

Florence, New Jersey 08518-2323
May 22, 2018

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 7:31 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:

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| Mildred Hamilton-Wood | James Molimock |
| Wayne Morris | Thomas McCue |
| Mayor Craig Wilkie | Council Representative Ted Lovenduski |
| John Pagano | Carl Mattson |

ABSENT: Ray Montgomery

ALSO PRESENT: Solicitor David Frank
Engineer Dougherty
Planner Barbara Fegley

RESOLUTIONS

- A. Resolution PB-2018-12:** Granting approval to David Boudwin for Minor Subdivision with Bulk Variances for subdivision/lot line change on property located at 32 & 34 Fountain Blvd., Florence Township. Block 171.02, Lots 16 & 17.

It was the Motion of Councilman Lovenduski, seconded by Mr. Morris to approve Resolution No. PB-2018-12.

Upon roll call, the Board voted as follows:

YEAS: Lovenduski, Morris, Pagano, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: Molimock, McCue

Motion carried

- B. Resolution PB-2018-13:** Granting approval to B&H Foto & Electronics, Corp. for Amended Final Major Site Plan for the addition of three trash compactors on property located at 400 Cedar Lane, Florence. Block 148.06, Lot 2.

Solicitor Frank mentioned that he corrected the spelling of the applicant's name. In the draft resolution handed out to the members, it referenced B & H Photo but has corrected it to B & H Foto on the Resolution.

It was the Motion of Councilman Lovenduski, seconded by Mr. Pagano to approve Resolution No. PB-2018-13.

Upon roll call, the Board voted as follows:

YEAS: Lovenduski, Pagano, Morris, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: Molimock, McCue

Motion carried

MINUTES

It was the Motion of Councilman Lovenduski, seconded by Mr. Pagano to approve the minutes of the regular meeting of April 24, 2018 as submitted. Motion unanimously approved by all those present.

CORRESPONDENCE

- A. Letter from Burlington County Planning Board regarding David Boudwin, Block 171.02, Lots 16 & 17.
- B. Letter from Burlington County Planning Board regarding 500 Cedar Lane, Block 148.06, Lot 1.

It was the Motion of Mr. Molimock, seconded by Mr. Morris to receive and file correspondence A and B. Motion unanimously approved by all those present.

APPLICATIONS

- A. **Application PB#2018-03:** Application for US Home Corporation (DBA Lennar) for Amended Final Major Subdivision Plan for lot line change on property located on Florence-Columbus Road and Regars Drive, Florence Township, Block 165.10, Lots 1 - 41, Block 165.11, Lot 1 - 3.

Michael Butler of Eckert Seamans, on behalf of the applicant, stated that this is an application that received approval in December 2017. They are here tonight due to a slight change to the plans that was discovered when the layout for the construction of the buildings was being done. With Mr. Bulter were Robert Stout and Mitchell Newman.

Solicitor Frank swore in Mr. Stout and Mr. Newman and mentioned to the Board that Mr. Stout has appeared numerous times in the field of site and civil engineering before this Board and others in the county and is considered an expert witness.

Mr. Stout stated that with this application, there are two different types of units. The units in the center section will be the stacked townhomes and along the perimeter on the outside are the regular townhomes. The center units are on large lots and sit in the center of the lots. The ones along the perimeter, the townhomes, are 23' center-to-center. Mr. Stout explained that when this was laid out, the entire subdivision was done and everything was laid out at 23' center-to-center. Unfortunately, when you get to the end of the center, there is 4" extra because the foundation is 8" wide. The extra 4" was not accounted for. As the construction layout began, it was realized the plat was not going to fit. He explained that the first unit has moved 4", the second has moved 4" plus 4" totaling 8", the third unit has moved 12", and the 4th has moved 16", etc. This does not change anything on the plan; the grading, drainage, lighting, landscaping, etc. is the same. Everything that was done and approved as part of this application has not changed. All that needs to be done is to adjust the two end units basically on every single exterior townhome on paper and to redo the plat, which has already been done as Mr. Stout showed with Exhibit A-1. Mr. Stout stated the applicant is just asking for a modification so the last units can be 23.33" instead of 23". He said that unfortunately it was his mistake and it was not caught until the layout was started.

