

Florence, New Jersey 08518-2323
March 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:

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

Absent: None

Also Present:

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| Solicitor David Frank |
| Engineer Hugh Dougherty |
| Planner Barbara Fegley |

SWEARING-IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES

Lou Sovak was sworn in by Solicitor Frank for a 4-year term expiring 12/31/2025.

RESOLUTIONS

A. Resolution ZB-2022-06: Approval granted to Sean Henry for impervious lot coverage variance to install an inground pool and concrete walk around on property located at 11 Buttonwood Drive, Florence Township; Block 166.04, Lot 9.

It was the Motion of Mr. Cartier, seconded by Mr. Patel to approve Resolution ZB-2022-06.

Upon roll call, the Board voted as follows:

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

B. Resolution ZB-2022-07: Approval granted to The Victor Robbins Group for a Use Variance along with site plan deferral for 8 months for a light woodworking/manufacturing facility on property located at 1496 Hornberger Avenue, Florence Township; Block 125, Lot 25.

It was the Motion of Mr. Puccio, seconded by Vice Chair Buddenbaum to approve Resolution ZB-2022-07.

Upon roll call, the Board voted as follows:

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

Motion Carried

MINUTES

It was the Motion of Mr. Patel, seconded by Mr. Cartier to adopt the minutes from the Regular Meeting of February 7, 2022. Motion unanimously approved by all members present. Mr. Sovak abstained.

CORRESPONDENCE

There was no correspondence.

APPLICATIONS

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 appeared on behalf of the applicant. Mr. Gillespie stated they left off at the last hearing with questions on the EIS and submitted a revised EIS on Friday, March 4th. He understands that Planner Fegley and Engineer Dougherty have not had enough time to review this and stated they will have to come back in April for that review. He stated their engineer's testimony is done and tonight they have with them their sound expert, Norm Dotti, their traffic expert, Rob Hoffman, and their planner, Paul Philips.

Norm Dotti was sworn in by Solicitor Frank. Solicitor Frank stated Mr. Dotti has frequently appeared before this board and other boards and has previously been accepted as an expert. Chairman Lutz accepted Mr. Dotti as an expert witness in his field.

Mr. Dotti stated when the applicant looked at this from the beginning, they didn't think sound would be an issue because of the location. He was then retained to do a sound analysis. He initially did a quick analysis for the Mansfield Township Planning Board for their January meeting and testified at that meeting. He then did another more extensive analysis of the site for ambient sound. Mr. Dotti, attending virtually, presented his graphs by sharing them on the screen for all to see. All graphs were marked as one exhibit, Exhibit A-3.

The first graph in his exhibit is a site plan rendering showing the proposed building and the various distance to neighboring residences. The nearest residence is 1,400 ft. away. His initial analysis was based on the closest residence. The NJ State regulations for nighttime is 50 dba, and the sounds from the proposed project will be under that amount.

The next graph is an aerial of the site. The first thing they did was set up 3 monitors that ran for 72 hours, from 1/19/22 – 1/22/22. He placed one monitor on Florence-Columbus Road near the closest residence, and one on either side of the Greenbriar development.

The next graph shows the sound levels for Location 1. Each vertical bar shows the maximum and minimum sound level for each hour, with the blue dot representing the average sound level for that hour. 90% of the time, the sound levels are already above the nighttime permitted limit. These are existing sounds that are there now. The next graph is for Location #2, which shut off early. The next graph is Location #3, which was located closest to the nearest residence on Florence Columbus Road, shows there are already significant sounds out there now.

The second thing they did was they took the ground level of the site, which is a more detailed analysis. This shows the proposed building and truck circulation around the building and they

calculated the maximum sound level. This moves a truck 1 meter and calculates again and continues to do that 1 meter at a time. By doing a quick calculation, they projected just under 48 dba; but, after doing a lengthy calculation, it will actually be just under 45 dba. This is the worse condition, with no berm or barriers, the maximum sound levels are well under State regulations. Under the State levels, with the current ambient sound levels already there, the neighbors will not hear the site's operations. The calculations per the ISO 9613-2 is used worldwide and lets them do things in much more detail. This is absolutely an accepted method of calculating the dba.

