

Florence, New Jersey 08518-2323
September 25, 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. Acting Chairman Morris called the meeting to order at 7:34 p.m. followed by a salute to the flag.

Acting Chairman Morris 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:

Wayne Morris	John Pagano
Mayor Wilkie	Council Representative Ted Lovenduski

ABSENT: Mildred Hamilton-Wood, Jim Molimock, Ray Montgomery, Tom McCue, Carl Mattson

ALSO PRESENT: Solicitor David Frank
Engineer Hugh Dougherty
Planner Barbara Fegley

RESOLUTIONS

- A. **Resolution PB-2018-21**: Granting approval to B&H Foto for Amended Preliminary & Final Major Site Plan for the addition of an electrical room, outside generators and parking spaces on property located at 400 Cedar Lane, Florence. Block 148.06, Lot 2.

It was the Motion of Councilman Lovenduski, seconded by Mr. Pagano to approve Resolution No. PB-2018-21.

Upon roll call, the Board voted as follows:

YEAS:	Lovenduski, Pagano, Morris
NOES:	None
ABSTAIN:	Wilkie

Motion carried

MINUTES

It was the Motion of Councilman Lovenduski, seconded by Mr. Pagano to approve the minutes of the regular meeting of August 28, 2018 as submitted. Motion unanimously approved by all those present.

CORRESPONDENCE

- A. Letter from Burlington County Planning Board regarding Primestone Properties, LLC dated 9/6/18.
- B. Compliance Review No. 1 from Engineer Dougherty regarding Burlington Coat Factory dated 9/6/18.
- C. Letter from Burlington County Soil Conservation District regarding Burlington Coat Factory dated 9/6/18.
- D. Letter from NFI regarding Freshwater Wetlands & Flood Hazard Application dated 9/7/18.
- E. Letter from Burlington County Planning Board regarding Academy Woods Apartments dated 9/12/18.

- F. Letter from Burlington County Planning Board regarding Primestone Properties dated 9/14/18

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

NEW BUSINESS

- A. Florence Township Council Resolution No. 2018-215 referring a proposed Redevelopment Plan for Burlington Coat Factory 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 160.01, Lots 1.01, 1.03 & 1.04.

Mayor Wilkie stated Planner Fegley will be presenting the proposed Redevelopment Plan. He explained that Township Council recently passed this resolution because they had been approached by the owners of Burlington Stores. They are looking to double the size of their corporate headquarters. A few years ago, they were looking at three different lots; one for the headquarters they are on now, one for a hotel and one for another business to support the full site. Because there are potentially 2 other hotels coming into our township, one with a site plan approval and one with a redevelopment plan approval, they are now looking to expand their headquarters.

Solicitor Frank reminded the Board what their charge is with this proposed Redevelopment Plan. He stated the Board is not hearing and deciding a site plan application about this tonight and what is being done is looking at the Redevelopment Plan, which is a bunch of standards for implementing what the Mayor just described, and it is to determine if it is consistent or inconsistent with the Master Plan of the municipality.

Planner Fegley presented an exhibit which was the Florence Township tax map sheet 13.01 for Block 160.01, Lots 1.01, 1.03 & 1.04. She stated this Redevelopment Plan is now being called Burlington Campus – Phase 2, not Burlington Coat Factory. This exhibit shows their entire site. Two Redevelopment Plans have already been prepared, one for Parcel A and one for Parcel B, which is on the western side of the tract in anticipation of attracting a hotel to the site. Parcel C never had a Redevelopment Plan prepared for it. Part of Parcel C has been purchased, so it is a smaller parcel of land now. The first Redevelopment Plan was prepared in 2012 and the one for Parcel B followed in 2013. The reason for this Redevelopment Plan is to consolidate the Parcel A and Parcel B and also incorporate Parcel C into this plan; basically, to consolidate the two Redevelopment Plans. This Redevelopment Plan would supersede the 2013 Redevelopment Plan prepared for Parcel B and would amend the 2012 Redevelopment Plan for Parcel A. This will also address the current and proposed development for the entire campus. At the time the first Redevelopment Plan was prepared, we really didn't know exactly what Burlington Stores was ultimately going to build. Geopeak has come in for a solar field in the rear of the site and received Board approval in 2017. Originally, there was phantom parking originally proposed and now it is ultimately going to be an office. The additional parking was amended to be built in front, and the Board granted approval for that last month. There is now a plan for retail and a day care center also in front of the site. The stormwater management basins will also be somewhat revised. Basically, the purpose of the Redevelopment Plan is just to consolidate everything into one plan and to show what the application coming into the Board in the very near future will look like.

