

Florence, New Jersey 08518-2323  
November 22, 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 to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Chairperson Mildred Hamilton-Wood	Tim Lutz
Ray Montgomery	Wayne Morris
Mayor Craig Wilkie	Councilman Ted Lovenduski

Also present: Solicitor David Frank

Absent: James Molimock, Thomas McCue, Patricia Benedetti

Excused: Planner Barbara Fegley  
Engineer Hugh Dougherty

## RESOLUTIONS

**Resolution No. 2016-16**  
**Confirming Township Council Resolution 2016-193 is**  
**substantially compliant with the redevelopment plan.**

It was the Motion of Mr. Lutz, seconded by Mr. Morris to approve the resolution.

Upon roll call the Board voted as follows:

YEAS: Hamilton-Wood, Lutz, Morris, Lovenduski  
NOES: None  
Absent: McCue, Benedetti

## MINUTES

It was the motion of Mr. Lutz, seconded by Mr. Morris to approve as submitted the minutes of the Regular Meeting of October 25, 2016. Motion unanimously approved by all members present.

## CORRESPONDENCE

- A. Letter from Burlington County Planning Board dated October 6, 2016 regarding Block 148.06, Lot 2 located on Cedar Lane and Railroad Avenue.

It was the Motion of Mr. Lutz, seconded by Mr. Montgomery to receive and file Correspondence A. Motion unanimously approved by all members present.

#### APPLICATIONS

- A. Application PB#2016-08 for Whitesell Construction Co., Inc. requesting extension of approvals for Application PB#2009-07 for property located at 290 Daniels Way, Florence Township, Block 158, Lot 1.02.
- B. Application PB#2016-09 for Whitesell Construction Co., Inc. requesting extension of approvals for Application PB#2013-09 for property located at 1000 John Galt Way (Destination Maternity), Florence Township, Block 158, Lot 8.
- C. Application PB#2016-10 for Whitesell Construction Co., Inc. requesting extension of approvals for Application PB#2010-02 for property located at 1000/1200 John Galt Way, Florence Township, Block 158, Lots 7 &8.

Chairperson Hamilton-Wood said the applications would not be heard this evening because there was insufficient notice provided. As long as proper notice is given the application will be heard at the next meeting.

#### OTHER BUSINESS

- A. Agreement with Fair Share Housing Center

Mayor Wilkie said his understanding was that last year or maybe even before the courts told the State of New Jersey that it wasn't handling COAH correctly. The courts have been handling it. COAH goes back to 1988 and the builder's remedies that were always feared. He said Former Mayor Bruce Benedetti addressed it then. Florence Township (here on out referred to as the Township) met its obligation. The Township has been long standing meeting its obligation. There is the Multiple Sclerosis building by the library, the Roebling Inn and most recently the Duffy School project. COAH can no longer protect the Township, so the Township sought protection from the court so it could control its own destiny. Florence has been working with the Fair Share Housing Corporation that came up with significantly higher numbers than what COAH required. This plan was created through negotiations with them. It mirrors some of the things the Board is familiar with. He referred them to page three of the agreement. It shows a requirement of 378 low to moderate income housing units. He reviewed some of the units that were already in place. As part of this agreement there would need to be another project with about 60 apartments. The Township purchased the property that is at Hornberger Avenue and Route 130. The Township will utilize that for the expansion of Hornberger Avenue. Florence has been working with the owner of the gas station there so he could relocate in the area. The property is large enough that a complex would fit there, backing up toward the creek and the buffers. The Township needs to get 60 units and that's one of the projects that could be utilized. He reviewed other units that are already done.

In Florence Station on Railroad Avenue there is a property owned by RediPac. The Township has been working with someone who would like to build apartments. It should yield 50 units.

Mayor Wilkie reviewed some other units that are already built or in the planning stages with various groups who operate transitional and affordable housing.

There were two objectors to the plan. One was Quaker, who owns property on Florence-Columbus Road. The Township decided to purchase the properties. Quaker dropped their objection. Another objector has property on Route 130 and would like to build apartments. The Township has met with him and explained it doesn't want apartments in that location. He is now looking to build a hotel on the property. There were two objectors, one is no longer involved because the Township purchased the property and the other seems to understand the Township's position. The settlement is going through the court. The court told the Township that the Planning Board needed to review the plan because there is a housing element in the Township Master Plan. That is why the Planning Board is required to approve of the plan.

Solicitor Frank said he understands why the court would want the Planning Board to review the plan and it is not objectionable. It would be appropriate for the board to authorize the Chairperson to sign on behalf of the Planning Board to join the Township in the settlement. A vote of the body authorizing endorsing the settlement would be an appropriate action.

Chairperson Hamilton-Wood asked how long the settlement would be in place after it was approved. Mayor Wilkie said the plan goes back to June of 2015 so it will be in place until 2025. Solicitor Frank said this is the third-round plan. He said getting the declaratory judgement action that is pending in the court and having the plan essentially endorsed by the court is huge. It is a tremendous success for the Mayor and the Governing Body to have achieved this. To have done this in the way that they did, by looking at the projects that were already implemented and using an incremental approach, is a huge success. Getting Fair Share Housing to agree that it is a huge success is tremendous.

It was the Motion of Mr. Montgomery, seconded by Mr. Lutz, to authorize the Planning Board Chairperson to endorse the plan on the Board's behalf.

Upon roll call, the Board voted as follows:

AYES: Montgomery, Lutz, Hamilton-Wood, Morris, Lovenduski, Wilkie

NOES: None

ABSENT: McCue, Benedetti

Mayor Wilkie said the Board Clerk provided the members with the professional services proposals. He asked that if there were any concerns with any of the professionals, he asked that they be brought to his or the chairperson's attention. The contracts will be awarded at the Reorganization Meeting in January. He said if there are concerns there would need to be meetings with the professionals. He said he has not heard any concerns from anyone. He said it can be discussed at the December 15<sup>th</sup> meeting of the Board.

## PUBLIC COMMENTS

It was the motion of Mr. Lutz, seconded by Mr. Morris to open the meeting to the public for any other matters. Motion unanimously approved by all members present.

Kristan Marter, 220 East Front Street, said she had a procedural question. She explained this was the first time she had attended a Planning Board Meeting. She looked at the agenda and

saw that there were resolutions and correspondence that were being approved. She asked how she could find out what they were related to prior to the meeting. She asked if they were something she could come in to the municipal building to review. Mayor Wilkie said she could. Chairperson Hamilton-Wood said the staff at the municipal building would be more than happy to help her find whatever she needed. Ms. Marter said she is new to the area so she is not familiar with the block and lot numbers. Mayor Wilkie told her the tax maps are on the Township's website.

Chairperson Hamilton-Wood explained when there are items like resolutions on the agenda, these are items that had hearings held that the board made decisions on at a prior meeting. This is putting it in writing. She suggested Ms. Marter participate in the application part of the process.

Seeing no one else wishing to be heard, it was the Motion of Mr. Lutz, seconded by Mr. Montgomery to close the public portion. Motion unanimously approved by all members present.

#### MASTER PLAN REVIEW/DISCUSSION

There was no review or discussion that took place.

#### ADJOURNMENT

It was the Motion of Mr. Morris, seconded by Mr. Lutz to adjourn at 7:45 p.m. Motion unanimously approved by all members present.

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Wayne Morris, Secretary

WM/ak