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Florence, New Jersey 08518-2323
January 26, 2016

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. Solicitor David Frank called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Solicitor Frank 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
James Molimock	Thomas McCue

ALSO PRESENT: Solicitor David Frank
Engineer Hugh Dougherty
Planner Barbara Fegley

ABSENT: None

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, 2016, William Federico as a Class 4 member for a four year term expiring December 31, 2019, Ray Montgomery as Alternate #1 for a two year term expiring December 31, 2017, Ted Lovenduski as a Class 3 member expiring December 31, 2016 and Mayor Wilkie as the Board's Class 1 member expiring December 31, 2020.

ELECTION OF OFFICERS FOR 2016

A. Election of Board Chairperson

Member Lutz nominated Member Hamilton-Wood for Chairperson. The nomination was seconded by Member Federico. It was the Motion of Lutz, seconded by Morris 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 Lutz to nominate Member Molimock, seconded by Federico. It was the Motion of Lutz, seconded by Morris 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 Member Morris as Secretary, seconded by Federico. Motion to close was made by Lovenduski, 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 Federico. Motion was made by Lovenduski seconded by Morris 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, Hugh Dougherty as Engineer and Barbara Fegley as Planner. It was the Motion of Lutz, seconded by Lovenduski to close the nominations. All in favor of the nominations.

RESOLUTIONS

**Resolution No. P.B.-2015-01
Appointment of Planning Board Solicitor,
Engineer and Planner**

**Resolution No. P.B.-2015-02
Establishing the Annual Schedule of
Regular Meetings and Other Policies
Relating to the New Jersey Open Public Meetings Act**

**Resolution No. P.B. 2015-03
Readopting the Florence Township Planning Board
Administrative Rules**

It was the Motion of Lovenduski, seconded by Federico to approve Resolution Nos. P.B. 2016-01 through P.B. 2016-03. All Ayes.

**Resolution No. P. B. 2016-04
Resolution of Memorialization
Recommending that the Governing Body Adopt
A Redevelopment Plan Concerning
Block 148.06 Lot 1**

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It was the Motion of Wilkie, seconded by Federico to approve Resolution No. P.B. 2016-04.

Upon roll call the Board voted as follows:

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

NOES: None

ABSENT: None

RESOLUTION NO. P.B. 2016-05
Resolution of Memorialization
Recommending that the Governing Body Adopt
A Redevelopment Plan Concerning
Block 148.06, Lot 2

It was the Motion of Lovenduski, seconded by Federico to approve Resolution No. P.B. 2016-05.

Upon roll call the Board voted as follows:

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

NOES: None

ABSENT: None

RESOLUTION NO. P.B. 2016-06
Resolution of Memorialization
Application of Wawa, Inc.
Minor Site Plan
Diesel Fueling
Block 163.02, Lot 13
HC Highway Commercial Zoning District
Hearing adjournment

It was the Motion of Lovenduski, seconded by Federico to approve Resolution No. P.B. 2016-06.

Upon roll call the Board voted as follows:

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

NOES: None

ABSENT: None

MINUTES

It was the Motion of Lovenduski, seconded by Morris to approve the Minutes of the regular meeting of October 27, 2015. Motion unanimously approved by all those present.

CORRESPONDENCE

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- A. Letter from Solicitor David Frank to Mayor and Council dated December 30, 2015 regarding Florence Township Planning Board Redevelopment 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.
- C. Freshwater Wetlands Statewide General Permit #1 Application Notice From PSE&G dated January 8, 2016.
- D. Township Ordinance Nos. 2016-01 and 2016-02 Adopting a Redevelopment Plan for Parcels within the Route 130 Redevelopment Area.

It was the Motion of Lovenduski, seconded by McCue to receive and file Correspondence A through D. All ayes.

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

Chairperson Hamilton-Wood said the applicant has requested the hearing be continued until the February meeting.

It was the Motion of Lutz, seconded by Lovenduski to continue the application to the February 23, 2016 meeting without requiring additional notice.

Upon roll call the Board voted as follows:

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

NOES: None

ABSENT: None

- 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 of Parker McCay was representing the applicant. With him this evening was Robert Hunter, of Bohler Engineering, the applicant's engineer. Mr. Gillespie said this evening he would just like the applications to be deemed complete. He didn't think there were any issues with the subdivision. Engineer Dougherty said he sent a letter dated January 19, 2016. This subdivision is the first part of three applications. The other two were also on this evening's agenda. The first is a minor subdivision. On the

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checklist the applicant had requested a waiver for items A-M on page two citing they were not applicable. Those items would be handled at the site plan stage of the other two applications. He had no objection to defer these for review at the time of major site plan approval for the other two applications. If the board did defer those items the application could be deemed complete. Mr. Gillespie confirmed that everyone was familiar with the property. It is the building at the end of Railroad Avenue where the turn is for Cedar Lane. That location is the first site plan application. The second site plan application is where some buildings were recently demolished. The plan is for a 577,300 sq. ft. warehouse on the property that is now vacant. This evening was just for completeness but he would be happy to talk to residents after the meeting adjourned to try and answer any questions.