Planner Fegley stated that all the uses and the bulk standards have pretty much remained the same, minus the hotel but adding more offices. When you look at the charge before the Board

tonight in regards to the relationship to the local objectives and the Master Plan, Parcel A and Parcel B's Redevelopment Plans were consistent with the Master Plan, obviously this is consistent as well because it is similar to what has been proposed with the exception of the hotel. The bulk standards are all the same as they were with Parcel A. Parcel B had a little less frontage requirement because of a lot less frontage required overall. Parking lot coverage is still the same. We've always known from the first time they came before the Board is that the Burlington Stores facilities are also location in Burlington Township. There will be a slight change to the Redevelopment Plan from the original one. Before, we required some kind of landscaping buffer between the townships, and now we are allowing there to be impervious cover all the way up to the township line; but, only when it's adjacent to a common owner, which would be Burlington Stores. There will have to be some kind of easement because if this site changes, there would then be cross easements in place. The same with the stormwater management; the stormwater basin in Burlington Township can be for the Florence Township site and vice versa. We are allowing that because this facility will be interconnective between both townships.

Planner Fegely stated that the truck loading and unloading can be provided in the front of each lot, but only if adequately screened, bermed or landscaped. She restated that the stormwater can be addressed in either township but only when cross easements are provided. The rest of the Redevelopment Plan talks about the consistency with the county, state and Municipal Land Use Laws. All of this remains the same as the original Redevelopment Plan; this is just to consolidated everything into one Redevelopment Plan. This is definitely consistent with the township's Master Plan.

Mayor Wilkie stated we may remember there was a long-time existing motel there that had seen better days which has since been removed. One of the reasons there was a Redevelopment Plan on Parcel B was so the former motel site could be cleaned up. In meeting with Burlington Stores, they stated they are doing very well and are needing to move forward, which is good. Since the area where the motel had been has not yet been developed by Burlington Stores and has not really been cleaned up, this Redevelopment Plan will help them implement their needs and goals.

Acting Chair Morris asked if the interconnection from township to township would change the impervious coverage. Planner Fegely stated it did not change the impervious coverage at all. She stated there was 30% building coverage plus 5% accessory coverage, and the maximum was 75% for Parcel A, Parcel B and for this.

Solicitor Frank summarized that this Redevelopment Plan and pretty much everything in it is the same as the previous Redevelopment Plans except that we're allowing for the overall site of Burlington Store in both municipalities to be treated somewhat as one site for purposed merging at the municipal boundary. Planner Fegely stated this allows for the impervious coverage to go to the property line and for the stormwater management to cross over as well. Solicitor Frank confirmed this is only in regard of those two things. Planner Fegely stated that is correct. The other change is with loading and unloading in the front, but only if screening, berming or landscaping is done.

Solicitor Frank stated that it is the recommendation of the Board Planner that this remains consistent with the Master Plan. If there are other concerns of the Board, they can be articulated in the recommendation to the governing body.

It was the Motion of Mr. Pagano, seconded by Councilman Lovenduski to find the Redevelopment Plan for Burlington Campus-Phase 2 consistent with the township's Master Plan.

A member of the public asked if public comment was allowed on this. Solicitor Frank stated this is not a public hearing and public comment could be made at the hearing of the governing body at the ordinance adoption.

Upon roll call, the Board voted as follows:

YEAS: Pagano, Lovenduski, Wilkie, Morris

NOES: None

ABSTAIN: None

Motion carried

APPLICATIONS

- A. **Application PB#2018-05:** Application for Florence Turnpike Crossing-East, c/o IPT Acquisitions, LLC for Preliminary & Final Major Subdivision and Major Site Plan with Bulk Variances for construction of a warehouse on property located on W. Front Street, Florence. Block 156.01, Lot 90.

