

Florence, New Jersey 08518-2323  
February 7, 2022

The Regular meeting of the Florence Township Board of Adjustment was held in-person and virtually via Zoom on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairman Lutz called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Secretary Puccio 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:

Brett Buddenbaum	Joseph Cartier
Larry Lutz	Anant Patel
Dennis Puccio	Daniel Studzinski
Gina Sullivan	Kevin Minton

Absent: Lou Sovak

Also Present: Solicitor David Frank  
Engineer Hugh Dougherty  
Planner Barbara Fegley

Engineer Dougherty and Planner Fegley were sworn in for the year by Solicitor Frank.

#### RESOLUTIONS

##### A. Resolution ZB-2022-05: Approving 2021 Annual Report

It was the Motion of Mr. Patel, seconded by Vice Chair Buddenbaum to adopt the 2021 Annual Report.

Upon roll call, the Board voted as follows:

YEAS: Patel, Buddenbaum, Cartier, Puccio, Studzinski, Sullivan, Lutz  
NOES: None  
ABSENT: Sovak

#### MINUTES

It was the Motion of Mr. Cartier, seconded by Mr. Puccio to adopt the minutes from the Reorganization Meeting of January 10, 2022. Motion unanimously approved by all members present.

#### CORRESPONDENCE

There was no correspondence.

#### APPLICATIONS

Application ZB#2021-17: Application by Sean Henry for Impervious Lot Cover Variance to install an inground pool on property located at 11 Buttonwood Drive, Florence Township; Block 166.04, Lot 9.

Sean Henry was sworn in by Solicitor Frank. He stated he is proposing to install a fiberglass inground pool with a concrete surround. He did have an existing above-ground pool with a deck that has been taken down. He is here for a variance for impervious coverage.

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Engineer Dougherty stated his review letter, dated 1/18/22, states there was an above-ground pool in roughly the same location that Mr. Henry would like to install the inground pool. He mentioned there is a retaining wall in the rear of the yard that slopes down on either side. This is a conforming lot and the proposed pool will meet all the setback requirements. The pool will be located 8.4' from the rear of the property and 19.5' from the side of the property; 6' is required. The applicant is here for an impervious lot coverage variance; allowed is 30%, existing is 32.4%, and proposed is 35.8%.

Mr. Henry gave the following testimony to Engineer Dougherty's and Board members' comments:

- There is an existing 4 metal fence that will remain and his neighbor has a 6' vinyl fence. He is proposing a 6' vinyl fence that will match his neighbors and will meet the code.
- This will be consistent with the neighborhood. There are 2 swimming pools across the street from him and 2 more, above and inground, near him.
- The pool will be used for recreational use only for him and his family.
- The water will still flow the same way; from the rear of his property out to Buttonwood Drive. He will not create any additional flow towards his neighbors' properties.
- The water filtrates fairly quickly. He has a sump pump in the basement that has only gone on one time since he has lived in the house.
- The retaining wall is completely on his property and the fence he is installing will go behind the retaining wall.

Engineer Dougherty stated in situations like this, a mitigating factor is to have a swale that is 100 – 150 feet long to help the flow of water. Mr. Henry has enough property and the water will naturally drain the way it is supposed to, so he sees that as acceptable for a mitigating factor for any excess water. He also stated there is a significant grade difference from rear to front. Chairman Lutz stated it looks to be a 5' difference. It was mentioned that the water on the properties on Lucas Street behind him, also flow from rear to front to that street. No water will be flowing to the rear.

It was the Motion of Mr. Patel, seconded by Vice Chair Buddenbaum to open the meeting for public comment. Motion unanimously approved by all members present.

It was confirmed those attending online were not muted by us and no one was "raising their hand" to speak.

Hearing no one wishing to speak, it was the Motion of Mr. Patel, seconded by Vice Chair Buddenbaum to close public comment. Motion unanimously approved by all members present.

Solicitor Frank stated this is a C2 variance with benefits versus detriments analysis. The applicant has amenities that are common to his neighborhood. There seems to be no evidence of any detriments.

It was the Motion of Mr. Cartier, seconded by Mr. Patel to approve application ZB#2021-17.