Chairperson Hamilton-Wood asked if this changes the lot coverage. Mr. Stout stated it does not affect the impervious or anything and is literally the paper line that separates the buildings. There is no change to the design; the lot lines just need to be moved.

Engineer Dougherty stated that he did prepare letters dated 5/16/18 & 5/18/18. On a completeness standpoint, no administrative checklist was submitted; however, this is an amended major subdivision, but in essence, it really is not. It's adjusting the lot lines themselves, the buildings aren't shifting; it's just the lot lines so the paper has to change. Engineer Dougherty stated that everything that was previously looked at from a completeness standpoint is still valid and this application can be declared complete without any further discussion. He said that the difference between his 5/16/18 letter and his 5/18/18 letter is that there was a minor inconsistency with the initial change only being on the two end lots to change the lot line but the old dimension was still being held. That was corrected which is the reason for his second letter.

It was the Motion of Mr. Morris, seconded by Mr. Molimock to deem this application complete. Motion unanimously approved by all those present.

Mr. Butler stated that Planner Fegley also issued a letter and had no concerns. Planner Fegley said she did have one question and if there was a little bit less open space with the change in the building dimensions? Mr. Stout stated yes, but there is still more than what is required. It is a change in approximately 6 square feet. Planner Fegley stated she had no other concerns or questions.

It was the Motion of Councilman Lovenduski, seconded by Mr. McCue to open the meeting for public comment. Motion unanimously approved by all those present.

Seeing no one wishing to be heard, it was the Motion of Mr. Molimock, seconded by Councilman Lovenduski to close public comment. Motion unanimously approved by all those present.

It was the Motion of Mr. Pagano, seconded by Mr. Molimock to approve application PB#2018-03.

Upon roll call, the Board voted as follows:

YEAS: Pagano, Molimock, Morris, Lovenduski, McCue, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: None

Motion carried

Solicitor Frank stated that since this application was so straight forward and of such a minor change, he took the liberty of pre-drafting a resolution for this application. Chairperson Hamilton-Wood thanked him for doing this. Solicitor Frank handed out a copy of Resolution PB-2018-14 to all the Board members and reviewed it with the them.

Resolution PB-2018-14: Granting approval to US Home Corporation (DBA Lennar) for Amended Final Major Subdivision Plan for lot line change on property located on Florence-Columbus Road and Regars Drive, Florence Township, Block 165.10, Lots 1 - 41, Block 165.11, Lot 1 - 3.

It was the Motion of Mr. Molimock, seconded by Mr. McCue to approve Resolution PB-2018-14.

Upon roll call, the Board voted as follows:

YEAS: Molimock, McCue, Morris, Pagano, Lovenduski, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: None

Motion carried

NEW BUSINESS

- A. Florence Township Council Resolution No. 2018-135 referring a proposed redevelopment plan for a parcel within the Roebling Steel Plant Redevelopment Area (1999) to the Township of Florence Planning Board for the Board to take certain actions pursuant to N.J.S.A. 40A:12A-7(e); specifically Block 139, Part of Lots 1 & 1.01.

Mayor Wilkie stated that Florence Township has been working with Kampack, Inc. for quite a long time throughout this process. Kampack was referred to Florence Township from the Governor's office because they were looking to stay in New Jersey. They are currently in Newark near the airport and also have modern facilities in Georgia and California. Mayor Wilkie stated this Redevelopment Plan is for approximately 1/3 of the Roebling Mill site the township has to develop. There have been a lot of discussions over the past almost 40 years for what should go in there and this seems to be a low-impact appropriate use to anchor the site.

