

Florence, New Jersey 08518-2323
June 28, 2016

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:

Mildred Hamilton-Wood	James Molimock
William Federico	Tim Lutz
Wayne Morris	Councilman Ted Lovenduski
Mayor Craig Wilkie	Ray Montgomery
Thomas McCue	

ALSO PRESENT: Solicitor David Frank
Engineer Kurt Otto (for Engineer Hugh Dougherty)
Planner Barbara Fegley

ABSENT: None

MINUTES

It was the Motion of Lutz, seconded by Molimock to approve as submitted the minutes of the Regular Meeting of April, 2016. All ayes.

CORRESPONDENCE

- A. Letter from Burlington County Planning Board dated June 6, 2016 regarding 500 Cedar Lane, Block 148.06, Lot 6.01.
- B. Letter from Burlington County Planning Board dated May 26, 2016 regarding NFI Warehouse, Block 160.01, Lot 2.03.
- C. Letter from Burlington County Soil Conservation District dated May 7, 2016 regarding NFI Warehouse, Block 160.01, Lot 2.03.
- D. Letter from T&M Associates dated May 9, 2016 regarding Combined NJDEP Flood Hazard Area Individual Permit and Freshwater Wetland General Permit Nos. 7 & 11 Application Burlington County Guide Rail Improvement Project Florence and Mansfield Townships, Burlington County, NJ

- E. Letter from Edward Brady of Taylor Wiseman & Taylor dated June 14, 2016 regarding TWT Project #19634, Block 160.01, Lot 2.03.
- F. Letter from Donald Brickner of Marathon Engineering regarding application for letter of interpretation for property owned by Whitesell Construction Company, Inc. known as Block 158, Lot 7.
- G. Letter from Hugh Dougherty of Pennoni Associates, Inc. regarding compliance review for application PB#2016-05 for NFI Real Estate, Route 130, QPSI site known as Block 160.01, Lot 2.03.
- H. Letter from Hugh Dougherty of Pennoni Associates, Inc. regarding compliance review for application PB#2016-02 for 500 Cedar Lane, LLC known as Block 148.06, Lot 1.
- I. Letter from Barbara Fegley from Environmental Resolution, Inc. regarding compliance review for application PB#2016-05 for NFI Real Estate, Route 130, QPSI site known as Block 160.01, Lot 2.03.
- J. Letter from Barbara Fegley from Environmental Resolution, Inc. regarding compliance review for application PB#2016-02 for 500 Cedar Lane, LLC site known as Block 148.06, Lot 1.
- K. Letter from Barbara Fegley from Environmental Resolution, Inc. regarding compliance review for application PB#2016-03. for 500 Cedar Lane, LLC site known as Block 148.06, Lot 2.

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

APPLICATIONS

- A. Application PB 2016-04 for Brian Gordaychick. Applicant is requesting minor subdivision approval for 387 Delaware Avenue, Roebling , Block 147.06, Lot 4.

Solicitor Frank said it is a bit out of order but the applicant has asked for dismissal after the board has actually taken a vote on his application. The applicant felt the costs involved were too high. Solicitor Frank advised it could be dismissed with or without prejudice. Without prejudice meant that someone could come back with the same or similar application. Chairperson Hamilton-Wood asked if the with or without prejudice would run with the applicant or the land. Solicitor Frank advised it would run with the land. Chairperson Hamilton-Wood said the board would have to decide if they wanted to dismiss with prejudice, meaning it could not be brought before the board again, or without prejudice, meaning it could come before the board again.

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Member Lutz said if it was dismissed without prejudice it would need to be presented again from scratch.

Member Lutz made a Motion to dismiss the application with prejudice, seconded by Molimock.

Solicitor Frank said to be clear, this application would not be able to come back to the board. Member Lutz said he does not want to approve it without prejudice knowing what the applicant asked for. If the items were more minor it might be different.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSENT: None

ABSTAIN: Lovenduski

B. Application PB#2016-06 for Liberty Venture I, .L.P. Applicant is requesting amended final major site plan for property located at 309 Cedar Lane, Block 155.47, Lot 12.02.

Member Federico said he had a conflict with this application and would be recusing himself. He said this would be his last meeting. He is stepping down from the board. His wife is now the Land Use Clerk and he didn't want anything to be perceived as a conflict of interest. Chairperson Hamilton-Wood thanked him for his years of service and wished him good luck. The board also thanked him and welcomed his wife, Karen Federico.