Solicitor Frank stated he reviewed the notice published by the applicant and it is adequate to give this Board jurisdiction. He reminded everyone that tonight is a Completeness Only hearing which is an administrative function of the Board where we compare if the applicant has provided or not provided items required on the checklist portion of the application. If the applicant has not submitted required items, they have the opportunity to ask for waivers at this time. This is not the public hearing on this application. For members of the public who are here tonight, there will be a public hearing on the application at an adjourned date. We prefer to have public comment whenever feasible and possible and the Chairman has indicated he is amenable to hear from the public tonight about the completeness aspects of this application. There will be an opportunity to speak about the larger substance of the application at the adjourned meeting date. Before the meeting tonight, the applicant's representatives conveyed that they had an opportunity to meet with some members of the public last week about their concerns and how they can accommodate those concerns. The applicant did not realize the night they had the meeting was also Back-to-School night, so they are offering to meet with any member of the public after tonight's meeting. The Board Secretary has agreed to keep this room opening for a bit after this meeting is adjourned so the applicant can informally meet with those that wish and they can address any more concerns of the residents.

Acting Chair Morris wanted to clarify that there will be a public comment section tonight, but that it is to only comment about the completeness portion of this application and the applicant will meet informally with the public after the meeting to answer any questions. Solicitor Frank stated that is correct and that commenting on the completeness aspect of this application during public comment is fine, and public comment on the substantive portions of the application will be held at the public hearing, which will most likely be at the next meeting; however, the public will have an informal opportunity tonight to talk to the applicant's representatives.

Christopher DeGrezia of Drinker Biddle & Reath was here on behalf of the applicant, IPT Acquisitions, LLC. He understands that we are only here to talk about completeness of their application. This application is for the site commonly referred to as the Griffin Pipe industrial site, but only the east side. This is in regards to the 95 acres site on the east side of West Front Street. This application is for both Preliminary & Final Site Plan approval involving a warehouse facility as well as a major subdivision. The purpose of the subdivision is to take the 95 acres and to divide it into 6 parcels with 5 of those parcels to be dedicated and conveyed to

Florence Township to be used as recreational space, open space and the ability to upgrade the township's utilities. The remaining approximately 72 acres will be developed into a warehouse project that's approximately 528,000 sq. ft. Mr. DeGrezia explained that they are here today to talk about completeness. He stated they are limited to one issue that remains outstanding because they have met all of the other checklist requirements. The Board's Engineer's review report stated that the only item that wasn't fully complied with is really a technical requirement that a lot of times comes after the application approval. Mr. DeGrezia stated he is referring to a requirement of the map filing law which cannot be done until after the subdivision is approved. In order to effect the subdivision, a plan has to be filed with the County, so it makes more sense to finalize the subdivision and then meet all of the signature requirements. Mr. DeGrezia stated they are asking the Board to waive that requirement, making it a condition of approval, and accept their application as complete. He stated the applicant's engineer is here tonight if the Board has any questions.

Mr. DeGrezia also encouraged the public to stay after the meeting tonight for an informal meeting with the applicant to express any of their concerns. He explained the applicant can give the public a run through of what the project is about and show them specific plans. This way, they will have the opportunity to review the plans before the public hearing. He stated the applicant does take their concerns seriously so please stay after the meeting.

Mr. DeGrezia also asked that in addition for asking for completeness this evening, they are also requesting this application be carried to the Board's next meeting of October 23, 2018 for the public hearing without further notice to be required.

Engineer Dougherty stated he had previously met with the applicant's design team on 8/13/18 and 8/31/18. The applicant then submitted revised plans on 9/7/18. Engineer Dougherty's Completeness Review letter is dated 9/17/18. He explained the submitted application included a plan set comprised of 44 sheets, a stormwater management report, a municipal services impact statement, a major development stormwater summary, architectural plans and elevations, environmental impact statement, soil permeability and testing report, a land title survey, environmental report and a traffic impact study. He stated these are all completeness items required as part of an application for a Major Site Plan and Major Subdivision. As Mr. DeGrezia described, this project is consistent with what he had gleaned from the application. It is a 95-acre site being subdivided into 6 parcels. One parcel of 72 acres is to be developed with a 528,000 sq. ft. warehouse and the other 5 parcels to be dedicated to Florence Township to be used as recreation and open space. The site is serviced by public water and public sewer. Sheet number 7 of the 44-sheet plan set shows the subdivision, but does not have the proper signature blocks for filing with the county. Generally, that plan would be a sheet 1 of 1 and would get filed separately with the county. In this case, as part of the overall site plan set, it is technically a waiver but the Board would just be deferring it to a later date. When we hear the application, we perfect the subdivision issues and then they would perfect that subdivision plan before filing. Engineer Dougherty stated he has no problem if the Board defers this issue, basically as a condition of approval, and requires that they must prepare a subdivision plan that meets the map filing law. He stated that as far as the site plan checklist, that portion of the application is complete. If the Board sees fit to defer the one deferral, then the application could be declared complete tonight.

