



TOWNSHIP OF FLORENCE

711 BROAD STREET • FLORENCE, NEW JERSEY 08518-2323

PHONE: (609) 499-2525 • WWW.FLORENCE-NJ.GOV

OFFICE OF THE PLANNING BOARD

TO: David Frank, Board Solicitor
Bryan Clark, Board Engineer
Patrick Van Bernum, Board Planner

FROM: Anne-Marie Hellmann, Land Use Clerk

SUBJECT: **Application PB#2026-03 – Blue Stone Cathy Lane, LLC**
Major Site Plan Approval
61 Cathy Lane, Florence
Block 163.01, Lot 3.01 & 3.07

DATE: April 27, 2026

The above application was received in my office April 24, 2026.

This application will be placed on the Planning Board meeting agenda scheduled for Tuesday, May 26, 2026 for Public Hearing.

Please have your review reports to me no later than Wednesday May 13, 2026.

Please let me know if you have any questions. Thanks!



PARKER McCAY

RECEIVED

APR 24 2026

PB2026/03

Parker McCay P.A.
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, New Jersey 08054-5054

P: 856.596.8900
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John C. Gillespie, Esquire
Direct Fax: 856-489-6980
jgillespie@parkermccay.com

April 24, 2026

File No.: 30750-4

VIA E-MAIL AND HAND DELIVERY

Honorable Chairman and Planning Board Members
c/o Anne-Marie Hellman, Clerk of the Board
Florence Township Planning Board
Township of Florence
711 Broad Street
Florence, NJ 08518

**Re: 61 Cathy Lane, Florence, NJ
Block 163.01, Lots 3.01 & 3.07**

Dear Ms. Hellman:

This office represents Blue Stone Cathy Lane, LLC ("Applicant") with regard to the above-referenced property. In that regard, I enclose the following:

- 1) Original and fourteen (15) copies of the Land Use Application;
- 2) One Original (1) Escrow Agreement;
- 3) Original and fourteen (15) copies of the Major Site Plan Checklist;
- 4) Fourteen (14) copies of the site plan prepared by Paulus, Sokolowski & Sator, LLC;
- 5) Thirteen (13) copies of the Stormwater Management Report dated March 2026, prepared by Paulus, Sokolowski & Sator, LLC; and
- 6) One (1) copy of the 200 foot certified property owner list;
- 7) One (1) copy of the tax certifications; and
- 8) Two (2) checks in the amount of:
 - a. \$450.00 representing the application fee (\$300.00 for preliminary, \$150.00 for final)

COUNSEL WHEN IT MATTERS.™

Mount Laurel, New Jersey | Hamilton, New Jersey | Camden, New Jersey



- b. \$6,000.00 representing the escrow fee (\$5,000.00 for preliminary, \$1,000.00 for final).

Kindly advise whether the Applicant's Major Site Plan Application will be scheduled for consideration at the next available meeting of the Planning Board of the Township of Florence. Should the Board require anything further at this time, please contact me.

Thank you for your continued assistance and cooperation in this matter.

Very truly yours,

s/John C. Gillespie
JOHN C. GILLESPIE

JCG/jth

Encl.

VIA E-MAIL ONLY (cover letter only):

cc: Kuldeep Waraich
Sandeep Singh
Christopher Kaminskas, Sr. Project Designer
Mark E. Malinowski, P.E.
Vatshal Patel, Staff Engineer
Kyle T. Plaza, P.E.
Ahmad Faysal Shariq, Project Manager

APR 24 2026

PB2026/03

RECEIVED BY: _____ DATE RECEIVED: _____
ZONING BOARD ☒ PLANNING BOARD APPLICATION NUMBER: _____

TOWNSHIP OF FLORENCE
LAND DEVELOPMENT APPLICATION

If you are not familiar with the Florence Township Ordinance requirements please ask to see a member of the Planning/Zoning Staff prior to filling out the application.

A. BASIC INFORMATION

1.	BLUE STONE CATHY LANE LLC (3.01)
APPLICANT NAME: <u>Blue Stone Cathy Lane LLC</u>	OWNER NAME: <u>AKAL CATHY LANE LLC (Lot 3.07)</u>
STREET ADDRESS: <u>Same as owner</u>	STREET ADDRESS: <u>61 Cathy Lane</u>
CITY: _____ STATE: _____ ZIP: _____	CITY: <u>Burlington</u> STATE: <u>NJ</u> ZIP: <u>08016</u>
TELEPHONE: <u>Same as owner</u>	TELEPHONE: <u>973-329-0150 (Kuldeep Singh)</u>
EMAIL: <u>Same as owner</u>	EMAIL: <u>singh@jaaptrucking.com</u>

3. If applicant is not owner, set forth in detail the nature and source of the legal beneficial right by which you can claim to submit this application.