Upon roll call, the Board voted as follows:

YEAS: Cartier, Patel, Buddenbaum, Puccio, Studzinski, Sullivan, Lutz

NOES: None

ABSTAIN: None

ABSENT: Sovak

Motion Carried

7.

Application ZB#2022-01: Application by The Victor Robbins Group for a Use Variance and Site Plan Waiver for a light woodworking/manufacturing facility on property located at 1496 Hornberger Avenue, Florence Township; Block 125, Lot 25.

John Gillespie of Parker McCay was present on behalf of the applicant, The Victor Robbins Group. They are here for a Use Variance for this property to operate a small custom woodworking business. He stated the current use of the building is as a mechanic and machine shop and for storage of heavy equipment. The client is currently located at 3 Mary Way, Hainesport. The new owner of the property they are currently leasing is wishing to rent to one tenant only and is not renewing their lease. They have to be out of 3 Mary Way by the end of this month and have negotiated to be able to have all their equipment out by mid-March. The property in question is known as Block 125, Lots 22.02, 24 & 25; however, they are only seeking the Use Variance for Lot 25 where the building, trailer and employee parking is situated. They are also asking for a site plan waiver, as there was not enough time to have one done as time is of the essence. The client fully intends to come back before the board with a site plan in 6 – 8 months' time once they have moved into the building and are operational. They will accept this as a condition of approval and will come back with a full site plan application. This property is listed in a township ordinance for revitalization that is included with the Roebling Steel Mill site. Importantly, this building is surrounded by open space and is across the street from the Roebling Museum and NJ Light Rail. This use does not produce any external odors or noise and they will not have any tractor trailers visiting this site. His clients will remove the tractor trailers that are currently parking on the site, which the township has never approved, and there will be a vast improvement of what is there now. They do not intend to store any equipment or product outside.

Robert Schultz, owner of The Victor Robbins Group, and Sam Agresta of Stout & Caldwell were sworn in by Solicitor Frank.

Engineer Dougherty stated that completeness should be determined prior to hearing any testimony. He explained the Use Variance Checklist requires a sketch plan or site plan to be submitted. The applicant is asking for a site plan waiver. He is recommending that the site plan not be allowed to be waived; however, if the Board is okay to proceed with testimony, that the site plan being submitted be a condition of approval of the use. Chairman Lutz stated he has no issue with moving forward to hearing the testimony, conditioned upon a site plan is required if the use is approved. All board members agreed as well.

Robert Schultz, owner of The Victor Robbins Group, appeared and presented Exhibit A-1, an aerial view of the property. Mr. Schultz explained that he and his wife live in Florence Township, and that his wife grew up in Florence Township. The Victor Robbins Group is currently under contract to purchase the Keating's property. He employs engineers and designers for high-end architectural interiors for corporate and residential spaces. They are not a retail operation and will have minimal foot traffic. His clients may come to their facility to view their work in progress, but there will be no retail traffic. Their main area of work is in Manhattan and they do a lot of their work inhouse; however, they do have some subcontracting. They have installers in New York City to handle the installation of their product. He estimated 50% of their manufacturing is outsourced, with the rest of the work is being done inhouse.

He stated they submitted photos with their application photos of their overall manufacturing that is being done and the machines that are used and explained the processing of their product

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is high tech. They have an average of 20 employees, it can vary between 18 and 24, and employ highly skilled craftsmen, engineers and planners. There can be 8 – 10 employees in the office and their hours of operation are typically 7 AM – 3:30 PM. When they are in overtime mode, they may work until 6 PM and an occasional ½ day on Saturday. They try to balance their outsourcing and their market is mainly Manhattan and Brooklyn by designing the interiors of penthouses and corporate headquarters. Some of their corporate clients are Goldman Sachs, LinkedIn, NYU, Google, Bank of America etc.; basically, anyone that has a corporate presence in the city. They have also worked with developers. They are a specialized shop, not a production shop. They choose to focus on very high-end projects; one-of-a-kind items.

Mr. Schultz continued by stating they do not use tractor trailers and presented Exhibit A-2, a photo of the company's vehicle fleet: a pickup truck, a cargo van and box truck. He stated at this stage in his life, he is not looking to expand his business, he's looking to perfect it. There is not a lot of driving involved and everything they produce has to be able to fit in an elevator.

