

Florence, New Jersey 08518-2323  
November 28, 2017

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	Wayne Morris
Mayor Craig Wilkie	Council Representative Ted Lovenduski
Jane Collins, Alt. #2	Russell MacArthur (7:40)

ABSENT: James Molimock, Ray Montgomery, Thomas McCue

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

#### RESOLUTIONS

There were no resolutions.

#### MINUTES

It was the Motion of Lovenduski, seconded by Morris to approve the minutes of the regular meeting of October 24, 2017 as submitted. Motion approved by all those present.

#### CORRESPONDENCE

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

#### APPLICATIONS

**Application PB#2017-04 for Academy Woods Apartments, c/o Bryan Hunsberger for Amended Final Major Site Plan for property located at 95 Cedar Lane, Florence, NJ 08518, Block 148.01, Lot 3.01.**

Chairperson Hamilton-Wood stated this applicant has requested an adjournment to the December 21, 2017 meeting. Solicitor Frank stated that it is the Board's pleasure whether or not it would be appropriate to ask the applicant to renounce given that it's been three months since their initial hearing.

It was the Motion of Wilkie, seconded by Morris to adjourn the application to the December 21, 2017 meeting and to require the applicant to renounce for that meeting.

Upon roll call the Board voted as follows:

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

NOES: None

ABSTAIN: None

ABSENT: MacArthur, Molimock, McCue, Montgomery

Motion carried

**Application PB#2017-05 for US Home Corporation (Lennar), for Preliminary and Final Major Subdivision and Site Plan for property located on Florence-Columbus Road at Regars Drive, Florence Township, Block 165.04, Lot 63**

Chairperson Hamilton-Wood state this application was here tonight for a completeness only review and the Board would not be hearing substantive matters and is simply reviewing the submission to make sure it is complete to move forward.

Frank Petrino with the law firm of Eckert Seamans introduced himself and stated he was here tonight representing the applicant, US Home Corporation doing business as Lennar. He has submitted an affidavit of service and proof of publication and believes that all is in order for the Board to move forward. Solicitor Frank concurred. Mr. Petrino stated they have received the review letters from both the Board Engineer and the Board Planner and he did not believe there are any issues with completion of their application. It was suggested that the applicant supply the required Home Owner and Condominium Association (HOA) documents as a condition of final approval, and certainly if the Board agrees, they would certainly do that. He stated they would like to wait until after approval in case anything changes during the approval process that would change their documents.

Engineer Dougherty stated he met with the applicant and the applicant's engineer on October 18, 2017 to review specific items of completeness and went over some technical issues regarding the plans. The applicant did return a submittal on November 9, 2017, and his letter of November 17, 2017 is addressing that submittal of November 9<sup>th</sup>. All the completeness items were essentially addressed except for the submission of the HOA documents. Engineer Dougherty stated that as part of their Major Subdivision Application Checklist and Major Site Plan Application Checklist, the applicant has satisfied everything required with the exception of those HOA documents for both checklists. Engineer Dougherty did agree that there may be some changes during the hearing of the application and generally as a condition of approval, the HOA documents would then be submitted. He stated he did not have any problem deferring the HOA documents until the final and that technically, the application is not complete unless that is deferred to the final approval.

Chairperson Hamilton-Wood confirmed with Solicitor Frank that the Board would have to waive the submittal of the HOA documents at this time until final approval to deem the application complete. Solicitor Frank stated that is correct.

Engineer Dougherty stated the balance of his review letter are his technical issues which, if the Board deems completeness tonight, will be reviewed for the next meeting. Planner Fegley stated she had nothing to discuss in regards to the completeness of the application; her review was a technical review which will be forwarded to the Board members prior to the public hearing meeting.

Chairperson Hamilton-Wood again stated that tonight was simply an administrative procedure to make sure the application before the Board contains all the necessary information for the Board to hear the remainder of the application.

Solicitor Frank stated the Board's Motion tonight would grant the submission waiver for the HOA documents at this time, but will require them as a condition of an approval, and finding the application sufficiently complete for consideration at a future date.

It was the Motion of Morris, seconded by Lovenduski to waive the submission for the HOA documents until final approval where it would become a condition upon approval and to deem the application sufficiently complete.