4. TYPE OF APPLICATION: (check as many items as applicable)
 Starred (*) application require a public hearing with notice and legal advertisement.

☐ Minor subdivision	☒ Major Site Plan – Final	☐ Interpret zoning map or ordinance
☐ Major Sub-Prel*	☐ Conditional Use*	☐ Bulk variances*
☐ Major Sub-Final		☐ Use variances*
☐ Minor Site Plan*		☐ Informal Review
☒ Major Site Plan-Prel. *	☐ Appeal of decision of an Administrative Officer	☐ Other

NOTE: If a variance is requested in conjunction with this application the exact nature of the variance must be indicated on the application Form - SEE No. 15.

5. LIST OF INDIVIDUALS WHO PREPARED PLANS:

ARCHITECT

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____

SITE PLANNER

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____

ENGINEER

NAME: Mark Malinowski, PE
STREET: 1415 Route 70 East, Suite 305
CITY: Cherry Hill STATE: NJ ZIP: 08034
TELEPHONE: 732-419-7555
FAX:

ATTORNEY

NAME: John C. Gillespie, Esq.
STREET: 9000 Midlantic Drive, Suite 300
CITY: Mount Laurel STATE: NJ ZIP: 08054
TELEPHONE: 856-985-4083
FAX: _____

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 61 Cathy Lane
BLOCK NO. 163.01 LOT NO: 3.01 3.07

7. TYPE OF ROAD FRONTAGE: Rt. 130 Collector x Secondary Local Road
Arterial Primary Local Road

8. ZONE DISTRICTS: (Circle one)

R Residential AGR Agricultural GM General Manufacturing
 RA Residential x HC Highway Commercial SM Special Manufacturing
 RB Residential NC Neighborhood Commercial P Park
 RC Residential OP Office Park H Historic

9. DESCRIPTION OF PROPOSED USE

Present Use Truck Operation/Office

Proposed Use Tractor Trailer parking, maintenance and minor repair

Number of Lots 2

Lot Size	Frontages	Square Feet	Acres
Required	200 FT		
Existing	31.57 (NJSH Route 130)		
Proposed	31.57 (NJSH Route 130)		

Lot Area: Required: 60,000
 ft/1.38 Acres
 Existing (3.01): 315,349.93
 SF/7.24 Acres
 Proposed (3.01): 308,617.93
 SF, 7.08 Acres
 Proposed (3.07): 159,246.86
 sf/3.66 acres

562.18 (Cathy Lane - existing and proposed for 3.01),
 24.98 proposed for 3.07

Primary Building Setback Requirements

	Front	One Side	Second Side	Rear
Required	75	25		50
Existing	76.48	83.39		128.18 (Lot 3.01)
Proposed	76.48 (Lot 3.01)	83.39 (Lot 3.01)		128.18 (Lot 3.01), 91.35 (Lot 3.07)
	159.24 (Lot 3.07)	67.5 (Lot 3.07)		

Accessory building setback requirements (if applicable)

	Side	Rear	No. of Parking Spaces & Loading	Off Street	Loading
Required				15	N/A
Existing					
Proposed				20	

Percent of Impervious Coverage

Allowed 76%
 Existing 35.9
 Proposed 56.5

Gross Floor Area

Height

75
 under 75 ft

10. UTILITIES

Public Water

Yes No
x Will this proposal require new water supply?
x Is there an existing municipal water connection?
x Can an existing connection service this proposal?
x Are additional connections required?
x Is the municipal water supply available?
x Has application been made for municipal sewer conn.?
 Date No. of Connections

Well N/A

Yes No
 Is there an existing well?
 Can the existing system service this proposal?
 Is a new well proposed?
 Has application been made?
 Has application been approved or denied?
 Date

Municipal Sewer

Yes No
x Will the proposal require new sewerage lines?
x Is there an existing Municipal sewer connection?
x Can the existing connection service the proposal?
x Are additional sewer connections required?
x Is sewer capacity available?
 Has application been made for municipal sewer conn.?
 Has application been approved or denied?

On Site Sewerage Treatment N/A

Yes No
 Is there an existing septic system?
 Can the existing system service this proposal?
 Is a new system proposed?
 Type conventional septic
 alternative sewer
 waterless covert w/gray water

Gas Natural Gas Existing
 Proposed

Propane Existing
 Proposed

Electric Existing
 Proposed

Above Ground
 Below Ground

11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

	YES	NO	MONTH/DAY/YEAR
1. New Jersey Dept. of Environmental Protection	X		TBD
2. Burlington County Soil Conservation District	X		TBD
3. Burlington County Planning Board	X		TBD
4. N.J. Department of Transportation		X	
5. _____			

SUBMISSION DATA

12. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING APPLICATION
(attach supplemental sheet if necessary)

QUANTITY	DESCRIPTION OF ITEMS	MONTH/DAY/YEAR
13	Stormwater Management Report	March, 2026

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY: A Zoning Board Application for a use variance was submitted on 3/7/2024.
Council adopted a redevelopment plan for the property per Ordinance 2025-21.
The Applicant subsequently withdrew its application, memorialized by Res. No. ZE
___ NO x YES IF YES 2025-16
MONTH/DAY/YEAR

TYPE OF ACTION _____ x APPROVED _____ DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: YES (attach copy if yes)
X NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)

Will provide testimony if any variances are requested.

