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Florence, New Jersey 08518-2323
December 17, 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. 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:

Mildred Hamilton-Wood	Tim Lutz
James Molimock	Wayne Morris
Council Representative Ted Lovenduski	Mayor Craig Wilkie
Raymond Montgomery	Thomas McCue

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

ABSENT: William Federico

MINUTES
None at this time.

RESOLUTIONS
None at this time.

CORRESPONDENCE

A. Letter from PSE&G regarding Application for Modified Freshwater Wetlands
Statewide General Permit.

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

OLD BUSINESS
None at this time.

NEW BUSINESS

Chairperson Hamilton-Wood announced that the agenda order was being changed and the Board was going to hear Application PB# 2012-06.

- B. 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 Charter School, one for 34 unit senior rental development and the third for a single family home on property located at 1300 Hornberger Avenue, Roebling. Block 143.01, Lots 1 & 10.

Chairperson Hamilton-Wood explained that at this time the Board was looking for completeness. She said declaring completeness is just administratively making sure that the Board has all of the documentation it needs to move forward with hearing the application. Solicitor Frank said it is to determine if the Board has the items that are set forth on a checklist that is in the Township ordinance. There are items that must be submitted for particular applications. There are certain instances when there are requests for a waiver.

David Roskos came forward to represent the Diocese of Trenton. He submitted the proof of service and publication. It was received into evidence by Solicitor Frank. Mr. Roskos said he believes the application is complete. There is an environmental impact statement that was submitted subsequent to the original package but the Board now has everything. He would appreciate the application being deemed complete at this meeting. He does not have one of his key witnesses at this meeting. He is asking that the Board carry the application to the January meeting. He said it would be helpful to have the application deemed complete tonight. He said he received input from the Fire Department that expressed concerns that will be addressed before the next meeting. Engineer Phillips said he does not have issues regarding completeness and feels it should be deemed complete. Mr. Roskos requested that he not need to re-notice; that the public was informed tonight that the application will be on the January 23, 2013 agenda. Chairperson Hamilton-Wood explained that is normal procedure, but if for some reason it is postponed again a re-notice would be required.

It was the Motion of Lutz, seconded by Montgomery to deem the application complete and grant the adjournment to the January 23, 2013 meeting.

Upon roll call the Board voted as follows:

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

NOES: None

ABSENT: Federico Motion carried.

Chairperson Hamilton-Wood reminded the audience that there would no further discussion of this application at this meeting. The application will be presented at the January 23, 2013 meeting. She said the application is available at the Township Municipal Building if anyone would like to review it.

A resident asked why he was sent a certified letter if the application is not being heard. Chairperson Hamilton-Wood said the notices are a requirement to file an application and with applications this large it is sometimes heard in stages.

At this time Chairperson Hamilton-Wood called the next application.

- A. Application PB#2012-05 for Mend, Inc. Applicant is requesting Preliminary and Final Major Site Plan approval to convert the former Duffy School to Senior Affordable Housing on property located on West Second Street, Florence. Block 45, Lot 8, 9, 10, 13, 14 & 15.

