

Florence, New Jersey 08518-2323
November 27, 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	Jim Molimock
Wayne Morris	Tom McCue
Mayor Wilkie	Council Representative Ted Lovenduski
John Pagano	

ABSENT: Ray Montgomery, Carl Mattson

ALSO PRESENT: Solicitor David Frank
Planner Barbara Fegley

Engineer Hugh Dougherty was excused.

RESOLUTIONS

- A. **Resolution PB-2018-22:** Finding 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.

It was the Motion of Mr. Morris, seconded by Mr. Pagano to approve Resolution No. PB-2018-22.

Upon roll call, the Board voted as follows:

YEAS: Morris, Pagano, Lovenduski, Wilkie

NOES: None

ABSTAIN: Hamilton-Wood, Molimock, McCue

Motion carried

- B. **Resolution PB-2018-23:** Granting approval of 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 mentioned he had forwarded the draft resolution to the applicant's counsel and received clarifications on a couple of items. He then reviewed those items with the Board members. The first is regarding item #3 in the Findings of Fact (page 3), where Solicitor Frank had drafted "the proposed new building would have 498,000 sq. ft. of warehouse space and a total of 30,000 sq. ft. of office space in two 15,000 sq. ft. areas located at each end of the structure". The applicant's counsel requests that it states that "the proposed new building will have 498,000 sq. ft. of warehouse space and a total of 30,000 sq. ft. of office space shown conceptually in two 15,000 sq. ft. areas located at each end of the structure to accommodate a

two-tenant occupancy. The final configuration of the 30,000 sq. ft. of office space will be determined by tenant.” Solicitor Frank stated that he feels that is fair given the testimony that was presented. This just wasn’t what given to the Board in the document that was sent out for review.

Chairperson Hamilton-Wood asked that if the tenant only wants 5,000 sq. ft. of office space, are they going to add more warehouse space? Solicitor Frank stated the applicant will get the square footage approved and they can physically organize it within the structure as they wish under this suggested language. They are not looking to change the amount of square footage of office space approved, just be able to move its location or its configuration if needed by the tenant.

Solicitor Frank stated another item that was modified is under the Conditions, item #6 (page 10), in regards to the tree replacement. The applicant’s counsel asked that it state that the trees to be replaced be the ones adjoining residential areas along Woodlawn between Third Street and Fourth Street which are an essential aesthetic and physical component. Solicitor Frank stated this is a fair statement because along the east side of the property, there is already a very deep existing buffer, and asked the Board if this is an accurate description and fairly represents what they agreed to. The Board members agreed that it is.

It was the Motion of Vice Chair Molimock, seconded by Mr. Morris to approve Resolution No. PB-2018-23 with the two changes indicated by Solicitor Frank.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSTAIN: None

Motion carried

MINUTES

A. Regular Meeting of October 23, 2018

It was the Motion of Vice Chair Molimock, seconded by Mr. McCue to approve the minutes of the Regular Meeting of October 23, 2018 as submitted. Motion unanimously approved by remaining members present.

CORRESPONDENCE

A. Conformance Review letter from Planner Fegley regarding B&H Foto dated 11/9/18

B. RFP’s for 2019 Planning Board Professional Staff

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

APPLICATIONS

There were no applications submitted.

NEW BUSINESS

A. Florence Township Council Ordinance No. 2018-29 amending the Florence Township zoning designation map to rezone Lots 2, 3.01, 3.02 & 3.03 in Block 121 from the Zoning District known as AGR-Agricultural District, referenced in Article XXXI of Chapter 91 Land Use to the Zoning District known as RA-Low Density Residential, referenced in Article XXVII of Chapter 91 Land Use has been referred the Township of Florence Planning Board for review and recommendation.

Planner Fegley stated she had prepared the memo that had been given to Board members and proceeded to explain the reason for her memo. The Master Plan was adopted on May 22, 2018. Section D stated specific recommendations regarding Lots 2, 3.01, 3.03 and 11 to be changed from AGR to RA because of the surrounding area. When the Township Council Ordinance was done, Lot 3.02 was included; however, the Master Plan had unintentionally left out Lot 3.02. It was then realized that the Ordinance had unintentionally left out Lot 11. Planner Fegley stated that as she was checking the Block and Lots again, she noticed Lot 1 had unintentionally been left out of the Master Plan and the Ordinance. She also stated that a portion of two lots are also in the NC zone, and tonight is about making a recommendation to correct everything and to include Lots 1, 3.02 and 11 and to also say they are in the NC district and not entirely in the AGR and all the lots to be changed to the RA zone.

Solicitor Frank stated this is being referred to the Board under N.J.S.C. 40:55D-26, Referral Powers. He stated if the Board follows its Planner's reasoning and recommendations, we would then recommend to the governing body that we paper over our omission with regard to the Master Plan Reexamination and they paper over their omission with regard to their initial ordinance and then also include in Lot 1 and note that part of Lot 11 is in NC, so that all those lots that are in common ownership and physically related to each other are in the RA zone. Solicitor Frank stated we can make those recommendations and state that it is our considered opinion that this would in fact be consistent with the Master Plan.

Chairperson Hamilton-Wood stated that this seems like housekeeping and something that should be done to correct things that were missed.

Solicitor Frank said that if the Board sees fit to make a motion, he asked to be authorized to prepare a letter to the governing body regarding the Planning Board's recommendation.

Chairperson Hamilton-Wood asked Solicitor Frank if there is a need to open for public comment. Solicitor Frank stated this is not a public hearing; however, if the Board wishes to let members of the public speak, then they may do so.

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

Gary Salaga, a parishioner of St. Nick's, asked for clarification as to the additional lots that are being referred to. Planner Fegley showed the tax map to Mr. Salaga and pointed out the lots in question. It was explained that the concern is to make sure all affected lots are included.

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

It was the Motion of Mr. Morris, seconded by Vice Chair Molimock to find the fundamental idea of the proposed rezoning is consistent to the Master Plan. This Board recognizes that the governing body, as well as this Board, unintentionally left out lots 1, 3.02 & 11 and that rezoning all of the lots of common ownership from AGR and NC to RA would be consistent with the Master Plan and the intent of our Reexamination Report. Solicitor Frank was also given the authorization to write a letter to the governing body regarding this Board's recommendation.

Upon roll call, the Board voted as follows:

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

NOES: None

ABSTAIN: None

ABSTENT: Montgomery, Mattson

Motion carried

OTHER BUSINESS

There was no other business.

PUBLIC COMMENT

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

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

MASTER PLAN DISCUSSION

No Master Plan discussion took place.

CLOSED SESSION

Mayor Wilkie mentioned that Correspondence "B" is the RFP's that were submitted in regards to our Planning Board Professional positions. He stated there is a good chance that the Planning Board will have nothing on its agenda for the 12/20/18 meeting and that it will be cancelled. The Board now has a chance to go into Closed Session to discuss personnel matters for the upcoming year. The minutes of the closed session will be available when the issue is no longer sensitive.

It was the Motion of Vice Chair Molimock, seconded by Councilman Lovenduski to enter into Closed Session at 7:52 p.m. It was mentioned that no action will be taken. Motion unanimously approved by all those present. All members of the public, Solicitor Frank and Planner Fegley left the meeting.

The Board returned to Open Session at 8:00 p.m.

ADJOURNMENT

It was the Motion of Vice Chair Molimock, seconded by Mr. McCue to adjourn the meeting at 8:00 p.m. Motion unanimously approved by all those present.

Wayne Morris, Secretary

/kf