In answer to Board Members questions, Mr. Dotti stated:

- As an example, 20 trucks per hour would average one every 3 minutes. The maximum sound level would stay the same no matter how many trucks there were.
- The green line on the graph represents the sound level at the State limit; 65 dba during the day and 50 dba at night.
- The vertical red arcs are each hour and represent the maximum and minimum levels of that hour. The readings are based on every 5 seconds. There could have been multiple times where the levels were at the maximum or minimum levels. The blue dot represents the average of that hour.
- Most of the sound is from motor vehicle traffic, which is the biggest source of sound. This site has I295 on one side and the NJ Turnpike extension on the other side, both with 65 m.p.h. speed limits.
- They are allowed to produce up to 50 dba at night on the proposed site, which is well below the norm of what is out there now.
- This will not be a refrigerated warehouse; it will have dry goods. Even if it were, it would still be under the allowed limit.
- If there are trucks with backup alarms, the alarms are comparable to truck sounds themselves and would still be well under the limit. Over the road trucks do not have alarms. Yard trucks are under the control of the sight and there are different types of backup alarms: an adaptive alarm that adjusts its sound level based on what is around; and a broadband alarm that makes a "whoosh, whoosh" sound. Backup alarms, as far as he is concerned, is a non-issue.

Solicitor Frank stated the Board can require as a condition of approval that yard trucks not have backup alarms or have to use of the 2 methods Mr. Dotti mentions. Mr. Landsburg stated it is hard to say that all trucks can't have backup alarms if there is a mix of over-the-road trucks coming to the site. They usually can only control yard tractors. And even if they have a backup alarm, it will still be well under the sound limit of 50 dba at night. Mr. Dotti added, in his opinion, at these distances, it will not be an issue. The State regulation is a performance standard, and they would have to comply with that standard. If not, they will be issued a violation.

Rob Hoffman, traffic engineer, was sworn in by Solicitor Frank. Mr. Hoffman stated he is a Senior Project Manager with Traffic Plan & Design. He has 26 years' experience in the field and is licensed in the State of NJ. He testified before the Mansfield Township Planning Board on this application and was accepted as an expert witness. He explained his educational background. Chairman Lutz accepted him as an expert witness.

Mr. Hoffman stated he prepared the traffic study for this application, which was submitted with their application and has read the Board professionals' review letters. He stated he used the industry standard from the Institute of Engineers Trip Generation Manual and used the 154 Land Use Code for this application, which is accepted in his field for this type of warehouse

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and is the industry standard. They look at the data that is provided for what type of warehouse and use Code 154 for a typical box type warehouse building that are 1,500,000+ sq. ft. It is a compilation of data that is sent in over the years for actual warehouses. Code 150 is used for a 1,000,000 sq. ft. warehouse.

Mr. Hoffman stated his calculations show the following:

- There will be 144 trips in the morning peak (7 AM – 9 AM), with 11 of those being trucks, and 188 trips during the evening peak (4 pm – 6 pm), with 28 of those being trucks.
- There will be a total of 1,547 trips during a 24-hour period, with 243 of those trips being trucks.
- 80% of the tractor trailers will reach the facility by way of the I295 interchange, with the remaining 20% traveling by way of Route 130 to come from or get to the NJ Turnpike.
- He does not believe any truck will want to cross Route 130 and travel on Delaware Avenue or Front Street.
- The study of the impact that was done for Florence Columbus Road and Route 130, the trip assignments have been consistent with what has been done with other developments. The A.M. peak hours will generate 16 trips and the P.M. peak hours will generate 22 trips through this intersection. These totals include cars and trucks, not just trucks. This becomes such a low count that it becomes a de minimis trip count for the Florence Columbus Rd/Route 130 intersection. He has been working with the County since the inception of this project.