16. WAIVERS OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach sheet if necessary)

Will attach sheets, if necessary

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
Mark Malinowski, PE	Engineer

18. AFFIDAVIT OF APPLICANT:

State of New Jersey

County of Essex :SS

Kuldeep S Waraich of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true.

[Signature]
Applicant to Sign Here

Sworn and subscribed before me

this 21st day of APRIL, 2026

19. AFFIDAVIT OF OWNERSHIP:

State of New Jersey

County of Essex :SS

Kuldeep S Waraich of full age, being duly sworn according to law, on oath deposes and says, that Kuldeep S Waraich the deponent resides at 1649 Imperial Ave, in the New Hyde Park of New York in the County of Nassau and in the State of New Jersey that Kuldeep S Waraich is the owner of all that certain lot, piece of land situated, lying and being in the municipality aforesaid, and known and designated as number 61 Cathryn being blocks 163.01, Lots 3.01 & 3.07

[Signature]
Owner to Sign Here

Sworn and subscribed before me

this 21st day of APRIL, 2026

20. AUTHORIZATION BY OWNER: (If anyone other than above owner is making this application, the following authorization must be executed.)

To the Approving Board of the Township of Florence:

is hereby authorized to make the within application.

Dated April 21, 2026

[Signature]
Owner to Sign Here

CERTIFICATION

Date April 21, 2026

Kuldeep S. Waraich an authorized representative of which is a corporation, or partnership, applying to the Planning Board or Zoning Board of Adjustment of the Township of Florence for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units, or for the approval of a site to be used for commercial purposes, do hereby disclose, pursuant to the requirements of NJSA40:55D-48.1. The name and address of all stockholders or individual partners owning at least 10% of the interest in the partnership which are hereby listed as follows:

Name

Address

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to NJSA 40:55D-48.2)

[Signature]
Title

TOWNSHIP OF FLORENCE

LAND USE ESCROW AGREEMENT

FLORENCE TOWNSHIP PLANNING BOARD/ZONING BOARD OF ADJUSTMENT

This agreement, made this 21st day of April, 2026, by and between Blue Stone Cathy Lane LLC (hereinafter "Applicant"), and the Florence Township Planning Board/Zoning Board of Adjustment (hereinafter "Board").

WHEREAS, Applicant has filed with the Board an application for development of property located at 61 Cathy Lane, being Block/s 163.01, Lot/s 3.01 & 3.07 on the tax map of the Township of **Florence**, said application having been assigned the number PB# 2206-03;

WE# 2024-02
WHEREAS, in connection with the aforesaid application, Applicant has deposited with the Board, in escrow, the sum of \$ 6000 (Check Number 5279 Cash) as required by ordinance and/or rules of the Board to pay the anticipated cost of professional review of the aforesaid application by the Board's professional staff; and

WHEREAS, the parties desire to set forth their rights and obligations concerning the aforesaid escrow deposit, any additional deposits that may be required, and any refunds that may be due, in connection with the aforesaid application;

NOW THEREFORE, the parties hereto agree as follows:

1) **PURPOSE OF ESCROW DEPOSIT.** The purpose of the escrow deposit is to provide funds to pay the Board's solicitor, engineers, planner and other professionals (as may be deemed advisable or necessary by the Board in order to make informed decisions) for the actual time spent by them in reviewing the application in order to advise the Board whether the application is complete, whether it complies with ordinance requirements, whether changes or conditions should be imposed and whether the application meets requirements for approval. The funds are provided to pay for all professional review services of whatever nature, including but not limited to site inspections, written or oral communications with the applicant and with the Board and its staff, attendance at conferences, research and study of particular problems, and preparation of

**Florence Township
Planning Board/Zoning Board of Adjustment
Escrow Agreement
Page 2 of 3**

official documents, including resolutions of approval or denial. The amount specified by ordinance to be deposited by Applicant in escrow is acknowledged by the Applicant to be an estimate only. The Applicant accepts its responsibility to pay the actual costs of professional review of the aforesaid application and agrees that such responsibility may require an additional deposit of funds, or may result in a refund of unused funds.

