

Florence, New Jersey 08518-2323
May 11, 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. Vice Chair Molimock called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Vice Chair Molimock 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:

James Molimock	Tim Lutz
Wayne Morris	Mayor Craig Wilkie
William Federico	Councilman Ted Lovenduski

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

ABSENT: Mildred Hamilton-Wood, Thomas McCue, Ray Montgomery

MINUTES

It was the Motion of Lutz, seconded by Federico to approve as submitted the minutes of the Regular Meeting of March 22, 2016. All ayes.

CORRESPONDENCE

- A. Letter from Burlington County Planning Board dated April 25, 2016 regarding 500 Cedar Lane, Block 148.06, Lot 2
- B. Letter from Burlington County Planning Board dated April 25, 2016 regarding 500 Cedar Lane, Block 148.06, Lot 1.

It was the Motion of Wilkie, seconded by Lutz to receive and file Correspondence A and B. All ayes.

APPLICATIONS

- A. Application PB 2016-05 for NFI Real Estate. Applicant is requesting Amended Final Major Site Plan with bulk variances to construct a 342,720 sq. ft. warehouse distribution facility with offices as well as a revision to the previously proposed parking configuration on property located on Route 130 North, Florence Township, Block 160.01, Lot 2.03.

John Gillespie of Parker McCay came forward on behalf of the applicant. He thanked the board for hearing the application this evening. The applicant has a tenant that would like to get into the building. The application is to build Building B. Seven years ago approval was given for this campus. It was originally approved for 1,626,750 sq. ft. The application will remain pretty close to that. Subaru and Express Scripts have been great neighbors to the community. He hoped the new tenant, QPSI, would become equally an important part of the community.

He said he wanted to make an amendment. The 342,720 sq. ft. calculation was with offices but not a mezzanine. It doesn't change the building area or the building footprint but it will change the square footage. The total will be 377,440 sq. ft. That is the amount set forth in the long term financial agreement that was approved by the township. He would seek an amendment to the application to include the square footage for the mezzanine.

He said he had three witnesses this evening and may only need two of them. The first was Michael Landsburg of NFI Real Estate. He also had with him Edward Brady of Taylor Wiseman Taylor and if needed Richard McGuire of Taylor Wiseman Taylor.

Mr. Landsburg thanked the board for agreeing to hold a special meeting. He is excited for the third project to begin. There was a lot of great success with the balance and the Subaru expansion is just finishing up. Express Scripts still has a small expansion opportunity left. This will be the third building. It was approved in 2009. At that time the applicant used their best guess as to what the market would require and how it would be laid out and how the buildings would interface with each other. The applicant now has a great opportunity. QPSI has come to them with a little bit different of an operation than what was designed. The building will be squattier and deeper. This is a result of the operations that would be taking place inside the building. He is very excited to have them potentially as a tenant in the park. QPSI stands for Quality Packaging Specialists Incorporated. They are a premiere packaging, design and production company. They have six or seven facilities around the country. Some of their clients include Kraft Foods and Proctor & Gamble and Johnson & Johnson. They are familiar names. These big companies outsource their packaging. QPSI designs the packaging and puts it together. They design the graphics and how the packaging works. Many pharmaceutical companies use the services. This will be their corporate headquarters and the applicant is excited to have another corporate headquarters in the development. There will be good employees coming into the facility. The tenant hopes to grow. It is an exciting opportunity.

Mr. Gillespie noted that one of the biggest changes of the plan was with parking. He asked Mr. Landsburg to explain. Mr. Landsberg said when the application was approved originally there was a lengthy discussion about the layout of the park. The discussions were about handling an industrial development near the residences. He said they focused on creating a park where the truck traffic and the generators of sound were all internal to the park. He explained the orientation of the buildings and said there was a berm built at the property line. There was some car parking in front of Building B. The building will

be shifted and all of the activity would be taken away from the frontage and between the building and the residences. There will now be no activity between the building and the residences. The parking is being shifted to south and north side of the redesigned building. The entrance would be controlled with fencing. Mr. Gillespie asked if there would be any circulation on the side where the parking was removed. Mr. Landsburg said there would be no circulation on that side of the building unless there was some kind of emergency. There would not be any parking there. Mr. Gillespie asked about the berm. Mr. Landsburg said the berm would be made bigger with the completion of the building and additional trees and landscaping would be planted.

