

Florence, New Jersey 08518-2323
July 22, 2025

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

Secretary Fratinardo 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:

Fred Gabriele	Bernard Isaacson
Chairman John Pagano	Mayor Kristan Marter
Councilman Fratinardo	Newell Kehr
Kecia Taylor	Carl Mattson

ABSENT: None

EXCUSED: Engineer Hugh Dougherty

ALSO PRESENT: Solicitor David Frank, Planner Pat VanBernum

MINUTES

It was the Motion of Mayor Marter, seconded by Mr. Isaacson to adopt the minutes of the regular meeting held on June 24, 2025. Motion unanimously approved by all members present.

RESOLUTIONS

- A. PB-2025-05: Finding Capital Projects Review BC Landfill Energy LLC Consistent with Master Plan

A Motion was made by Mr. Kehr, seconded by Mayor Marter to approve Resolution PB-2025-05. Upon Roll Call the Board voted as follows:

YEA: Kehr, Marter, Fratinardo, Gabriele, Isaacson, Mattson, Pagano

NO: None

Motion Carries

MASTER PLAN REVIEW

- A. Township Ordinance No. 2025-19 Adopting an Amended Redevelopment Plan for 2006 US Route 130, Block 163.01 Lot 1.01, 1.03, 1.04

Solicitor Frank said that the Board has the authority to review the Redevelopment Plan and determine if it is consistent with the Master Plan as well as make any recommendations if they choose.

Planner VanBernum is the new Planner for the Board and he was sworn in by Solicitor Frank. Planner VanBernum went on to state that his office prepared the amendment to the Redevelopment Plan. The original Redevelopment Plan was adopted in 2012. The new plan proposes expanded permitted uses on the site and changes to the bulk standards and requirements.

The Planner's office prepared a review of the goals and objectives throughout the different Master Plan elements that were a part of the 2022 Master Plan update. Planner VanBernum handed out this report to the Board to look over. There is specific reference to Route 130 in the entirety of the Master Plan in terms of ensuring the development that happens along the corridor is consistent and meets the goals of the Master Plan.

The circulation plan element specifically talks about warehouse and distribution facilities. Planner VanBernum said it is important to note that access to those is important, rather than diverting to local roads.

Planner VanBernum stated that his firm's position is that the amended Redevelopment Plan is consistent with the Master Plan.

Mr. Isaacson asked about the proposed uses on the redevelopment plan that includes warehouse space. Mayor Marter explained that the proposed plan in this case is to demolish the existing office building and utilize the space as additional storage for Burlington Stores. It is not a warehouse or distribution center, but an overflow center for additional product. There is always a chance the building can be sold but there is an agreement that it cannot be a warehouse with an intensity such as an Amazon distribution center.

The other issue is that once the existing building comes down and there will be a period of time before the new building is finished. The developer is willing to work with the town to give a bridge tax payment for that period of time.

Mr. Kehr asked about the item F1 in the Plan which states that "failure to begin development of land and construction improvements within six years of the Township's receipt of the executed Redeveloper's Agreement shall cause the reversion back to the original Non-Condensation Redevelopment Plan, unless extended by Council".

Solicitor Frank said that what is before Planning Board and Council is re-zoning the property to allow the proposed change of use. If they do not implement the change in six years, then Council can say that it cannot be changed. However it seems that the developer has agreed to continue paying the taxes, even with no building there. That would be a significant financial penalty if no structure was ever built.

Mayor Marter said the plan is also to deed restrict the property behind which is a farm. This would be so the property can't be sold to construct homes. There is also a large forest property between Bustleton Road and Burlington-Columbus Road that the town and county are working on to get preserved. That will also help so that developers can't come in and try to build in that area.

Solicitor Frank said that with regards to design standards and bulk standards, the Board can make recommendations or suggestions to Council.

Chairman Pagano mentioned that this change can reduce the trips in and out of the property since there will not be as many employees. Planner VanBernum also added that the off-street parking requirements can be accomplished using the easement between the developer's two properties. This would also mean less impervious coverage, with less asphalt for parking.

Once a Redevelopment Plan is approved by Council it goes with the land, so the Zoning can't change if the property is sold. The Redevelopment Plan supersedes the Highway Commercial zoning where the property is located.

A Motion was made by Mr. Kehr, seconded by Mr. Mattson to approve the Redevelopment Plan as consistent with the Master Plan.

Upon Roll Call the Board voted as follows:

YEA: Kehr, Mattson, Fratinardo, Isaacson, Marter, Pagano

NO: None

ABSTAIN: Gabriele

PUBLIC COMMENTS

There were no members of the public in attendance.

ADJOURNMENT

Motion by Mr. Kehr, seconded by Mr. Gabriele to adjourn the meeting at 8:15PM, which was unanimously approved by all members present.

John Fratinardo, Secretary

JF/ah