2) **PROFESSIONAL REVIEW.** The Board and the Applicant authorize the Board's professional staff to review, inspect, study and evaluate all plans, documents, and data which the aforesaid application comprises, to consult with the Applicant or any matter concerning the application, to research any laws and regulations that may apply to the proposed development, to physically inspect and view the property being developed, and to perform all tasks required or deemed advisable by them to enable them in their professional judgment to properly advise the Board. The Board directs its professional staff to make oral and/or written reports of their findings and conclusions derived from the foregoing review, study and investigation, and to submit bills to the Board on a monthly basis itemizing the services performed, the time spent in performing such services, and the approved rate applicable to such services. Applicant agrees to pay for the performances of the professional work outlined above, as required by the **Florence** Township Land Use Office.

3) **ADDITIONAL ESCROW DEPOSITS.** In the event that the amounts billed to the Board for professional review services shall exceed the amount of Applicant's escrow deposit, the Board shall notify Applicant in writing to deposit the full amount of such excess. Applicant shall, within ten (10) days from receipt of such notice, deposit additional funds with the Board sufficient to cover the amount of the foregoing deficit. The written notice described in this paragraph shall be sent to Applicant at the address given on the application form, unless Applicant notified the Board in writing that a different address shall be used. In the event that Applicant fails to timely deposit the additional funds in accordance with the notice given by the Board, the Board may cease further consideration of the application, may deny the action sought by the Applicant, and/or may avail itself of any legal remedy it has against the Applicant.

**Florence Township
Planning Board/Zoning Board of Adjustment
Escrow Agreement
Page 3 of 3**

4) **REFUND OF ESCROW DEPOSITS.** In the event that the amounts billed to the Board for professional review services shall be less than the amount of Applicant's escrow deposit, the Board shall return such excess funds to the Applicant in accord with the escrow closeout procedures of the Municipal Land Use Law, N.J.S.A. 40:55D-53.2.

5) **BOARD'S CUSTODIAL OBLIGATIONS.** The Board shall keep the escrow deposits of Applicant on deposit in a depository institution selected by the Board. The Board shall comply with the reporting, interest and administrative expense requirements of N.J.S.A.40:55D-53.1, but only as to escrow deposits in excess of \$5,000.00. The Board shall disburse funds from Applicant's escrow deposit/s in accordance with its established procedures, including signed vouchers, for the payment of professional review fees.

6) **LITIGATION.** The Applicant shall be responsible for all expenses incurred by the Board as a result of litigation arising out of the non-performance by the Applicant of this escrow agreement, including but not limited to all costs and expenses of collection.

IN WITNESS WHEREOF, the Applicant and Board, by their duly authorized representative(s), have set their hands and seals as of the date first written above.

Witness as to Applicant:



KULDEEP S WARAICH
PRINT NAME OF APPLICANT

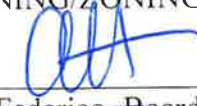


SIGNATURE Of Applicant **OR**
Representative

President
Title of Representative

Witness as to Board:

FLORENCETOWNSHIP
PLANNING/ZONING BOARDS

BY: 

~~Karen Federico~~, Board Clerk
Anne Marie Hellmann

SUBMISSION OF MATERIALS to the LAND USE OFFICE

At the time of the original submission of your application, your application must be in fifteen (15) complete sets (original and 14 copies) with all maps folded. Of the fourteen (14) copies, a complete set must be sent directly to the Board's professional staff (addresses can be obtained from the Florence Township Land Use Office). The original application and the remaining eleven (11) copies are to be delivered to the Florence Township Land Use Office. As noted below, the application fee is a non-waivable submission item. However, because the application fee is non-refundable, you are not required to submit the application fee until after your application is certified "complete" (and scheduled on the Board's meeting agenda).

Non-waivable Submission Items

The following items must accompany all applications at the time of the original submission. They cannot be waived. Please check the appropriate box when provided:

Provided	
X	Completed and signed checklist together with written justification of waiver requests, if any. Original and fourteen (14) copies.
X	Application Form. Original and fourteen (14) copies, completed and notarized.
X	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
X	Certification by the Township Tax Collector that all taxes, including water and sewer charges and all other assessments, on the subject property are paid to date (form available from the Land Use Office). Original and fourteen (14) copies.
X	If the property is under agreement, either a copy of the agreement or a letter from the owner granting permission to seek application approval. (14 copies)

PLEASE NOTE: The application fee is also a non-waivable submission item; but because it is non-refundable, you may submit it after your application is certified as "complete" and scheduled on a Board meeting agenda.

