

Florence, New Jersey 08518-2323
January 28, 2014

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

Recording Secretary Kuc 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	Mildred Hamilton-Wood
Tim Lutz	Council Representative Ted Lovenduski
Wayne Montgomery	Mayor Craig Wilkie
Wayne Morris	Raymond Montgomery

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

ABSENT: James Molimock
Thomas McCue

SWEARING IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES

Solicitor Frank administered the Oaths of Office to Wayne Morris for a one year, Class 2 Term expiring December 31, 2014, Mildred Hamilton as a Class 4 member for a four year term expiring December 31, 2017 and Ray Montgomery as Alternate No. 1 for a two year term expiring December 31, 2015.

ELECTION OF OFFICERS FOR 2014

A. Election of Board Chairperson

Member Lutz nominated Member Hamilton-Wood for Chairperson. The nomination was seconded by Ray Montgomery. It was the Motion of Lutz to close the nominations. All in favor of the nomination. Chairperson Hamilton-Wood chaired the meeting at this time.

B. Election of Board Vice-Chairperson

It was the Motion of Federico to nominate Lutz, seconded by Morris. It was the Motion of Lovenduski, seconded by Federico to close the nominations. All in favor of the nomination.

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C. Election of Board Secretary

It was the Motion of Lutz to nominate Morris as Secretary, seconded by Federico. Motion to close was made by Lutz, seconded by Federico. All in favor of the nomination.

D. Election of Board Clerk

It was the Motion of Mayor Wilkie to nominate Nancy Erlston, seconded by Morris. Motion was made by Lutz seconded by Lovenduski to close the nomination. All in favor of the nomination.

APPOINTMENT OF PROFESSIONAL STAFF

A. Appointment of Board Solicitor

B. Appointment of Board Engineer

C. Appointment of Board Planner

It was the Motion of Wilkie, seconded by Montgomery to Appoint David Frank as Board Solicitor, Lee Phillips as Engineer and Barbara Fegley as Planner. It was the Motion of Lovenduski, seconded by Lutz to close the nominations. All in favor of the nominations.

RESOLUTIONS

**Resolution No. P.B.-2014-01
Appointment of Planning Board Solicitor,
Engineer and Planner**

It was the Motion of Lutz, seconded by Morris to approve Resolution No. P.B. 2014-01.

Upon roll call the Board voted as follows:

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

NOES: None

ABSENT: Molimock, McCue

**Resolution No. P.B.-2014-02
Establishing the Annual Schedule of
Regular Meetings and Other Policies
Relating to the New Jersey Open Public Meetings Act**

It was the Motion of Lutz, seconded by Federico to approve Res. No. P.B. 2014-02.

Upon roll call the Board voted as follows:

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

NOES: None

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ABSENT: Molimock, McCue

Resolution No. P.B. 2014-03
Readopting the Florence Township Planning Board
Administrative Rules

It was the Motion of Lutz, seconded by Lovenduski to approve Resolution No. P.B. 2014-03.

Upon roll call the Board voted as follows:

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

Resolution No. P. B. 2014-04
Continuing Application PB#2012-06for the Diocese of Trenton for
Minor Subdivision, Preliminary and Final Major Site Plan with
Bulk Variances until the January 28, 2014 Meeting of the Board

It was the Motion of Lutz, seconded by Federico to approve Resolution No. P.B. 2014-04.

Upon roll call the Board voted as follows:

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

MINUTES

It was the Motion of Morris, seconded by Lutz to approve the Minutes of the regular meeting of November 18, 2013. Motion unanimously approved by all those present.

CORRESPONDENCE

Solicitor Frank said there is an opportunity to attend the mandatory Board Member training. It is a good course and Solicitor Frank will be teaching a class.

- A. Letter from Burlington County Planning Board dated November 26, 2013 regarding Florence Township subdivision. Block 143.01, Lots 1 and 10.

- B. Letter from Burlington County Planning Board dated November 27, 2013 regarding G & B Florence subdivision. Block 160.01, Lots 1.02 and 1.04.

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- C. Compliance review for Application PB#2013-05 Albert Jacoby subdivision from Engineer Phillips dated December 17, 2013.
- D. Registration form for Land Use Law and Planning Program Basic and Experienced Course offered by the Alaimo Group and held on Saturday, February 15, 2104 at Deerwood Country Club, Westampton, NJ.
- E. Letter from Burlington County Planning Board dated January 9, 2014 regarding Florence Township subdivision, Block 143.01, Lots 1 and 10.