Mr. Gillespie asked about a sound wall. Mr. Landsburg said all of the sound was designed to stay in the site. That was primarily driven by the truck traffic. At this time the previously approved site plan was submitted as Exhibit A-6. The building dimensions will change and allow for parking on the north and south sides of the building. The building will still be beyond the 100' setback. The sound wall will tie in from the Express Scripts building south to the corner of this new building. That would control all of the sound from the truck traffic. The sound issues were never generated by cars. There would be no activity at the front of the building so the applicant did not think it was necessary to put a sound wall there.

Mr. Landsburg said the building itself acts as a light and sound barrier. The building was part of the original approval and the approval did not require an additional sound wall. The sound studies showed there was no need for a sound wall even when there was car traffic on that side. Now the traffic there has been eliminated. The answer to the Environmental Commission's report is that the berm will be made larger but a sound wall was not required in the original approval.

Engineer Dougherty said he would like to address completeness for the application. There were various waivers requested. The items were all addressed in the approved application and the modifications to the plan did not impact the previously approved waivers. He would have no objection to the board granting the waivers. There was also a request for a zoning variance waiver that he would not object to. If the waivers were granted the application could be deemed complete.

Solicitor Frank said the recommendation of the engineer was pretty firm so at this time the board could make a motion to grant the requested waivers and find the application complete.

Member Lutz asked if the hours of operation would be consistent with the previous approval. That could have an effect on the noise. Mr. Gillespie said there would be testimony regarding hours, after completeness was granted.

It was the Motion of Morris, seconded by Federico to deem Application PB#2016-05 complete.

Mr. Brady was sworn in by Solicitor Frank. Solicitor Frank suggested Mr. Brady be accepted as an expert witness because he had appeared before the board on previous occasions. Vice Chair Molimock agreed.

Mr. Gillespie asked Mr. Brady if he was responsible for putting the plan together. Mr. Brady said he was. Mr. Gillespie asked if Mr. Brady was able to review the board professional's reports.

Engineer Dougherty asked about the hours of operation. Mr. Landsburg said consistent with the balance of the park, it would be a 24/7 operation. They have not provided details about shift, but he assumes it could be a 24/7 operation. Mr. Gillespie said the original approval was received previous to Building B being on there. In that approval there was car parking between the building and the residences. The parking has been eliminated. He asked that the board remember that in the previous approval the sound requirements were satisfied.

Solicitor Frank said it was his recollection that there was a requirement for a post construction measurement of the sound levels. He thought the concern at that time was about air conditioning units and things of that nature. All conditions of the prior approval would be carried forward. The board can be reassured that the sound levels that were predicted by the sound engineer at the prior hearing still apply.

Engineer Dougherty said with the building being shifted the whole parking element is being eliminated. There will be no traffic behind the building. Member Lutz said he understood that but he didn't recall if the hours were restricted as part of the original approval. Mr. Landsburg said the hours were not restricted. There are state mandated decibel levels and requirements that must be met for different times of the day. The hours of operation were not restricted, just the level of noise at certain times. Member Lutz said the sound is a concern but his other concern is lights at night with the residents being that much closer. With a 24/7 operation there is the potential for lights to bother residents. Mr. Landsburg said the township engineer indicated that it is the same 24/7 operation and there could have been traffic on that side with lights. All the entrances are on the inside part of the plan not on the residential side. The applicant took that into account and tried to minimize as best as possible the impact to the residents. This a better plan than what is currently approved.

Engineer Dougherty said the only lights in the back would be for the man doors and the emergency exits. Mr. Landsburg said there would be some lights but they wouldn't be the wall pack types that shine out. The lights will all have lens covers and shine down. They will meet all code requirements.