Submission Items - ORIGINAL AND FOURTEEN (14) COPIES of Items that are to be "Provided"

The following items are required by ordinance to be submitted with all major site plan applications. You may request that a specific item be waived by marking the appropriate "waiver requested" box and providing written justification for the request. A determination on any waiver request will be made based upon the written justification that must accompany any waiver request. Waivers will be granted only for good and sufficient reason and the request to waive a major item will substantially delay the process. Please check the appropriate boxes:

Provided	Waiver Requested	Not Applicable	
	X		An Environmental Impact Statement (EIS)
X			A preliminary delineation of wetlands based upon NJDEPE criteria.
		X	A preliminary delineation of stream encroachment based upon NJDEPE criteria.
X			A plan drawn to a scale no less than 1-inch equals 100 feet.
X			Date of preparation, north arrow, graphic scale, state highway number, county route number and street names.
X			The name of the land development and the municipality in which it is located.
X			The name and address of the owner and the developer of the property as well as the name, address, title and seal of the person preparing the plan, maps and accompanying data

Provided	Waiver Requested	Not Applicable	
X			Certificate that the applicant is the owner of the land or has authority to act as agent for the owner, setting forth names and addresses of both.
X			Area for the date and substance of each revision.
X			The tract name, Tax Map sheet, block and lot number, date, reference meridian and graphic scale.
X			Acreage of the tract to the nearest tenth of an acre.
X			Contours at two-foot intervals, except where the slopes exceed 15%, in which case they may be five feet. All elevations shall be based on USCGS datum.
X			A key locator map at a scale of not less than one-inch equals 2,000 feet showing the entire site and lots contiguous to it that are in the same or related ownership of the development.
X			A locator map, showing all road intersections within five hundred feet or the nearest intersection, whichever is the most distant.
X			All structures, wooded areas within the tract and adjoining the tracts and all trees greater than or equal to six inches in diameter within the tract.
X			All lot lines and names of owners of lots within 200 feet of the site.
X			All adjacent block and lot numbers.
X			All political boundary lines.
X			Existing lot lines to be eliminated.
X			A clear statement of the use proposed.
X			Signature blocks for the Board Chairperson and Secretary.
		X	County highway route numbers.
X			An indication of drainage conditions and directions of water flow on the side of roads opposite the subdivision.
X			Zoning district(s).
X			Location of all existing utilities.
X			The location and extent of all easements, along with a statement of the use and owner thereof.
X			A soil erosion and sediment control plan, pursuant to the requirements of N.J.S.A. 4:24-39 et seq.
X			All existing or proposed storm sewer drainage systems within or adjacent to the development site, showing size, type, location and profile of lines, ditches, manholes, inlets, drywells and detention basins, plus all supporting design.
X			Plans of proposed utility layouts (sanitary sewers, storm sewers and the drainage structures) showing feasible connections to existing and/or proposed utility systems (approved by appropriate jurisdictions).
X			Drainage area map and drainage calculations.
X			Lands to be dedicated or reserved for public use shall be clearly indicated.
X			The location, size and nature of all existing and proposed roads within and abutting the development site, with note indicating additional dedication (to county or Township) where appropriate.
X			Standard details, i.e. proposed inlets, curbs, headwalls and manholes, and typical cross sections, i.e. streets, channels and retention/detention basins.
		X	Cross sections of watercourses at an appropriate scale.
X			Methods used to stabilize slopes and control erosion and siltation for ditches, streams or brooks and the location and general extent of wooded areas, bodies of water and other physical features.
		X	Boundaries of floodplains of water bodies, if defined, within the development site. These should correspond to the floodway and the flood hazard areas commonly designated by the NJDEPE. Other approved criteria may be used where these are lacking.

Provided	Waiver Requested	Not Applicable	
X			The area of the Federal Flood Hazard Zone, if applicable, or a notation that it is not applicable.
X			A copy of the protective covenants or deed restrictions applying to the land being subdivided.
X			Test borings to the water table or 10 feet, whichever is lesser, showing information on soil types, depth to seasonal high water and water table, with at least one boring for each 10 acres and each type of soil on the tract (taken preferably between February 1 and May 31, note date taken).
X			Soil boundaries taken from either the county soils survey or more detailed field observation.
		X	If an on-site disposal system is proposed, the location of test pits and the results of permeability tests.

Where work is to be done in the Township right-of-way, a detailed plan at a scale of not to exceed one-inch equals 30 feet, showing the layout of any intersection, including driveways, to a Township road. This plan shall show the following:

Provided	Waiver Requested	Not Applicable	
X			Existing elevations of the center line and the edge of the existing pavement of the road every 25 feet, to extend 100 feet beyond the property line or intersection pavement transition.
X			Proposed elevations of the curb gutter and top of the curb every 25 feet along the road at the stations established in the item above.
	X		Half cross sections of every 50 feet and at critical points along the road and spot elevations at the center line, edge of pavement and proposed curb line along the road.

