

Florence, New Jersey 08518-2323  
August 28, 2013

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:

William Federico	Council Representative Ted Lovenduski
Mildred Hamilton-Wood	Mayor Craig Wilkie
Tim Lutz	Wayne Morris

ALSO PRESENT: Solicitor Dennis Germano for Solicitor David Frank  
Engineer Lee Phillips  
Planner Barbara Fegley

ABSENT: Thomas McCue, Raymond Montgomery

#### RESOLUTIONS

There were no resolutions at this time.

#### MINUTES

Motion of Lutz, seconded by Federico to approve the Minutes of the regular meeting of July 24, 2013 as submitted. Motion unanimously approved by all members present.

#### CORRESPONDENCE

There was no correspondence at this time.

#### APPLICATIONS

Chairperson Hamilton-Wood called for Application PB#2012-06 for the Diocese of Trenton. Applicant is requesting Minor Subdivision, Preliminary and Final Major Site Plan with bulk variances to subdivide property into 3 lots. One for the existing Riverbank Charter School, one for a 34 unit senior rental development, and a third for a single family home on property located at 1300 Hornberger Avenue, Roebling, NJ. Block 143.01, Lots 1 & 10.

48.

Solicitor Germano stated that a letter had been received from the applicant's attorney requesting that the application be continued until the September 25, 2013 meeting of the Board.

Motion of Lutz, seconded by Federico to grant the requested continuance until the September meeting.

Upon roll call the Board voted as follows:

YEAS: Federico, Hamilton-Wood, Lutz, Molimock, Morris, Lovenduski, Wilkie

NOES: None

ABSENT: McCue, Montgomery

Solicitor Germano explained that Application PB#2013-05 would be heard at the September meeting because adequate notice was not published. Applicant Albert Jacoby is requesting Minor Subdivision (Lot Line Adjustment) with bulk variances for property located at 2085 Bustleton Road and 2089 Old York Road, Florence Township. Block 164.01, Lots 6.01 and 6.

Solicitor Frank announced that if anyone was there this evening for this application, there would be no re-notice. The application will be heard at the next meeting.

Chairperson Hamilton-Wood called Application PB#2013-04 for Joseph Gallina. Applicant is requesting Amended Final Site Plan approval to permit two dwelling units on the second story of the existing building and retail on the first floor, plus an amendment to the approved free standing sign on property located at 2107 Route 130 South, Florence. Block 110, lots 3.01 and 8.01.

Mr. Gallina and his architect Benedetto Catariniccha were sworn in by Solicitor Germano. A rendering of the project was entered as Exhibit A-1. It depicted the work that has been completed on the project and what is proposed. He explained a real estate agent has been marketing the single apartment and the retail sites. The apartment is too large to rent as a single unit. He feels there would be more interest if it were converted to two units. They would be more affordable than the rent that would be charged for the large single unit. If there were two units one of them would be undersized.

Also, the sign on the property is in disrepair. The proposal is to use the existing pole on the current location but to replace the top. Any potential retail tenants would want a sign that can be seen from both sides of Route 130 and stands taller than the current sign. The initial plans called for a restaurant and the parking was planned for that but now there is the potential for anything.

Engineer Phillips noted that if the balcony was enclosed and divided it would increase space. He also said if there were one apartment the parking would be compliant. He noted that there was a new site plan because the plan from the original approval was wrong. There were problems with the elevations and it all had to be redone. The grading

plan has been revised. He advised that the applicant is seeking a variance to divide the apartment but is not seeking any waivers. He said he was satisfied with the explanation for the sign and feels the application is complete. Planner Fegley concurred that the application could be considered complete.

It was the Motion of Lutz, seconded by Wilkie to deem Application PB#2013-04 complete.

Upon roll call the Board voted as follows:

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

Engineer Phillips said the applicant had been granted a Preliminary Major Site Plan approval in 2007. At that time the applicant asked for two apartments. Conditions at that time included signage restricting four parking spots to residents. Also at that time it was stipulated that the smaller apartment would be limited to one bedroom. When the Final Major Site Plan Approval was granted the applicant had withdrawn the request for two apartments. The site plan was approved at that time with only one apartment. Engineer Phillips inquired about the time frame for the work.

Mr. Catariniccha explained that the project has been started but it has been held up because of the problems with grading. There was also a delay with pouring the sidewalks. They are being poured and the building is being fitted with stucco and stone on the exterior. Right now the applicant is looking for tenants and then there will be more specific improvements to the site. The other building will be addressed once there are tenants. Mr. Gallina estimates the other building will be rehabbed in about two years.

