will be owned and maintained by the Burlington Coat Factory. The gates will be chain link. He said he will work with the Engineer regarding the parking. He said the last row on the back of the site will have the phantom parking for expansion at a later date. He said the applicant has agreed to widen the aisles, except for the one by the ADA space because there is a grading issue. The lot will lose about 20 spaces. The parking will meet and exceed the code requirements. He said any expansion would be in the back of the building. Mr. Stout said the environmental impact is a little more conservative than what was in the report. Engineer Phillips confirmed that the signs would be presented at a later date for administrative review. Mr. Stout said there is a sign proposed for the center island and the ordinance does allow for 2 free standing signs. He said the other will be somewhere near the main entry. The signs are not designed yet, but they will meet requirements.

Motion of Lovenduski, seconded by Morris to open the meeting to public comment on Application #PB 2012-04. Motion unanimously approved by all those present.

Fred Wainwright, 1011 Cedar Lane, asked if when the property is cleared will it be cleared to the highway. He had offered to farm it many years ago. Mr. Stout said it will be cleared all the way to the highway because the site is short on fill, so it will balance the site.

Motion was made by Lutz, seconded by Morris to close the public comment. The Board voted unanimously to close the public portion.

Solicitor Frank said this is an application for a minor subdivision that complies with the applicable ordinance standards as set forth in the redevelopment plan. No variances or waivers are required. The applicant has provided the materials necessary to meet the ordinance standards. Then there is an application for a preliminary and final major site plan approval. Again, the applicable ordinance standards as set forth in the redevelopment plan are met, with one deviation. The applicant requires a design exception having to do with the distance of the center drive aisle from the property side lines of the newly created lots. Other than that the applicant fully complies. The Board professionals concur. There are a few conditions. The most significant would be compliance with the plan detail and design comments of the Board professionals. There

are only a couple exceptions to these. They are items 11, 17, 21 and 22 in the Board Planner's letter. The Fire Department provided a letter of approval. There are cross easements on all three parcels but it continues to the Burlington Township parcel at the Dulty's Lane intersection which allows full turning movements onto Route 130. There will be new traffic studies needed upon the development of the two lots in the front. The phantom parking and the adjustment in parking will be subject to the administrative review and approval of the Board professionals. He said the usual conditions also apply. The signage will be submitted for administrative review and they will comply with the standards set forth in the redevelopment ordinance. Planner Fegley said number 22 from her letter is not an issue now.

It was the Motion of Wilkie, seconded by Federico to approve the minor subdivision.

Upon roll call the Board voted as follows:

YEAS: Federico, Lutz, Molimock, Morris, Lovenduski, Wilkie, McCue

NOES: None

ABSENT: Hamilton-Wood, Montgomery

It was the Motion of Wilkie, seconded by Lovenduski to approve the preliminary and final site plan for Application PB 2012-04.

Upon roll call the Board voted as follows:

YEAS: Federico, Lutz, Molimock, Morris, Lovenduski, Wilkie, McCue

NOES: None

ABSENT: Hamilton-Wood, Montgomery

Mayor Wilkie thanked everyone. He also thanked Township Administrator Brook and Code Enforcement Official Thomas Layou for their help. He said there is a need for a special meeting to approve this resolution. He asked if the resolution would be prepared for next Wednesday. Solicitor Frank said it would be ready. Mayor Wilkie asked if the members would be available at 6:30pm on Wednesday, December 5, 2012. He confirmed that there would be a quorum.

OTHER BUSINESS

Mayor Wilkie requested a Closed Session to discuss the professional appointments for next year. The proposals were received and he would like some direction from the Board.

It was the Motion of Lovenduski, seconded by Federico to open the meeting to the public. All ayes.

Fred Wainwright, 1011 Cedar Lane, wants to know if his road is called Cedar Lane or Bustleton Road. Mayor Wilkie said it is Cedar Lane.

It was the Motion of Wilkie, seconded by Lovenduski to close the public comment portion of the meeting. All ayes.

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Motion of Wilkie, seconded by Federico to adjourn to Closed Session at 8:40 p.m.

The Board returned to Public at 8:49pm. It was the Motion of Lovenduski, seconded by McCue to adjourn at 8:49pm.

Wayne Morris, Secretary

WM/ak