John Gillespie of Parker McCay appeared on behalf of the applicant. He said the Board is already familiar with the application because of the redevelopment plan involved with the project. He said MEND seeks to reuse the former Marcella L. Duffy School pursuant to an affordable housing agreement it is entering into with the Township. There will be 53 senior low to moderate income apartments. There are a couple of design waivers, or design exceptions, being requested. He said the requests do not meet the criteria to be a true variance request. Mr. Gillespie said with him are Robert Stout, site engineer; Matthew Reilly, President of MEND, Inc.; Charles Lewis, Vice President of Conifer Realty, LLC and George Marks, Partner, Cramer Marks Architects, to provide testimony. All were sworn in by Solicitor Frank. Mr. Gillespie referred to the letter from Engineer Phillips dated November 29, 2012. Mr. Stout was accepted as an expert in his field. Mr. Stout said most of the items were deemed complete, there will need to be some testimony for five items. The first is a requirement for soil borings, usually reserved for stormwater management. He said this is a paved site and there is no stormwater management. He said the application is actually reducing the impervious coverage amount. He asked for a waiver of the soil borings. It does not mean the applicant will not do the geotechnical borings, but that is something that is part of the architectural plans. The second item is a comment on ownership of the property. MEND is the contract purchaser that will be buying the site, both the school and the existing facility. The next is the requirement for a 15' buffer between a residential zone and the redevelopment zone. This is not a completeness issue in a sense that a waiver is being requested because it is an existing school. It cannot be moved. He said there is some parking on the side streets to accommodate the parking needs. There would be no place to install the buffers. It is a tight site but the plan will make it a more "green" area. There will be more landscaping. He said the site plan will reflect why the buffers were not shown. Engineer Phillips said the design has a parking plan that has parking on either side and there is a restriction that there cannot be parking in the setbacks. In order to do what is shown in the redevelopment plan a waiver needs to be granted. Engineer Phillips does not object to granting the waiver. Mr. Stout said there is a requirement for a loading zone but in this case they would like it deemed complete so the applicant can explain why a loading zone is not included. The final item is the requirement of a traffic study. The applicant can provide some numbers to show why it is not necessary through an ITE Study. The ITE trip generation can be done by number of students, the number of classrooms or square footage. The traffic engineer looked at the square footage. Based on that, the daily AM peak trip generation for the school is 247 trips. The PM peak number is 64. Comparing

that to a straight apartment complex, not an age restricted complex, the PM peak would be 47 and the AM peak would be 30. It is lower in trip generation. Chairperson Hamilton-Wood noted that the school has not been functioning for a number of years. The comparison was with when the school was open. Mr. Stout said the engineer directed him to compare it to the previous use. It shows that the trip generation will be 80% less than what was generated by the school. This closed his completion items.

It was the Motion of Lutz, seconded by Lovenduski, to deem the application complete.

Upon roll call the Board voted as follows:

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

Mr. Reilly approached. He explained that MEND, Inc. is a 43 year old non-profit organization. MEND stands for Moorestown Ecumenical Neighborhood Development. It has been located in Moorestown since 1969. The mission is to maintain and expand the supply of affordable rental housing in the Burlington County Region. Currently the organization has 565 rental housing units in several different towns including Burlington Township, Delanco, Deptford, Evesham, Medford and Moorestown. He has been the President of MEND since early 2002. He is the Chief Executive Officer of the organization. MEND will be joint-venturing the project with Conifer Realty, LLC of Mount Laurel. Conifer is a for-profit organization and the joint venture arrangement is to share in the ownership, development and management of the project. The joint venture efforts with Conifer began in 2007 and there have been three projects completed. There is also one project under construction in Burlington. The project in Evesham was selected for a Governor's Award for Affordable Housing Excellence and the project in Medford was chosen as one of the four best senior citizen developments in the country by a national trade magazine. He is not only proud of the mission the company pursues, he is proud of the product that is put in place. The Burlington Township project is in the former Springside Elementary School on Route 541. It is a 75 unit project that is similar to what is proposed in Florence. It is taking the existing school building and putting units in it and also putting an addition on the rear of the property for additional housing. All of the financing is in place for that project and construction began about a month ago. He estimates it will be finished in November 2013. It was financed with low income housing tax credits and it was designated by the State and Federal Government as a National Historic Landmark. He said he was able to get low income housing tax credits and historic tax credits for that project. The project proposed for Florence is rental housing for 62 and older. It will be all one bedroom apartments with 35 units in the existing building and 18 units in the addition. The income maximum ranges 20-60 percent of area median income, either for a single person or a couple. Those income ranges can be as low as \$11,400 to \$39,100 per year. He said these individuals are certainly in need of affordable housing and the rents will range from a low of \$200 a month to a high of \$750 a month. The reason the rents change is because even though they are one bedroom apartments, the rents are structured to correspond with the financial capacity of the

