

Florence, New Jersey 08518-2323
December 15, 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
Vice Chairman James Molimock	Wayne Morris
Mayor Craig Wilkie	Councilman Ted Lovenduski

Also present: Solicitor David Frank

Absent: Ray Montgomery, Thomas McCue, Patricia Benedetti

Excused: Planner Barbara Fegley
Engineer Hugh Dougherty

MINUTES

It was the motion of Mr. Lutz, seconded by Vice Chairman Molimock to approve as submitted the minutes of the Regular Meeting of November 22, 2016. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. Notice from The Four B's regarding their application to NJDEP for approval for a Freshwater Wetland Statewide General Permit #2.
- B. Notice from Parsons Brinckerhoff regarding application to NJDEP for approval for permits in regards to the Delaware River Heritage Trail.

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

APPLICATIONS

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.

Lynn Blessing-McDougal, attorney for the applicant Whitesell Construction Company, stated her applicant is requesting a 3-year extension of the final assessment plan approval. Ms. Blessing-McDougal introduced Terrance Huettl, Vice President of Whitesell Construction Company, who is also a licensed Engineer, as well. Mr. Huettl was then sworn in by Solicitor Frank. Solicitor Frank then stated that Mr. Huettl was considered an expert in the field.

Mr. Huettl stated that they were here tonight to request extensions for a few approvals that were granted years ago; back in 2010 and one in 2013. They were approvals that were extended by the Permanent Extension Act because they would have otherwise expired by now. Two of the projects have not been built and one has been partially built so they are here to request extensions for those two projects that were not built and to receive a partial extension on the one that is partially built. He stated that he does not have an up-to-date large aerial photograph to show all the changes to their neighborhood, but he does have an up-to-date small aerial photograph that he would like to hand out so he could refer to things more accurately. Solicitor Frank marked the up-to-date small aerial photograph as Exhibit A1.

Mr. Huettl explained that the aerial photograph is the southern portion of Florence Township and the northern portion of Burlington Township and it shows where Route 130 and the Pennsylvania Turnpike Extension are in correlation with the Whitesell properties as well as the Florence Township and Burlington Township lines. He stated the areas outlined by yellow and red are owned by Whitesell with the areas outlined in red being the areas that are the subject of tonight's three extension applications.

Mr. Huettl stated the first extension application is for 290 Daniels Way, which is the smaller of the three applications, which is for a 132,000 sf multi-tenant industrial building which was approved in 2010 for preliminary and final site plan approval for this project. Mr. Huettl explained that this one is a little different from any other buildings that Whitesell has built in Florence Township in that it is much smaller, but it's also designed to accommodate multiple tenants and these tenants are much different from the other tenants that Whitesell has in part that this building would accommodate users that range from about 20,000 sf to 40,000 sf. Most of the other buildings that Whitesell has built are more than 400,000 sf and above; 10 times the size of the largest unit in this building. There is a very different market for that. The units would be occupied by "mom & pops" and small to medium sized manufacturers and distributors; very different than the large big-box users that are in town. In the portfolio for Florence Township, Whitesell has Christmas Tree Shops, Home Depot, and International Paper; very large companies. This application would be much smaller and these smaller users want to be closer to population centers. Whitesell has a lot of these types of buildings in our portfolio, but they're mainly south in Cinnaminson, Delran, Pennsauken, and a couple in Mt. Laurel. Because these types of users have a lot more employees per square foot, they want to be closer to where those employees live and that's why there is a lot of buildings like this further south but not as much up here because the population density is not as great. Whitesell has not gotten to the point yet where we think that there's enough demand to build this type of building up here because this is more of a distribution location and where the big guys want to be and there are not as many smaller players interested in this area at this time. Unfortunately, Whitesell hasn't felt confident enough to build this building yet, but we do feel that the time is coming so we would like to extend the protection period for our approval.

Mr. Huettl described the proposed building at 290 Daniels Way as a 10-acre site at the intersection of Daniels Way and John Galt Way. The building is long and narrow and has four

units that again range from 20,000 to 40,000 sf. There are four different entrances to the building; one for each of those units. There is a shared parking lot in the front and a shared loading area in the back and an area in the loading area for trailers. Mr. Huettl stated that it is a very typical layout and Whitesell has about 15 to 20 of these types of buildings in Cinnaminson, Delran, Pennsauken, and Mt. Laurel which have been very successful. Solicitor Frank asked Mr. Huettl is he was aware of any changes to the application for the time of the approval. Mr. Huettl stated there were a couple variances to this application. One being for the parking setback. The ordinance requires 75 feet and Whitesell proposed 28 feet along the front of Daniels Way which is a side street and a dead end with not a lot of public traffic. Solicitor Frank stated the other variances listed in the approval were for the number of off-street parking spaces, loading stall width, and height of the free-standing sign.