Planner Fegley stated this Redevelopment Plan is for Kampack, Inc. and pointed out on the display she provided (an enlarged version of Appendix B in the Redevelopment Plan) that it is only a portion of the full Roebling Steel Plant site. There have been a lot of different configurations thought of before it has gotten to the one that is in front of the Board tonight as far as where the development would be of Phase 1 and Phase 2, with Phase 2 including an access road out to 1st Avenue. There is also a 10.15-acre reserve parcel which would be reserved for Kampack for potential future expansion, and Kampack would be given the right of first refusal. All location maps are located in the appendices of the Redevelopment Plan.

Planner Fegley explained that the overall site is 107.97 acres. Kampack is looking to utilize 25.36 acres plus the 10.15-acre potential expansion reserve parcel. Phase 1 of the project would be for construction of a 325,000 sq. ft. building, of which 317,500 sq. ft. would be manufacturing and production and 15,000 sq. ft. for office space. Phase 2 of the project would be for construction of 175,000 sq. ft. building for manufacturing and production. The end user would be Kampack, Inc. or an entity that is related to Kampack. Kampack does have other subsidiaries/divisions/entities so that would also be permitted if the use is specifically related. Provided, however, it's acknowledged that the site is not well suited for warehousing or distribution uses.

Mayor Wilkie stated that with the number of warehouses and distribution centers that are being developed everywhere, including Florence Township, we are not interested in any more truck traffic. We are not planning on a major activity of trucks and it's been represented to the township that there may be 40 trucks per day with most of them leaving between 4 AM and 6 AM. When the application comes before the Planning Board, we will look for testimony on their traffic plan. Kampack will receive giant heavy rolls of paper that will be brought in by rail and the finished product will go out on trucks. Planner Fegley stated they would have a rail spur at their facility along with covered rail and temporary rail car storage.

Planner Fegley stated the proposed and principal permitted uses are a manufacturing plant of corrugate which manufactures, assembles, fabricates or produces corrugate products from raw or previously prepared materials. In addition, another permitted use would be businesses functionally related to that primary use of manufacturing assembly.

The permitted accessory uses and structures:

- Specifically related subsidiary manufacturing and processing plant(s)
- Temporary storage of materials and finished products

- Offices
- Research and development facilities
- A more unique one for this plan is a Silo for the storage of glue in conjunction with the permitted principal use
- A potential water tower if necessary in case of fire
- The cover of rail car storage area and rail spur
- Materials handling facility
- Trash compactors
- Guard houses
- Dust collection building, if needed

Mayor Wilkie stated that Kampack has represented to the township that with their new technology, everything is inside so from the outside, you can't hear anything, you can't smell anything, and you can't see anything. Chairperson Hamilton-Wood stated she was concerned of the odor that may be generated. Mayor Wilkie stated that this facility will not be the actual manufacturer of paper; it's taking paper and making corrugate so it doesn't produce the odor that a paper plant would produce. Solicitor Frank stated he's concerned about the noise generated from a dust collection system. Councilman Lovenduski stated that a facility like this typically would not have a dust collection system. Robert Stout, engineer, stated he has toured Kampack's facility in Georgia and offered to speak of his experience. Chairperson Hamilton-Wood and the Board welcomed his comments.

