

Florence, New Jersey 08518-2323
July 24, 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 7:30 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:

Mildred Hamilton-Wood	James Molimock
Ray Montgomery	Wayne Morris
Thomas McCue	Mayor Craig Wilkie
John Pagano	Council Representative Ted Lovenduski

ABSENT: Carl Mattson

ALSO PRESENT: Solicitor David Frank
Engineer Dougherty
Planner Barbara Fegley

RESOLUTIONS

- A. **Resolution PB-2018-17:** Finding the Proposed Amendment to the Redevelopment Plan Weiss Properties (Block 160.01, Lots 4, 11.01, 11.02 and 24) Substantially Consistent With the Township's Master Plan and Recommending Adoption of the Plan Pursuant to N.J.S.A. 40A:12A-7(e).

It was the Motion of Mr. Molimock, seconded by Mr. McCue to approve Resolution No. PB-2018-17.

Upon roll call, the Board voted as follows:

YEAS: Molimock, McCue, Morris, Montgomery, Wilkie, Lovenduski

NOES: None

ABSTAIN: Pagano

Motion carried

MINUTES

It was the Motion of Mr. Molimock, seconded by Mr. Montgomery to approve the minutes of the regular meeting of June 26, 2018 as submitted. Motion unanimously approved by all those present.

CORRESPONDENCE

- Letter from Burlington County Planning Board regarding Liberty Venture I, LP, Block 155.47, Lot 12.02 (Amazon) dated 7/3/18.
- Letter from Burlington County Planning Board regarding First Florence I Urban Renewal, Block 148.06, Lot 2 (B&H Foto) dated 7/3/18.
- Letter from Solicitor Frank to Mayor and Council dated 7/9/18.

It was the Motion of Mr. Molimock, seconded by Councilman Lovenduski to receive and file correspondence A through C. Motion unanimously approved by all those present.

APPLICATIONS

- A. **Application PB#2018-04:** Application for Primestone Properties, LLC, for Preliminary & Final Major Site Plan for the construction of a hotel on property located on Hunt Circus Drive, Florence Township. Block 163.02, Lot 13.02

John Gillespie of Parker McCay stated he was here on behalf of the applicant, Primestone Properties, LLC. He stated that the Board is familiar with this project as it has been presented to the Board through the Redevelopment Plan process, as well as for a completeness determination. Mr. Gillespie was accompanied by two witnesses for this application. The first was Robert Stout of Stout & Caldwell, who has been accepted numerous times by this Board as an expert witness in the field of site and civil engineering. Chairperson Hamilton-Wood confirmed that he has. The second was Hiren Patel, a managing member of Primestone Properties, LLC, who would be able to give an overview of the hotel and address the comments in Planner Fegley's report.

Robert Stout addressed the Board and presented Exhibit A-1, a NJ State aerial with the subject property outlined on it. This exhibit is basically just to show the orientation of the subject property. Solicitor Frank reminded Mr. Stout that he had previously been sworn in at the last meeting during the completeness presentation and confirmed with Mr. Stout that he considers himself still sworn in. Mr. Stout stated that yes, he does. Mr. Stout also presented Exhibit A-2, which was a colorized rendering of the landscaping plan. A-2 is the same as what was submitted with the application.

Mr. Stout explained the details of the subject site. The Tru Hotel by Hilton will be a 4-story, 82-room hotel with an 11,556 sq. ft. footprint. The entry will be off Hunt Circus Drive, which is the common drive between the five parcels within that area. There will be full circulation around the property which will help for fire safety and trash pickup. The site itself will not have any tractor trailer deliveries. Most of the deliveries will be done by box truck; UPS and FedEx type deliveries. The majority of the deliveries will be done at the same area as guest check-in. If there is a delivery that will take a little bit more time, there is a rear entry to the hotel that they will utilize. There are 74 parking spaces required per the Redevelopment Plan; 86 will be provided and they will meet the code and be ADA compliant.