In answer to the Board Members' questions, Mr. Hoffman stated the following:

- The trip generation manual gives them an equivalent of numbers to use. These numbers are taken from across the nation and is a compilation of all those numbers
- They do not adjust for the fact that there is no public transportation for employees to use to get to this site.
- With respect to their calculations for this site when they go through for County approval, after the facility is open, they will have to do another traffic count and report to the County. If those numbers are valid to what was projected, all is good. If those numbers are too high, they will have to make any improvements needed to be done to get those numbers like what was projected and approved.
- The 243 trucks during a 24 hour a day is a total from roughly 122 trucks each way. Looking at the Route 130 intersection for trucks traveling south to gain entrance to the NJ Turnpike, they are projecting a total of 48 trips, or 24 trucks each way.
- NFI Industries is looking to develop 3 corners of the Exit 52 interchange of I295. The County will look at the whole picture with their traffic projections and not just this project. They have not heard anything back from the County as of tonight.
- Their traffic forecast for the proposed warehouse fits the Code 154. That is why the County has a backup in place that applicants are required to submit a new Traffic Management Plan once the site is operational.
- The traffic volume shown in Figure 3 of their traffic report is for existing traffic. Mr. Puccio stated that's approximately 1,300+ vehicles traveling by the proposed entrance of the site and feels that presents a problem. Mr. Hoffman stated they are working with the County, who has ultimate jurisdiction of that road. They do know Florence Columbus Road will be widened and designated turn lanes put in. They are hoping a traffic signal will be put in, but it is ultimately the County's decision.

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- They have captured the counts of the vehicles exiting off of I295 onto Florence Columbus Road.
- The numbers used are from actual counts done at facilities across the nation; they are not made-up numbers. These totals are really as accurate as you can be.
- Their traffic count is being based on the traffic being unsignalized. The counts will only get better is a traffic signal is put in.
- They are confident there is no line-of-sight risk with the proposed placement of the driveway and the exit ramp from I295 or the hill of the overpass. They and the County will be looking at that, but confident there will be safe stopping distance.

Mr. Landsburg added the following:

- Mr. Hoffman has used calculations geared toward a certain use, whether NFI or someone else occupies the building.
- There could possibly be seasonal employees and the calculations used have taken that into consideration.
- They do not know the end user, nor when the shift change would be. Typical operations of this type of building are that they will stagger shifts or have a shift start at 3 PM instead of 5 PM to be able to get employees in and out; however, they do not know that at this time.
- The number of employees is typically 200, but it could be 400.

Engineer Dougherty stated he did have some comments in his letter dated 12/17/21 regarding traffic. With the Board members' questions and the testimony given, most of his comments have been satisfied. He stated that if Mr. Hoffman had used Code 150 instead of 154 in figuring his calculations, the numbers would actually generate more overall trips, less trucks, but more vehicle trips. He confirmed that Code 154 is more consistent with the project they are proposing. Mr. Hoffman stated yes. He did look at both Code 150 and Code 154 and agrees Code 150 would result in higher number of trips, but not dramatically. Looking at the Margolis property, which is comparable to this project, the number counts agree more with Code 154.

Engineer Dougherty asked if Mr. Hoffman is finding that the nationwide standard fits NJ marketing. Mr. Hoffman stated it does, and some of the data included in the standard includes NJ actual numbers. Engineer Dougherty stated he feels that these numbers would potentially change if it would be a last-mile type of facility, which it will not be. Mr. Hoffman stated it would then fall under a different type of criteria. Mr. Landsburg stated this facility will not be a last-mile facility (ex. Amazon) and is more for traditional distribution.

Engineer Dougherty stated that the trip numbers do not seem consistent with the number of parking spaces and loading spaces. Mr. Hoffman stated the number of trips, 400, compared with the number of parking spaces, 600, is more than adequate parking on the site. He also used calculations from a parking manual and those calculations say this site would need 431 spaces. They will have 604 spaces, which they feel is adequate.

Mr. Hoffman addressed Police Chief Boldizar's review memo dated 11/08/2021. He stated Chief Boldizar's first comment's wording indicates 243 trucks per day; it is 243 trips per day, which is 122 trucks per day. He believes he has covered the rest of Chief Boldizar's comments with the exception of the last comment. Chief Boldizar states the intersection at Route 130 and Florence Columbus Road is failing; however, he disagreed and stated that intersection works at a Level Service A.