At this time David Roskos for the applicant came forward. He said the applicant is seeking an amended site plan approval. The modifications actually make the park less intense. With him was James Sunday, Vice President of Liberty, Civil Engineer Thomas Bechard and Traffic Engineer David Horner. He has read the review memos and can address them.

He referred to the previously approved plan. Mr. Horner did a traffic study at that time using the worst case scenario. That is what he is showing now and it was what the county asked the applicant to provide. He said he would also be presenting the amended plan. There is a tenant for the site. The plan changes were pretty self-evident. He did not plan to call the engineer unless there were specific questions he would need to answer.

At this time Solicitor Frank swore the above mentioned individuals in. They were also accepted as experts for the board. Mr. Roskos said there were two technical waivers. One is the length of the message on the sign. There is actually less message with the amended proposal than what was approved previously. The sign is staying the same size. A waiver is required. The other waiver is the distance between a parking lot and a

building entrance. When building become this big it is hard to adhere to these standards. He wanted to identify them upfront.

Mr. Sunday said there were two site plans here this evening. One was the original site plan that was approved for the project. The project was done in three phases, phase I and II which were the larger buildings. Phase III had three options. It had a smaller building, it had trailer parking and it had car parking. The applicant is now moving ahead with the car parking. He referred to the amended site plan. When the two site plans are compared it is hard to see much difference. The amended site plan is less intensive.

The first change is that the building square footage is reduced by 17,000 sq. ft. There will be 73 fewer dock doors. There will also be fewer parking spaces. There will be the addition of a guard house as required by the tenant. There will be a security fence around the entire loading dock area. At the west end of the building the car parking will be segregated from the truck access lane. The tenant wants to be basically segregate all the trucks and the cars. There will be an employee pick-up shelter located in the large parking lot. There is a sidewalk from the parking lot that travels all the way to the east end. That is where the main entrance is located. There is also four percent less impervious coverage.

Mr. Roskos said there was a summary of the changes submitted as part of the application. He assumed the board had a chance to review before the meeting. That was a straightforward description of the changes. He and the applicant's professionals read the review comments. All of the engineering comments can be worked out between the Board Engineer and the applicant's engineer.

He said he wanted to address the Board Planner's memo. Mr. Sunday said there was a ten year lease signed with Amazon for this building. This is not a typical warehouse facility. There is no product storage in the building. The product comes in and leaves the same the day. When someone enters the building all they see is conveyor systems. The proposal is to have 30,000 square feet of office space at the east end of the building. There will also be remote trucker's toilets. There is a trucker's lounge, a break room, a data room and a command center. They propose to have four hundred employees over two shifts. That would be for about nine months then there would need to be extra help during the peak season.

There was a comment regarding trash and recycling. They are proposing this location have two trash compactors. There isn't any product in the building so the site would not generate a lot. Amazon is requiring one way traffic in the large parking area. He said he spoke to Amazon and it is a preference for them but not mandatory. If the township feels two way traffic would be a better option then the applicant would adhere to that. The aisles are 25'. Usually if aisles are one way they are 20'.

Mr. Roskos said there was a question about trucks stacking with the addition of the guard house. He said there would be room for 17 trucks. They want to get the trucks into the building and get them unloaded and get them moving on. Mr. Sunday said if there was

an issue of stacking the guard house would be instructed to let the trucks past the guard house to relieve it and deal with the drivers inside the yard. Mayor Wilkie said the resolution could reflect that stacking would not be permitted. Mr. Sunday said there is never a time that would happen so it could be memorialized in the resolution.

Chairperson Hamilton-Wood asked how this facility compared to the facility that is located in Robbinsville. Mr. Sunday said the facility in Robbinsville is a fulfillment center, a warehouse. At the Florence facility the product will come in and be sorted out to certain zip codes and taken out of the facility. Chairperson Hamilton-Wood asked who would deliver from the facility. Mr. Sunday said he thought it would be UPS or FedEx. Chairperson Hamilton-Wood asked if the deliveries from this facility were going to the consumers. Mr. Sunday they might go from this building to an even smaller sortation center. This facility is 600,000 sq. ft. The models for the smaller sortation centers are 200,000-300,000 sq. ft. Chairperson Hamilton-Wood asked if the only trucks coming were the ones coming from the fulfillment centers. Mr. Sunday said that was correct. Mr. Roskos said the drivers become very familiar with the facilities. Their operations are unique. It is very regimented and down to a science. They know how to process the deliveries. Mr. Sunday noted there are only 98 dock doors and the original plan called 170 doors. The requirement for dock doors is much lower.

