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Florence, New Jersey 08518-2323  
January 27, 2026

The reorganization 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. Solicitor Frank called the meeting to order at 7:31 p.m. followed by a salute to the flag.

Solicitor Frank 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:

Councilman John Fratinardo	Bill Berry
Stu Foulks	Bernard Isaacson
Tina Lloyd	Mayor Kristan Marter
John Pagano	Adam Schoen

ABSENT: Carl Mattson

ALSO PRESENT: Solicitor David Frank  
Engineer Bryan Clark  
Planner Pat VanBernum  
Clerk Anne-Marie Hellmann

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

Solicitor Frank administered the Oath of Office to Bernard Isaacson (Term Expiring 12/31/27); Stuart Folks (Term Expiring 12/31/27); William Berry (Term Expiring 12/31/29); Tina Lloyd (Term Expiring 12/31/27)

#### ELECTION OF OFFICERS FOR 2026

Solicitor Frank asked for nominations for Board Chairperson. It was the Motion of Mr. Berry, seconded by Mr. Fratinardo to nominate Mr. John Pagano for Chairman. It was the motion of Mr. Berry, seconded by Mr. Isaacson that the nominations be closed. Motion to elect Mr. Pagano to Chairman was unanimously approved by all members present. Mr. Pagano thanked the Board for their continued confidence as Chairman.

Chairman Pagano asked for nominations for Vice Chairman. It was the Motion of Mayor Marter, seconded by Chairman Pagano to nominate Mr. Berry for Vice Chairman. Motion to elect Mr. Berry unanimously passed by all members present.

Chairman Pagano asked for nominations for Board Secretary. It was the motion of Mr. Berry, seconded by Mr. Isaacson to nominate Councilman Fratinardo for secretary. Motion to elect Councilman Fratinardo as Secretary was unanimously approved by all members present.

2.

It was the motion of Mr. Berry, seconded by Mayor Marter to nominate Anne-Marie Hellmann as Clerk of the Board. Motion to elect Anne-Marie Hellmann as Clerk of the Board was unanimously approved by all members present.

### RESOLUTIONS

A. Resolution PB-2026-01: Appointment of Planning Board Solicitor & Engineer

- The Board selected David Frank as Board Solicitor, Pennoni as Board Engineer, and Environmental Resolutions as Board Planner, Environmental Resolutions as Conflict Engineer

It was the motion of Mr. Berry, seconded by Mr. Fratinardo to adopt Resolution PB-2026-01. Motion unanimously approved by all members present. Mr. Isaacson abstained

B. Resolution PB-2026-02: Establishing the Annual Schedule of Regular Meetings and Other Policies Relating to the New Jersey Open Public Meetings Act

It was the motion of Mr. Berry, seconded by Mr. Isaacson to adopt Resolution PB-2026-02. Motion unanimously approved by all members present.

C. Resolution PB-2026-03: Readopting the Planning Board Administrative Rules

It was the Motion of Mr. Berry, seconded by Mr. Isaacson to approve Resolutions PB-2026-03 Motion unanimously approved by all members present.

### MINUTES

It was the Motion of Mayor Marter, seconded by Mr. Isaacson to adopt the minutes of the regular meeting from November 25, 2025, as submitted. Motion unanimously approved by all members present.

It was the Motion of Mayor Marter, seconded by Chairman Pagano to adopt the closed meeting minutes from November 25, 2025. Motion unanimously approved by all members present.

### APPLICATIONS

A. PB#2025-03: Application from American Millwright & Rigging for Minor Site Plan Approval for property located at 600 Cumberland Blvd Block 162, Lot 4.02

Mr. John Gillespie is representing the applicant for this application. He stated that the applicant is doing work to clean up the old Tuscan Farms property. Mr. Bill Marley from American Millwright and Rigging was contacted by Dairy Farms of America to remove a diesel tank and pump shed to create additional parking on the property. The production will be increasing and a new parking area is needed to accommodate the extra employees. There will be additional demo work which will eliminate an unused concrete ramp. The ramp will be removed and will maintain the grade. The existing diesel tank will be safely removed as it is unneeded.

3.

Mr. Matt Walsh of PS&S is the Engineer for the project. The Board accepted him as an expert witness. Mr. Walsh displayed two exhibits:

Exhibit A1: aerial photo of the property, showing the project site in the upper left corner.

Exhibit A2: a blown-up color rendering indicating the improvements

The plan is to add 16 additional parking spaces. There are two existing ADA spaces and there are 3 more planned. The total number of parking spaces will be 147. Some of the existing spaces are outside the allowed 300' from the entrance, but all of the new spaces will be within 300'. There will not be any new impervious coverage. There is an existing 19.9' rear yard setback that will remain unchanged. There are no new variances required.

Planner VanBernum confirmed that there are no new variances needed since the parking distance was addressed by Mr. Walsh. There is an existing above-ground gas line in the parking area that is protected by bollards.

A Motion was made by Mayor Marter, seconded by Councilman Fratinardo to open the application to public comment. Seeing no one wishing to comment, a Motion was made by Councilman Fratinardo, seconded by Mr. Berry to close public comment.

A Motion was made by Mayor Marter, seconded by Mr. Berry to approve the application with the design waiver for the parking. Motion unanimously approved by all members present.

#### COURTESY REVIEW

- A. Florence Township Water Treatment Plant Improvements submitted by Remington & Vernick Engineers on property located at 238 West Sixth Street, Florence Block 156.02 Lot 13

Planner Mr. Greg Sullivan and Engineer Mr. James Bulicki, of RVE presented the plans to the board. Mr. Bulicki explained that there are required improvements needed to the water treatment by the end of 2027.

The plant has the ability to expand the capacity if needed. Two trees will be removed in the area and the town can replace the trees in another area near the site. There will not be a sidewalk added on Summer Street. The generator is diesel and the sound is a level 2 which means it is silent. The generator will run approximately 30 minutes per week. The township will select the timing for the generator to run. The height of the building is proposed at 36.8', and the height of the backwash tank is 45'.

The exits will have lighting and there will be additional lighting on Summer Street. The Engineer is going to submit the lighting plan to the Board Engineer after the meeting.

Planner VanBernum reviewed the township's Master Plan when preparing the review for this project. The 2022 Master Plan includes the goals referencing the municipal public water facilities such as balancing the improvements and expansions with the existing need and coordinated with the Township's future land use policies. Planner VanBernum feels that the improvements are consistent with the Master Plan.

4.

A Motion was made by Councilman Fratinardo, seconded by Mr. Isaacson to open the review to public comment. Motion unanimously approved by all members present. Seeing no one wishing to comment, a Motion was made by Mayor Marter to close public comment. Motion unanimously approved by all members present.

A Motion was made by Mr. Isaacson, seconded by Mayor Marter to find the project consistent with the Master Plan. The lighting plan will also be sent. Motion was unanimously approved by all members present.

PUBLIC COMMENTS

There were no members of the public in attendance.

ADJOURNMENT

It was the Motion of Mr. Berry, seconded by Mayor Marter to adjourn the meeting at 8:42PM. Motion unanimously approved by all those present.

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John Fratinardo, Secretary

JF/ah