

Florence, New Jersey 08518-2323
March 25, 2014

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:

Chairperson Hamilton-Wood	Tim Lutz
James Molimock	Council Representative Ted Lovenduski
Mayor Craig Wilkie	Raymond Montgomery

ALSO PRESENT: Solicitor David Frank
Engineer Doug Szabo
Timothy Kaluhiokalani for Planner Barbara Fegley

ABSENT: William Federico
Wayne Morris
Thomas McCue

RESOLUTIONS

Resolution No. P.B.-2014-07
Dismissing Without Prejudice Application PB#2012-06 for
The Diocese of Trenton for Minor Subdivision, Preliminary and
Final Major Site Plan with Bulk Variances

It was the Motion of Lutz, seconded by Montgomery to approve Resolution No. P.B. 2014-07.

Upon roll call the Board voted as follows:

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

Resolution No. P.B.-2014-08
Granting the Application of MEND, Inc. for Amended Final Site Plan Approval
with Bulk Variances to Permit Installation of an
Emergency Generator, Together with the Relocation of the Previously Approved

18.

**Trash Enclosure on Property Located at
208 West Second Street and 203 West Second Street, Florence
Block 45, Lots 8, 9, 10, 13 & 14**

It was the Motion of Lutz, seconded by Montgomery to approve Resolution No. P.B. 2014-07.

Upon roll call the Board voted as follows:

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

NOES: None

ABSENT: Federico, Morris, McCue

MINUTES

It was Motion of Lutz, seconded by Lovenduski to approve as submitted the minutes of the Reorganization/Regular Meeting of January 28, 2014. All ayes.

CORRESPONDENCE

- A. Compliance review from Engineer Dougherty for Whitesell Construction Co., Inc. 1000 John Galt Way, dated March 3, 2014.
- B. Compliance review from Florence Township Fire Official Brian Richardson for Whitesell Construction Co., Inc., 1000 John Galt Way, dated March 7, 2014.
- C. Letter from Burlington County Planning Board to Whitesell Construction, Co., Inc., Dated March 4, 2014 regarding 1000 John Galt Way, Block 158, Lots 7 & 8.

It was the Motion of Lutz, seconded by Molimock to receive and file correspondence A through C. All ayes.

APPLICATIONS

Chairperson Hamilton-Wood called for Application PB#2014-02 for G & B Business Associates, Inc. Applicant is requesting Preliminary and Final Major Site Plan approval with bulk variances to permit demolition of existing fuel station and construct a gasoline canopy, diesel canopy and convenience store along with parking, landscaping and other improvements on property located at 2012 U.S. Highway Route 130 North, Florence Township, Block 160.01, Lot 1.02.

Chairperson Hamilton-Wood noted that this evening the Board is determining completeness of the application. Kevin J. Moore, Esquire, is representing the applicant. He requested that the Board also take jurisdiction this evening. He reviewed the memos of the Board Professionals. There was an issue regarding recycling receptacles. He believes it is not applicable because there is a proposed trash enclosure that will include recycling receptacles. There was a concern in the Engineer's memo regarding expansion.

19.

Mr. Moore said there are no plans for any future expansion other than what is shown. He believes these were the only items that needed to be addressed for completeness.

Engineer Szabo said there were no concerns at this time. The application was complete as submitted and the concerns were addressed. The Board Planner agreed.

It was the Motion of Lutz, seconded by Lovenduski to deem the application complete. Chairperson Hamilton-Wood noted this was a motion to deem the application complete and accept jurisdiction. There will be no need to re-notice.

Upon roll call the Board voted as follows:

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

OTHER BUSINESS

PUBLIC COMMENTS

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

Motion of Wilkie, seconded by Lovenduski to adjourn at 7:43 p.m.

Wayne Morris, Secretary

WM/ak