

Florence, New Jersey 08518-2323
September 23, 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. Acting Chairman Gabriele called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Board Clerk Hellmann 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:

Fred Gabriele	Bernard Isaacson
Mayor Kristan Marter	Kecia Taylor

EXCUSED: Newell Kehr, Chairman John Pagano, Councilman Fratinardo
ABSENT: Carl Mattson

ALSO PRESENT: Solicitor David Frank, Planner Pat VanBernum, Engineer Bryan Clark

MINUTES

It was the Motion of Mayor Marter, seconded by Mr. Isaacson to adopt the minutes of the regular meeting held on August 26, 2025. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. Letter from Van Cleef Engineering re: Cedar Lane Ramp Improvements dated Aug 29, 2025
- B. Invitations to a Virtual & In-Person Public Officials Meeting re: Delaware River Bridge Project

A Motion was made by Mayor Marter, seconded by Mr. Isaacson to receive and file the correspondence. Motion unanimously approved by all members present.

APPLICATIONS

- A. PB#2025-02: Application from Whitesell Construction for Major Final Site Plan for property located on 1200 John Galt Way Block 158, Lot 7

Ms. Lynn Blessing represents Whitesell on this application. Along with her are Mr. Terrance Huettl, Executive Vice President of Whitesell and Mr. Ryan Havey of Taylor, Wiseman and Taylor Engineering. Mr. Huettl and Mr. Havey have been accepted previously as expert witnesses by the Planning Board and were sworn in by Solicitor Frank.

Engineer Clark confirmed that the application is complete. Mr. Huettl presented exhibit A-1 which is an aerial photograph of the proposed building. This exhibit is the same one that was presented in the preliminary hearing. 1200 John Galt Way is a 58 acre parcel located in the Haines Industrial Center. Exhibit A-2 is a color rendered site plan which is updated from the last hearing.

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There are two entrances which are both at the North of the site. One is a shared entrance which is accessing the parking lot , and circles around to the back of the building where there is trailer loading. That same driveway continues around the front of the building where there is more trailer loading and exits out to John Galt Way.

There will be trailer parking in the back and loading on each side of the building. Also a series of ten stormwater management basins designed to the current stormwater management requirements.

Mayor Marter asked if there is an intended user of the project and Mr. Huettl said they haven't started to market the site yet so there is no user now.

Engineer Clark said the plans were reviewed and the applicant has addressed all the items and comments. There was one outstanding item which was a letter from the Fire Marshall. That was received by the Board Clerk in the morning and passed along to the applicant. The Fire Marshall had no comments for the application.

Mr. Huettl said that the application also has conditional approval from the County Planning Board and Whitesell is working on those conditions. There is one required DEP application which is for the sewer system, and it was reviewed by Council and completed. Currently, Whitesell is waiting on approval from the state. There is also approval needed from the Burlington County Soil Conservation District. The application has not been submitted yet, but Mr. Huettl said that is usually submitted later in the process once the plans are finalized.

Solicitor Frank said that the application does not request any additional variances or waivers than what was requested and approved for Preliminary site plan approval.

Mr. Huettl addressed Planner Van Bernum's question about furthering the goal of enhancing and taking advantage of the proximity to the River Line station located on John Galt Way. Mr. Huettl said John Galt Way is the primary access to the site of the project which passes the train station. Although the train station is 2/3 of a mile from the train station, they anticipate a significant number of employees will use the River Line for transportation. All of the streets in the Haines Center have sidewalks.

The Redevelopment Plan for this property allows solid waste dumpsters within the loading areas, and Planner VanBernum asked Mr. Huettl to confirm that there will not be any conflict between hauling and loading operations. Mr. Huettl explained that the haul of solid waste is not much different than hauling of goods that are stored in the building. The dumpsters do not cause a conflict with the different types of vehicles. The facilities are finely tuned and orchestrated, so there won't be any reason why the dumpsters would impact the movements of the facility.

A few other details are the street number facade sign projection is proposed at 4" & there is a patio proposed for employee breaks. The tenant is responsible to furnish with tables, chairs, umbrellas...etc.

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The building will also be solar ready which is required by the state. There is no indication of this on the application, but it is something that will go into the permitting process for construction.

Mr. Huettl also confirmed that there will be a determined Affordable Housing contribution.

There were no members of the public in attendance.

A Motion was made by Mayor Marter, seconded by Mr. Isaacson to approve PB#2025-02

Upon Roll Call the Board voted as follows:

YEA: Marter, Issacson, Taylor, Gabriele

NO: None

Motion Carries

OLD BUSINESS

A. Historic Bridge Rehabilitation Analysis Report

The Planning Board Chairman received a report in August from PENNDOT regarding the Delaware River Turnpike Bridge. The report is confusing because there was a meeting in April in the Municipal Building where residents were invited to come and view the plans for the bridge, as well as offer suggestions.

The report states that the bridge is unable to be rebuilt because the bridge is compromised and cannot be fixed like they initially planned because they are unable to add to it.

There is another meeting coming up in October to go over the bridge design again.

A Motion was made by Mr. Isaacson, seconded by Mayor Marter to receive and file the report. Motion unanimously approved by all members present.

MASTER PLAN CONSISTENCY REVIEW

A. Twp Ord 2025-21: Adopting a Redevelopment Plan for parcels within the 130 Redevelopment Area Block 163.07; Lots 3.01, 3.07

Planner VanBernum said that the redevelopment has been revised to reflect some of the concerns the Board mentioned at the March 25, 2025 Planning Board meeting. The main highlights in the revised plan were looking at the restrictions of the maximum number and location of parked tractor trailers. Another element is fencing, buffering screening along boundary lines. There are a number of roadway improvements to handle the anticipated increase in the intensity of use.

The developer addressed most of the concerns with regards to the surrounding area. Planner VanBernum believes that with the changes that have been proposed that the new redevelopment plan is consistent with the Master Plan.

The Master Plan was approved in 2022 and the board members at that time wanted to zone this area as Highway Commercial so that a warehouse could not be built there. However, by zoning it

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Highway Commercial, it eliminates other possibilities for commercial uses because there is no highway frontage. Council took that into consideration as far as it being consistent with the economic goals of the Master Plan. If the property was proposing a commercial use, that would most likely bring more frequent traffic into the area, which is trying to be avoided. Included in the Redevelopment plan will be a significant improvement to the roadway and the exit from the Turnpike to Route 130. Because of the redevelopment contract & ordinance, the developer is responsible for road improvements required by the project.

Once the developer receives approvals for the redevelopment plan, they will appear at the Planning Board for preliminary site plan approval. At that time, the Board will be able to determine that all the requirements for the redevelopment plan are met. The site plan approvals run with the land so any owner of the land. But the redevelopment plan is personal to this developer. If a new business were to come in, the property is still zoned as Highway Commercial and if a new owner comes in, the new owner would have to abide by the contract or it.

A Motion was made by Mayor Marter, seconded by Ms. Taylor to approve Twp Ordinance 2025-21 as Consistent with the Master Plan.

Upon Roll Call the Board voted as follows:

YES: Marter, Taylor, Isaacson, Gabriele

NO: None

PUBLIC COMMENTS

There were no members of the public in attendance.

ADJOURNMENT

Motion by Mayor Marter by Mr. Isaacson to adjourn the meeting at 8:48PM, which was unanimously approved by all members present.

John Fratinardo, Secretary

JF/ah