In answer to Board Professionals and Board Members questions:

- Their raw materials are delivered by FedEx, UPS or they pick them up in one of their vehicles. They buy only what they need for a project and do not keep an inventory of material. No materials are delivered by tractor trailer.
- They are not a high-volume manufacturer and have 4-5 projects going at one time in house, but that can actually have 15 projects at one time because of the various stages they are in.
- They also do metal fabrication work and presented Exhibit A-3, photos of some of their metal work. They deal in polished metal, bronze, etc.; it could be a variety of things since their orders are specialized. The metal sheets used are then formed, welded, or custom made into the specialized product. It can also be laminated.
- Priming is done in their shop with the final painting being done at the final site. The spray from the priming is minimal and less than 10% of what DEP allows. It is a water-based primer and they use a filtered system, so there will be no fumes outside. They currently have a daycare located directly behind their business and there has never been any complaints of noise or odor.
- On an overtime day, they may be running their machines about 2 hours a day. Their production is not a noisy process.
- All their machines have dust bags to collect the dust.
- Their current building is 18,000 sq. ft. and the Keating building is only 13,000 sq. ft. They are not proposing any additions to the building at this time, but will come back before the board should they want to expand the building to include offices. Because the new building is smaller than what they are currently in, they will be using the trailer that is on the rear of the property for 5-6 employees to use as offices.
- Their current building has exterior metal walls and interior cinder block walls to separate the tenants. Their process is not a loud operation and the exterior metal walls of the Keating building will not be a problem.
- They will have no outside storage of material. They will utilize the existing trailer and dumpster and possibly have a storage container since the size of the building is smaller than what they are in now.

Planner Fegley asked what the chimney located on the exterior of their current building is. Mr. Schultz showed Exhibit B-1 and explained that is the stack that filters dust and odors from their spray booth and keeps anything from spraying outside. Planner Fegley asked if they plan to have one at their new location and where will it be located. Mr. Schultz stated they would and

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it would be located in the back of the building at the corner of the property. Planner Fegley commented that their application stated there would be no exterior improvements. Mr. Schultz stated he hadn't considered that an exterior improvement since it would be attached to the building. Mr. Gillespie stated they would like to amend their application to include the stack as an exterior improvement. In answer to the Board members questions, Mr. Schultz stated:

- The top of the stack is higher up and does not make any noise.
- The spray booth is not always used, but maybe it runs an average of 25 hours a week. It is only used during the process of sanding and staining.
- Not everything is water soluble and the waste that is not water soluble is pumped into 55-gallon drums and is then picked up. Last year, they only had 2 55-gallon drums hauled away. None of this waste goes into the septic system and everything is compliant with DEP and OSHA. The 55-gallon drum(s) of waste are stored inside.
- The stack has to be a certain height to dissipate and has a chimney cap on it. It is mainly air coming out because everything is filtered prior to it coming out.

Mr. Schultz explained this site is important to them because of the proximity to the Light Rail and with living in town, he would like to be more vested in the town. Being close to the Light Rail enables his staff to travel easily to New York City, or to have clients travel to his shop.

Mr. Schultz presented Exhibit A-3, a rendering of the improvement to the outside look of the building. He explained he hopes to eventually upgrade the building by updating the outside by adding some brick.

Mr. Gillespie stated that by the time they come back to the Board for site plan approval, they will have more information for the Board. Solicitor Frank stated that any bulk variances that are necessary with this Use Variance are assumed in the application.

Engineer Dougherty stated that his letter dated 1/24/22 was as to completeness of the application. He again stated he does not agree to a waiver of a site plan, but that it should be deferred and all items, such as lighting and landscaping, signage, fences, off-street loading and unloading can be listed on the site plan.

Solicitor Frank stated that when an applicant makes application for a Use Variance and is deferred, the site plan is always going to be subjected to the negative criteria because that's the way it's constructed. Mr. Gillespie stated they agree to come back before the Board with a full site plan.

Planner Fegley stated that her review letter is dated 1/27/22 and that through testimony tonight, a lot of her items were answered. In answer to Planner Fegley's questions, Mr. Schultz replied:

- The only upgrade to the utilities is that they have met with PSE&G and that they said they will give them a little more electric since there is currently not enough power. PSE&G suggested an additional pole be placed in back of the building, and they have an application in with PSE&G for that.
- The only items to be located in the exterior of the building will be that stack, office trailer, dumpster and container.
- The trash will be hauled away by a private company.
- There will be no monument sign, but there will be a sign on the façade of the building, which will conform to township ordinance.
- They will return to the Board with a site plan application within 6 – 8 months.