Chairperson Hamilton-Wood confirmed that at this time Whitesell was looking for a 3-year extension; however, Solicitor Frank stated the Board is permitted to grant up to three 1-year extensions. Chairperson Hamilton-Wood asked Mr. Huettl if that is what Whitesell was seeking tonight. Mr. Huettl stated they were looking for 3 years at one time. Solicitor Frank stated that the statute allows for three one-year extensions that can be granted simultaneously if the Board wishes to do so.

It was the motion of Mr. Lutz to open to the public, seconded by Vice Chairman Molimock. Motion unanimously approved by all members present.

Being no one from the public wished to be heard, it was the motion of Mr. Lutz, seconded by Mr. Morris to close the public portion. Motion unanimously approved by all members present.

It was the motion of Mr. Morris, seconded by Mr. Lutz to grant three 1-year extensions simultaneously for Application PB#2016-08.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSENT: Montgomery, McCue, Benedetti

Mr. Huettl then requested to change the order of the remaining two applications and discuss application PB#2016-10 before PB#2016-09.

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.

Solicitor Frank stated Mr. Huettl had been previously sworn in and previously deemed qualified as an expert in the field. Mr. Huettl stated that Whitesell had received preliminary approval for 1.25 million sf warehouse to be built on two lots. He stated that state law only allows them to ask for a 2-year extension on this application since they only have a preliminary approval. Solicitor Frank concurred.

Mr. Huettl stated that the two large red areas on the Exhibit A1 were 1000 John Galt Way and 1200 John Galt Way. Whitesell received preliminary approval for this very large building in 2010 and it was proposed to be one long building oriented mostly north-south. It had loading

on both sides of the building with an office on the southwestern corner with parking along the southern end of the building. There was to be trailer storage along the back side and a little on the front side. The development was proposed to occur in two phases, phase 1 and phase 2, with variances for number of off-street parking spaces and loading stall width. Chairperson Hamilton-Wood stated that they had built the one building, phase 1, to which Mr. Huettl stated that is correct. Phase 1 is 1000 John Galt Way, the Destination Maternity project and they are seeking to extend the approval for the second phase of the development.

It was the motion of Mr. Lutz to open to the public, seconded by Vice Chairman Molimock. Motion unanimously approved by all members present.

Being no one from the public wished to be heard, it was the motion of Mr. Lutz, seconded by Mr. Morris to close the public portion. Motion unanimously approved by all members present.

It was the motion of Mr. Lutz, seconded by Vice Chairman Molimock to grant a 2-year extension of the preliminary approvals for Application PB#2016-10.

Upon roll call, the Board voted as follows:

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

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.

Solicitor Frank stated Mr. Huettl had been previously sworn in and previously deemed qualified as an expert in the field.

Mr. Huettl stated that phase 1 of the project that was just discussed became the Destination Maternity project. That project was a ½ million sf, with 400,000 sf built right away with 100,000 sf left for future expansion. The project included an office on the southwestern corner of the building, car parking across the front, trailer loading on both the front and the back of the building, and trailer storage on both the front and back as well. There is also a small area of trailer storage in the front that was built as part of the first phase. The second phase included some additional trailer storage in the front and back. There was a small future parking lot to accommodate any additional employees that might be experienced with the expansion of the building, but Destination Maternity decided they wanted that built right away because they didn't want to have any construction occurring where their employees were parking.

Mr. Huettl explained they are here today to request a 3-year extension of the final approval for this second phase of this project; the expansion of additional 100,000 sf along with the associated future trailer parking on the side. Chairperson Hamilton-Wood asked if this was a speculative or was there an actual plan to start the construction. Mr. Huettl stated there is no plan at this time, but since they have gone through the whole process, and have the approvals for the expansion, they'd like to keep that on the table. Mr. Morris remarked about the parking on the rear side of the building being along the property line and asked if that interfered with the setback from the property line at all. Mr. Huettl stated it did not and referred to Exhibit A1 and noted that their property goes back several hundred feet and included some wetlands so it was

an area that may never be developed and was difficult to even get back there. Whitesell owns both properties.

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

Beth Sloan of 1140 Emerick came forward to speak. Ms. Sloan was then sworn in by Solicitor Frank. Ms. Sloan questioned the three 1-year extensions and asked if the applicant had to pay for each extension and would the board consider approving one year at a time so the applicant would have to pay each time. Solicitor Frank stated that there was the application fee and the fees for the solicitor to write a resolution. He stated it was not a big fee and that it covers the cost of processing the application and is not a revenue source for the township. Ms. Sloan stated it should be a revenue source. Solicitor Frank stated that the township is not allowed to do that per the law. It was the motion of Mr. Lutz, seconded by Vice Chairman Molimock to close the public portion. Motion unanimously approved by all members present.

It was the motion of Mr. Morris, seconded by Mr. Lutz to grant three 1-year extensions of the preliminary approvals for Application PB#2016-09.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSENT: Montgomery, McCue, Benedetti

OTHER BUSINESS

There was no other business.

PUBLIC COMMENTS

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

Seeing no one wishing to be heard, it was the Motion of Mr. Morris, seconded by Vice Chairman Molimock 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 7:58 p.m. Motion unanimously approved by all members present.

Wayne Morris, Secretary