individuals who rent the apartment. He said there are a lot of seniors living on \$12,000 or \$13,000 a year. There are people living strictly on social security with no money in the bank. They have only what the government sends them. They desperately need the housing and the rent structure provided. He sees no end to the need of that type of facility in the region. The apartments will be individually metered for electricity, which includes their central air conditioning and they will be metered for gas which would include heating but there will be a central hot water heater that will be run across the entire building. There will be two people specifically assigned to the property. One is a community manager. This is the person involved with interacting with the tenants every day, doing the leasing, income certifications, and dealing with whatever tenant issues arise. The other person will be the building superintendent responsible for the physical repairs and upkeep of the building. The two people will be MEND staff. There will also be a Conifer Realty regional property manager. He explained that the trash and recycling will be done the way it is done in the rest of the town. There will be a compactor in the trash room of the building. The compacted trash will be brought to a dumpster at the back of the building. It will then be picked up from there. He said as far as parking, MEND tries to have a 1 to 1 ratio at their senior developments. There are 51 spaces for the 53 units. He said over time the need for the parking spaces declines as the people in the apartments age in place. Usually in these buildings the people who move in tend to be late 60's early 70's. Most of them are still driving. Ten years later a lot of them have stopped driving. The reality is that there is very little turn over in the senior buildings. Most don't leave unless they have to. MEND started talking to the Township about this project in early March or April. Depending upon which building you approach for housing in a MEND facility, the waiting list is from six months to a year to five years. MEND entered into an Affordable Housing Agreement with the governing body. The project is the subject of a redevelopment plan, and MEND has been named as the redeveloper by Council. Work with the State Historic Preservation has begun and part 1 of the Historic Designation Application has been submitted. He does not expect any surprises. The designation will help with the financing for the project. Chairperson Hamilton-Wood asked if Florence residents would be a priority on the waiting list. Mr. Reilly said under New Jersey Housing Law, MEND cannot provide a preference for Florence residents but the natural flow of the application process would show a vast majority of the applicants would be from this area.

Mr. Stout approached. He submitted a color architectural rendering that was accepted as A-1. He said it is the perspective of what the building will look like as you come down the street. The top view is from Spring Street looking south. The far side is the existing Duffy School and the view is pretty much what it will look like when the project is done. There will be significant upgrades. The plan calls for a lot of landscaping and there will be lighting upgrades. The windows will be energy efficient. Adjacent to that is the interconnection link. It is the hub of the building. It is where the elevators will be and it is the main entrance to the site. The point to the north is the 18,000 square ft., 3 story addition. This will be set back slightly. It will be an HMFA Green Building. It is designed to be historically compatible with the existing building. The units and appliances will be energy efficient. He said when people move in there will not be much big stuff. There was not a real need for a big loading area. There is a large parapet on

the roof that wraps around. The air conditioner units will be placed on the roof to be screened from view. He submitted a color rendering of the landscaping plan that was entered as A-2. The large tan color in the center is the existing Duffy School. It has a footprint of about 18,000 sq. ft. The large red to the north is the proposed building addition. It is set back to break up the view so the main view is still the façade of the Duffy School. The plan shows that the large parking/playground area will no longer be paved. There was an internal parking lot with 18 spaces created. There are spaces on Spring and Summer Streets. The standard parking is parallel parking spaces. That is what is on Second Street. On Summer and Spring Streets there is angled, front first parking, much like what is on Front Street in front of the strip of businesses. The required buffer around the site is an issue. He said there is really no area to put a buffer; the back of the building sits pretty much right on the property line. There are two parking areas. He said the landscaping will serve as buffering. There will be walking paths and benches. He said it will create a nice green area better than what is there now. There will be landscaping around the building itself. There are some larger evergreens along the south side and low growth shrubs along the front because there are ground floor apartments. On Spring Street there is an additional landscaped area. He has done as much landscaping as is possible to meet the requirements of the buffering. He said stormwater management is not an issue because the concrete is being removed and what is remaining will be replaced brand new. Everything will be ADA compliant. The trash enclosure will be at the rear of the site. The alley will be the access and there has been talk about making the alley a one-way. There will be two smaller roll out dumpsters to make collection easier. There is some additional street lighting. The level will also be lowered. All of the utilities will be run under ground to keep it all contained. Chairperson Hamilton-Wood asked about parking on Spring and Summer Streets. It could be difficult for some to maneuver. Mayor Wilkie said Council could pass an ordinance to have parking on only one side of the street. Different parking options were discussed. Mayor Wilkie confirmed that the storm sewer water is going directly into the system. Mr. Stout said he is willing to work with the engineer to shift water if there is run off.