Chairperson Hamilton-Wood said she wanted to make sure everyone knew what the process was. At this point the board is determining completeness. Completeness means the board is determining if it has received adequate paperwork to review in order to make a decision both on the subdivision and subsequently the site plans. There would need to be three separate completeness decisions. That did not mean the board would be addressing the substantive issues of the plan itself this evening. The fact that something may be waived tonight did not mean the board would not request it at a later date. At this point the vote is merely to determine if there is adequate paperwork to move forward.

Solicitor Frank said there is a list of things in the Township Ordinance that are ordinarily required when an application is submitted. The applicant was obliged to provide what was requested or explain why it was not applicable or ask that it be waived.

Chairperson Hamilton-Wood clarified that at this moment the board was only looking at the subdivision of making the property into two individual lots. That is what was being deemed complete based on the documentation before the board at this time.

It was the Motion of Lovenduski, seconded by Molimock to deem the Minor Subdivision complete.

Upon roll call the Board voted as follows:

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

At this time Solicitor Frank swore in the Board Professionals and Mr. Hunter, the applicant's engineer. Mr. Gillespie asked Mr. Hunter to outline his qualifications to the board. Mr. Hunter said he is a licensed civil engineer and has been practicing land development for over 15 years. He is also a licensed professional planner and certified municipal engineer and Public Works Director. He's employed by Bohler Engineering of Mt. Laurel, New Jersey. He said he was extremely familiar with the application. Mr. Gillespie asked long he had been with Bohler. Mr. Hunter said about a year. Mr. Gillespie asked where he was previously. He answered Environmental Resolutions. Mr.

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Gillespie asked how many applications he had prepared on behalf of applicants to present to boards. Mr. Hunter estimated 50-60 at least. Mr. Gillespie asked if his testimony was accepted as an expert witness in civil engineering. Mr. Hunter said it was. Mr. Gillespie asked if he had been accepted as an expert by this board. Mr. Hunter said it had not. Mr. Gillespie asked the board to accept Mr. Hunter as an expert witness. The board accepted him as an expert in his field.

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.

Mr. Gillespie noted that this site has an existing building. He referred to the report from Engineer Dougherty. The second page noted items that the applicant says are not applicable. The report indicated Engineer Dougherty was in agreement. Under B1, Mr. Gillespie said he had not seen protective covenants or deed restrictions that affect this lot or the lot that is the subject of the next application. If there were any discovered during the continued title search they would be made available but he did not believe there were any. He requested a waiver for this item.

Engineer Dougherty referred to his January 19, 2016 letter. The hearing this evening is for completeness. He was seeking some testimony for the completeness hearing. This application is for the existing 203,000 sq. ft. warehouse facility. After the subdivision it would be on its own lot. On the subdivision plan there was PSE&G easement on the other lot and also possible cross easements. He wanted testimony on the record whether or not there would be anticipated easements for this lot affecting the other lot in the subdivision.

Mr. Hunter said the way the plan was designed for 400 and 500 Cedar Lane, any cross easements were eliminated. The only easements that there would potentially be are with utility companies. They would be on each individual lot, there would be no cross easements. They are working with PSE&G to have the easement mentioned in Engineer Dougherty's report eliminated. Engineer Dougherty said he had no objection to a waiver of B1.

The next item had to do with actual details that are in the checklist. There weren't sufficient details in the plans regarding driveways. He would like to have the applicant agree to defer it to the site plan stage. It wasn't really a waiver. Solicitor Frank asked if it was something that the engineer himself needed or was it something that the board would need to make an informed decision on the application. Engineer Dougherty said it is more from an engineering standpoint. It could affect the board's decision because it looked like there was not proper grading at one of the intersections, or at least it was hard to tell based on the scaled drawing that was submitted. Chairperson Hamilton-Wood said her understanding was that the applicant has agreed to provide the proper information on the next set of plans before the application comes before the board. Mr. Gillespie said that would apply to the next item as well. Mr. Hunter said he intended to take the

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feedback from this evening and revise what was necessary. He appreciated Engineer Dougherty's comments. They will resubmit prior to the next hearing.

Mr. Hunter said regarding recycling, the intent is to handle it indoors. If that were to change the applicant would make the board aware. The intention right now is to transport the recycling from the building through a loading bay. It should not affect the site plan. This would apply to both properties.