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Paul Phillips, the applicant's planner, was sworn in by Solicitor Frank. Mr. Phillips stated he is a principal in the firm Phillips Price, which is a planning consulting firm. He is a licensed professional planner in the State of NJ. His firm advises over 2 dozen municipalities and boards and has been accepted in over 250 municipalities as expert witnesses. Chairman Lutz accepted Mr. Phillips as an expert witness.

Mr. Phillips reconfirmed this is a D1 Use Variance application and is unique in the fact that the subject tract is split between 2 townships. The proposed building is entirely in Mansfield Township so there is no principal use in Florence Township, only accessory uses; parking, loading, the driveway, retention basins and septic area are to be located in Florence Township. This is a technical variance as the underlying zoning in Florence Township permits warehouse distribution use.

Mr. Phillips stated they basically looked at the property in its entirety and submitted a site plan for the overall tract. More than 1/2 of the total site acreage is in Mansfield Township. Most of the site in Florence Township is in the AGR zone and no development is proposed in that portion of the property. The SM Zone portion in Florence Township is limited and the accessory uses proposed in that SM Zone are particularly suited to the principal building in Mansfield Township. The benefit of the layout of the building is that it is close to the interchange and away from the AGR and residential lands in Florence Township. The main access driveway is situated in Florence Township as the amount of road frontage in Mansfield Township is limited. The bottom line is that the site layout makes sense considering the environmental location and site as a whole. Because of the municipal boundary, cooperation of both boards is necessary. Each board has jurisdiction over items to be located in their township. The D1 variance is more technical because of municipal boundary lines. They believe this generates the general welfare of the people, it does not conflict with the zoning laws within the municipality, it provides sufficient use of the space, and encourages coordination of the various use of the land.

As to the negative criteria, Mr. Phillips stated they do not see detrimental impacts with the placements of the accessory uses to the surrounding properties in the zone. It is relative to adjacent properties and streets, and they do not see any substantial impact to the residents.

Lastly, with any D1 Variance, you must look at the benefits/detriments analysis and the key to him is that a warehouse use is permitted in the zone and thinks the D1 Variance can be granted without affecting the zone plan.

Mr. Phillips stated they are also looking for a variance for the amount of parking spaces being provided. The specific standard in the ordinance says 1 space for every 1,000 sq. ft. of warehouse use. This would mean 1,148 spaces would need to be provided; they are proposing 604. The magnitude of the warehouse use being proposed, 604 spaces is more than sufficient. The generic standard for parking spaces is 1 space for every 2,500 sq. ft. is more than sufficient, and the applicant is proposing more than that amount. He sees this variance as a C2 Variance because it is a better planning alternative and why provide more parking than is really necessary. He also does not see any detriment or impairment to the zoning plan with this variance request..

Chairman Lutz asked if they planned any banked parking. Mr. Gillespie stated they did agree to banked parking in Mansfield Township, but if they don't need to pave it, they would prefer not to. Why have more impervious coverage than necessary. Mr. Puccio asked if the parking proposed on the Florence Township side of the warehouse is 11 feet wide long, is that side of the building envisioned to be trailer parking. Mr. Ritchie (previously sworn in at last month's meeting) stated there are a series of storm water inlets to collect water to convey to the north

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side of the site and underground infiltration system, and those trailer parking spaces are graded to convey the water to their storm water management system and then eventually into the creeks. Mr. Puccio asked if they foresee issues with the oils and greases, fuel spillage, road salt, chemicals, etc. coming off the trucks and being washed away with the storm water. Mr. Ritchie stated the facility will have spill containment equipment on site to handle any spills, and their storm water system has filters, which the DEP requires.

Mr. Puccio stated the septic system will generate 20,000 gallons a day. There is a solid base on site with clay in it. Will that affect the water running through the property and neighboring residences. Mr. Ritchie stated they are still working on the septic design to further advance the design. They have been doing solid borings and will then be in a better position to take those plans to outside agencies. They are not in the position to do that at this time. Vice Chair Buddenbaum confirmed that the DEP or County would not permit them to proceed if the system would interfere with any neighboring property. Mr. Ritchie stated that is correct.