Robert Stout, of 705 US 130, Cinnaminson, NJ, will be the engineer on the Kampack project but was testifying as a member of the public. He stated he could give a little bit of the background on how the plant operates. He stated he has toured the Covington, GA plant which is the same plant that Councilman Lovenduski and Assistant Administrator Tom Sahol will be traveling to tomorrow to tour. Mr. Stout stated they do not have an internal dust collection system. Everything is so automated now and there are very few people on the floor. Most of the people that they will employ will be office personnel. The corrugator brings in rolls of the stock, basically cardboard. The glue that is put in the silo comes in and is mixed with the stock, corrugated, and then the two sections are laminated. They make the corrugation to produce boxes. Everything is internal and cut clean. They have a 100% recycling so there is no waste generated from the product that they make. Every scrap that they make goes back into a batch plant which basically cleans it back up. This isn't manufacturing paper so there will be no distinct smell that is associated with the manufacturing of paper. The only thing that you do smell is inside the facility and it is from the glue and the smell from the heat processing. Most of their supplies are brought in by rail, mainly because you can't fit the huge rolls of paper on a tractor trailer. Mr. Stout continued by stating that as far as the site goes, this is going to be a tilt wall construction, concrete walls, so that makes the noise very low impact because everything is kept inside. The warehouse itself is not air conditioned because it is kept at the relative humidity of the exterior throughout the process. The Covington facility is extremely clean and it is an extremely clean process. You don't hear anything other than when the garage doors are up or when they load a truck. One of plusses with this Redevelopment Plan is the orientation of the building is away from all the residential uses and towards the river.

Member Morris asked how high the building would be. Mr. Stout thought Kampack was looking at 40 feet but stated the architect is not finished with the plan yet. He stated they are also planning to cover the rail so the paper stays dry when it is offloaded, mainly because of winter. At Covington, it is not covered because of it being in Georgia. Chairperson Hamilton-Wood asked if Covington had a silo. Mr. Stout stated that they said they did;

however, he did not see it. He stated the silo is the only outbuilding that is anticipated for this Redevelopment Plan at this point and time. Chairperson Hamilton-Wood asked how far it was from the corner of the building to the nearest residence. Mr. Stout stated it was 700 to 1,000 feet to the one residence on the corner and it is probably close to 2,000 feet to 2nd Avenue.

Chairperson Hamilton-Wood stated she is concerned about the excess in traffic coming out at the rail station and is assuming this will be done in the conjunction with the widening of Hornberger Avenue as well. Mayor Wilkie stated that is correct. The township has done the bonding but has not yet done the design work from 2nd Avenue to Route 130. The Township Engineer has done a conceptual plan based on a high volume for this site basing it on 1,000+ vehicles and now we're only talking about 100+ vehicles. Chairperson Hamilton-Wood stated that the concern is with the light rail and the stacking that occurs. She asked if the freight would only come in at night due to the light rail usage during the day? Mr. Stout stated that is correct and they anticipate 1 to 2 deliveries a week because they would have enough stock to not require more than that. He stated they also have an area they're anticipating in the back corner where their inventory would be stored.

Mr. Morris asked if this would be an around-the-clock operation? Mr. Stout stated he thinks it would be 2 shifts. Mayor Wilkie stated the owner had represented to them that he would like to be 24/7 and that the margin of profit is so slim, they need to be working around-the-clock. Mayor Wilkie also stated that the owner had stated that they would be receiving deliveries daily. Mr. Stout stated their testimony would be for 2 deliveries a week but if that changes, it would be represented properly. Even if the deliveries are every day, it will only be one each night. He also added that Kampack would be creating an approximate 1,500 feet of additional track for the rail spur.

Mr. Pagano asked what Kampack anticipates for the number of employees? Mr. Stout stated he's heard around 150. Mayor Wilkie stated Kampack has a GROW NJ grant which is the tax incentive program and he thinks the average salary will be between \$70,000 - \$80,000. Even if the employees currently in the Newark facility would like to work at this new facility, they would have to be trained since the technology for the new facility is so much more advanced than the Newark facility. It does have potential for local people to be hired.

Planner Fegley continued with the Bulk Standards and stated there are only a couple of exceptions from what is allowed in the GM (General Manufacturing) zone. Those exceptions are: building coverage would be a little larger than allowed and parking space amount and size would be smaller. The General Requirements state again that the principal permitted building may contain one or more businesses but they all have to be related or a subsidiary to the primary.