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

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.

David Roskos, representing the Diocese of Trenton, said the applicant is working with the Township Attorney finalizing a title issue. He anticipates the Diocese will be closing with the Township the first week of February. He requested the Board grant one final extension.

Motion of Wilkie, seconded by Lutz to grant the requested continuance. All ayes.

Chairperson Hamilton-Wood called Application PB#2013-09 for Whitesell Construction Co., Inc. Applicant is requesting Minor Subdivision and Final Major Site Plan for construction of and industrial facility on property located at 1000 John Galt Way. Block 158, Lots 7 & 8.

David Roskos appeared representing the applicant. He said the Board is familiar with the park. He was happy to report the applicant attracted a very dynamic business that would like to relocate to Florence Township. He thanked the Board Professionals and the Township Administration for all of their help. All have been nothing short of wonderful in advancing the process. They are here this evening for Final Site Plan approval from the Planning Board. The application is straight forward and there are two witnesses to call. There were representatives of Destination Maternity present but he was not planning to call them to testify. The applicant will comply with the review memos from the Board professionals.

Engineer Phillips said the application is for a minor subdivision that is a lot line change. The final site plan is for a warehouse and parking area. He said the application is

complete but he would like testimony regarding the Environmental Impact Statement. Planner Fegley concurred the application is complete.

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

Upon roll call the Board voted as follows:

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

Terrance Huettl of Whitesell was accepted as an expert witness and sworn in by Solicitor Frank. Karl Pehnke, traffic engineer, was sworn in by Solicitor Frank.

Mr. Roskos said he would like to give an overview of the history to this point. In 2010 there was preliminary approval granted. Mr. Huettl said Whitesell is glad to again be in front of the Board. It built its last building about six years before so it had been a while since they were here. He thanked the Township for the help in getting here tonight. The project is a lot of work and there needs to be coordination, planning and effort. He looks forward to the next project.

The project is part of an 800 acre industrial park that is owned and managed by the Whitesell family. He presented an aerial photograph of the site. A yellow outline indicated the 800 acre park. He pointed out the roads in the area and indicated the directions and different land marks to show where the site is. The subject site is a 109 acre area. It was previously the subject of a preliminary site plan application.

The tenant, Destination Maternity, is the world's largest designer and retailer of maternity wear. They are currently located in Philadelphia at the foot of the Ben Franklin Bridge. They are busting at the seams in their current location. The office headquarters will be relocated to Moorestown. The distribution center will be located in Florence. The site is big enough to accommodate the current expansion and there is room for future growth. They like the location also. It is a great project for everyone and all are happy that they chose Whitesell and Florence.

Mr. Huettl presented exhibit A-2. It is the overall site plan, dated January 28 2014. The parcel was the subject of a preliminary site plan application in 2010. At that time Whitesell proposed a speculative warehouse building proposed to be a half million square feet, expandable to one and a quarter million square feet. He noted where the project was going to be located. The intention was to get the preliminary approval, finish the engineering and site plans and sit on the plan until the right tenant came along. Then Whitesell would appear for final approval to make the site specific to the tenant. The approval would just be for the portion the tenant needed. The plans were to build one big building with room for expansion. This project is smaller than anticipated but it is a great project so Whitesell can't pass it up. The development plan will need to be changed a little bit. Instead of having one big building with expansion capability, there will be two

smaller buildings, both with expansion capability. But both would be in the footprint of the building that was approved in 2010. The two smaller buildings are 600 ft. deep and oriented in a North South direction. There is an office with employee parking. There are docks on both sides of the building. They will look alike.

Because there are going to be two buildings instead of one, the applicant is requesting a subdivision line to separate the building for Destination Maternity and the future building so they are on separate tax lots.

Solicitor Frank asked if the preliminary approval that was granted consisted of two phases. Mr. Huettl confirmed it was. The original approval was for a half million square feet expandable to one and a quarter million. The initial half million square feet was the first phase and the expansion was phase II. This project is essentially that first phase. It is 400,000 square feet with 100,000 square feet of expansion space.

Mr. Huettl said he has worked on a couple projects that are a million square feet, but they don't come along that often. It was anticipated that during the preliminary stage while there was approval for a million square feet, 500,000 square feet would have been a wonderful phase I. That is exactly what is here. While the initial building is 400,000 square feet, he is seeking approval for the expansion so that if Destination Maternity needs the space, the applicant will not have to come back to the Board.