Planner Fegley addressed her comments in her letter dated 12/20/2021 and asked about the test pit locations and borings. She stated the one done in Florence Township was not done very far into Florence Township and that test systems are more into Mansfield Township. Mr. Ritchie stated the borings were done at the beginning of the design efforts, and before they knew where everything was going to be located, they laid out the soil boring program. Planner Fegley asked if they will be getting additional information for more areas in Florence Township. Mr. Ritchie stated absolutely. They just did initial test pit kits to get a sense of what they are looking at.

Planner Fegley asked why the septic is being placed in Florence Township and not in Mansfield Township. She thought it might be because of the representation of the borings, but that hadn't been done yet. Mr. Ritchie stated they hadn't been done in the specific footprint of where the building is proposed, but some were done in the area. Planner Fegley stated not within 200 feet of the building. Mr. Ritchie stated there may be a subsequent test and they are still in the process of testing. He stated the map of the test sites may not reflect everywhere that has been tested and he can provide testimony that additional test sites and borings have been done; however, they are still in the process of testing. Planner Fegley stated it may be possible the site they are proposing for the septic system may not be suitable. Mr. Ritchie stated that is correct and that is why they are here for preliminary approval and not final.

Chairman Lutz stated we'll take a brief recess and then continue with additional comments from our Board professionals and look to adjourn at 10 p.m. or 10:30 p.m. The meeting went into recess at 9:16 p.m.

Board back in session at 9:30 p.m.

Planner Fegley asked Mr. Ritchie when the numbers submitted to DEP will be available. Mr. Ritchie asked if she wanted what was submitted with the application to DEP or when it is approved by DEP. Planner Fegley stated what was submitted to DEP, plus she would like to see the permit plans and individual planning. She stated she knows this has to be on file with the township clerk, but she would like to see their application to the DEP and the plans. Mr. Ritchie stated he can get them to her this week. Planner Fegley asked when the revised Phase I will be available. Mr. Ritchie stated by the end of next week. Planner Fegley asked if anything would be revised on their Municipal Services Utilities Statement. Mr. Gillespie stated no. Planner Fegley stated they already talked about the preliminary septic system design report and asked about an alternative analysis because the building will be located in Mansfield Township, but the septic is proposed in Florence Township. She stated she asked about this at last month's

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meeting and was told that's where it will fit the best. Did they ever consider putting the septic in Mansfield Township? Mr. Ritchie stated they did, but because of the high slopes, high ground water and unsuitable soils on the Mansfield Township side, the location in Florence Township is the best. They did not prepare an alternative analysis because of this. Planner Fegley stated she found another site suitable that is in Mansfield Township. Mr. Ritchie stated he would call her tomorrow to discuss this. Planner Fegley stated her questions on traffic were answered through testimony.

As to her General Comments mentioned in her review letter:

- Access controls or gates for fencing – Mr. Ritchie stated they are not proposed at this time for fencing; however, if the end user requires fencing, they will request permit at that time.
- Mr. Ritchie stated they will work on landscaping as well and consider her recommendations.
- Monument sign – Mr. Ritchie and Mr. Gillespie stated they have no identification signage proposed at this time because this is preliminary, but it will be included when they come before the Board for final approval.

Planner Fegley stated the applicant has addressed all of her concerns.

Engineer Dougherty stated the only remaining item on his letter were comments regarding their EIS. The applicant submitted a revised EIS Friday, 3/4/22, and he did not have a chance to review. Solicitor Frank stated both Engineer Dougherty and Planner Fegley will address their comments on the revised EIS at the next meeting.

Florence Township Fire Marshal Brian Richardson was sworn in by Solicitor Frank. His review letter is dated 12/17/2021. He stated he has a concern with the proposed water supply. The plans indicate a 12-inch fire water line to Florence Columbus Road; however there is no water system to connect to. Furthermore; there is no explanation as to how this water supply will be established.