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Solicitor Frank stated that the Board will have the benefit of 6-8 months of actual observation and if the use is considered to be detrimental, the Board does not have to approve the site plan.

Sam Agresta of Stout & Caldwell came forward to testify as the applicant's engineer. Solicitor Frank stated Mr. Agresta has previously appeared before this Board and has previously been accepted as an expert witness in his field. Chairman Lutz accepted Mr. Agresta as an expert witness.

Mr. Agresta stated he has reviewed the township's tax map, as well as the Master Plan, and conducted a field investigation of the property and surrounding area. He is familiar with the township and stated the Use Variance should be granted. The positive criteria for this application are that it is consistent with the Master Plan and the site is suited for the use. Approved uses for the NC zone within a 1-mile radius of this site is retail NC, and it appears that use has already been satisfied and at capacity. When you look at that, you then see what other uses can satisfactorily fit in. This property is unique in that it is surrounded on three sides by township owned lots. This enhances the buffering against any noise and vehicles pulling in and out of the property. This application fills a need stated in the Master Plan's Reexamination Report of 2018 by balancing residential and commercial. To summarize, it supports the special reasons by encouraging appropriate use of the site; promotes general health, safety and welfare; has adequate light and open-air space; promotes desirable development; promotes and establishes to contribute to well being, there is nobody better to represent your town than someone who lives in your town; and encourages transportation of routes to promote free flowing traffic. To further advance that, the site plan will be forthcoming. Mr. Gillespie stated that in the 2018 Reexamination Report, the Light Rail is mentioned. This application advocates the use of the Light Rail.

Mr. Agresta stated as to the negative criteria, there really isn't any because it will cause no detriment to the greater good and is creating a viable commercial establishment plus it will not impair the zoning ordinance.

Mr. Puccio asked Solicitor Frank that if the Use of light manufacturing is approved for this site in the NC zone and the use is not being done anymore, does it convert back to its current use. Solicitor Frank stated the approval runs with the land. If a different type of use would come in for this property, they would have to come before this Board with an application. A Use Variance is different in the fact that it is only about that particular use for that one property and they only get to do what was described to us and approved by us.

It was the Motion of Mr. Puccio, seconded by Mr. Cartier to open the meeting for public comment. Motion unanimously approved by all members present.

It was confirmed those attending online were not muted by us and no one was "raising their hand" to speak.

Robert Fiscor of 290 Norman Avenue was sworn in by Solicitor Frank. Mr. Fiscor expressed concern of the level of the top of the stack being on the same level as the houses on Alden Avenue and if there was going to be any odor. Mr. Schultz stated there will absolutely be no odor.

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

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Mr. Gillespie stated they will be back before this Board with a site plan. Chairman Lutz asked if we can decide how long that would be. Mr. Gillespie stated within 6 – 8 months. If Stout & Caldwell can be given the okay to prepare the site plan by late April they should be ready to submit an application by late August or early September. Solicitor Frank stated the applicant will work with Planner Fegley and Engineer Dougherty to present a complete site plan to the Board when they come back. We can call this a probation period and that a 6 to 8-month window may work to the Board's favor.

Mr. Cartier asked what the ballpark timeframe is to being fully operational in the new building. Mr. Schultz stated they hope to be partially running by mid-April and fully operational by late April. This will mean they will be running 4 – 5 months prior to coming back before the Board. They are investing a lot of money with this move and they would not misrepresent anything to the Board.

Solicitor Frank stated this application is a request for a Use Variance which is subject to a deferred site plan to be heard by the Board in not more than 8 months' time. As a condition, the tractor trailer trucks will be removed, but by when? Mr. Gillespie stated his applicant is scheduled to close on the property the end of February and they will have to be put the owners of the tractor trailers on notice to relocate within 30 days. Solicitor Frank stated they will need to vacate the property no later than April 15, 2022. Other conditions are that only the trailer and dumpster will remain on site; hours of operation will be 7 AM to no later than 6 PM and occasional ½ days on Saturdays; their vehicles are pick-up trucks, panel vans, and box trucks; there will be no odor and no noise; all waste materials including trash will be removed from the property by a private hauler; the applicant will work with the township recycling coordinator on their recycling; and the sign on the building will conform to ordinance standards. Mr. Schultz stated there are times during the summer, because of the heat, that they may start operations at 6 AM. The condition will be changed to operations will begin no earlier than 6 AM. It was also mentioned regarding noise that there is a public health nuisance code for noise, and we can hold the applicant to their testimony that nothing audible will be heard outside of the building.

