

Florence, New Jersey 08518-2323
December 17, 2015

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

Vice Chair Lutz 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:

Tim Lutz	Mayor Craig Wilkie
James Molimock	William Federico
Wayne Morris	Thomas McCue
	Council Representative Ted Lovenduski

ALSO PRESENT: Solicitor David Frank
Engineer James J. Maddonni (for Engineer Hugh Dougherty)
Planner Barbara Fegley

ABSENT: Mildred Hamilton-Wood, Ray Montgomery

MINUTES

CORRESPONDENCE

APPLICATIONS

A. Application PB 2015-06 for Wawa, Inc. Applicant is requesting Minor Site Plan approval to allow for the sale of diesel fuel at the existing fuel pumps and the addition of an underground tank for storage of the diesel fuel on property located at 2060 US Route 130 North, Florence Township. Block 163.02, Lot 13.

Mayor Wilkie said the applicant has requested a postponement.

Solicitor Frank said a motion should be made to postpone to the January 26, 2016 meeting at 7:30 pm. It was the Motion of Federico, seconded by Lovenduski to postpone the application to the January meeting. All ayes.

OTHER BUSINESS

At this time the board adjusted the agenda and moved to B under Other Business.

B. Fair Share Affordable Housing

B1. Resolution No. 2015-253 Resolution of the Township Council of the Township of Florence approving Fair Share Housing Plan Summary and Narrative for review and recommendation.

B2. Planning Board Resolution No. PB-2015-10 Approving Fair Share Housing Plan Summary and Narrative.

Mayor Wilkie referred everyone to Exhibit B1, page 4. It demonstrated how the township proposes to meet its Third Round Obligation. COAH was done away with so it is now in the hands of the courts. Assignment Judge Bookbinder is now handling it for Burlington County. The township has been working with them. Municipalities were obligated to create a plan and it had to be done within a certain amount of time. The township filed in order to be in compliance. This report was the recommendation. Some of the information dealt with past projects, such as Salt & Light, the Roebing Inn and Duffy. Others are new. He reviewed the list of projects and the components of the Third Round Plan.

Solicitor Frank said that was the substance of the plan and it was well explained. Of the 247 projected for the Third Round Obligation only 70 are not yet approved or not yet built. Right now the Declaratory Judgement Action is pending in the court before Judge Bookbinder. This summary is part of the evidence the attorneys and professionals will present to the judge. Hopefully he will accept the plan and the township can move forward. The concern was to make sure the governing body and the Planning Board were aware of what was being submitted to the court as representing the township's plan. Primarily it is consistent with the township's housing element and Fair Share Plan as it has been developed over the years. It is before this board to make sure the board is agreeable to the idea that this will be the evidence presented to the court. There is a resolution prepared.

It was the Motion of Wilkie, seconded by Federico to approve Resolution No. 2015-10.

Upon roll call the Board voted as follows:

AYES: Federico, Lutz, Molimock, Morris, Lovenduski, Wilkie, McCue

NOES: None

ABSENT: Hamilton-Wood, Montgomery

A. Resolution No. 2015-231 Resolution of the Township Council of the Township of Florence Referring a Proposed Redevelopment Plan for a Parcel 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).

A1. RAILROAD AVENUE COVINGTON REDEVELOPMENT PLAN

Block 148.06, Lot 1, Florence Township, Burlington County, New Jersey.

A2. CEDAR LANE FIRST INDUSTRIAL REDEVELOPMENT PLAN
Block 148.06, Lot 2, Florence Township, Burlington County, New Jersey

Mayor Wilkie said the township directed its planner to prepare two redevelopment plans, one is for Covington on Railroad Avenue and one is for Cedar Lane First Industrial. They are exhibits A1 and A2. There were representatives from the professionals on hand to provide more insight.

Planner Fegley said the first redevelopment plan is Covington on Railroad Avenue. She referred to Appendix A as the best picture of the property. It is an aerial picture of the currently existing property of Block 148.6, Lot 6.01. The site is proposed Lot 1. A subdivision would be required to proceed with the redevelopment. Mayor Wilkie explained that it is the original Superfresh/A&P warehouse on Railroad Avenue. Planner Fegley said it is similar to many of the other redevelopment plans that have been approved. It outlined the definition of a redevelopment plan, the contents, the relationship to the local ordinances and the permitted uses. The permitted uses are the same as in the General Manufacturing Zone except the plan added Research and Development facilities, Food Processing and Light Manufacturing, fabrication and bottling. There were also some permitted accessory uses added. There are solar panels serving the facility and guard houses. There is a new permitted conditional use; it is the ability to have some kind of retail at the site, possibly selling something that was manufactured, distributed or developed there. It could be seasonal retail or year round. It was made a conditional use because the goal is not to have primarily retail because it is not a commercial retail district. It is limited to 5% or less of the square footage of the building and the overall parking would have to be met and there would no additional signage allowed. These all apply to both redevelopment plans. Mayor Wilkie said an example would be Mother's Kitchen that used to be in Burlington. There was a small retail store at the cheesecake factory.

