

4.

Florence, New Jersey 08518-2323
March 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
Tina Lloyd	

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

RESOLUTIONS

A. PB-2026-04: Capital Projects Review Finding Florence Township Water Treatment Facility Improvements Consistent with Master Plan

A Motion was made by Mr. Berry, seconded by Mr. Fratinardo to approve PB-2026-04. Upon Roll Call, the Board votes as follows:

YEA: Berry, Fratinardo, Isaacson, Lloyd, Marter, Mattson, Pagano
NO: None
ABTAIN: None
ABSENT: None

MINUTES

It was the Motion of Mr. Fratinardo, seconded by Mr. Berry to adopt the minutes of the regular meeting held on March 24, 2026. Motion unanimously approved by all members present.

CORRESPONDENCE

A. WTP Improvements, Submission of NJDEP TWA Permit Application

5.

A Motion was made by Mayor Marter, seconded by Mr. Berry to receive and file the correspondence.

APPLICATIONS

- A. PB-2026-02: Application from Woolman Construction for Minor Site Plan for property located at 1100 John Galt Way Block 158, Lot 3.01

Trevor Cooper of Stevens and Lee represents the applicant, Keith Woolman. Mr. Cooper explained that the property has an existing warehouse on it, and the property is 34.01 acres.

Ms. Katie Daroshefski is the civil engineer on the project. She was accepted by the board as an expert witness. She explained that the applicant is proposing demolition of an existing 10ft x10ft patio and temporary canopy and replace it with a 20 x 20ft patio, a new attached 14.5' high canopy and a black iron picket fence on three sides. Mr. Woolman added that the canopy will be about 12" from the building. This area will be used as a break area for the employees of the warehouse.

The existing landscaping will stay the same, and any grass or landscaping that is disturbed will be replaced. There are no signs proposed. The existing lighting on the building will not change, and there will be LED lighting under the canopy. The lighting will be hard wired to the building.

Ms. Daroshefski said that there are no real detriments to this improvement as it promotes the health and safety of the employees. Also, this is a typical accessory structure at a warehouse. There are existing tables and chairs that will remain.

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

A Motion was made by Mr. Mattson, seconded by Mr. Isaacson to approve PB#2026-02

Upon Roll Call, the Board voted as follows:

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

NO: None

ABSTAIN: None

ABSENT: None

OTHER BUSINESS

- A. Delaware River Bridge Final Alternative Analysis Report Dated February 2026

This report will be discussed during the April 28, 2026 Planning Board meeting to give the board members time to review it. The electronic version of the plan was not received for distribution until March 23.

6.

PUBLIC COMMENTS

There were no members of the public in attendance.

ADJOURNMENT

Motion made by Mr. Berry, seconded by Mayor Marter to adjourn the meeting at 7:54PM. Motion unanimously approved by all members present.

John Fratinardo, Secretary

JF/ah