The original 109 acre parcel had two tax lots. Those two lots are still there today. When the applicant proposed one building the plan was to consolidate the lots to create one tax lot. Because the plan has changed and there are two buildings in the two phases instead of one building in two phases the applicant would like to keep it as a two lot parcel but move the existing lot line to correspond to the boundaries between phase I and phase II. He indicated on the exhibit where the line would be. He confirmed that both lots are conforming.

Exhibit A-3, a detailed site plan dated January 28, 2014, was submitted. It is a blow-up of the proposed site plan. The building is accessed by John Galt Way. It has an office on the southwestern corner. There are truck load docks on the east and west sides, as well as trailer parking with room for future trailer parking also. There is a visitor parking area and an employee parking area with room for expansion. Employees and visitors will enter the site from the southern driveway. There is a truck entrance in the back. Receiving is on the west side of the building and shipping is on the east side of the building. The office is about 15,000 square feet. There is a large cafeteria. There is also a photo shoot area.

The driveway in the back is a truck entrance. Trucks are given a certain time to arrive, so they are not sitting; they immediately come to the assigned door. All of the material is unloaded for processing in the building. Destination Maternity has about 3,000 retail locations across the country. All of those locations are served from this building. A majority of the locations are very small, about 1,000 square feet. They may only go through a few boxes of merchandise every week. The material that gets shipped out

comes in on these large trucks from the port and gets processed, tagged, repackaged and ready to go out. When it is shipped to a particular store they are usually shipped by UPS. There are also clusters of stores in some locations and there may be a third party logistics company that will deliver to the stores.

Inside the building there will be racking across the back and across the front will be material handling equipment. Destination Maternity will be spending several million dollars on very sophisticated material handling equipment to allow them to process the clothing as quickly and efficiently as possible. That is part of their investment and they are signing a long term lease for the site. The investment in the building is a sign of their commitment to this area.

Destination Maternity will operate with two shifts. The first is from 7:00am until 3:30pm. The second shifts then starts. The first shift will have about 200 employees and the second shift will have about 50. He indicated where the employees will park.

Mr. Roskos said the site plan is fully conforming with the ordinances and with the redevelopment plan. There is only one design waiver required.

Mr. Huettl said there are no ordinance variances requested for this final site plan approval. It is fully in conformance with the previous approval and the redevelopment zone. The design exception is related to a sidewalk that is parallel to the main entrance. An ordinance requires the sidewalk to be four feet off the curb. There is a location where the four feet is not available. He indicated the location, near a gate. The end user would like to have a gate at each entrance in order to keep people out of the facility when it is not open. There is no fence around the building. The gates are to keep out vehicles that might come in when the facility is closed. He indicated where there is a gate that would go across a sidewalk and a driveway. In order to minimize the length of an already very long gate, the applicant would like to pull the sidewalk closer to the curb so the gate would not have to span as far. The majority of the sidewalk has the required four foot separation. It is just in a limited area that it does not.

There is a stormwater management basin located to the south of the building. It is a long, narrow basin that parallels the creek. The basin is designed to accommodate all the run off of the proposed phase I. It is the entire building, plus the potential expansion plus parking expansion. It will accommodate all expansions.

Destination Maternity is expanding their current operations when they move here. They wanted to have the ability to expand further in the future so the design was made to accommodate that. There are no immediate plans for the expansions but it provides the flexibility to attract and retain tenants. The basin does not accommodate the future development of the other building. There will be a basin for that project when it is built.

Mr. Roskos said there is confusion in the use of the terms phase I and phase II. The preliminary approvals were for 1 million square feet, with a phase I that was 500,000 square feet. That is what the final approval at this meeting is for. phase II of the

preliminary approval is not the subject of this hearing. When this building was developed the phrase "phase II" was used for the expansion aspects. It really should be called phase IA; that would have been more easily understood. What he is here for tonight is final approval for phase I and phase IA. He would like to submit plans reflecting this wording.

Solicitor Frank said there was room for additional docks in the expansion. He did not see it in the review letters. If it is to be included it needs to be discussed as a specific item. It will need to be included in the resolution.

Mr. Heuttl said in phase I there will be loading docks across two sides of the building currently there are 20 dock doors proposed on each side, but there is room for many more. The end user only wants 20 on each side. There is the ability to add doors wherever there is no one. There are blank portions on the wall where there could be a door. When the building expands there will be additional dock area. There was discussion on the number of doors and the potential for more.