Solicitor Frank asked Engineer Dougherty if it is his opinion that the applicant has provided sufficient information on the plans they provided and that the Board can make an informed decision on the merits of the subdivision application. Engineer Dougherty stated that is correct.

Engineer Dougherty stated he is comfortable that we have a complete application in order to review this application.

Solicitor Frank stated that ordinarily, deeming an application complete is an administrative function of the Board and that they would just take action on the Board Engineer's recommendations; however, it was promised that the public would have an opportunity to comment on the completeness issue.

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

Bill Berry of 400 Piggott Drive, also a member of the HOA for the Estates at Oak Mill, came forward to express his and the HOA's concerns regarding the timeline of construction and when it's planned for the shovels to be hitting the ground. They are also concerned about traffic control and the enforcing of trucks coming and going on River Road. Another concern is noise and light pollution and will there be sufficient berming along the Estates of Oak Mill. The HOA would like fencing as well as the trees on top of that berm. Their last concern is any health risk during remediation.

Elizabeth Gensel of 217 Woodlawn Avenue stated the warehouse will be very close to the back of her property. Since she doesn't know what type of business is going to end up in the warehouse, she is concerned with noise pollution and would like more of a sound barrier along Woodlawn instead of just a berm and a fence.

Jim Stanton of West Fourth Street stated noise is a concern. Mayor Wilkie had stated the noise wouldn't be more after completion than it is now and asked if a study has been done and when; and if it was done during working hours when they were doing remediation across the street because that tends to be very noisy. Traffic is also a concern of his. He also stated that when the construction takes place, he has concerns about airborne contaminants. Mr. Stanton would like to know how do the residents go about voicing their complaints once construction begins.

Loretta Monteiro and Richard Monteiro of 219 Woodlawn Avenue stated they came to the informal meeting held the week prior. Ms. Monteiro said it was asked at that meeting that since the grounds have to be remediated for the contaminated soil, can the building be moved further into the site and the landfill soil be remediated instead. She stated that as the plan stands, the warehouse is 158 feet from their house and wants it on record that they would like further investigation into if it can be moved further into the site if the ground has to be remediated anyway. Is it possible to remove the landfill so it doesn't have to be so close to our house? They are also asking that the employee parking in the back be moved, because it will be alongside the back of their house. At the previous meeting, they were told they are not getting a sound wall and she does not think an 8' berm will help keep the sound down. She is also concerned that any employee can wander and end up in their back yard and considers that a safety issue. She would also like to ask for a gradual clearing of the grounds so that the wildlife has a fighting chance to move to a new undeveloped area.

Carmelino Del Serna of 403 Piggot Drive stated he was voicing the same as everyone's concerns in regards to light and noise pollution since they do not know who the end user will be in the warehouse. He does not know if it'll be a day operation or a 24/7 operation and he is concerned about the quality of life. He would like to be able to still hear the crickets at night.

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

Solicitor Frank stated in the interest of efficiency, there could be a single motion to grant the necessary waiver and find the application administratively complete, to formally take jurisdiction of this application substantive, and to adjourn the substantive application to the time and date certain of the Board's October 23rd meeting at 7:30 PM without further notice to the public.

It was the Motion of Councilman Lovenduski, seconded by Mr. Pagano to deem application PB#2018-05 complete with the necessary waiver, formally take jurisdiction and to adjourn the substantive application to the October 23, 2018 meeting.

Upon roll call, the Board voted as follows:

YEAS: Lovenduski, Pagano, Wilkie, Morris

NOES: None

ABSTAIN: None

Motion carried

Solicitor Frank addressed the members of the public and stated that what this means is that on October 23rd at 7:30 PM, the Planning Board will have the hearing on the substantive issues of this application. The applicant will be presenting the entire application to the Board and the public will again have the opportunity to make their comments about the specifics being presented at that time. There will not be another notice sent by mail; this announcement is considered your notice.

OTHER BUSINESS

There was no other business.

PUBLIC COMMENT

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 Councilman Lovenduski, seconded by Mr. Pagano 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 Councilman Lovenduski, seconded by Mr. Pagano to adjourn the meeting at 8:19 p.m. Motion unanimously approved by all those present.

Karen Federico, Acting Secretary

/kf