

Florence, New Jersey 08518-2323
November 18, 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	Chairperson Hamilton-Wood
Tim Lutz	Council Representative Ted Lovenduski
James Molimock	Mayor Craig Wilkie
Wayne Morris	Raymond Montgomery
Thomas McCue	

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

ABSENT: None

RESOLUTIONS

Resolution No. P.B.-2013-21
Granting Minor Subdivision Approval to G & B Business Associates
for property located on Route 130 North, Florence Township
Block 160.01, Lots 1.02 &1.04

It was the Motion of Lutz, seconded by Federico to approve Resolution No. P.B. 2013-21.

Upon roll call the Board voted as follows:

YEAS: Federico, Lutz, Molimock, Morris, Lovenduski, Montgomery, McCue
NOES: None
ABSENT: None

Resolution No. P.B.-2013-22
Continuing the Application of the Diocese of Trenton
for Minor Subdivision, Preliminary and Final Major Site Plan for
property located at 1300 Hornberger Avenue, Roebling
Block 143.01, Lots 1 and 10

Chairperson Hamilton-Wood noted that this is the eighth hearing adjournment.

It was the Motion of Lutz, seconded by Lovenduski to approve Res. No. P.B. 2013-22.

Upon roll call the Board voted as follows:

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

NOES: None

ABSENT: None.

MINUTES

It was the Motion of Lutz, seconded by Lovenduski to approve the Minutes of the regular meeting of October 23, 2013. Motion unanimously approved by all those present.

CORRESPONDENCE

- A. Letter from Burlington County Planning Board dated October 31, 2013 regarding Florence Township subdivision Block 143.01, Lots 1 & 10.
- B. REVISED – 2014 Meeting Schedule of Boards/Commissions

It was the Motion of Lutz, seconded by Federico to receive and file the Correspondence.

Mayor Wilkie explained that the Meeting Schedule reflects what was approved through e-mails. The new schedules allow for the professionals to attend. All ayes.

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.

Mayor Wilkie explained that the Diocese reached out to the administration and the administrators asked that the continuance request be put in writing. The letter has not been received but the Diocese expressed verbally it would like to continue to the December meeting.

Chairperson Hamilton-Wood asked that there be follow up to be sure the written request is received.

Motion of Lutz, seconded by Wilkie to grant the requested continuance to the December meeting, contingent upon the receipt of the written request. All ayes.

OTHER BUSINESS

A. Resolution No. 2013-207(a) of the Township Council of the Township of Florence referring a proposed redevelopment plan for parcels within the Route 130 Redevelopment Area to the Township of Florence Planning Board, and directing the Planning Board to take certain actions pursuant to N.J.S.A. 40A:12A-7(f).

Planner Fegley said it is a redevelopment plan for 1000 and 1200 John Galt Way located in the Haines Center. The property is in the General Manufacturing District. It was part of the Preliminary Investigation for Determination of Need of Redevelopment that was completed in June 2013. The property received preliminary site plan approval with bulk variances and design standards in 2010. That approval allowed 1,250,000 square feet of office and warehouse buildings that were going to be constructed in two phases. The first phase was 500,000 square feet and the second was 750,000 square feet. After the area was declared an Area in Need in Redevelopment a developer came in and looked at the property. This plan is proposed to guide development of that parcel. The Board is charged with finding if the plan is consistent with the Master Plans of the Township, County and State. The 2007 Master Plan stated that much more housing was being constructed than commercial. It was creating a burden on the tax base. This will contribute to correcting that imbalance and help with ratables and allow more construction in the commercial and warehouse/office industries. The plan will enhance opportunities, especially with the Florence Park and Ride near the site and all of the revitalization occurring on Route 130 nearby. The plan addresses permitted uses compared to the General Manufacturing District. All the proposed uses in the plan are consistent with what is allowed.

There is an amendment proposed to add agriculture to the list of permitted uses because the property is very large. There are three isolated wetlands and access to the back of the property is a problem and probably will be in the future. The area in question is currently farmed and they would like to continue farming. This will officially recognize that it is a permitted use that can continue. That is the only change to the plan.

There is only one additional accessory use. Currently in General Manufacturing outside storage of inert raw materials and byproducts is allowed. The developer has asked that inert finished products be added. Planner Fegley reviewed the bulk standards. The general requirements were consistent with the zoning. Because the Haines Center and the property had already received preliminary approval there were a number of submission items previously submitted. She reviewed them.

The Haines Center had approval to allow sidewalks on only one side of every street. That is noted in this plan. The Haines Center is partly in Burlington Township and this plan is consistent with Burlington's Master Plan. It is also consistent with the goals of the County Plan and State Guidelines. The plan is also consistent with Municipal Land Use Law. Regarding the Affordable Housing Requirements, there is legislation that says approvals granted prior to July 1, 2013 are exempt from the non-residential affordable fee

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as long as there is a building permit prior to January 1, 2015. This project meets those requirements. She advised the Board to find that the plan is consistent with the Master Plan and recommend the governing body adopt the redevelopment plan. She provided a resolution.

Resolution No. P.B. 2013-23
Resolution of Memorialization Recommending
That the Governing Body Adopt a Redevelopment Plan
Concerning Block 158, Lots 7 & 8

It was the Motion of Lutz, seconded by Montgomery to open the meeting to the public. Seeing no one wishing to be heard, Lutz made a Motion to close, seconded by Morris.

It was the Motion of Lutz, seconded by Lovenduski to approve Resolution No. P.B. 2013-23.

Upon roll call the Board voted as follows:

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

NOES: None

ABSENT: None

A1. Redevelopment Plan for 1000 and 1200 John Galt Way, Block 158, Lots 7 & 8.

Chairperson Hamilton-Wood confirmed that this item was part of the previous discussion.

PUBLIC COMMENTS

It was the Motion of Lutz, seconded by McCue, 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 Wilkie, seconded by Montgomery to adjourn at 7:55 p.m.

Wayne Morris, Secretary

WM/ak