Submission Items for Preliminary Major Site Plans

In addition to the information required above, every application for PRELIMINARY MAJOR SITE PLAN APPROVAL shall provide the following:

Provided	Waiver Requested	Not Applicable	
X			The location, elevation, type and size of all existing or proposed curbs, sidewalks, driveways, fences, landscaping, retaining walls, parking space areas and off-street loading areas, together with the dimensions and layouts of all of the foregoing on the site.
X			The type and number of driveways.
X			Existing and proposed signs, lighting standards, utility poles and trees of six-inch caliper and larger, measured five feet above ground, over the entire tract, except in heavily wooded areas.
X			A statement of the proposed number of units.
X			Preliminary plans for the elevations and locations of structures, parking, lighting, loading, signs and landscaping.
X			Existing and proposed structures and uses, including the shortest distances between buildings and lot lines.
X			An indication of those buildings to remain and those to be removed.
X			Building elevations.
X			Building coverage and impervious coverage in acres or square feet and percentage of lot coverage.

Provided	Waiver Requested	Not Applicable	
X			All setback lines.
X			Any existing wells and/or septic systems.
		X	Proposed septic systems and/or well locations.
		X	Proposed public water and/or sewer connections.
		X	When septic systems are proposed, supply boring and percolation test results.
		X	Supply one boring for each acre if soil maps indicate that the seasonal high-water table may exceed ordinance standard for a buildable lot.
X			Existing and proposed rights-of-way and easements within the adjoining tract.
X			Location of wooded areas.
X			Buffers in accordance with the standards of the ordinance.
X			Location and identifications of existing vegetation outside of wooded areas.
X			An indication as to whether existing vegetation is to remain or to be removed.
X			A planting schedule in accordance with ordinance standards.
X			Lighting details.
		X	Freestanding sign details showing location and dimensions.
X			Circulation and parking details.
		X	Sight triangles at intersection.
X			Driveways and aisles.
X			Parking spaces.
X			A schedule indicating the number of existing and proposed parking spaces.
X			Ingress and egress.
		X	Loading.
		X	Sidewalks.
X			Curbs.
		X	Handicapped parking and curb cuts.
X			Improvement details for the above.
		X	The location of a recycling center(s).

A building and use plan showing:

Provided	Waiver Requested	Not Applicable	
X			Size, height, location, arrangement and use of all existing and proposed structures and signs.
X			Total building coverage in acres or square feet.
X			Percent of lot coverage.
		X	Architect's scaled elevations of the front, side, and rear of any structure and sign to be erected or modified to the extent necessary to apprise the Planning Board of the scope of the proposed work.
X			Existing structures on the site and whether they are to remain or to be removed.
X			Written description of the proposed use and operations of the building, including, for non-residential uses, the number of employees or members, the proposed number of shifts to be worked and the maximum employees on each shift.
X			Expected truck and tractor-trailer traffic.
X			Description of the expected emission of noise, glare, vibration, heat, odor, air and water pollution and safety hazards.

Provided	Waiver Requested	Not Applicable	
		X	Expected expansion plans incorporated into the building design shall be included. Floor plans shall be submitted.

A circulation plan showing:

Provided	Waiver Requested	Not Applicable	
X			Street names.
		X	Acceleration and deceleration lanes.
X			Curbs, aisles and lanes.
X			Access points to the public streets.
		X	Sight triangles, traffic channelization, easements, fire lanes and driveways.
X			Number and location of parking and loading spaces, loading berths or docks.
		X	Pedestrian walks from each entrance/exit along expected paths of pedestrian travel, such as but not limited to access to parking lots, driveways or other buildings on the site, and across common yard areas between buildings.
X			All related facilities for the movement and storage of goods, vehicles and persons on the site, including lights, lighting standards, signs and driveways within the tract and within 100 feet of the tract.
		X	Cross sections of new streets, aisles, lanes, driveways, sidewalks and bikeways.
		X	Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion.

A landscape plan showing:

Provided	Waiver Requested	Not Applicable	
X			Existing and proposed wooded areas and buffer areas.
X			Intended screening devices and buffers.
X			Grading at two-foot contour intervals inside the tract and within 50 feet of its boundaries.
X			Seeded or sodded areas and ground cover (grasses from a mix of predominantly blue grass and relatively free from noxious weeds).
		X	Retaining walls, fencing, signs, recreation areas and other landscape features.
X			Location, species, and caliper of shrubbery, trees and other plant material to be located on the site.
X			Location and type of improvements.
X			All portions of the site not utilized by buildings or paved surfaces shall be landscaped utilizing existing and proposed plantings and other landscape features.
X			Deciduous and/or coniferous trees in accordance with Township shade tree list.
X			Lawn, seed and ground cover areas established on a minimum of four inches of good quality topsoil clean of debris.
X			Established grades planned for aesthetic, drainage and erosion control purposes.
X			Grading plan, drainage facilities and landscaping coordinated to prevent erosion and siltation, as well as assuring that the landscaping and environmental plan conform to the requirements of any other reviewing agency.