Upon roll call the Board voted as follows:

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

NOES: None

ABSTAIN: None

ABSENT: MacArthur, Molimock, McCue, Montgomery

Motion carried

Mr. Petrino confirmed the date of the public hearing for the Preliminary and Final Site Plan application, which Chairperson Hamilton-Wood stated would be December 21, 2017. Mr. Petrino stated that date was suitable for their client and thanked the Board.

**Application PB#2017-06 for Firenze Properties, LLC (Modern Store Equipment) for Preliminary and Final Major Site Plan for expansion of building for property located at 20 & 50 Harkins Lane, Florence Township, Block 159, Lots 5.01 & 5.04.**

Chairperson Hamilton-Wood state this application was here tonight for a completeness only review and the Board would not be hearing substantive matters and is simply reviewing the submission to make sure it is complete to move forward.

Eric Goldberg of Stark & Stark introduced himself and stated he was here tonight on behalf of the applicant. He stated they have received the review letters from the Board Engineer and the Board Planner and there were 5 items mentioned in Engineer Dougherty's review letter that were needed for completeness. Four of those items are related to revisions of drawings which have subsequently been sent Engineer Dougherty and if satisfactory to him, the requisite number of revised plans will certainly be submitted. The 5<sup>th</sup> item that was mentioned that the Water & Sewer Service Agreement needed to be provided. He stated that they will certainly provide that as a condition of approval and are asking for that to be deferred at this point.

Member MacArthur arrived at 7:40 p.m.

Engineer Dougherty stated he had met with the applicant and the applicant's engineer on October 23, 2017 and they went over the checklist to point out items that were required for this application. The applicant then submitted plans, which he reviewed and then submitted his review letter dated November 20, 2017. Engineer Dougherty stated that as Mr. Goldberg had mentioned, there are 5 issues. The applicant did submit items via email to address numbers 1 through 4. Engineer Dougherty stated he has no objections to

waiving the 5<sup>th</sup> item, the Water & Sewer Service Agreement, at this time as a condition of a final approval. He stated their application is basically complete as of the email submission of items 1 through 4 on November 27, 2017. Professional Fegley stated her review letter is for technical issues and not for completeness issues.

Solicitor Frank stated the Board would be granting a submission waiver with regard to the Water & Sewer Service Agreement but would require it as a condition upon approval, and would otherwise be finding the application administratively complete.

Chairperson Hamilton-Wood again stated that tonight was simply an administrative procedure to make sure the application before the Board contains all the necessary information for the remainder of the application to be heard.

It was the Motion of Lovenduski, seconded by Wilkie to waive the submission for the Water & Sewer Service Agreement until an approval where it would then become a condition upon approval and to deem the application sufficiently complete.

Upon roll call the Board voted as follows:

YEAS: Morris, Lovenduski, Hamilton-Wood, Wilkie, MacArthur, Collins  
 NOES: None  
 ABSTAIN: None  
 ABSENT: Molimock, McCue, Montgomery

Motion carried

Mr. Goldberg stated he understands the application that was before them on the agenda tonight is anticipated to take up most of the meeting on December 21, 2017 and requested to be heard at the January 23, 2018 meeting. The Board agreed that would be best.

### OTHER BUSINESS

There was no other business.

### PUBLIC COMMENT

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

One member of the public stated that he will not be here for next month's meeting and wanted to express his concern in regards to the water drainage from the proposed US Homes/Lennar development and cannot understand how it will not add more water to their development.

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

### MASTER PLAN REVIEW/DISCUSSION

Mayor Wilkie stated that the Board will be dealing with the Master Plan review in 2018 and that the goal of the township is not only to do the review, but to replace the 1976 existing Master Plan.

Mayor Wilkie also mentioned that the RFP's for the professional appointments of the Board Engineer, Board Planner, and Board Solicitor came in last week. He asked that if any Board member has any concerns, please let Chairperson Hamilton-Wood or himself know; otherwise, his plan would be to continue to move forward. If there are concerns, the Board could have a closed session meeting in December if needed.

ADJOURNMENT

It was the Motion of Lovenduski, seconded by MacArthur to adjourn the meeting at 7:48 p.m. Motion unanimously approved by all those present.

WM/ak

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Wayne Morris, Secretary