Mr. Stout stated there is already onsite stormwater management that needs to be addressed. All of the properties on Hunt Circus Drive are tied into one drainage system. These properties are Wawa, Burger King, the subject property and a vacant lot. There is a retention facility that is designed for the entire site. The site was designed pre-2004 (when the new stormwater management regulations began) so it was done for quantity, to handle for the amount from big storms, but the water quality where you infiltrate and clean the water before it goes in was not done. One of the things that has to be done as part of this site is to clean the water. Mr. Stout stated that they will connect all the drainage and run it into an infiltration basin. This will bring the storm system up to current code. The Board Engineer had a couple comments on this in his review letter and we've agreed to make those changes to the existing system. This will make sure that any water coming off of the subject property will be cleaned before it goes into the basin.

Mr. Stout explained there will be a recycling center in the rear of the site for recycling and trash which will be in an enclosed masonry structure area with solid double gates, so no one will be able to see the trash in the enclosure itself. There will also be a small 10' x 10' utility garage/storage area for lawn maintenance items; such as a lawn mower, a weed whacker and

general lawn maintenance things. The Environmental Commission expressed their concern in regards to light spillage onto neighboring properties so we will reduce the height of the light poles from 24' to 16'. There will be no light spillage from the subject property to the adjoining properties or nearby residential properties.

Mr. Stout state they have worked with the Board Planner with the landscaping. Three sides of the property will be encompassed with landscaping. The larger trees seen on A-2 are deciduous trees with an ornamental look and the smaller ones are the lower ground cover and will be no more than 3 – 4 feet high. There will be a small retaining wall in the front due to the grading of the corner so there will be two-tiered landscaping along the front. Mr. Stout presented Exhibit A-3 which is an architect rendering of what a person would see if looking onto the site from the back portion of Wawa. There will be 2 façade signs; one on the front face of the building and one on the back face. All signage on site will have the Tru logo and will meet the ordinance requirements. There will be 2 monument pylon signs; one at the rear of the property that can be seen from the turnpike and one in the front of the property at the entrance. There will also be an entrance and exit sign with the same sign look as the others.

Mr. Morris asked if the subject site has any regulations on impervious coverage as it seems to be mostly covered. Mr. Stout replied that it does per the Redevelopment Plan plus the stormwater management has been designed for the amount of impervious coverage. Planner Fegley stated that 75% is allowed; however, this plan will only be 60% impervious coverage so they are well within the requirement.

Mayor Wilkie asked if anyone knew the history of the Hunt Circus Drive area that could share it with the Board. Mr. Stout stated that originally this area was subdivided in the late 1990's, and was subdivided into 5 parcels: 2 are now Wawa, 1 is Burger King, 1 is the subject site and 1 is a vacant lot. These 5 parcels make up a community, a condo association, and all share equal rights and access to everything. Burger King was the first to come in and then Wawa. In 2006, Stout & Caldwell came in as part of the two remaining lots. There was a hotel proposed for the back lot and a restaurant proposed for this subject site; approval was granted. Wawa then came in with an expansion for truck parking on the site next to them. Solicitor Frank stated the hotel/restaurant was a Zoning Board approval because there was a use variance associated with it. Mayor Wilkie stated the applicant for the hotel and restaurant that was approved has told the township over the years that the hotel was going to happen and they were just about ready to start construction. As one can see, they have never carried out their plans. Mr. Stout stated that the previous approval was for both lots, which is now no longer in place.

Engineer Dougherty discussed his report dated July 9, 2018. On May 30th, he had a meeting with the applicant and reviewed the plans. On June 21st, he issued his first letter in regards to completeness of the application. That letter outlined some technical issues with the site plan. On June 26th, the Board deemed the application complete and the applicant submitted revised plans. Engineer Dougherty stated that his most current letter is a very short letter because the applicant had a chance to address any issues during the completeness phase. Tonight, there are only a few things requiring testimony from the applicant: The first is the Board had deferred testimony on the impact of truck traffic including the number of trucks visiting the site. Engineer Dougherty confirmed that Mr. Stout testified earlier regarding the deliveries. Chairperson Hamilton-Wood stated she is assuming there will be no overnight tractor trailer parking on the site. Mr. Stout stated that was correct.