Chairperson Hamilton-Wood said she believed everyone was aware of the traffic problems associated with the Robbinsville facility. There are three access points to Route 130 from Florence Township. This is going to use one of them. She wanted to make sure there won't be the same problems here that are seen in Robbinsville. Mayor Wilkie said the township meet with representative from Amazon about two weeks ago. The Police Department and Fire Department were also in attendance. There were discussions regarding the plans for the facility. Amazon said they have been in the area and were studying the peak hours including when the schools were operating and they will start the shifts at 7:00am and finish them at 5:30pm. The second shift would start at 7:00pm and end at 5:30am. The staff will be in before the school traffic starts and will be staying until long after school ends. He said it a 24/7 year-round operation. There was a traffic study done before there was an end user.

Mr. Sunday said part of the approval from the County for the original application included the round-about. The design drawings were approved by the County and the construction drawings have been submitted. There should be a final review and approval from the County by the end of the week. The pricing should be back next week then it is just a matter of selecting a contractor and getting everything set up. The Township Administrator has reviewed the plans, as have the police. He promised to work very closely with the township because there will be some disruption but once it is completed it will be a very nice round-about at that location.

Member Morris asked about the trucks coming in and if they would be large trucks. Mr. Sunday said they would be. Member Morris asked if the exiting trucks would be smaller. Mr. Sunday said they could be the same. Some of them may pull in and then pull out and

going elsewhere. It is designed for the large sized trucks. Mr. Roskos said there were parking spots provided for the smaller trucks as well.

Mr. Sunday said after the approval and applying for a building permit the initial construction was just for the larger building. The performance guarantees were provided for the larger building because he didn't know what was eventually going to be built there. He said the applicant will post the performance guarantees required for the parking area, along with any inspection fees that may be required.

Mr. Roskos asked Mr. Sunday to explain the remote parking area and the fact that a waiver is required for those who might use those parking spots. Mr. Sunday said he believed the maximum distance from a parking spot to a building entrance is 300'. The prior approval was for this but perhaps the applicant didn't get the waivers so he is making sure to ask for the waiver this evening. He noted on the exhibit where the longest walk would be and noted the applicant wanted to segregate the parking from the truck access. There is a long sidewalk from the parking area to the building.

Planner Fegley said in hindsight the board should probably supersede that distance requirement on projects this large in the Redevelopment Plan. Even the parking that is near the building is 600' away. Mayor Wilkie said on the left side there are about 100 spaces. It still calls for 800 spaces in the main parking lot. There would be 400 employees with different shifts. Hopefully some of the employees would be using the light rail line to get to work. It was his understanding from Amazon that they will be working with Burlink to get people from the rail stations. He heard that there are people transferring from the Robbinsville facility to this one because they live in the Township.

Mr. Roskos said there were some typos identified by the Township Engineer that will be corrected. Mr. Sunday said it was noted in Planner Fegley's letter that the Shade Tree Commission was concerned with the height of the berms. When the applicant received the prior approvals the idea was to raise the berms and provide the screen, which they did. The berms were actually constructed last October to provide screening during the construction process. There is no water at this time so they are unable to use the irrigation system that has been installed. Liberty prides itself on the maintenance of its buildings. They are responsible for the maintenance. They feel the berms match the approved plans. To try to remove the trees and adjust the berms at this point would be a major expense. It was built the way it was approved and he thought the comments should have been provided over a year ago. Chairperson Hamilton-Wood said she thinks the concerns were raised because there are dead trees on the berms. Mr. Sunday said the trees were bonded and they will be replaced. It is a matter of getting water to the site.

Solicitor Frank said there were some site design comments he would like to address that were mentioned in the planner's letter. The comments numbered 11 through 23 speak to many details. Planner Fegley asked the applicant if comment 11 was feasible. Mr. Bechard said it would be impossible to get a sidewalk on that part of the site because of the grade of the area. He noted on the exhibit the separation of the parking area and the truck area. There is 4' wide landscape island that is at a 3 to 1 slope. A sidewalk would

not work there. He is proposing either river rock along that strip or concrete. At the bottom of the slope is the 8' high security fence. It would be difficult to maintain grass or any landscaping in that area. Planner Fegley said she couldn't determine what was going there from the detail that was provided. The testimony showed her a sidewalk would not be feasible. Mr. Bechard said he would prefer river rock over concrete for the area because it provides for some rainwater to infiltrate back into the ground and is more aesthetically pleasing. It would be more of a landscape feature rather than hard paving.