Planner Fegley reviewed her letter dated November 29, 2012. Mr. Stout said the applicant agrees with the changes requested. He said he commented already on trash pick-up, parking requirements and landscaping changes; adjustments were made in response to the professional's letters. There were some comments on the green space and asphalt. He said Planner Fegley suggested sliding the sidewalk over to get rid of the small grass islands and create more green space in front of the building. In response to Engineer Phillips concern that the parking spaces are too far from the building, he presented a sketch of the proposed change. He said the spots will be moved out about 2' on each side. It does not change the number of spots and it gives a direct access to the door of the building. Planner Fegley had questions about the energy efficiency. Mr. Stout said the project is following the HMFA Green Building Standards. The windows will be energy efficient and the existing facility will be upgraded. He said the applicant is trying to meet the intent of the green buildings requirements as well. He said there will be clear sight lines. He said it is a wide street, and using a large opening for the driveway helps prevent obstruction. He said it won't be an issue with the low speed in the area and

the alley will be one way. Planner Fegley asked about the HVAC systems. The applicant confirmed that the units will not be seen on the roof. Chairperson Hamilton-Wood asked about noise issues. Mr. Stout said the units will be required to meet state standards for noise. He does not have the specifications on the units yet, but all noise requirements will be met. Mr. Stout said he had a chance to meet with the professionals and go over all of the items in their letters. He feels that everything has been addressed. He said he has also spoken to the fire official and will make all of those proposed changes as well. Engineer Phillips wanted to discuss parking on Second Street. He inquired if the parking on Second Street is dedicated. He is afraid there are issues with handicapped ramps. Mr. Stout said the handicapped requirement is based on the number of parking spaces, but that means on-site parking spaces. The parking requirement for the ADA spaces is that if there are between 25 and 50 on-site spaces, 2 handicapped spaces must be provided. There are 51 parking spaces shown but there are only 36 on-site. He said 2 ADA spaces were allocated on the Spring Street side so the requirement is met. The Second Street parking is public parking, but he feels it will be more than adequate. Engineer Phillips asked about a streetlight shown in the middle of Second Street that does not exist. He wanted to know if the Township was going to install the light. Mr. Stout said it is not, it might be a drafting error. Anything on the street was not part of the scope of the project. Planner Fegley asked how people will be taking their personal items, such as furniture, to their units when they move in. Mr. Stout said that there are several access points on the building. There is going to be an open area in the center. There will be two open spaces on the street in front of the main entrance. He said there will not be large trucks hauling the furniture. MEND is installing appliances. There will not be much for residents to bring and probably the largest transport would be a box truck. The space will accommodate that.

It was the motion of Montgomery, seconded by Lovenduski to open the meeting to the public for comments on Application PB-2012-05. All ayes.

Brian Boyle, 48 West Second Street, is concerned about the parking. He said the new plan sounds better now than it used to. He inquired if there could be angled spots where the playground is now. He also asked if existing driveways could have yellow no parking lines so when residents get home and can't find parking, they can still get into their private driveways. He said he also wanted to make sure that the trash will be dumped manually into the truck.

Engineer Phillips said there is no parking on Second Street in front of the school. Mr. Boyle said there are cars parked there frequently. Board members confirmed that it was during school hours that there was no parking there. Chairperson Hamilton-Wood said the parking is a concern. Mayor Wilkie said he thinks that this plan adds more on-site parking and he believes MEND has maxed out where they can put parking. Member Morris asked if there will be a sign for the on-site parking that it is for residents only. Member Montgomery asked about visitor's parking. He would like for them to be able to park in the lot also. Mr. Stout said that the on-site lot should accommodate residents and visitors because not everyone will have a car. There will be a sign stating the parking lot will be for residents and visitors only. Mayor Wilkie said that the location is ideal