Engineer Dougherty stated the other items in his letter are stormwater related and stated that infiltration is a big part of the stormwater management. He explained that when there is a lot

of impervious coverage, the water just runs off where it used to soak into the ground. The basin will now be an infiltration basin and will recharge that ground water that previously existed for this whole site in addition to providing water quality. He stated there were two items that were somewhat outstanding. One is that he was seeking freeboard because this basin is designed to infiltrate; however, during the 100-year storm, it is going to overflow and go down towards the turnpike and flow into the larger basin. This is not about capturing the 100-year storm, this is just capturing a 2-year storm and trying to get that to soak in. The idea behind freeboard in the basin is so you don't just have this gush of water coming over unfettered and flooding out. Engineer Dougherty stated he and Mr. Stout have discussed this and Mr. Stout has agreed to add an additional inlet. There is a storm drain system there already, so two more inlets will be added that if the 100-year storm does overflow the basin, it will be captured and run down to the basin directly. The other item was in regards to some stabilization that Mr. Stout will provide the soil mat that basically holds the soil together so it's not just bare earth. There was a comment regarding the OM manual and that an exhibit was missing from it. Mr. Stout agreed to provide that exhibit. Engineer Dougherty stated that the last item in his report was regarding a small drain in the dumpster area on the plan. He has requested, because it is a water quality issue and doesn't want to have stormwater from the dumpster going right into the basin, the drain to be removed and Mr. Stout has agreed to that item. Solicitor Frank confirmed with Mr. Stout that he has agreed to comply with all the Board Engineer's comments in his letter of July 9th. Mr. Stout stated that is correct.

Solicitor Frank swore in Hiren Patel, Managing Member of Primestone Properties. Mr. Patel stated that Tru by Hilton came about approximately 2 years ago in 2016. He stated it is a very different unique product from a lot of hotels that we are used to today. The gear for this product has been for the millennial business consumer. They've really focused on providing limited space in the rooms and providing more public space on the ground floor. The one focus for the brand itself is to provide efficiency across the board. A lot of the rooms are not designed with case goods because they've learned through studies and customer feedback that guests for a one-night or two-night stay don't often unpack their suitcase. The rooms have been designed for more hanging space and more space to have your suitcase open. From a public area's perspective, it's more of a communal environment. The front lobby includes not only check-in but a 24/7 market where you can buy food, beer and wine, but also includes a pool or foosball table, a business center with sound compartments for sound privacy, and an area with theater seating for families and kids to just enjoy time together. These are innovative items that allow for all to be in an open space, but still be secluded. There is also a breakfast area that will serve breakfast in the morning that is built into the price. This will be the first Tru in the state of New Jersey but in the pipeline within Hilton itself, there will be 25 new Tru Hotels across the county by the end of this year and within the next two years there should 350 Tru Hotels being opened.

Mr. Gillespie pointed out that in Planner Fegley's report, she asked about the 24/7 market and in the Redevelopment Plan that was adopted, among the permitted uses is the hotel and a 24/7 market for food, snacks and beverages including beer and wine at a central convenient site. He said that Mr. Patel had just described how that's going to lay out on the ground floor. Mr. Patel added that the 24/7 market is going to be open 24 hours a day, 7 days a week and will have one attendant at a minimum. This will be the same attendant as the desk clerk. This hotel is friendly with mobile apps and the consumer will not need to have to check in at the front desk. They can check in on their phone and select their room ahead of time which will allow them to walk into the hotel and go straight to their room. Their phone will be their room key. There will be no need for interaction. Mr. Patel continued by explaining that the front desk is a

circular desk in the front lobby. On the front side will be a computer and the PMS (Property Management System) and on the back side will be where they will be serving breakfast in the morning, such as egg and cheese sandwiches, cheese, crackers, hummus, or cheese sticks. The breakfast menu is not a large menu, it is very minimal and consists of all pre-made items that will be delivered.

