

**FLORENCE TOWNSHIP PLANNING BOARD
REGULAR MEETING TUESDAY, JANUARY 27, 2025 - 7:30 P.M.**

FINAL AGENDA

Meeting Date: Tuesday, January 27, 2026

Meeting Time: 7:30 P.M.

Location: **In Person: Municipal Building, 711 Broad Street, Florence**

OR: Join Zoom Meeting

<https://zoom.us/j/94542950911?pwd=PdM1pNoCbk8idVwGUzZ5ARAtD1hMPC.1>

Meeting ID: 945 4295 0911

Passcode: 450324

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1. CALL TO ORDER, SALUTE TO THE FLAG AND SUNSHINE STATEMENT
 2. ROLL CALL
 3. SWEARING-IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES
 4. ELECTION OF OFFICERS FOR 2026
 - A. Election of Board Chairman
 - B. Election of Board Vice Chairman
 - C. Election of Board Secretary
 - D. Election of Board Clerk
 5. APPOINTMENT OF PROFESSIONAL STAFF
 - A. Appointment of Board Solicitor
 - B. Appointment of Board Engineer
 - C. Appointment of Board Planner
 6. RESOLUTIONS
 - A. Resolution PB-2026-01: Authorizing the appointment of Planning Board Solicitor, Engineer and Planner.
 - B. Resolution PB-2026-02: Establishing the Annual Schedule of regular meetings and other policies relating to the New Jersey Open Public Meetings Act.
 - C. Resolution PB-2026-03: Adopting rules and regulations for submission and review of applications before the Florence Township Planning Board
 7. MINUTES
 - A. Regular Meeting Minutes from November 25, 2025
 - B. Closed Meeting Minutes from November 25, 2025
 8. CORRESPONDENCE

FINAL AGENDA

9. 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
 1. Planner's Review letter dated: November 12, 2025
 2. Engineer's Review Letter dated: November 12, 2025
 3. Revised Site Improvement Plan dated Dec 17, 2025
 4. Response letter from PS&S to Pennoni dated 12/17/25
 5. Response letter from PS&S to ERI dated 12/17/25
 6. NJDEP Site Remediation Form

10. COURTESY REVIEW
 - A. Florence Township Water Treatment Plant Improvements submitted by Remington & Vernick Engineers Block 156.02 Lot 13 238 West Sixth Street Florence
 - 1. Memo from ERI dated Jan 20, 2026*

11. OTHER BUSINESS

12. PUBLIC COMMENTS

13. ADJOURNMENT