Solicitor Frank asked where the parking is for both parts of phase I. Mr. Heuttl said there are two shifts, for a total of 250 employees. There are 234 employee parking stalls with 50 additional future stalls. He would like to have the flexibility to build them when they are needed. There are also 16 stalls for visitors. The total number of parking spaces proposed is 299 including future parking. For trailer parking 25 are proposed and there are 96 proposed phantom spots. Mr. Heuttl said his company likes to think into the future to be able to provide what this tenant or another tenant at a later time might need. They try to keep flexibility.

Mr. Heuttl submitted exhibit A-4. It is a rendering of what the building will look like. It looks very different than the buildings Whitesell usually creates. Whitesell has been building the same kind of building for over 50 years. Over that time, Tom Whitesell refined the way he builds buildings and he believes it is a very flexible design. They are all a steel skeleton wrapped with masonry on the bottom and steel siding and insulation around the top. That design does give the maximum flexibility. Anything anyone wants can easily be done. All of the competition is building the concrete buildings. He noted that the new Subaru facility in Florence is concrete. He said Whitesell is giving it a shot; this is what Destination Maternity wanted. This will be an exciting new project for Whitesell. The building has concrete walls. The slab is poured, then the walls are formed on the slab and are tilted up when they cure. All of the panels are made on site one at a time. It results in a clean, modern looking building. Whitesell is also adding a lot of glass. The whole front corner of the building will be 18' of glass. An advantage is that these buildings are very easy to maintain.

At this time Mr. Pehnke was called to testify. He said he is a registered professional engineer in the State of New Jersey as well as in several other states. His field of expertise is traffic engineering. He has been focusing on traffic for 28 years and regularly appears before land use boards throughout the state. He was accepted as a traffic expert.

He said in 2010 he was the traffic engineer for the preliminary approval. A full traffic study was prepared at that time and there was some follow up discussion and additional information provided at the request of the Board Professionals. The analysis did look at the full build out of both of the lots. Also at that time he looked at the other growth projects in the area to see what the traffic would be like in the future. The most critical and indicative intersection is John Galt Way and Route 130. That is where a majority of the traffic will enter and exit. In 2010, he found that the intersection was operating with a very good level of service and would continue to do so with this project. Even though it is a large facility he has been finding through the years that these kinds of projects have not had substantial traffic generations. He is also finding that with the various shifts the traffic is pushed throughout the day. He continues to anticipate that the project will be accommodated on the roadway system. He said he has seen some current numbers for the intersection and those are below what he had anticipated in terms of growth. He said the 2010 findings are still valid today. The driveway will operate fine, there are safe sight distances. The geometry and turning movements to accommodate the types of vehicles coming in and out of the site are good. He supports the one design waiver regarding the setback for the sidewalk. Granting it will not compromise health, safety and welfare.

Member Morris asked if the roads would still be serving the area as well if there was maximum build out of the area. Mr. Pehnke said the roads would be able to keep the same level of service.

At this time Mr. Huettl was again called to testify regarding the Professionals' reports. Solicitor Frank said he thinks the applicant was agreeable to all of the plan detail and design comments made. The applicant concurred. There were only a couple items that require testimony. Mr. Huettl said the first item to be addressed was the Environmental Impact Statement. He said a few years ago when Whitesell was in front of the Board for the preliminary site plan application they prepared an Environmental Impact Statement that addressed the full development of the site up to one and one quarter million square feet. That report addressed issues such as impact to surface water run-off, ground water, the natural habitat, the ecology, trees and wetlands. This phase of the project, for Destination Maternity, is in the footprint of the area of the impact statement. There is nothing that would be impacted associated with this portion of the development that wasn't included in the original report which was reviewed and approved by the Board.

Chairperson Hamilton-Wood said a letter was received from the Environmental Commission. They have concerns about the filling of the wetlands and if that permit has expired. Mr. Huettl said there are five areas of wetlands on the 109 acre parcel. There is one area of wetlands, the smallest one that is in the middle of the building footprint. That area will be filled in association with the construction of the building. There is a permit from the DEP to fill the area. It was scheduled to expire this month but it has been extended by the Permit Extension Act.

Mr. Huettl said there were four items in the letter from the Township Fire Official and the applicant agreed to comply with all of them. The applicant again said he will comply with the items in the Professionals' reports. Engineer Phillips would like that to be a condition within the resolution.