Mr. Patel answered Planner Fegley's comment in her review regarding the restriction on clientele; the 24/7 market is geared towards the consumers staying in the hotel. He stated they are not looking to market it anywhere else, but at the same degree, if there is someone in town that knows that we're selling a specific sandwich here and wants to stop in to buy it, they will not be turned away. Advertisement for the 24/7 market will not be posted on any outside signs. Mayor Wilkie asked about the sale of alcohol and if a special liquor license was needed. Mr. Gillespie stated the applicant bought Mary Paglione's old liquor license. Mayor Wilkie asked if the sale of the alcohol they will be selling is then restricted. Mr. Patel stated they would comply with the township and state laws and no alcohol would be sold after 10 PM. Planner Fegley stated that one of her concerns was if alcohol would be available 24/7 at the market and she now knows the answer is no.

Mr. Gillespie stated that earlier, there was the question regarding truck parking and delivery. He stated that in the beginning as the hotel is being furnished, there will be tractor trailers delivering the furniture and other items. Mr. Patel described the nature and frequency of deliveries that would take place after the hotel is in operation. He stated the biggest portion of deliveries will be for the free breakfast, which would be weekly deliveries. The janitorial supplies and housekeeping supplies that need to be replenished would be delivered every 2 – 3 weeks. The majority of deliveries will be by UPS and FedEx. The beer and wine will be gotten from a local source. Mr. Patel stated the commercial laundry will be done onsite. The total amount of employees will be 15 – 25 individuals throughout the course of the year depending on seasonal business. Chairperson Hamilton-Wood asked if there will typically be only one person manning the desk. Mr. Patel stated there will be a general manager, maintenance engineer, executive housekeeper and housekeeping on site during the day; however, from 11 PM – 6 AM there will be only one individual. Mr. Montgomery asked if there would be any security on site. Mr. Patel stated the only security would be in the camera form with the ability to keep an eye on each area that is covered by a camera. There will not be a security person. Mr. Morris asked if there would be a conference area or meeting room. Mr. Patel stated there would not.

Mr. Gillespie addressed the 3rd comment in Planner Fegley's letter regarding providing testimony regarding recyclables and the programs proposed for accommodating that. Mr. Patel stated that Hilton has a key initiative known as 'Travel With Purpose 2030' which means they have committed to reducing waste output by nearly 50% from all their hotels by 2030. One of new innovative items is zero soap to landfill. They do not want to send any used soap bars to the landfill. They have partnered with an organization called 'Clean The World'. This program collects any used soap and recycles it for new use. Additionally, they have an initiative for single use plastics and getting rid of those items for their hotels, for example, plastic straws. In general, for this Tru Hotel, once it is up and running, a recycle program will be ran first to figure out how trash and recyclables can be reduced and they will revise their program based on observations and operation. We will be responsible for having all recycling and trash removed from our site.

Fire Marshal Richardson's review letter was mentioned and Mr. Stout stated that they are in agreement with all of his comments and will address all items.

Chairperson Hamilton-Wood asked Mr. Patel how they will control the parking lot for vehicles parked on their site that should not be. Mr. Patel stated their goal will be to call the police to have those vehicles removed. Chairperson Hamilton-Wood stated she's asking this because this is an ongoing issue with Wawa and trucks being parked there longer than Wawa said they would allow. Solicitor Frank stated this resolution will state that no overnight parking will be allowed on this site.

Mr. Montgomery asked if they would have someone specific hired for lawn maintenance since they will have a shed for that purpose. Mr. Patel stated that would be part of the general maintenance job.