He stated the following:

- While the warehouse is 100% within Mansfield Township its southwestern boundary is adjacent to the Florence Township line and its northwestern boundary is less than 25' from the Florence Township line. Therefore, any incident has the potential to fall within the boundaries of Florence Township. Additionally, as access to this site is through Florence Township, and the fact that the Emergency Response grids already dispatch both Florence and Mansfield Townships in this area, the Fire Department's concerns should carry great weight.
- As previously stated by Mr. Gillespie, we have to view the entire application. Until the water supply issue is established and a suitable amount of water is available to support both the required sprinkler system and fire suppression operations, the fire department adamantly opposes any development of this property.
- In researching this topic, the NFPA 1142 Standard on Water Supplies for Suburban and Rural Firefighting 2017 (Ed.) stated that the building's cubic volume is divided by the occupancy hazard classification number, then multiplied by the construction class. Since the building is to be fully suppressed, they may take a 75% reduction in the amount of water which is required. The following is the calculation done by Fire Marshal Richardson:
 - o Building size: 1,105,000 sq ft X 44 ft height = 48,620,000 cu. ft. (cubic volume of warehouse)

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- $48,620,000 \text{ cu. ft.} \div \text{by } 4 = 12,155,000 \text{ cu. ft.}$ (
- $12,155,000 \text{ cu. ft.} \times .75 = 9,166,250 \text{ gallons}$ (hazard calculation multiplied by the construction class)
- $9,166,250 \text{ gals.} \times .25 = 2,279,062 \text{ gals.}$ (water required for fire suppression operations for the proposed building)
- Using the 2018 version of International Fire Code, appendix states that for a Type IIA building, 6,000 gallons of water per minute for 4 hours = 1,440,000 gallons of water is needed; for a Type IIB building, 8,000 gallons of water per minute for 4 hours = 1,920,000 gallons of water is needed.

He is requesting that 1.9 million gallons of water is shown to be available for this site. Florence Township has a total of 2 million gallons of water in their public water system. The applicant is looking to connect to NJ American Water, which has not yet been determined if this is possible. The water main is not anywhere near site, and he wants to ensure that if an incident is at the facility that there is enough water. To set up a water supply from Florence Township, it would require 9 fire trucks, where 8 would be on Florence Columbus Road, which would then shut down Florence Columbus Road and cause a major traffic impact. They will continue to be adamant that an acceptable amount of water be maintained on site or be available from an adequate source. He added since there is only one proposed driveway onto the property, the use of a surface mounted supply line would be detrimental to the access of the property.

Fire Marshal Richardson reviewed the rest of his comments regarding onsite hydrants, fire hydrant connection, fencing and gates were previously discussed, roof access via set of stairs and not a ladder, and Class III standpipe provided at the roof access.

He stated that they must ensure that the interest of public safety is represented and the proposed development doesn't place an undue burden on the community. Completely suppressed warehouses have burned down in the recent history which is why they continue to be so emphatic in their request for adequate fire protection water. These request are based upon nationally recognized and adopted standards which in themselves serve as minimum levels for safety.

Mr. Gillespie stated he appreciates Fire Marshal Richardson's testimony and asked if he could be provided a copy of his testimony. Fire Marshal Richardson stated he would forward a copy in the morning.

The meeting was opened for public comment.

John D'Acquisto of 7 Yockus Lane was sworn in by Solicitor Frank. He stated he lives in Greenbriar adjacent to the property on Old York Road. His concern was that they are going to build this massive building and asked what Florence Township is getting out of this other than and increase the amount of traffic, more noise, more lights, a parking lot and a cesspool. He asked if we could deny them water rights. Solicitor Frank stated the Board has no jurisdiction to do that. He stated the applicant can't prove anything in regard to traffic and can only give us an estimate. He asked again what's in it for us? Solicitor Frank stated that is not a fair question for this Board and explained what the Zoning Board of Adjustment can do and its jurisdiction.