A facilities plan showing:

Provided	Waiver Requested	Not Applicable	
X			Existing and proposed locations of all drainage, open space and common property.
X			Location of existing and proposed fire, gas, electric, telephone, sewerage and water lines, including the proposed grades, sizes capacities and materials to be used for facilities installed by the applicant. (Utility company installations need only show their sizes and locations.)
X			All easements acquired or required on the tract and across adjacent properties.
		X	Copies of any legal documentation that support the granting of an easement by an adjoining property owner.
		X	The method of sanitary waste disposal.
X			All proposed lighting, including the direction, angle, height and reflection of each source of light.
X			All utilities are to be installed underground as required by ordinance.
X			The submission of all required state and federal approval (prior to site plan approval).
X			Drainage facilities complying with the stormwater runoff provision of the Chapter 91, Land Development.

A Municipal Services and Utilities Impact Statement analyzing the probable impact on municipal services, including:

Provided	Waiver Requested	Not Applicable	
		X	Feasibility of providing potable water to the site to meet the required demand for the intended use without degrading either all or a portion of the entire system. Consideration shall be given to the adequacy of the existing storage and distribution system.
X			Stormwater management calculations. This is to also include "Attachment D – Major Development Stormwater Summary" of Tier A MS4 NJPDES Permit No. NJ0141852.
		X	Feasibility of conveying and treating the sewage generated by the proposed development within the existing Township system.
		X	School.
X			Police and fire protection.
X			Roads and traffic.
X			Sanitation, trash disposal and recycling.
X			Supporting data to show how conclusions were determined.

Submission Items for Final Major Site Plans

Every application for FINAL SITE PLAN APPROVAL shall provide the following:

Provided	Waiver Requested	Not Applicable	
X			All information required for preliminary site plan approval revised to show all conditions of preliminary approval.
		X	An executed sewer and water agreement.

APPLICANT'S CERTIFICATION

The undersigned (applicant) hereby acknowledges that the information contained herein is true and complete to the best of his/her knowledge.

Date: This 24 day of April, 2026

Alena Hyatt, Esq
Applicant's Attorney

APPLICANT'S NOTICE RESPONSIBILITIES

As an applicant for major site plan preliminary approval, you have the responsibility under state law to notify the public and surrounding property owners of the date of the public hearing and the nature of the application. This responsibility, however, can only be fulfilled after the application has been certified as "complete," placed on the Board's agenda and scheduled for public hearing by the Land Use Office. Detach and retain this sheet until after you have been notified that your application has been certified "complete" and the public hearing date has been set. At that time, it is your responsibility to perform the following:

- Provide notice of the public hearing by personal service or certified mail to all property owners within 200 feet of the subject property as listed on the certified list provided by the Tax Collector no later than ten (10) days prior to the public hearing. (A sample notice is available from the Land Use Office.) An affidavit of service (form available from Land Use Office), together with the certified mail receipts, shall be provided to the Land Use Office prior to the public hearing.
- Arrange for publication of a notice of the public hearing published no later than ten (10) days prior to the public hearing in the Burlington County Times or the Register News (proof of publication must be provided to the Land Use Office prior to the hearing date).
- Additional parties must receive notice, by personal service or certified mail in the following situations. If the property you are developing is:
 1. Within 200 feet of an adjoining municipality, you must notify the Clerk of that municipality and the Burlington County Planning Board.
 2. Adjacent to an existing or proposed county road or to property owned by Burlington County, you must notify the Burlington County Planning Board.
 3. Adjacent to a state highway, you must notify the New Jersey Commissioner of Transportation.
 4. Larger than 150 acres or will have more than 500 dwelling units, you must notify the State Planning Commission.

If you have any questions concerning this checklist or the application process, contact the Florence Township Land Use Office at (609) 499-2525.

