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Florence, New Jersey 08518-2323
February 24, 2026

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:

Councilman John Fratinardo	Mayor Kristan Marter
Bernard Isaacson	Stu Foulks
Carl Mattson	Adam Schoen
Chairman John Pagano	Bill Berry

EXCUSED: Tina Lloyd

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

RESOLUTIONS

- A. PB-2026-06: Approval of Application from American Millwright & Rigging for Minor Site Plan Approval for property located at 600 Cumberland Blvd Block 162, Lot 4.02

A Motion was made by Mr. Berry, seconded by Mayor Marter to approve PB-2026-06. Upon Roll Call, the Board votes as follows:

YEA: Berry, Marter, Foulks, Fratinardo, Isaacson, Schoen, Pagano

NO: None

ABTAIN: Mattson

ABSENT: Lloyd

MINUTES

It was the Motion of Mr. Isaacson, seconded by Mr. Fratinardo to adopt the minutes of the regular meeting held on January 27, 2026. Motion unanimously approved by all members present.

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CORRESPONDENCE

- A. Notice from PSEG re: Application for Statewide Utility Blanket Flood Hazard Area dated February 2, 2026

A Motion was made by Mr. Berry, seconded by Mr. Isaacson to received and file the correspondence.

APPLICATIONS

- A. PB#2026-01: Application from Florence Crossings I, 2020 Route 130 Block 160.01 Lot 2.01 for Minor Site Plan for the installation of a fence

Mr. John Gillespie, from Parker McCay represents the applicant. Before testimony started, Engineer Clark wanted to address completeness of the application. There is a signature block for Board Chairman and Secretary missing on the plans that will need to be revised. Also, there was a waiver requested for the utility layouts. Engineer Clark stated that the application can be deemed complete once the applicant provides testimony about the utility layouts.

A Motion was made by Mr. Berry, seconded by Mr. Mattson to accept that application as complete. Motion unanimously approved by all members present.

Mr. Gillespie stated that a fence is proposed behind the berm in the front setback of the Subaru building for safety and security purposes. According to the code, fences are not permitted on a non-residential property along the front setback line. There is no existing fence, and since the building is set back off the highway, it won't be visible to drivers.

Mr. Joe Leonetti was sworn in by Solicitor Frank. He works with the security officers at Subaru. He provided copies of 5 incidents (Exhibit A1) which outline recent security problems dating back to September 2025. The incidents are typically unauthorized vehicles & vandalism in the lot as well as some trespassing incidents.

There is an existing fence on three sides of the property. If this fence is approved, it will have a gate that employees can access using a key card during the day. At night, the gate will be padlocked, while the fire department will still have access using a knox box after hours.

Mr. Ryan Havey, of Taylor Weismann Taylor is the engineer for the project. He is a NJ licensed engineer, currently in good standing. He has also testified in front of the Board within the last year. The Board accepted him as an expert witness.

Mr. Havey brought some photos of the existing property. The pictures are from Route 130 of the 4.5' landscape berm that extends the front of the property, and also includes substantial vegetation. The proposed fence is 6' in height. Given the speed of cars on Route 130, and the existing landscaping berm, the fence will not be visible from the highway. There are only a few utilities in the area of the fence, but they are significantly deeper underground than the fence will be so there should be no issues digging for the fence posts. There is also a sanitary sewer line 10' below

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ground that is not in the vicinity of where the fence is proposed. The building next door also has a security fence.

Mr. Havey also added that there will be a pedestrian gate which is 48” wide that will also accommodate bicycles. Mr. Havey agreed to add the construction details of the gate to the plans. There is no signage proposed and no changes to the landscaping berm are proposed. Any landscaping that is damaged will be replaced. Mr. Havey also agreed to comply with the Knox box access for the fire dept. The property will be marked out prior to any digging.

Planner VanBernum added that adding the security fence is no detriment to the public good, and will enhance public safety.

There was no one from the public in attendance.

Motion made by Mayor Marter, seconded by Mr. Berry to approve application PB#2026-01. Upon Roll Call, the Board voted as follows:

YEA: Marter, Berry, Foulks, Fratinardo, Isaacson, Mattson, Pagano

NO: None

ABSENT: Lloyd

MASTER PLAN REVIEW

A. Twp Ordinance 2026-03: Affordable Housing Ordinance Amendment

Solicitor Frank stated that he talked with Mary Beth Lonergan, the Affordable Housing Planner. This ordinance is an administrative ordinance; it does not change any of the Zoning or the permitted uses. It incorporates the regulations that have been adopted by the State for the governance of Affordable Housing programs. It is built off of a model ordinance that the various Planners have put together.

Planner VanBernum explained that when this was initially at the board in May of 2025, there were some changes. The Board was asked to look at it with the changes to approve that it is still consistent with the Master Plan. The state established the prospective needs for affordable housing in municipalities, and the housing plan is designed to accomplish those needs. This ordinance will also be looked at by the Fair Share Center which does the administrative negotiating as part of Affordable Housing.

Because Round Three had so many special cases, going into Round Four, the set-asides were more standardized.

Mr. Isaacson asked for an explanation of the term other compensatory benefits with regards to the set-asides. Solicitor Frank explained that it means the other ways of being able to provide Affordable Housing such as some flexibility of where the affordable housing units are placed throughout the municipalities.

Planner VanBernum explained that the development fees didn't change in the amended ordinance. He also confirmed that this ordinance is consistent with other municipalities in the state.

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A Motion was made by Mr. Isaacson, seconded by Mayor Marter to approve Twp Ord 2026-03 as consistent with the Master Plan. Upon Roll Call, the Board voted as follows:

YES: Isaacson, Marter, Berry, Fratinardo, Mattson, Foulks, Pagano

NO: None

Motion Carries

PUBLIC COMMENTS

There were no members of the public in attendance.

ADJOURNMENT

Motion made by Mr. Fratinardo, seconded by Mr. Berry to adjourn the meeting at 8:21PM. Motion unanimously approved by all members present.

John Fratinardo, Secretary

JF/ah