Mayor Wilkie said he spoke to a resident who was concerned about the noise and the lights. They were actually looking forward to the third building being built. That building will act as a sound wall. Member Lutz said he doesn't remember the operation being 24/7. Mayor Wilkie said with the first two buildings it was understood they were 24/7 operations; this would be the same.

Engineer Dougherty said the square footage changed but the footprint of the building did not. Mr. Gillespie said the applicant needs a variance for the parking and the mezzanine space. It changes the square footage of the building. The building area doesn't change but there is more office and mezzanine space within that square footage that would impact the parking. The parking was fine as it was but with the additional office space there would need to be a variance under the Special Manufacturing Zone standards. He was asking for an amendment to the application to allow for the parking. Mr. Landsberg said the tenant is designing the space as their corporate headquarters and innovation and design center. There are a number of employees and office functions that they are still working through. Not all of the office will be built on day one. At full development the building will be somewhere from 80,000 to 85,000 sq. ft. The requirement would be for 425 spaces. There is also a warehouse component. It would require about 60 spaces, for a total of 485 spaces. The application calls for 520 spaces based on feedback from the tenant. During the first stage there will only be 314 spaces. They are starting with about 250 employees. The 314 spaces represent shift change accommodation and the remaining spaces were for future growth. Not all of the office space is being built right away. Practically speaking that is how they arrived at that number.

There was discussion regarding requirements for parking. It was determined that under the different regulations the actual requirement would be 717 spaces. Solicitor Frank asked if the applicant's client is confident the 520 spaces would work. Engineer Dougherty said there was only going to be 314 spaces built initially. There will be banked parking of 206 spaces. Mr. Landsburg said the area would be graded and seeded.

Solicitor Frank asked if the general public would be at the site. The applicant said they would not. It is purely internal. Member Morris asked about the gate at the entrance. Mr. Landsburg said there is a gate at the south entrance and the north entrance is just car parking. The south entrance has the truck access and car parking. Member Morris asked where the reserved parking would be. Mr. Gillespie said it would be in both parking areas. He indicated on the rendering where it would be. Mayor Wilkie asked if for some reason another two hundred spaces had to be provided would it affect the residents. He said if down the road there is an application for a fourth building the applicant would need to keep in mind they need to provide for this space. He said there is no public visiting the site and the client is agreeable to the number of spaces, so if everyone is in agreement the variance could be granted. All were in agreement.

Engineer Dougherty asked about the loading docks. Mr. Landsburg said generally speaking for the inside of the building there would be offices where the parking is. Inside is where all the warehouse, distribution and packaging happens. He indicated along a wall where there would be 45 bay doors and two ramped forklift bays. The building would be consistent with what is already in the development.

Engineer Dougherty asked about the trash pick-up. Mr. Brady said they are proposing a trash compactor that is attached to the building so that there is no external trash collection. It would be enclosed and a self-contained unit. Engineer Dougherty inquired

about stormwater control. He said the basin will be getting deeper so that should accommodate the volume. The basin is working well and it should not be an issue. Mr. Brady said there is very percolation at the basin. Member Morris asked if he anticipated any standing water. Mr. Brady said the water percolates into the ground. He said the original approved design had drainage along the parking lot. This design has the water run-off run internally.

Engineer Dougherty said there is a design waiver requested for a small sign at the parking lot; 10'X20' versus 9'X18'. There isn't a retail situation and the rest of the site has a mix of signs. Engineer Dougherty had some concerns about the location of the ADA accessible parking spots. The applicant agreed to revise the location. Engineer Dougherty noted there were comments from the fire marshal regarding adequate emergency access. Mr. Brady said there is an area on the northern part of the property that would provide access to the area near the residences. Engineer Dougherty reviewed the additional design waivers. He did not object to any of them.