Planner Fegley stated a big concern was screening and noise impacts to the residents to the west and the south. They are proposing a screen that's between 50 and 75 feet wide that narrows down to 35 feet; but, it is still a substantial distance away from the most potentially impacted area. There will be 4 to 5 rows of evergreens staggered that will go down to 2 rows. Buffering will also be provided.

Planner Fegley stated that truck ingress and egress shall only be from Hornberger Avenue off of Route 130 or Spring Factory Road, which at some point has the possibility of being constructed. Spring Factory Road is a road in Mansfield Township. There are a lot of wetlands and environmental issues but it is still a possibility. Mayor Wilkie stated there would have to be a bridge constructed which is a large expense to a developer. They have

been asked to design this site for the potential of this road being constructed and keeping the truck traffic off the local roads. Chairperson Hamilton-Wood stated that will be the biggest concern of this community is the additional truck traffic coming into town. Mayor Wilkie stated that one of the things that is being done with the current Hornberger Avenue project is that at 2nd Avenue and Hornberger, they're creating a turning lane that will create an island so that if somebody pulls out of the Roebling site and looks right, they're going to see a concrete island and a vision of residential. There will also be 'No Trucks' signs. Councilman Lovenduski stated Kampack will have a select few vendors and it will be a lot easier to regulate. They will be told how to come in and out of the facility. It will be the same vendors and the same drivers and even some of the drivers will be by Kampack's own.

Planner Fegley stated that because this building is so far back, there will be one monument sign at 1st Avenue and one at Hornberger Avenue. They are allowed 2 façade signs to be visible from the rail as well as the front of the building. There will be a paved pedestrian sidewalk connection that will go to the light rail station which will also be a connection for the Heritage Trail. Chairperson Hamilton-Wood stated that it's most likely that no one will use the sidewalk to the light rail because it goes around the back of the building; people will want to take the shortest route. Planner Fegley stated people will not be able to cross the reserve parcel because it will actually be fenced in. Mayor Wilkie stated that's a good consideration to have a path on the rail side of the reserved site and that the township has made mention to Kampack regarding that issue. Chairperson Hamilton-Wood stated we don't want to encourage people to walk on the railroad tracks by not having a sidewalk provided; there is already too much of that happening.

Planner Fegley stated this Redevelopment Plan is consistent with adjacent municipalities' plans, the County plan, the State plan and the Municipal Land Use Law. The main charge with this Board tonight is consistency with the Master Plan of the township. This Redevelopment Plan is consistent with the Master Plan Reexamination Report. The redevelopment on this property started out for commercial/industrial use and then switched to residential. Because this is a superfund site, it cannot be used for residential. This Redevelopment Plan is a good fit for the use.

It was the Motion of Councilman Lovenduski, seconded by Mr. Pagano to open the meeting for public comment. Motion unanimously approved by all those present.

Seeing no one wishing to be heard, it was the Motion of Mr. Molimock, seconded by Mr. Morris to close public comment. Motion unanimously approved by all those present.

Mr. Morris asked Planner Fegley if the anything was addressed in the Redevelopment Plan for drainage? Planner Fegley stated yes and that stormwater basins and all associated structures are permitted accessory uses.

It was the Motion of Mr. Pagano, seconded by Mr. Morris to find the Redevelopment Plan for Kampack, Inc. consistent with the Master Plan.

Upon roll call, the Board voted as follows:

YEAS: Pagano, Morris, McCue, Molimock, Lovenduski, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: None

Motion carried

PUBLIC HEARING REGARDING THE REEXAMINATION REPORT OF THE MASTER PLAN

Planner Fegley stated tonight is the public hearing for the 2018 Reexamination Report. The last reexamination report was approved in 2007 and adopted in June 2008. The MLUL requires that the Master Plan be reexamined every 10 years.