Planner Fegley questioned if their recycling would mean another container outside of the building. Mr. Schultz stated they currently use a bin that is outside and will have that marked on their site plan.

Solicitor Frank confirmed that everything for this application will be located on Lot 25. Mr. Gillespie stated that is correct, and if anything were to be put on one of the other lots, they will be back before this Board for a Use Variance.

It was the Motion of Mr. Patel, seconded by Vice Chair Buddenbaum to conditionally approve application ZB#2022-01 with all the conditions previously stated.

Upon roll call, the Board voted as follows:

YEAS: Patel, Buddenbaum, Cartier, Puccio, Studzinski, Sullivan, Lutz

NOES: None

ABSTAIN: None

ABSENT: Sovak

Motion Carried

The Board took a brief recess at 9:02 PM; back in session at 9:20 PM.

12.

Application ZB#2021-13: Application by NFI Real Estate, LLC for Preliminary Major Site Plan with Height Variance to construct two warehouses, a portion of one will be located in Mansfield Township, on property located at 2115 Burlington Columbus Road, Florence Township. (Lounsberry Tract); Block 168, Lots 5.01, 5.02, 6, 8 & 11.

John Gillespie of Parker McCay asked to put this application before the NFI Wainwright Tract application due to the fact that he believes because of the already late hour, this application will not get a chance to be heard tonight. He asked for an adjournment to next month's meeting, with no further notice being required. He agreed to the extension of time needed for the Board to make a decision on this application.

It was the Motion of Mr. Puccio, seconded by Mr. Patel to adjourn application ZB#2021-13 to the March 7, 2022 meeting to be held at 7:30 PM with no further notice required. Motion unanimously approved by all members present. Mr. Cartier abstained.

Solicitor Frank stated to the public that this application, known as the Lounsberry Tract, will be adjourned to the March 7, 2022 meeting to be held at 7:30 PM and to consider this as their notice.

Application ZB#2021-14: Application by NFI Real Estate, LLC for Preliminary Major Site Plan with Use Variance to construct a warehouse in Mansfield Township with basins, parking and associated improvements to be located in Florence Township on property located at 1091 Florence Columbus Road, Florence Township. (Wainwright Tract); Block 167.01, Lots 2.01, 2.05, 3.01, 3.02 & 4.

John Gillespie of Parker McCay stated he is here on behalf of NFI Real Estate LLC for Preliminary Site Plan approval. This is for a 200+ acre parcel with the proposed building to be fully located in Mansfield Township, as is most of their stormwater management and parking. The loading docks are equally divided between Mansfield and Florence Townships. Per Engineer Dougherty's letter, they are required to provide 1,148 parking spaces because of the size of the building and the accessory structures proposed to be located in Florence Township's SM Zone. They are proposing 604 parking spaces. They did receive approval from Mansfield Township on January 24, 2022. This property sits on Florence-Columbus Road and Interstate 295. Interchanges like this are recommended for these types of uses. None of the tractor trailers traveling to this site will travel on Delaware Avenue or Front Street. Only a portion of the parking area, driveway and basins are to be located in Florence Township. None will be located in AGR Zone, all will be in SM zone, and all are permitted uses in the SM Zone. At this time, they are only seeking preliminary approval and not final approval. The law is that with municipal boundaries, the Board must look at the application as a whole application. The portion in Mansfield Township is located in their ODL Zone and the portion in Florence Township is located in the SM Zone. Both of these zones permit warehouses. The use of the property for a warehouse does conform with the SM Zone. Because the principal use will be located in Mansfield Township and only accessory uses in Florence Township, the accessory uses become the principal use in Florence Township., which is considered a Use Variance in Florence Township.

