

Florence, New Jersey 08518-2323
April 27, 2021

The regular meeting of the Florence Township Planning Board was held remotely on the above date via Zoom. Chairman Montgomery called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Mr. Mattson 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:

Emma Cartier	Councilman Bruce Garganio
Newell Kehr	Carl Mattson
Ray Montgomery	John Pagano
Tara Sandusky	Mayor Craig Wilkie

ABSENT: None

ALSO PRESENT: Solicitor David Frank
Planner Barbara Fegley
Engineer Anthony LaRosa was excused

RESOLUTIONS

A. Resolution PB-2021-06: Approving Request for Extension of Approvals for Burlington Coat Factory for Preliminary & Final Major Site Plan for property located at 1830 Route 130, Florence Township; Block 160.01, Lot 1.01.

It was the Motion of Councilman Garganio, seconded by Mr. Kehr to approve Resolution PB-2021-06.

Upon roll call, the Board voted as follows:

YEAS:	Garganio, Kehr, Cartier, Mattson, Wilkie, Montgomery	
NOES:	None	
ABSTAIN:	Pagano	Motion carried

MINUTES

It was the Motion of Ms. Cartier, seconded by Mr. Mattson to adopt the minutes of the Regular meeting of March 23, 2021 as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. 03/24/2021: Burl. Co. Planning Board regarding release of performance bond for Lennar
- B. 03/31/2021: State of NJ DEP regarding Treatment Works Approval for Florence Associates (Weiss)
- C. 04/21/2021: Burl. Co. Planning Board regarding 270 Daniels Way
- D. 04/26/2021: Planner Fegley & Conflict Engineer Darji's Conformance Review #1 for 270 Daniels Way
- E. 04/26/2021: Planner Fegley's Conformance Review letter for Modern Store Equipment
- F. 04/27/2021: Engineer Wilkinson's Compliance Review letter for Modern Store Equipment

17.

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

APPLICATIONS

There were no applications.

OTHER BUSINESS

There was no other business discussed.

PUBLIC COMMENTS

It was the Motion of Mr. Kehr, seconded by Councilman Garganio to open the meeting for public comment on any item. Motion unanimously approved by all members present.

It was noted that all public attending had the ability to unmute themselves and it was confirmed that the “chat” function of Zoom was working.

Hearing no one wishing to speak, it was the Motion of Mr. Pagano, seconded by Ms. Cartier to close public comment. Motion unanimously approved by all members present.

MASTER PLAN REVIEW/DISCUSSION

A. Economic Plan Element (draft)

Planner Fegley mentioned the Board had received this element a while ago; however, it has now been redone since she received comments from the Economic Development Committee.

The element starts with the background of the township. The element includes the Route 130 Corridor Areas in Need of Redevelopment studies from 2009 & 2013 and the 1999 Redevelopment for the Roebling Steel Mill Site and surrounding areas. Mayor Wilkie mentioned that the township has come to an agreement with Project Freedom on the property located closest to Route 130 and Hornberger Avenue that will help the township with their affordable housing obligation. Planner Fegley mentioned that the former Griffin Pipe site in the element has been changed to Florence Turnpike East and West and she has included the Duffy School Apartments as well.

She stated that some of the information in this element is from 2012 because the 2017 information is still under preparation and is not yet available. She also mentioned she found it interesting that the information she obtained from the DVRPC on the employment statistics shows Florence Township having a projected growth of 25% through 2045, as compared to only a 9% growth for Burlington County.

The end of the element is information from the township’s website and the Economic Development Committee that explains the Committee’s goals. One of the goals is the township is in the process of updating their website and they are looking to provide more information about local businesses and links to those businesses.

B. Conservation Plan Element (draft)

Planner Fegley explained the State has a goal to enhance the critical state resources and she obtained information for this element from NJ-GeoWeb.

18.

Information and maps shown in this element are:

- Waterways
- Head of Tide
- FEMA – showing the 100-year and 500-year flood plain
- NJDEP Freshwater and Tidal Wetlands
- Vernal Pools – which have become more important to the State. Now that the pools are isolated, they're additionally protected. For a couple months of the year, these areas are important breeding areas.
- Endangered Habitat – she does want to ask DEP what types of habitats/species there are. The map shows areas that contain federally listed endangered species. She added that this map matches up with the Farmland and Wetlands.
- USDA Soils
- Groundwater Recharge – these areas are important; especially for reviewing when an applicant brings an application before the Planning Board.
- Well Head Protection
- Earthquakes and Landslides – there has only been one earthquake reported and that was in 1986. The landslides for the township are reported in the form of Slumps, which are shown near several houses along the river.
- Bedrock Geology
- Farmland Preservation
- Historic District
- Recycling Plan
- The township's conservation to date, such as, Arbor Day, Community Garden, Shade Tree Commission and other associations and ordinances adopted.

Planner Fegley stated some of the above information is highlighted more extensively in their individual plan elements.

The Public Access Element Plan will be discussed at next month's meeting. Planner Fegley stated she has done a lot of research on the Roebling Steel wharf.

Mayor Wilkie mentioned that plan explains the public's access to the river. We have previously talked about the viewing access that Florence Turnpike West will be providing. He also mentioned Roebling Park and the possibility of having a wharf off of 1st Avenue. At the end of Amboy Avenue is Peace Street. The township owns the property off of Peace Street and this can give us access to the water where he envisions the use of paddleboats, kayaks, etc. The Heritage Trail will be connected to Roebling Park.

Solicitor Frank pointed out to the Board that we see all of these things as distinct plan elements. These are really meant to link and come together in the Land Use Plan Element. He explained the Pizzo Mantin case and its decision, which basically says that if someone comes to your land use board with an application that meets the permitted use, you have an obligation to approve that application and not base your decision on made up criteria. When Planner Fegley talks about protected areas, it behooves us to circle out of this and look at the Land Use Element. If we don't want a particular use in a well-head or recharge area, we need to reflect that in our Master Plan and Zone Plan, which we can do in the Land Use Element. That creates a direction for ordinances and what is in our ordinances is what we're obliged to accept. Ordinances are valid if they are consistent with the master Plan. This is especially important with challenges. If township ordinances are inconsistent, we lose that validity.

19.

Mayor Wilkie stated that when you look at the conservation maps, you can see there are natural resources that need to be protected; such as wetlands and wild life. Over the past several years, he has taken a hard stance to not have public water and sewer supplied east of the NJ Turnpike. This is to stop urban sprawl and protect our natural resources.

Mayor Wilkie mentioned there are a couple ordinances that will have their 2nd reading at the 5/5/21 council meeting regarding affordable housing; Weiss and Project Freedom. These ordinances will help keep the town protected from the courts with affordable housing. This helps keep Florence Township, Florence Township and protects the community. The township does not wish to have a builder come in a take advantage of our community.

ADJOURNMENT

It was the Motion of Ms. Cartier, seconded by Mr. Pagano to adjourn the meeting at 8:08 p.m. Motion unanimously approved by all those present.

Karen Federico, Acting Secretary

CM/kf