Mr. Pagano stated it would be a reasonable assumption that the hotel will not tremendously increase the vehicular count at that intersection. Mr. Stout agreed and stated that guest check out would be at 11 AM, which is off-peak, but the site itself will be a very low traffic generator and they are not expecting any impact to traffic whatsoever.

Mayor Wilkie asked what the maintenance plan is for this hotel. Is it through Hilton or whatever the requirement is as an owner of the property to maintain the property and keep it updated? Mayor Wilkie also asked if there was any anticipated long-term stay at the hotel? Mr. Patel stated that from a Hilton standpoint, there is a quality assurance assessment done every 6 months. This is done as a surprise visit and an inspection is done of the entire property. A report is then generated and appearance is a big portion of that report. This hotel will be maintaining all the shrubbery and all the landscaping to keep up the appearance and not letting it go. The intention is to make it a beautiful product for the township and one that attracts guests. In regards to long-term stay, typically there are often state employees that do stay for about a week. There is no anticipation in anyone staying for a 30-day period. If that were to happen, it would be addressed and taken care of. This is not a product to accept vouchers through the county.

Chairperson Hamilton-Wood asked if this was a Hilton-owned property or privately owned? Mr. Patel stated it is privately owned and franchise fees are paid to Hilton. Chairperson Hamilton-Wood asked if Mr. Patel was only involved with Hilton for a limited period of time? Mr. Patel stated that yes, they have a 10-year agreement signed with Hilton right now. They are committed to Tru for 10 years and then after that point, they have the ability to reevaluate if it would be more beneficial to switch over to another brand. This hotel is designed towards a specific clientele and is not easily transferrable to a different brand. He stated he can't speak to what can happen 10 years from now, but the way the hotel industry works is that you have the ability to reflag in the event that Hilton does decide to take our flag away, we would have the ability to talk to a Marriott, Holiday Inn Express, Ritz Carlton, etc. Chairperson Hamilton-Wood asked Solicitor Frank that if that were to happen, that they be reflagged, would they have to come back to the Board? Solicitor Frank stated that unless they are making significant changes to the signage, to the functions of the site, to the room count, to the internal organization of the building where they add a conference room or something that would affect parking and circulation, no. Chairperson Hamilton-Wood said so if it's a Tru today and 10 years from now or if Hilton pulls their flag and it now becomes 'ABC' Hotel, the Board would have no recourse as to what kind of hotel/motel it changes to. Mr. Gillespie stated that the township's recourse is to make them honor the site plan and all the approvals. Chairperson Hamilton-Wood stated she just wanted to make sure the Board understands the regulations that are in place and that there is nothing we can rely on in the future of this hotel other than to conform to the site plan and approvals.

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

Solicitor Frank stated that this application is for a site plan for a project that complies to the relevant Redevelopment Plan ordinance standards with regards to everything we've heard tonight with no variances being requested and no design exceptions. The applicant would also comply with the conditions as stated in the Board Engineer's letter of July 9, 2018, Fire Marshall Richardson's letter of July 11, 2018, the Environmental Commission's memo of June 8, 2018, no parking of any heavy trucks on-site and making sure the taxes, escrows, and bonds are all up-to-date.

It was the Motion of Mr. Montgomery, seconded by Mr. Molimock to approve application PB#2018-04.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSTAIN: None

Motion carried

OTHER BUSINESS

A. 2019 Meeting Schedule for Approval

It was the Motion of Mr. Molimock, seconded by Mr. McCue to approve the 2019 Meeting Schedule. Motion unanimously approved by all those present.

PUBLIC COMMENT

It was the Motion of Councilman Lovenduski, seconded by Mr. Morris 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. Montgomery, seconded by Mr. Morris to close public comment. Motion unanimously approved by all those present.

MASTER PLAN DISCUSSION

No Master Plan discussion took place.

ADJOURNMENT

It was the Motion of Mr. Montgomery, seconded by Mr. McCue to adjourn the meeting at 8:23 p.m. Motion unanimously approved by all those present.

Wayne Morris, Secretary