because it is 200' from a bus stop and some residents and visitors may use that as transportation. Chairperson Hamilton-Wood wanted to know where the two employees will be parking. Mr. Reilly said they will park on the street and will understand that if they have to walk down the street, they will. Chairperson Hamilton-Wood said she understands the resident's concerns and it is frustrating. Mr. Reilly said the cars at his building will need to have a parking sticker and they will do everything in their power to enforce the idea that there is an issue and the neighborhood needs to be respected. Member Lutz asked about the existing door by the alley way. He asked if there was a way to make the area additional parking, or employee parking to get a couple more spots. Mr. Stout said he will look at it and see if there is was a way to get some spots there. Mr. Stout said there would need to be changes to the sidewalks and it may need to be paved.

Dennis O'Hara, 871 Wallace Avenue, said he is glad to see that the project is back before the municipality and it does seem more intense than what was looked at several years ago. He asked if there was any concern about the walk that people have parking on Summer Street. He asked if there was a corridor where a resident enters the main entrance. Mr. Stout said there is a corridor to the elevator. Mr. O'Hara asked if solar on the roof was considered. Mr. Reilly said the reason they are not being used is because the State Historic Preservation does not like the panels. Mr. O'Hara asked if MEND still had to apply and get the tax credits and get the approvals before they could move forward. This was confirmed. Mr. O'Hara asked if Mayor and Council had provided any funds from the Affordable Housing Trust Fund to help with the application. Mayor Wilkie said that funds had been provided. He did not know the amount right off the top of his head. Mr. O'Hara said the last applicant received a pretty substantial amount. He said he is pleased and hope the project goes forward. He said the other applicant was talking about demolishing. It was confirmed for him that MEND was comfortable with the renovation approach. Chairperson Hamilton-Wood asked if the Springside School was a similar age. Mr. Riley said they two are very similar in age. He said the only difference between the two projects is that one addition goes to the rear and one is on the side. Mr. Gillespie said in terms of the parking at the Duffy project, in the back is difficult. Chairperson Hamilton-Wood said that she would like the applicant to really look and see if they can get some more parking somehow. She said there are concerns for the area residents. Mr. Riley said he is happy to do that. He is hesitant to lose the sidewalk for the apartment dwellers. He said he will try to do parallel spots in that spot. Planner Fegley said in the sidewalk there was a plaque. Mayor Wilkie said he does not know what it is for and that it has been there for many years. Planner Fegley suggested that if it is historic or significant it can be placed in the new sidewalk. The applicant agreed to look into it.

It was the motion of Lutz, seconded by Morris to close the public comment on Application PB# 2012-05. All ayes.

Solicitor Frank said this is preliminary and final major site plan approval. There are some design exceptions associated with it. They would deal with some of the parking and buffering issues that were raised. The applicant agreed on record to comply with the plan, detail and design comments of both the Board Engineer and the Board Planner's review letters. Specifically there were issues with lighting, landscaping and things of that

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nature. In addition the applicant agreed to work with the Board Engineer on the grading of the alley to eliminate ponding on residential lots which are to the west of the alley. There will be signs for the parking lot signaling resident and visitor parking only. The applicant will work with the Board Engineer to explore the possibility of adding parking at the rear. The sidewalk inset, if determined to be historic, will be preserved or retained. The applicant is also subject to the usual conditions of Board approval. He said the Board could make a recommendation to the governing body asking them to explore if parking is appropriate on Summer Street on the opposite side in light of this proposal. Mayor Wilkie said he believes there are already no parking signs there.

It was the Motion of Lutz, seconded by Wilkie to approve Application PB#2012-05.

Upon roll call the Board voted as follows:

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

NOES: None

ABSENT: Federico

OTHER BUSINESS

It was the Motion of Wilkie, seconded by Lutz to open the meeting to the public. All ayes.

Seeing no one wishing to be heard, it was the Motion of Montgomery, seconded by Lutz to close the public session.

Motion of Wilkie, seconded by Morris to adjourn at 8:51 p.m.

Wayne Morris, Secretary

WM/ak