

Florence, New Jersey 08518-2323
April 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 Fratinaro 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 Fratinaro	Bernard Isaacson
Mayor Kristan Marter	Carl Mattson (virtual)
Chairman John Pagano	Newell Kehr
Kecia Taylor (virtual)	

ABSENT: Fred Gabriele

ALSO PRESENT: Solicitor David Frank, Engineer Hugh Dougherty, Planner Dave Benedetti

RESOLUTIONS

- A. PB-2025-04: Finding Redevelopment Plan for 61 Cathy Lane Inconsistent with Master Plan

Chairman Pagano asked Solicitor Frank regarding a section in the resolution that suggests the Planning Board will explore other potential uses than retail commercial for some of the existing HC Zone District. Solicitor Frank said that as long as there is not a quorum of the board, there can be a subcommittee of three members, not four, that can meet privately to discuss.

A Motion made by Councilman Fratinaro, seconded by Mr. Kehr to adopt Resolution PB-2025-04

Upon Roll Call the Board voted as follows:

YEAS: Fratinaro, Kehr, Isaacson, Marter, Mattson, Taylor, Pagano
NO: None

MINUTES

It was the Motion of Mayor Marter, seconded by Councilman Fratinaro to adopt the minutes of the regular meeting held on March 25, 2025. Motion unanimously approved by all members present.

APPLICATIONS

PB#2025-01: Application for Capital Projects Review under NJSA 40:55D-31 2104 Burlington-Columbus Road, Block 173 Lot 4

Solicitor Frank gave some background for this application. Anytime a government agency is proposing a Capital Project, the Planning Board has an obligation to determine if it is consistent or inconsistent with the Master Plan. The application is not subject to site plan review. This project has a private entity that is constructing a facility at the County landfill. Because it relates to solid waste, it is exempt from Zoning under the Solid Waste Management Act. This is why it is a Capital Project review.

Mr. Mike Malinsky from Fox Rothchild is representing the applicant BC Landfill Energy LLC. The applicant is proposing a renewable natural gas plant at the existing Burlington County Resource Recovery Complex. The applicant is proposing to convert the building on Lot 4 into a renewable natural gas plant, there will also be a small addition to the building. The gas plant will allow landfill gases to convert into natural gas which can be used by the public.

Mr. Fred Rohs is the Director of Project Delivery from South Jersey Industries. Exhibit A-1 is an aerial view of the 522-acre landfill. Mr. Rohs explained that everything on the photo between Route 295 and the NJ Turnpike is county owned property. Lot 4 is the project site and it is 13.95 acres.

Exhibit A-2 is a site dimension and layout plan which shows there is an overlay. There is an existing structure on this site which was installed in 2008 or 2009 as part of the original project. At that time, the landfill gas was used to create electricity. There is a 2400sf addition proposed to the building in that area.

Mr. Rohs went on to explain that any landfill gas that is regularly collected is sent through a flare so it is mixed with natural gas, if needed, in order to burn and remove any harmful materials as well as reduce emissions from the landfill. The project Mr. Rohs is proposing is taking that gas, cleaning and purifying it into methane and injecting into the public utility system. This process will reduce emissions and have less of an environmental impact.

One of the points brought up in the Engineer's Review was the required parking setback of 75 feet from Recycle Road. The application proposes less than 75 which is a pre-existing, non-conforming condition. There are no changes proposed other than the addition to the building. Engineer Dougherty added that if this were not the landfill, this would be a site plan application. By looking at the General Manufacturing ordinance, the setback mentions the setback from a public road but Recycle Road is not a public road. Typical buffers don't apply to this application. Mr. Rohs said the lot that the building is on is surrounded by all county owned property. The existing solar array is located in a privately owned landfill which Mr. Rohs's company leases.

Mr. Malinsky said the size of the existing building, would require 14 parking spaces and there are currently 10 parking spaces. There is no need for more than 10 spaces. Mr. Rohs confirmed that the facility will employ two employees who will work in 8-10 hour shifts nor will there be any public at this facility.

25.

Mr. Malinsky stated that there was a signage suggestion in the Engineer Review letter to indicate the direction of the two access ways, which the applicant will accommodate and there will be a do not enter sign at both driveways with a one-way directional sign. The applicant will also be sure that the silt fencing stays within the property lines of this lot. The site slopes down, so the northern areas will be an earth berm wall and the southern portion will be a concrete retaining wall.

Mr. Bahran Farzenah is the Planner/Engineer and was sworn in by Solicitor Frank. There is a pervious paving system being planned for this area. Mr. Farzenah explained that it is an asphalt paving system.

The byproduct of the cleaned gases is CO2 and any other materials are contained and are later disposed of appropriately as required.

The applicant will send the gas purchase agreement to the township officials, which was a public RFP. NJDEP is the approving authority for the stormwater management for this site.

Planner Benedetti said that the application is compliant with the Master Plan and it meets the criteria. This use is permitted in the GM zone.

A Motion was made by Mr. Kehr and seconded by Mr. Isaacson to find Application PB#2025-01 consistent with the Master Plan. Upon Roll Call the Board voted as follows:

YEAS: Kehr, Isaacson, Fratinardo, Marter, Mattson, Taylor, Pagano

NO: None

PUBLIC COMMENTS

There were no members of the public in attendance.

ADJOURNMENT

Motion by Mayor Marter, seconded by Mr. Isaacson to adjourn the meeting at 8:10PM, which was unanimously approved by all members present.

John Fratinardo, Secretary

JF/ah