Engineer Phillips believes a design variance is required for the 10' x 18' parking spaces in the visitors parking. He also does not object to the proposed change of the sidewalk. Mr. Huettl said the parking spots do not require a variance because they are located on the perimeter of the lot.

Mr. Huettl said there were some questions about topsoil. Anywhere where there is pavement or building, the topsoil must be removed; it can't be built on because there is too much organic material. What is taken off will be stockpiled during construction. It will be redistributed as much as possible. There will be some large berms it can be used for. There will be some left over, but it will be used somewhere in the Township.

On the southeast corner of the building there will be a trash compactor. This is where solid waste that is not recyclable will be disposed of. It will be outside of the building but it will be sealed. All the material will be put into it from inside the building. It will be compacted into bales and removed from the site. There will be a dumpster next to it. Recycling receptacles will be emptied into a trailer along with bales of other materials from the warehousing operation. When the trailer is full it will be removed by a third party recycler.

Planner Fegley confirmed that the applicant agreed to make the changes to the irrigation that she recommended. She inquired about the hours and days of operation. Mr. Huettl said the first shift will start at 7:00am and end at 3:30pm. The second shift will start at 3:30pm and end midnight. It is five days a week with limited operations on weekends.

Chairperson Hamilton-Wood said there were two more items in the letter from the Environmental Commission. The first was a question about the sidewalk extending to the train station. The second was to request shorter poles for the lighting.

Mr. Huettl said the Environmental Commission's review letter indicated that there was a gap in the sidewalk between the train station and Destination Maternity's building. He is not sure they realized there was a sidewalk on the other side of the street. As far as the light poles are concerned, the Commission suggested the use of 25' poles as opposed to 30' poles. They were trying to minimize light pollution. He says the 25' poles increase light pollution. The 30' poles are the industrial standard because they throw light a substantial distance laterally. If they were shorter there would have to be more poles to get the same coverage. Also, the shorter poles produce more light pollution because they reflect off the ground and illuminate the particles in the air.

Mayor Wilkie said the Professionals and the Township Administrator have been working hand-in-hand with Destination Maternity since Whitesell approached the Township. Destination Maternity has expressed their appreciation for the cooperation they received.

Motion of Lutz, seconded by Federico to open the meeting to the public regarding Application PB#2013-09. All ayes.

Seeing no one wishing to be head, it was the Motion of Lutz, seconded by Federico to close the public hearing on the application. All ayes.

Member Federico inquired to Solicitor Frank as to whether he should abstain because his employer does business with Destination Maternity. Solicitor Frank advised him to abstain if he felt it was necessary. He explained his reasoning

Solicitor Frank reviewed the application and the one design exception. The applicant was agreeable to working administratively with Township officials to implement the approved recycling plan, they are agreeable to submit any revised site plan drawings that address any comments from the Board Professionals' reports. He said the usual conditions would also apply. He noted that the approval also encompasses phase I and phase IA as discussed. The applicant will not need to return to the Board if they decide to complete the build out.

It was the Motion of Lutz, seconded by Lovenduski to approve the minor subdivision.

Upon roll call, the Board voted as follows:

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

It was the Motion of Lutz, seconded by Lovenduski to approve the final site plan with the conditions discussed.

Upon roll call, the Board voted as follows:

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

Solicitor Frank said because everyone has been working so closely together he took the liberty of preparing in advance a draft resolution of memorialization. He reviewed the resolution and added language to reflect the discussion of the evening.

It was the Motion of Lutz, seconded by Montgomery to approve Resolution PB-2014-05.

Upon roll call, the Board voted as follows:

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

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ABSTAIN: Federico
OTHER BUSINESS

Chairperson Hamilton-Wood said the Township has a pretty stringent sign ordinance. She thinks businesses are trying to get around it by putting the sign on a trailer and parking it in front of the property. She noted two businesses that are doing this.

Mayor Wilkie said the ownership of one of the properties is changing within the next week or two. The Administrator has been working with the other property owner to address some issues including the sign on the trailer.

Mayor Wilkie thanked everyone for getting this application through. Many of the businesses are surprised by how quickly and efficiently the applications are completed. The Township works with the applicants to make sure everything is ready for the meeting.

PUBLIC COMMENTS

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 Lutz, seconded by Montgomery to adjourn at 9:17 p.m.

Wayne Morris, Secretary

WM/ak