

**FLORENCE TOWNSHIP PLANNING BOARD**  
**REORGANIZATION/REGULAR MEETING – JANUARY 26, 2016**  
**7:30 P.M. PRELIMINARY AGENDA**

1. CALL TO ORDER, SALUTE TO THE FLAG AND SUNSHINE STATEMENT
2. ROLL CALL
3. SWEARING-IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES
4. ELECTION OF OFFICERS FOR 2016
  - A. Election of Board Chairperson
  - B. Election of Board Vice-Chairperson
  - C. Election of Board Secretary
  - D. Election of Board Clerk
5. APPOINTMENT OF PROFESSIONAL STAFF
  - A. Appointment of Board Solicitor
  - B. Appointment of Board Engineer
  - C. Appointment of Board Planner
6. RESOLUTIONS
  - A. Resolution PB-2016-01 Appointment of Planning Board Solicitor, Engineer and Planner.
  - B. Resolution PB-2016-02 establishing annual schedule of regular meetings and other policies relating to the New Jersey Open Public Meetings Act.
  - C. Resolution PB-2016-03 readopting the Florence Township Planning Board Administrative Rules.
  - D. Resolution ZB-2016-04 finding that the Redevelopment Plan for Railroad Avenue Covington Block 148.06, Lot 1 is substantially consistent with the Township's Master Plan pursuant to N.J.S.A.40A:12A-7(e) and recommending that it be adopted by the governing body.
  - E. Resolution ZB-2016-05 finding the Redevelopment Plan for Cedar Lane First Industrial Block 148.06, Lot 2 is substantially consistent with the Township's Master Plan pursuant to N.J.S.A.40A:12A-7(e) and recommending that it be adopted by the governing body.
  - F. Resolution ZB-2016-06 continuing Application PB#2015-06 Minor Site Plan for Wawa until the January 26, 2016 meeting.
7. MINUTES Regular meeting of October 27, 2015.

8. CORRESPONDENCE

- A. Letter from Solicitor David Frank to Mayor and Council dated December 30, 2015 regarding Florence Township Planning Board Redevelopment Plan Recommendation Block 148.06, Lots 6.01, 6.02 and 6.03.
- B. Registration Form from Alaimo Group regarding Mandatory and Refresher Training for Board Members.

9. APPLICATIONS

- A. Application PB#2015-06 for Wawa, Inc. Applicant is requesting Minor Site Plan approval to allow 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  
Duncan Prime, Esquire  
*Application submitted on September 30, 2015. Public hearing opened on October 27<sup>th</sup> and continued until January 26, 2016.*

**REPORTS/CORRESPONDENCE**

- PB#2016-06A Letter from applicant's engineer Ronald Klos, Jr. dated January 13, 2016.
- PB#2016-06B Revised Minor Site Plan
- PB#2016-06C Traffic Study from Shropshire Associates dated January 14, 2016.

- B. Application PB#2016-01 for 500 Cedar Lane, LLC. Applicant is requesting Minor Subdivision of property located at 500 Cedar Lane, Florence. Block 148.06, Lot 6.01.  
John Gillespie, Esq.  
*Application submitted on January 11, 2016.*

**REPORTS/CORRESPONDENCE**

- C. Application PB#2016-02 for 500 Cedar Lane, LLC. Applicant is requesting Preliminary and Final Major Site Plan for property located at 500 Cedar Lane, Florence. Block 148.06, Proposed Lot 1.  
John Gillespie, Esq.  
*Application submitted on January 11, 2016.*

**REPORTS/CORRESPONDENCE**

- D. Application PB#2016-03 for 500 Cedar Lane, LLC. Applicant is requesting Preliminary and Final Major Site Plan for property located at 400 Cedar Lane, Florence. Block 148.06, Proposed Lot 2.  
John Gillespie, Esq.  
*Application submitted on January 11, 2016.*

**REPORTS/CORRESPONDENCE**

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10. OTHER BUSINESS
11. PUBLIC COMMENTS
12. MASTER PLAN REVIEW/DISCUSSION
  - A. COAH
  - B. Cross Acceptance
  - C. Wastewater Management
  - D. Stormwater Management
13. ADJOURNMENT