This first redevelopment plan would be completed in one phase. The building would be 203,887 sq. ft. with 86 car parking spaces and 73 trailer spaces. There would be stormwater management and landscaping improvements. She reviewed the bulk standards and parking/drive aisle setbacks, noting that the conditions are existing. Regarding the off-street parking, per ordinance it would be a spot for each 4,000 sq. ft. but it could be dependent upon the type of facility that was proposed. They would have to demonstrate to the board that there would be adequate parking. The same would apply for office space and retail space.

Planner Fegley said the existing free-standing sign on the property along Cedar Lane would be removed. Instead there would be monument signs. Sidewalks would be provided on the site or in the right-of-way. An alternative would be providing a pathway along the Walkers Road right-of-way. The site does not have adequate space for a sidewalk on the Cedar Lane frontage. There is a requirement for a 4' wide asphalt path on the Railroad Avenue frontage.

Mayor Wilkie said this is an opportunity to improve the area. Many people walk to the existing facility on Railroad Avenue. The developer agreed to install the walkway. The goal is to clean up Railroad Avenue on both sides and make it a nice entrance into the community. A Roundabout is planned for the Cedar Lane and Railroad Avenue intersection. Regarding Walkers Way, it is a paper street that runs along the railroad spur which serviced the former pipe foundry on West Front Street. The railroad spur is no longer needed. The township would like to take the lead and have the tracks removed to install a bike path. It would be a nice wide area that would allow people to get from Railroad Avenue to Olive Street.

Planner Fegley said if there is any fencing, the township would have more jurisdiction over what is installed and it would be required to be aesthetically pleasing and improve the overall site. There are no provisions for relocation for the site because it is already developed and will be redeveloped by the property owner so there is no relocation. The Redevelopment Plan is consistent with the local plan, the county plan and the state plan. It promotes smart growth.

Member Federico asked how wide the walking paths are. Mayor Wilkie said the one adjacent to Railroad Avenue would be 4' wide. The width of the one going on Walkers Way hasn't been determined, but it would be wide enough for someone to ride a bike easily.

Planner Fegley referred to the second redevelopment plan on the agenda. The property is located at Block 148.06, Lot 6.01. It was the old warehouses that were recently demolished.

Mayor Wilkie explained that Morris Court and Legacy at Meadowcroft are close to the site. The developer was told there would need to be buffers for the residents. He recalled in the late 80's when Superfresh was operational it would be running the refrigeration units at 2am. It disrupted the residents and that has been taken into consideration. Some of the items that are in the redevelopment plan were done to make sure there would be sufficient buffer. The building may be close to Cedar Lane, but it is further away from the residents. He was concerned initially that it would be so close to Cedar Lane, but it is better for the residents.

Planner Fegley explained the permitted uses, permitted accessory uses and the permitted conditional uses are the same as the Railroad Avenue Redevelopment Plan. The building will be 577,200 sq. ft. There will be four drive-in loading bays, 105 loading docks, 230 car parking spaces and 133 trailer spaces. There will also be a stormwater management basin and landscaping improvements. The bulk standards for the redevelopment plan are the same as the standards in the General Manufacturing. The only difference is the buffers for residential. The developer will be providing a sound wall. The sign requirements are the same as Railroad Avenue. The sidewalk requirement would be met by the path on Walkers Road. The landscaping plan would have to be approved by the township planner. Any fencing would also have to be approved by the planner. This plan is also consistent with local, county and state plans.

Mayor Wilkie referred to the tax map provided in the plan. He pointed out a tract of land between the site and Morris Court. It is owned by Cream-O-Land, he speculated it was to run a spur off the railroad line but it was never done. The township is working with Cream-O-Land to acquire it. So not only is there the buffer in the application, there is also land between the residents and the site.

Planner Fegley said any solar would be regulated by local ordinance and it would be permitted.

John Gillespie, Esq. of Parker McCay appeared on behalf of Covington/500 Cedar Lane, LLC and First Industrial Realty. Although there are two plans, it is one big redevelopment idea. Currently it is one large property but it will be subdivided. The sound wall would be in left rear of the property near Legacy. The reason they are presented together is because even though they are two plans, the applicant would like to move them forward at the same time. The Railroad Avenue piece is a little easier because it has an existing building and it was primarily designed to clean the site up. The signage, frontage and landscaping would be improved and a walkway will be installed. Certain conditions are preexisting conditions that nothing can be done about.

The bigger piece and the one that is going to be new development is the Cedar Lane site. In the bottom right hand corner of the map is the site of the roundabout that the county will be installing. Both his clients and Liberty Property Trust are going to be putting up the funding for that. Somewhere down the road they will be asking Council to adopt an ordinance that allows recapture from other developers. In the meantime, it will improve the traffic circulation at the triangle. They have been working in Burlington County.