There was discussion between Engineer Philips and Solicitor Germano regarding the length the approvals are good for. It was decided that the approvals are good indefinitely but the zoning protection could run out. Both agreed the applicant's time frame is acceptable.

Engineer Phillips said the zoning for the property is Neighborhood Commercial. Residences are permitted in commercial buildings but require 850 square feet of living space. A variance is required because one of the apartments being proposed is under the square footage requirement. There is also a variance required for the sign due to the proposed height.

Mr. Catariniccha said the sign design was chosen because any potential tenants want their sign to be seen from either side of the highway to attract potential business. He said the sign can be adjusted to be less than 20' tall. Planner Fegley explained that the N/C Zone does allow for one free standing sign but not listing all the businesses. Mr. Catariniccha agreed to meet the height requirement but is afraid it will hard to rent the properties if the sign is not seen from both ways. He agreed it will be close to the highway.

Member Lutz inquired if it was the original intention to use the existing sign and replace the top. The applicant said that was the original intent, because of economics. The applicant stated he is not changing the original intent of his application, but his real estate agent advised him it would be easier to rent the stores if the sign was more prominent. Engineer Phillips inquired about the number of parking spaces if there were two apartments. He would like to see a revised plan showing all the parking for the site. Chairperson Wood recalled discussing parking for the apartment tenants during the original application. Mr. Catariniccha said the civil engineer who was working on the project left, but he believes the new drawings that will be provided will show there are actually four parking spots over the requirement. He said the site will be complaint with the parking requirements. Engineer Phillips believes the application is still two spots short. He said the balcony is shared by the two apartments and he would like the applicant to put in a divider to provide more space for each unit. Engineer Phillips would like the applicant to review the performance guarantee for the entire site. Mr. Gallina agreed to work with the township engineer to revise the performance guarantee.

Planner Fegley questioned the square footage calculations of one of the apartments. She confirmed that it did not include the balcony. She said the balcony in front of this apartment is more like a breezeway because it is behind the retail part of the building. She suggested enclosing the balcony and making it part of the apartment to increase the square footage. The applicant agreed to close in the balcony in front of the apartment in question. She also commented that the layout of the apartment is awkward and gave some suggestions on how to make it flow better. She would like the applicant to work with the planner to realize a better lay out. She also inquired about the parking and feels there need to be three more spots.

She noted that the applicant will also need to provide a signed and sealed Amended Site Plan that is to scale. Planner Fegley asked the applicant to explain the bulk variance for the sign that was being requested. Mr. Catariniccha explained that along with the sign for the name of the plaza, they would like to provide signs for the specific tenants on the sign for the plaza. He confirmed that the signs would be white acrylic and the font would be the same as the main part of the sign. He also said the applicant would like to divide the apartment because it is too costly to rent out at the current size; no one can afford it. He confirmed that the one bedroom apartment will not have a balcony but the two bedroom apartment will.

Planner Fegley confirmed with Solicitor Germano that the COAH units were addressed in the previous approvals.

It was the Motion of Lutz, seconded by Federico, to open the meeting to the public regarding Application PB#2013-04. All ayes.

Seeing no one wishing to be heard it was the Motion of Lutz, seconded by Federico to close the public comments. All ayes.

51.

Solicitor Germano reviewed the required variances. He said the applicant will need a variance for the sign. It will not be over 20' and it will list the names of the tenants and be situated so that it can be seen from both sides of Route 130. There will be two apartments, one will be undersized. The other will incorporate the balcony into about 100 square feet of additional living space. As a condition of approval the applicant will provide a revised plan showing the parking plan. The applicant will also provide a revised grading plan that is to scale, and will coordinate with the planner to revise the layout of one of the apartments. The applicant will coordinate with the engineer a new bond estimate to reflect current prices. The applicant is also subject to the usual conditions of approval.

It was the Motion of Lutz, seconded by Molimock to approve application PB#2013-04. Member Morris confirmed that there will be access for emergency vehicles. It was confirmed that there will be emergency access.

Upon roll call the Board voted as follows:

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

#### OTHER BUSINESS

Mayor Wilkie thanked everyone for agreeing to meet the next Thursday, September 5, 2013.

It was the Motion of Lutz, seconded by Federico, to open the meeting to the public. Seeing no one, it was the Motion of Lutz, seconded by Federico to close the public comments. All ayes.

Motion of Federico, seconded by Morris to adjourn at 8:28 p.m.

---

Wayne Morris, Secretary

WM/ak