Planner Fegley reviewed her comments noting that 4 and 5 were not applicable and 7, 8 and 9 were just plan changes. Ten is the waiver that was discussed and 11 was just resolved. Number 12 was also a plan revision. Regarding 13, a detail was provided of the drop-off and at this point the applicant doesn't know how many people would be using the shelter and 14, 15 and 16 pertain to that. For 17, a detail was provided of the guard house. Eighteen and 19 are plan notes. The applicant agreed to work with the planner regarding landscaping in 20. Twenty-one and 22 were plan revisions as was 23. Number 24 referenced the berms. Planner Fegley said the applicant's landscape architect was present during the installation of the shrubbery and looked at the grading so it has been inspected. It was built the way it was designed. It was approved. Mr. Roskos noted that there has been a lack of rain. His own garden was looking pretty shabby this weekend. The improvements are bonded so the extent that any of those trees die, the township would request that Liberty replace them and they would be replaced.

Mr. Roskos said he didn't know if Mr. Bechard wanted to make any comments about the engineer's memo. It has been reviewed and he believed they could get together with the Township Engineer and address all the items. Mr. Bechard agreed. Mr. Roskos said for the record the applicant is not looking for relief from conditions that were previously imposed. This approval would be subject to those conditions that were imposed in the 2015 approval. It is only changes the applicant is seeking approval for.

At this time Mr. Roskos called Mr. Horner. The new plan, last revised 6/9/2016 was entered as Exhibit B. Mr. Roskos asked Mr. Horner if he was familiar with the modifications that were being proposed. Mr. Horner said he was. Mr. Roskos said Mr. Horner did a previous traffic study for the development of the site and there were different scenarios. Mr. Horner concurred. Mr. Roskos said there was a worst case scenario that involved a bigger building with more car parking and some other more intense features. Mr. Roskos said the review was done using the worst case scenario. Mr. Horner said that was correct. Mr. Roskos asked what conclusions Mr. Horner had regarding the amendments. Mr. Horner said for the Traffic Impact Study he looked at three different scenarios. The one that was carried forward to the detailed analysis was Option 3B. That was the one that this amended plan matches most closely. There is extra car parking, less truck parking and less building square footage. When he compared the amended plan to the previously approved plan and the one the traffic study was based on it is a little less intensive. The square footage of the building is less, the number of car parking spaces in the upper lot is less and the number of truck docks is less. He wanted to point out that at the time the traffic study was done there was no way to know exactly when the shifts would be. Because of that he used a worst case scenario

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to overlap the site traffic generation onto the busiest time and peak hour, which happens to be when the high school is having arrivals and dismissals. He knew that everyone's goal was to avoid that. There was testimony provided that it will be the case with this end user and the shifts are off peak hours. In that regard as well it is less intense than what was assumed.

Mr. Roskos said at this point his testimony was concluded unless there were any questions. Solicitor Frank noted that the shift times were not a condition of the approval it is just something their management recognized.

It was the Motion of Lutz, seconded by Morris to open the meeting to the public regarding Application PB#2016-06. Seeing no one wishing to be heard, it was the Motion of Lutz, seconded by Molimock to close the public hearing. All ayes.

Solicitor Frank said all previous conditions of the prior approval are still in place. There is also a condition that there be no stacking of trucks on the site entrance. The applicant will also adhere to all of the comments in the board professional's review letters, except for numbers 11, 14 and 24 of the planner's letter.

It was the Motion of Molimock, seconded by Montgomery to approve Application PB#2016-06.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSENT: None

Mr. Roskos confirmed that the approval included the waivers that were requested. He was advised that it did.

It was the motion of Molimock, seconded by McCue to open the meeting to the public. Seeing no one wishing to be heard, it was the Motion of Morris, seconded by Lutz to close the public portion. All ayes.

Mayor Wilkie introduced Karen Federico. She will be attending the meetings beginning in July. She has been named the Administrative Assistant to the Business Administrator as well as the Land Use Clerk. The Board welcomed Ms. Federico and said they look forward to working with her.

ADJOURNMENT

It was the Motion of Lovenduski, seconded by Lutz to adjourn at 8:13 p.m. All ayes.

Wayne Morris, Secretary

WM/ak