Mr. Gillespie continued by stating the easy lift here is that a warehouse is permitted in the zones located in both Florence Township and Mansfield Township. Planner Fegley's review letter addressed this on page 5. The statute requires the developer to submit a site plan and additional information for preliminary site plan approval. Typical with many applications, is that many



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of the comments the professionals have raised, the applicant will ask to defer them to final approval, not to waive them. The traffic conditions and roadway improvements are works in progress with the County. With this application, they will need Mansfield Township's approval (which they already have), Florence Township's approval, Burlington County's approval, and DEP's approval.

Michael Landsburg was sworn in by Solicitor Frank. Mr. Landsburg stated he is the Chief Development Officer for NFI, and that they are a third-party supply chain company that has been around for 90 years and is in the 3<sup>rd</sup> generation of ownership. He has been with NFI for 16 ½ years and has been involved in this community with other developments in the township; 1 million square feet total in 3 buildings – Subaru, Express Scripts, and QPSI. They are a long-standing supporter of the communities they operate in. They saw the undeveloped interchange at I295 and started discussion with the Wainwrights and Lounsberys and have acquired both properties. They also have acquired the former Vanco parcel on opposite site of I295 and have received final approval from Mansfield Township to build a warehouse. They are hoping to develop 3 corners of the I295 interchange.

Mr. Landsburg explained the warehouse on this site 1,105,000 sq. ft. and that NFI does have experience with buildings this large. This proposal is speculative as there is no known end user at this time. NFI has two methods of filling these buildings, they could have a building where a tenant leases it or NFI would operate it themselves. As of this moment, they don't know the ultimate use of this building, so they do not know an average employee count. Typically it would be a 24/7 operation. Just as a projection for the number of employees, there would be 200 employees on the 1<sup>st</sup> shift and 100 each on the 2<sup>nd</sup> and 3<sup>rd</sup> shifts, for a total of 400 employees.

Mr. Landsburg also stated that it depends on the operation of the building, but they will participate in the township's recycling program. Recycling and trash would have dumpsters and enclosures on site, but again, that would depend on the type of operation. He expects the end user to be a bulk distribution center; not a parcel hub, high fulfillment, or an Amazon facility; however, it could be for ecommerce. They are not looking for a tenant that is a high fulfillment center with high traffic.

Mr. Studzinski stated the Board was given possible traffic impacts; but, without knowing the end user, how can we get true numbers. Mr. Landsburg stated they can only give the Board projections. He said the County now has a clause in their approvals that the applicant has to provide a post development study which creates a level of check on the project itself to see if they are at the projected numbers. If the numbers are higher than what was projected, the owner of property would have to work that out with county or the facility could be shut down.

Solicitor Frank asked if they know the tenant is not going to be a high intensity tenant, is that because of type of building or because that is not what NFI is looking for. Mr. Landsburg stated they understand our community and what the traffic flow impacts could be. There are plenty of bulk distribution tenants out there and it is a marketing choice by NFI. Planner Fegley commented that they don't expect it to be a high fulfillment facility, but if that's the only type of tenant interested, there's nothing that says that it won't be that type of user. Mr. Landsburg stated that is correct and they would then have to come back to the board to resolve that decision. They currently do not own any buildings that have Amazon as a tenant. With a bulk distribution centers, think kayaks, or other large bulk items. This would not be a robotic type system. Mr. Puccio asked how many times has their end user been someone they didn't expect. Mr. Landsburg stated never.

Rod Ritchie, the project engineer for this application was sworn in by Solicitor Frank. Mr. Ritchie stated he is a senior project manager with Taylor Wiseman Taylor and has been a licensed engineer in New Jersey for over 20 years. He has testified before other boards in New Jersey as an expert in field of engineering, but has not testified before this board. He provided testimony on this application before the Mansfield Township Board and was accepted by their board as an expert witness. Chairman Lutz accepted Mr. Ritchie as an expert in his field.