Planner Fegley stated she would be giving a brief presentation since this was reviewed pretty extensively at last month's meeting and presented the following:

There are 5 components to the Reexamination Report:

- Major problems and objectives relating to land development at the time of the last reexamination report.
- The extent to which such problems and objectives have increased or decreased.
- The extent to which there have been significant changes in the assumptions or policies.
- The specific changes recommended for the Master Plan or development regulations.
- The recommendations of the planning board for any redevelopment areas.

In 2007, a good portion of the Master Plan Reexamination Report discussed solar and wind alternative energy generating facilities. It was recommended to adopt ordinances to regulate these. Another large section of that reexamination report was the proposal for a portion of the SM zoning district around the Griffin Pipe to be changed to the Research/Office Park zone.

The extent to which the problems and objectives have been reduced or have increased subsequent to the last Master Plan:

- Residential versus Commercial/Industrial development – The disparity has been reduced. In fact, Lennar is the first residential development we've seen in many years because development has mainly been shifted to commercial type development.
- Affordable Housing Obligation – In 2015, the township sought a declaratory judgement to go before the court for compliance with a settlement agreement that was reached in the end of 2017. The final hearing by the court is scheduled in June 2018.
- Redevelopment – The former Roebling Steel remains under consideration for a redevelopment plan.
- Alternative Energy Sources – Wind turbine is not a popular alternative any more. In 2013, a solar energy ordinance was passed by the township.
- Zoning Issues – No action has been done with the Institutional Uses and this still needs to be considered. If you have a use, it should be within a zone. Right now, it's just shown as a use. Portions of the GM district on Cedar Lane were proposed to be changed to SM. Right now, most of those areas are in a redevelopment area. Griffin Pipe area was proposed for the Research/Office Park zone and right now, a large portion of that is the subject of a Redevelopment Plan.

The extent to which there have been significant changes in the assumptions or the policies:

- Redevelopment is probably the largest significant change. In 2009 there was a redevelopment effort and in 2013, to a much greater extent, the township embarked on a redevelopment effort for Areas in Need of Redevelopment. Redevelopment that has been done since 2012: NFI, Duffy School Apartments, Burlington Coat Factory, The Haines Center, Cedar Lane South Industrial Park, Railroad Avenue/Covington, Cedar Lane First Industrial, Florence Griffin Pipe Properties, Lennar-Tristate, Roebling Steel Plant and Weiss Properties.

- The new development has increased the township's working relationship with DOT, DVRPC, Burlington County, Burlington Township, and Burlington City to help coordinate a better route for traffic and improvements.
- Recreation and open space is one of the recommendations from the subcommittee. There was also discussion regarding the Delaware River being such an asset to the township and that amenities and enhanced access to them to provide better connections are needed along the riverfront.

Specific changes recommended for the Master Plan or development regulations:

- The original Master Plan was done in 1976, updated in 1999, and a lot has changed since then. The MLUL allows Master Plans to include 13 optional elements, such as Circulation Plan, Utility Service Plan, Recreation Plan, and Sustainability Plan to name a few. The required elements of a Master Plan are: A statement of objectives, principles and standards; Land Use Plan; and a Housing Plan.
- One of the recommendations of this reexamination report is to start looking at the old Master Plan and redoing certain elements. The first two to be redone will be: The Statement of Objectives and the Land Use Plan. The Housing Plan would be next; but, that is already done and was just adopted at the April 24, 2018 meeting. The next elements to follow should be the Circulation Plan Element, Recreation Plan Element and then some of the other elements that were marked as reserve but have never been completed.

Zoning Ordinance Revisions or Amendments:

- Revise the sidewalk trust fund to be current for what can legally be requested.
- The same with the Recreation and Open Space standards.
- Incorporating the Institutional Uses into a zone.
- Updating the ordinance regarding posting performance and maintenance guarantees under the MLUL to be consistent with the statutes that were just recently changed.

Redevelopment Plans:

- Current redevelopment areas: Roebing Steel Mill Site was talked about tonight and portions of the Delaware Riverfront for recreational or commercial development including boat rentals, restaurants, and related uses.
- Proposed redevelopment areas: At this time, there are no additional areas recommended for redevelopment; however, areas that appear to meet the conditions for redevelopment should be looked at by the township to see if they meet the criteria to be deemed an area in need of redevelopment.