Engineer Dougherty asked about a description of proposed use and operations. This would come out in future testimony but he would like to see a written description for the board's benefit. This is an existing facility. Mr. Gillespie said right now there are existing tenants and there are existing conditions. He couldn't answer that about the rest of the building. The applicant was marketing the other space for a tenant. Mr. Hunter said there was one tenant occupying about half of the building. Once there was additional parking based on the approval, the applicant would look to add a tenant. If there isn't information on a tenant for the next hearing they would provide general testimony as to what would be allowed. Chairperson Hamilton-Wood said she would like the information on the current tenant, it was not provided. Mr. Gillespie said that would be provided at the next hearing. Engineer Dougherty said he would like that to be a condition of the completeness of the application. All were in agreement.

Engineer Dougherty said in this case there didn't need to be an executed water and sewer agreement provided because the existing warehouse was already there. There was no objection to a waiver of that requirement. With the request of deferrals or waivers the application could be deemed complete.

It was the Motion of Federico, seconded by Montgomery to deem the application complete with the conditions set forth as to the requirement that the applicant would make certain submissions prior to the hearing of the application.

Upon roll call the Board voted as follows:

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

NOES: None

ABSENT: None

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.

Mr. Gillespie referred to Engineer Dougherty's letter. The applicant has requested items to be non-applicable. Engineer Dougherty agreed in his letter. Mr. Gillespie said testimony offered for waivers in the previous application would also apply to this one. Mr. Hunter said he would like to address drainage facilities for stormwater and a maintenance plan. The maintenance plan would be generated by Engineer Dougherty's findings and the ultimate final design. If the board would like he could provide a

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document prior to the hearing that would be changed during the course of the application. The applicant requests to provide it based on the board's approval. Any comments Engineer Dougherty provided would be followed. Either way it will be provided. Engineer Dougherty said he would be comfortable with it being a condition of approval. The applicant could submit a skeleton maintenance plan that would be fairly generic. A specific maintenance plan is really what he was looking for so he would have no objection to going through the process and as a condition of approval a maintenance plan would have to be submitted. Engineer Dougherty said the application is for a 577,200 sq. ft. warehouse/distribution center. It is a spec type building. There is no tenant at the moment, they want to build the facility with the goal of attracting a tenant. A condition of approval should also be that the applicant provides certification that adequate water and sewer capacity is available. The applicant stated the utility department is currently reviewing and the certification would be available soon. Engineer Dougherty stated the application was not complete but with the waivers and conditions he would recommend it be deemed complete.

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

Upon roll call the Board voted as follows:

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

NOES: None

ABSENT: None

PUBLIC COMMENTS

It was the Motion of Montgomery, seconded by McCue to open the meeting to the public.

Donald Nemeth, 729 Morris Ct., said he had some concerns about the warehouse that would be behind his development. He inquired about the hours of construction. Currently there are jackhammers being used at 6:00 in the morning. Solicitor Frank said this public comment period is for non-agenda items. Chairperson Hamilton-Wood said she saw it as a general question because it was dealing with demolition. Mr. Hunter asked for clarification about what Mr. Nemeth was referring to. He said he was talking about the demolition of the Superfresh warehouse. Mr. Hunter said he would look into the situation. Mayor Wilkie said there was an ordinance in place and to his knowledge no waiver was issued. He said he would get clarification for Mr. Nemeth regarding the allowed hours of operation for the demolition.

Mr. Nemeth asked if the board knew what the hours of operation would be once the building was done. Chairperson Hamilton-Wood said the board did not have that information at this point. Mr. Nemeth asked if the buffer owned by Cream-O-Land was going to remain. Mayor Wilkie said that it would and the township was trying to acquire it. He noted that there is also a sound wall proposed. One reason the building would be sitting so close to Cedar Lane was to move it away from the residents. The building will be shifted away from Morris Court and Legacy at Meadowcroft to create more of a buffer.

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Mr. Nemeth said he understood homes in Legacy at Meadowcroft were going to be power washed. He asked if the homes on Morris Court were getting power washed. Mayor Wilkie said if any homes in Morris Court got dirty from the demolition then they would be power washed. Mr. Nemeth asked who would determine if it was warranted for a home. Mayor Wilkie said the Code and Construction Office would handle making a determination. It was negotiated through the Homeowner's Association for Legacy at Meadowcroft.

John Chester, 15 Abrams Drive, asked if the application was approved. Chairperson Hamilton-Wood explained that this hearing did not mean the application had been approved, it just meant that there was enough information to start to consider the application.

Mr. Nemeth said he received a certified letter that said the application was being heard this evening. Solicitor Frank said the law requires that as soon there is an application on file, the public must be notified. There was an application on file, so the public needed to be notified even though this evening the specifics of the plan were not discussed. Mr. Nemeth asked if he would receive a letter for each meeting. Solicitor Frank said no, there would not be. It was announced this evening that the application would be heard at the February 23, 2016 meeting.

It was the Motion of Morris, seconded by Federico to close the public portion of the meeting. All ayes.

It was the Motion of Lovenduski, seconded by McCue to adjourn at 8:13.

Wayne Morris, Secretary

WM/ak