Mr. Ritchie presented Exhibit A-1, and overall aerial exhibit which included all of the site's Blocks and Lots in Mansfield and Florence Townships. In Florence Township, some of the parcel is in the SM Zone and the remainder is in the AGR Zone. He explained the property consists of 216 acres and is bounded to the north by the NJ Turnpike, to the east by Interstate 295, to the west is Old York Road, and to the south is Florence Columbus Road. There are 98 acres in Florence Township and 118 is Mansfield Township. This site includes agricultural lands, flood hazard areas, and wetlands. On the overall site, 159 acres are wetlands and the site is adjacent to Exit 52 on I295. He presented Exhibit A-2, a colored rendering of the site plan and explained the high-tension wires split the AGR Zone from the SM Zone. The 1,105,000 sq. ft. building will entirely be in Mansfield Township, which is a permitted use. The building will be 1,800 linear feet on one side and 1,400 linear feet on the other away from any residential properties. The access drive with connection to Florence Columbus Road, car parking, loading spaces, trailer parking spaces, the septic disposal system, and stormwater basins are being proposed in Florence Township. The access drive is shown where it is because it will line up directly across street from the Lounsberry Tract, and it is at the furthest end of property to provide safe vehicle movements and to prevent backup from interchange 52 on I295. They have reviewed its location with the County and the County agrees with that location; but, they will ultimately approve all items on that road. They are proposing 604 car parking spaces, 100 in Florence Township and 504 in Mansfield Township; 507 trailer parking spaces, 270 in Florence Township and 237 in Mansfield Township; and 220 loading docks, 110 in Florence Township and 110 in Mansfield Township. For this proposed development, they have minimized impervious lot coverage and disturbance area. They are only proposing a 26% lot coverage on site. The applicant is not proposing sidewalk along Florence Columbus Road, but will agree to pay a fee in lieu of sidewalks. They did not feel it was safe to promote pedestrian traffic along a busy road and because of proximity to I295 interchange.

The applicant agrees to provide electrical vehicle spaces, idling regulations with signage by loading docks, and has submitted architectural floor plans and elevations with the application. They are proposing 544 less parking spaces than required; 604 where 1,048 required. The 604 represents 1 space per 1,800 sq. ft. The benefit of providing fewer spaces is they are not increasing water runoff because of additional impervious coverage. The 544 spaces they are not providing equals 4 acres of land that is not going to be covered. This also means if there was a 25-year storm, there would not be 330,000 gallons of stormwater runoff if this variance is granted. For water supply, they are proposing to extend NJ American Water main across I295 to supply their water. They are proposing waste water treatment for an on-site septic system. The proposed disposal location would be near the car parking and roadway. They feel this is best location because other locations on the Mansfield Township property are not suitable because of slope, etc. They propose 20,000 gallons of waste water per day. Mr. Puccio stated that is 7.5 million gallons a year and asked if the soil is capable of handling that. Mr. Ritchie stated they are still in the design process, but preliminary testings were favorable. Chairman Lutz asked how many inches of water would that be an hour. Mr. Ritchie stated it varies, but it would approximately be 3 inches per hour. He added the design is preliminary, but they still have whole permitting process to go through.

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Mr. Ritchie also offered the following comments:

- They would prefer to have the landscaping within the buffering. They do agree to provide a berm and buffering along Florence Columbus Road and will work with the Board Planner on landscaping.
- Their lighting plan is within the township ordinance.
- With their solid waste and recycling, they would anticipate compactors. For the solid waste, there would be enclosed compactors and for the recycling, enclosed containers. Without knowing the end user, they do not know the exact size of compactors or containers that would be needed.
- Any proposed signage and fencing would be included with final application.
- The applicant does agree to provide a revised EIS and Phase 1 assessment as per the comments in the professionals' letters.
- They submitted an application to the Burlington County Planning Board last year and received great comments on their design. They are working on the proposed roadway design to address the County's comments.
- They have submitted an application to the Burlington County Soil Conservation District and have received a review letter and are working on those comments.
- They submitted an application to DEP for updated flood lines and wetlands. They received review comments from DEP and are working through that permitting process. They are waiting for final determination of the flood hazard area and floodway, once that is done they will know the water buffer zone. They have indicated an approximate location, but until the flood line is shown, they can't know for sure.
- They received preliminary approval from Mansfield Township on 1/24/22.
- They will be preparing for the DEP permit for the discharge elimination system for water treatment works approval.
- They are proposing to extend the water main from east side of I295, but they have not yet submitted an application to NJ American Water. Mr. Puccio asked what if they can't extend the main across I295. Mr. Ritchie stated they will look at bring water in from the west. Chairman Lutz asked what size is the main. Mr. Ritchie stated it is a 12" main.