Mayor Wilkie stated that the township has included funding in the 2018 Budget to prepare the different elements of a new Master Plan.

It was the Motion of Councilman Lovenduski, seconded by Mr. McCue to open the meeting for public comment. Motion unanimously approved by all those present.

Joe Augustyn, Municipal Planner for Burlington Township from the Alaimo Group, stated the Mayor of Burlington Township asked him to come to this meeting. Solicitor Frank swore Mr. Augustyn and he was declared as an expert planner.

Mr. Augustyn stated he was able to review the Master Plan Reexamination Report as proposed and found no reference at all to the parcels he was here to speak about. Mr. Augustyn handed out 2 photographic images to the Board; one being a key map, the other is more specific. The Key Map was marked Burlington-1 and the other was marked as

Burlington-2. The photographic images were of the two parcels that are located directly behind Burlington Coat Factory.

Mr. Augustyn stated he was really here in the spirit of cooperation. He stated that Burlington Township deals with the same issues that Florence Township has with regards to warehousing and the related truck traffic and that we are all interested in protecting the interest of our residential properties. The Steeplechase residential development in Burlington Township is right on the border of these two properties that are located in Florence Township. The properties are in the AGR zone (Agricultural) and Mr. Augustyn stated he is sure there is a residential component to it. Burlington Township is completely happy and satisfied with how things are now.

Mr. Augustyn continued by saying the MLUL calls for each municipality to look at each other to make sure that there are compatible uses and that we're cognizant of potential extranalties or impacts to those uses. Simply, Burlington Township is asking for Florence Township's due consideration with the fact that they have residential in that location in the same way that they will extend to us. Burlington Township is actually in the process of doing a Master Plan reexamination very similar to what Planner Fegley has presented here tonight. Burlington Township has no issues with Florence Township's Master Plan Reexamination Report, they just want to let us know that those properties are a very open area that concerns them and their residents in regards to future development on those properties. Burlington Township is satisfied that Florence Township is really not considering anything for that area.

Chairperson Hamilton-Wood stated there were approved plans for residential for those properties from a long time ago for 3-acre lots. Solicitor Frank stated the Zoning Board saw an application for a solar powered generating facility also for that site. Mayor Wilkie stated that Florence Township is aware that Burlington Coat Factory has purchased both of the lots in question. It is long-term for Burlington Coat Factory and most likely, they will be coming before this board in the future for something.

Seeing no other members of the public wishing to be heard, it was the Motion of Mr. Molimock, seconded by Councilman Lovenduski to close public comment. Motion unanimously approved by all those present.

It was the Motion of Mr. Molimock, seconded by Mr. Pagano to adopt the 2018 Reexamination Report of the Master Plan.

Upon roll call, the Board voted as follows:

YEAS: Molimock, Pagano, Morris, McCue, Lovenduski, Wilkie, Hamilton-Wood

NOES: None

ABSTAIN: None

Motion carried

OTHER BUSINESS

Clerk Federico reminded the members of the Board of the State required Stormwater Management training to be done by July 1, 2018. Chairperson Hamilton-Wood requested that reminder emails be sent every couple of weeks to those that have not completed the training.

PUBLIC COMMENT

It was the Motion of Mr. Molimock, seconded by Mr. McCue to open the meeting for public comment. Motion unanimously approved by all those present.

Seeing no one wishing to be heard, it was the Motion of Mr. Morris, seconded by Councilman Lovenduski to close public comment. Motion unanimously approved by all those present.

ADJOURNMENT

It was the Motion of Mr. Molimock, seconded by Councilman Lovenduski to adjourn the meeting at 8:52 p.m. Motion unanimously approved by all those present.

Wayne Morris, Secretary

/kf