Mayor Wilkie explained that at the Railroad Avenue the spot where the railroad tracks used to come into the building was eliminated and that will become an entrance to the site. It will loop around and the exit would be to Cedar Lane.

Mr. Gillespie introduced Bob Hunter from Bohler Engineering. He was responsible for the plans and drawings for the Cedar Lane Redevelopment. Mr. Gillespie called for John Hanlon of First Industrial Realty Trust. He handles investments and development. Mr. Hunter showed a rendering of the building that was there. It was right to the property line. It was an eyesore and a mess. That is now gone. The concept took into consideration the residential, pushing the buildings as far away from them as possible. Decibel levels from the turnpike were taken. It was essential to make sure there was no noise for the residents. The ultimate finding of the sound engineer was to provide a sound wall. He indicated on a rendering where it would be. It was kept closer to the building so that there was an opportunity to create better landscaping on the residents' side. The sound wall would be 20' high then it will go to 22' high then back to 20'. He provided renderings of the wall. It depicted the visual from the closest perspective with initial plantings. It included the path also. The wall would be very non-descript. He presented a rendering of the wall with matured plantings. The wall is almost unable to be seen. The sound wall would be very low maintenance. Once it is installed it will last for

a very long time. He doesn't want to accentuate it visually, it will be benign and non-descript.

He noted there would either be a sidewalk in the front or the path in the back in right of way. He thinks everyone agreed the path would be more favorable. He spoke to a gentleman at Legacy at Meadowcroft who said he would be agreeable. He reviewed the fencing and landscaping plan for the path. The fence there currently would be moved to the property line to provide more space for the residents behind it. The path would be an 8' asphalt and gravel path that would run from Railroad Avenue to Olive Street. Apparently there is a lot of foot traffic there.

Mr. Hanlon provided a rendering of the building. His company just built two buildings identical to this in Eastern Pennsylvania. The rendering was with the sidewalk on Cedar Lane. Without the sidewalk the landscaping would not look much different, it would allow it to be tiered better. It would be varied landscaping along the front. His company does not build and flip. The buildings are built to a high standard. He pointed out windows toward the top. They are visually pleasing and also allow natural light into the building. He provided a rendering of the building from the perspective on Independence Drive, across Cedar Lane. He noted where the curb cuts would be. The building's other corner would be identical. There would be space for two tenants.

Member Morris asked if the sound barrier would mitigate the lighting. Mr. Hanlon said all of the lighting would be inside the sound wall. There would be full cut off shielding to protect the residents. Member Morris asked how high the lights would be. Mr. Hanlon said they will be 25' high. They would be directed toward the truck corridor. It will be LED lighting. There would be no impact to the properties behind the site. Member Morris asked about lights mounted on the building. Mr. Hanlon said they would all be directed downward.

Member Federico asked if there would be any cutouts in the wall for pedestrians going to work. Mr. Hanlon said there would not be. Mayor Wilkie said there is sidewalk on the other side of Cedar Lane and sidewalk up to Morris Court. He thinks this is probably what pedestrians would use to get to work there. Mr. Hanlon said the wall cannot have a breach. If it was needed possibly a door could be installed. The design of the sound wall meets all of the standards relative to exactly what is being built. It is very specific to the site and there is nothing for the sound wall that needs to be updated. He noted there is a very large buffer for the residents on Morris Court. He reviewed renderings of the landscaping.

Mayor Wilkie reviewed the process. He said these are redevelopment plans. If the board is in agreement to the plan concepts, they will then be put before Council for adoption in January. Once they are adopted the application will come back to the board. Solicitor Frank explained the board would make a recommendation that the governing body adopt the redevelopment plans. Mayor Wilkie said the site has been empty for a very long time. There has been no activity at all. This would be the perfect example of an area in need of redevelopment. It would be productive and a benefit to the community.

77.

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

Seeing no one wishing to be heard, it was the Motion of Lovenduski seconded by McCue to close the public hearing. All ayes.

It was the Motion of Molimock, seconded by Federico to recommend Council adopt the redevelopment plans with the condition that the landscape plan be approved by the planner and that solar is permitted.

Upon roll call, the Board voted as follows:

AYES: Federico, Lutz, Molimock, Morris, Lovenduski, Wilkie, McCue

NOES: None

ABSENT: Hamilton-Wood, Montgomery

Solicitor Frank said he would be sending a letter to governing body advising them of the decision made this evening.

PUBLIC COMMENTS

It was the Motion of Lovenduski, seconded by McCue to open the meeting to the public. All ayes.

Seeing no one wishing to be heard, it was the Motion of Lovenduski, seconded by Morris to close the public portion. All ayes.

It was the Motion of Lovenduski, seconded by Federico to adjourn at 8:22 p.m. All ayes.

Wayne Morris, Secretary

WM/ak