Engineer Dougherty stated his review letter is dated 12/17/22. He stated on page 3, under Zoning, the off-street parking in the SM District has a separate set of parking requirements. The applicant has testified that they need less parking, and providing less parking will be saving green space. Their traffic report shows a great number of trips, which would mean needing more parking and the applicant needs to address this. All Florence Township is looking at is the parking, trailer loading spaces, access roads, and basin. The applicant mentioned the issue with the sidewalk requirement along their frontage, but in this location it may not make much sense so payment in lieu may be a better option. Sidewalks internally would be a good idea for employee recreation. Mr. Ritchie stated they can certainly consider that for recreation around the perimeter. As far as internal, Mansfield Township wants to limit pedestrian traffic within the driveway aisles and are asking them to have sidewalks within parking areas and crosswalks on driveways. They can add some type of path or walking trail in the green space area though. Engineer Dougherty stated it makes more sense than frontage sidewalk and maybe a wood chip path would be acceptable with having wetlands.

Engineer Dougherty stated that as to their storm drainage, there are about 21 items on the technical issues. He did initially think they would have a storm water variance if they are not meeting certain criteria. If the applicant's engineer is using basins for quantity, then a variance

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is not needed. If they are using basins for quality and recharge, a variance would be needed. He believes with testimony on other items will be provided between now and final. Mr. Ritchie stated that some type of pretreatment is required as there are very specific water standards for stormwater. They are confident in the design they've come up with and DEP is also reviewing. If there are any issues, they will be on the hook to address them. Engineer Dougherty stated they could possibly have a backflow device to keep water from backing up on the site. The applicant has indicated they will address his comments on items 2-21. Planner Fegley will address their lighting and landscaping.

Engineer Dougherty stated that on page 5 through 6 are his comments on the EIS that will be addressed now and for final approval. Planner Fegley stated that part of issue was that we didn't address this part of the ordinance requirements and thinks it should be addressed now at preliminary. Mr. Ritchie stated they are willing to include additional information and agree to provide a revised EIS. Planner Fegley stated there are some items that should be supplemented. Mr. Ritchie stated they will provide as much as they can. Engineer Dougherty stated there should be a septic analysis performed and that it should be included in the EIS. Mr. Ritchie stated they are looking to have that done now. Chairman Lutz asked if that can be provided to us before March 7<sup>th</sup> meeting. Mr. Ritchie asked that it be a condition of preliminary approval. Chairman Lutz stated they need to provide as much as they can before next meeting. Engineer Dougherty stated the EIS should be consistent with their stormwater report. He stated that the bottom of page 6 through 7 on his review letter deals with traffic, but we haven't heard testimony from their traffic engineer yet, so he can't comment on those items at this time.

Mr. Gillespie stated he had agreed to ask for an adjournment at 10:30 pm and asked that this application be continued to the March 7, 2022 meeting, with no further notice required.

Solicitor Frank stated that it would be appropriate to make a motion to adjourn this hearing to the March 7<sup>th</sup> meeting. He stated there will be a different virtual link for the next meeting that will be published on the township website. This Board will hear public comment at the next meeting. Mr. Gillespie consented to the extension of time for the Board to make a decision on this application.

It was the Motion of Mr. Cartier, seconded by Vice Chair Buddenbaum to adjourn application ZB#2021-14 to the March 7, 2022 meeting to be held at 7:30 PM with no further notice required. Motion unanimously approved by all members present.

Solicitor Frank stated to the public that this application, known as the Wainwright Tract, will be adjourned to the March 7, 2022 meeting to be held at 7:30 PM and to consider this as their notice.

#### OTHER BUSINESS

There was no other business.

#### PUBLIC COMMENT

Solicitor Frank stated this public comments portion of the meeting is for general comments only and not for comments on any of the applications presented tonight.

It was the Motion of Mr. Patel, seconded by Mr. Puccio to open for public comment. Motion unanimously approved by all members present.

The Zoom moderator confirmed that no one was being muted by us.

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

ADJOURNMENT

It was the Motion of Mr. Patel, seconded by Mr. Cartier to adjourn the meeting at 10:32 p.m. Motion unanimously approved by all members present.

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Dennis Puccio, Secretary

/kf