Planner Fegley said she reviewed the previous resolutions and did not see anything about the hours of operation. She did note that a resolution required the HVAC units and generators be stored inside or there would need to be a sound study. Mr. Landsburg said he will look at it. He indicated the placement of two outside generators that are similar to those at express scripts. They are at grade level and inside the building.

Planner Fegley asked what kind of signage was proposed. Mr. Brady said what is permitted is one 100 sq. ft. sign. The applicant is requesting two of those. One would be on the face of the building facing Route 130 and one on the west side for clarification when in the site. He would also like a 67 sq. ft. ground mount sign that would also be inside the site. The detail for the signs was submitted. Mr. Landsburg said the monument sign would be consistent with the others in the park.

Planner Fegley asked about plans for Lot 2.02. Mr. Landsburg said there were long conversations regarding that lot but he finally closed on the property a few weeks ago. It cleans up the frontage and makes it a better parcel. It is an acre. He doesn't know if it would ever be developed but it will be a cleaner look to the project. Planner Fegley asked for the status of the berm. Mr. Landsburg said it would be completed with this building.

Planner Fegley asked if there was any indication what the building was going to look like. The overall site rendering that referred to this evening was marked as Exhibit A-1 by Solicitor Frank. The perspective view was entered as A-5 by Solicitor Frank. Mr. Landsburg said it will be consistent with the materials that were used in the balance of the park. The walls will be concrete. This is a corporate headquarters building so the tenant wants a little more fanfare at the entrance. It will have a two story glass entrance with some additional glass split up by concrete panels to create a more dynamic façade. The colors will be similar to others in the development.

Planner Fegley asked about the guiderail. Mr. Brady said there would be a guiderail instead of a curb. There will be a fence around the entire site. Planner Fegley suggested a more decorative fence. Mr. Brady said there was buffering in the area.

Member Federico asked about sound and light coming from the parking lot toward the east where the development is. He asked about the plantings for the buffer. Mr. Brady said there are trees along there but it will be supplemented with more trees. He would agree to evergreens. He said he would work with the planner on plantings.

Member Morris asked about the berm that needed to be enhanced. Mr. Brady said the berm is along the entire southern property line. That was part of the original approval. It was brought up to the east side that needs to be completed. It will be done while this building is being built.

It was the Motion of Lutz, seconded by Morris to open the meeting to the public regarding Application PB#2016-05. Seeing no one wishing to be heard, it was the Motion of Lutz, seconded by Federico to close the public hearing. All ayes.

Solicitor Frank reviewed the conditions. The first is additional landscaping near the residences. There would be post construction sound testing. The landscaping will be coordinated with the board planner. The previous requirements apply and compliance with the developer's agreement will be enforced. There must be approval by the fire marshal of the access to the rear of the building. And all other usual conditions apply.

Member Lutz said there was a waiver for the parking requirement. Solicitor Frank said he would include the information.

It was the Motion of Wilkie, seconded by Federico to approve Application PB#2016-05.

Upon roll call, the Board voted as follows:

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

Mayor Wilkie said he spoke to the Land Use Administrator today. The deadline for May applications was May 9 and there are no applications. He had an informal conversation with Solicitor Frank that if the board was agreeable, he could have a resolution prepared for this evening so the regular meeting would not need to be held on May 24. All were in agreement.

Solicitor Frank reviewed some of the changes to the resolution he prepared. There were minor adjustments as a result of information provided this evening. He noted there was no public comment. The conditions were already discussed.

It was the Motion of Wilkie, seconded by Federico to approve Resolution No. 2012-12.

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Upon roll call, the Board voted as follows:

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

NOES: None

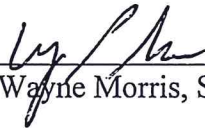
ABSENT: Hamilton-Wood, Montgomery, McCue

Mayor Wilkie made a Motion to cancel the May 24 meeting since there are no applications. It was seconded by Morris. All ayes.

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

ADJOURNMENT

It was the Motion of Morris, seconded by Federico to adjourn at 8:59 p.m. All ayes.



Wayne Morris, Secretary

WM/ak