John Fratinardo of 4 Yockus Lane was sworn in by Solicitor Frank. He expressed several concerns: not enough water to fight a fire; flooding from the property that he's seen twice where water from the creek has flooded Florence Columbus Road making it impassable and adding a warehouse will create more flooding; if they don't put a traffic light in right away for the facility, it will endanger the citizens of Burlington County because of the traffic we already have on

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Florence Columbus Road; and who is going to service that facility for fire and ambulance. He said that logically it's mutual aid, but questioned whose responsibility it is.

Dennis Slaboda of 75 Ridgway Drive was sworn in by Solicitor Frank. He stated that with respect to the disadvantages to this location, he feels this will decrease the value of his home. He disagrees with Mr. Phillips' statement that there'll be minimal impact for surrounding residences.

Kristan Marter of 220 E. Front Street was sworn in by Solicitor Frank. Ms. Marter confirmed she was appearing as resident of Florence Township. She asked the Board to take into consideration the traffic. Newly approved and proposed warehouses in the area include: these 2 projects before the Zoning Board, on the Vanco property on the other side of I295, the Jones farm, the Margolis project, and River Road. The Wainwright and Lounsberry projects will be right across the street from each other and will generate over 3,000 trips a day. She sees this as being a major impact with our traffic. She also questioned what NFI has planned for the balance of the Wainwright property in the AGR zone. Her biggest request for the Zoning Board is to require that there is no clear cutting or excavating of land until the developer has all clear permitting from DEP and all other outside agencies.

Michelle Rosenblum of 19 Buttonwood Drive was sworn in by Solicitor Frank. She asked that the testimony from their sound engineer and Mr. Phillips be made available on the township website. Solicitor Frank stated Mr. Dotti's was submitted late this afternoon, but will be posted on the website. Ms. Rosenblum thinks the applicant failed to present satisfactorily the criteria to grant this variance. She referred to page 19 of the Master Plan regarding remaining AGR land should be protected from development. She also mentioned the township withdrew support of commercial development for that area in 2017. Her concerns are traffic related and stated Florence Township's infrastructure does not support this. The traffic situation gets worse daily with ours and Mansfield Township's recent developments. She also stated we should not grant applications out of fear of being sued by an applicant.

John O'Callaghan of 53 Oak Lane, New Egypt was sworn in by Solicitor Frank. Mr. O'Callaghan stated he understands we have to put warehouses somewhere; but, by looking at the Master Plan, which is against AGR development, there is also negative criteria which the applicant does not see as negative criteria. He feels the Board should deem this application inconsistent with the Master Plan as it does not meet the township's criteria and asks the Board to not consider this use variance.

James Fevola of 39 Ridgway Drive was sworn in by Solicitor Frank. He stated he has lived here for 5 years, and has noticed a large increase of truck traffic on Old York Road that are traveling to the NJ Turnpike because of development in the area. He can count on a regular basis a truck going by every couple of minutes. Old York Road is curvy and narrow; too narrow for these types of vehicles. They hear engine braking at 2 AM. If these applications are approved, the traffic will only increase. He stated he hopes this is taking into consideration. He stated he pays a lot in taxes and this will certainly not increase his quality of life.

Chairman Lutz asked to adjourn this application to the next meeting where we will pick back up with public comment.

Mr. Gillespie agreed with to adjourn this application to the April 4, 2022 meeting and asked that the next application for NFI, Lounsberry Tract be adjourned to the April 4, 2022 meeting as well; both with no further notice required. Mr. Gillespie also stated they agree to the extension of time for the Board to make a decision on these applications.

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It was the Motion of Mr. Patel, seconded by Vice Chair Buddenbaum to adjourn Application ZB#2021-14 and Application ZB#2021-13 to the April 4, 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 and the next application, known as the Lounsberry Tract, will be adjourned to the April 4, 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 comment portion of the meeting is for general comments only and not for comments on any of the applications presented tonight.

The meeting was opened for public comment.

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

Hearing no one wishing to speak, it was the Motion of Vice Chair Buddenbaum, seconded by Mr. Sovak 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 10:39 p.m. Motion unanimously approved by all members present.

Dennis Puccio, Secretary

/kf