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APR 24 2026

PB2026/03

OWNER & ADDRESS REPORT

FLORENCE

FLORENCE TWP 200' FOOT LIST - 61 CATHY LANE - B:163.01 L:3.01 + 3.07

04/10/26 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
163.01	3.02		4A	MEHTA, INC. C/O THE STANGEL MOTEL P.O. BOX 22 FLORENCE, NJ 08518	2086 US 130	
163.01	3.03		2	GIBSON, DORIS V 50 CATHY LANE BURLINGTON, NJ 08016	50 CATHY LANE	
163.01	3.05		4A	SANTOS PROPERTIES LLC 32 IRONSIDE COURT WILLINGBORO, NJ 08046	60 CATHY LANE	
163.01	3.06		4B	MARY SOLAR, LLC % FAROPOINT 3001 IRWIN ROAD, SUITE D MOUNT LAUREL, NJ 08054	70 CATHY LANE	
163.01	4		15C	NJ TURNPIKE AUTHORITY PO BOX 5042 WOODBRIIDGE, NJ 07095	2080 US 130	
163.01	5		15C	NJ TURNPIKE AUTHORITY PO BOX 5042 WOODBRIIDGE, NJ 07095	US 130	
163.01	9		4A	EMIRGAN, YILMAZ 2128 OLD YORK RD BORDENTOWN, NJ 08505	2094 US 130	
163.01	15.02		2	KEANE, DANIEL 41 CATHY LN BURLINGTON, NJ 08016	41 CATHY LANE	
163.01	16		2	MAKO, CATERINA 18 YATES AVENUE NEWTON, NJ 07860	2088 US 130	15.03
163.03	3		15F	BIRCH HOLLOW CONDO ASSN, INC % CPM PO BOX 297 SPRINGFIELD, NJ 07081	BIRCH HOLLOW DR	
163.03	4		15F	BIRCH HOLLOW CONDO ASSN, INC % CPM PO BOX 297 SPRINGFIELD, NJ 07081	BIRCH HOLLOW DR	
163.03	4.049	C0166	2	KIMBALL, AMY LYNNE 166 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	166 BIRCH HOLLOW DR	
163.03	4.050	C0168	2	SLACK, TIMOTHY P 168 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	168 BIRCH HOLLOW DR	
163.03	4.051	C0170	2	SYPER, THERESA 170 BIRCH HOLLOW DRIVE BORDENTOWN, NJ 08505	170 BIRCH HOLLOW DR	
163.03	4.052	C0172	2	BERNET, KAREN 172 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	172 BIRCH HOLLOW DR	
163.03	4.053	C0174	2	MDM FLORENCE LLC 44 BIRDIE WAY LAWRENCE, NJ 08648	174 BIRCH HOLLOW DR	
163.03	4.054	C0176	2	ASHLEY-AKINMOKUN, KIKELOMO 176 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	176 BIRCH HOLLOW DR	
163.03	4.055	C0178	2	SMITH, CONNOR REED 178 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	178 BIRCH HOLLOW DR	
163.03	4.056	C0180	2	SVACAK-MCDONOUGH, KAREN A 180 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	180 BIRCH HOLLOW DR	

OWNER & ADDRESS REPORT

FLORENCE

FLORENCE TWP 200' FOOT LIST - 61 CATHY LANE - B:163.01 L:3.01 + 3.07

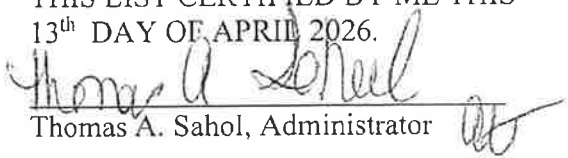
04/10/26 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
163.03	4.057	C0182	2	MYCHALCZUK, JOHN 182 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	182 BIRCH HOLLOW DR	
163.03	4.058	C0184	2	MELVILLE, EDWARD H & DONNA R 184 BIRCH HOLLOW DRIVE BORDENTOWN, NJ 08505	184 BIRCH HOLLOW DR	
163.03	4.059	C0186	2	GUIDOTTI, RENEE 186 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	186 BIRCH HOLLOW DR	
163.03	4.060	C0188	2	RYTEL, SYLVIA 188 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	188 BIRCH HOLLOW DR	
163.03	4.061	C0190	2	SERAFIN, BRIAN 190 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	190 BIRCH HOLLOW DR	
163.03	4.062	C0192	2	FERNANDEZ, LUIZ EDUARDO REIS 192 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	192 BIRCH HOLLOW DR	
163.03	5		15F	BIRCH HOLLOW CONDO ASSN, INC % CPM PO BOX 297 SPRINGFIELD, NJ 07081	BIRCH HOLLOW DR	
163.03	5.063	C0194	2	SCARPA, HELEN 194 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	194 BIRCH HOLLOW DR	
163.03	5.064	C0196	2	WHITE, ANNE MARIE 196 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	196 BIRCH HOLLOW DR	
163.03	5.065	C0198	2	MASCARI, MATTHEW THOMAS 198 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	198 BIRCH HOLLOW DR	
163.03	5.066	C0200	2	PLISHCHUK, IRENE 200 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	200 BIRCH HOLLOW DR	
163.03	5.067	C0202	2	DONAHUE, SHELLEY BRIDGES 202 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	202 BIRCH HOLLOW DR	
163.03	5.068	C0204	2	NEWELL, OSABINE 204 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	204 BIRCH HOLLOW DR	
163.03	5.069	C0206	2	PECORARO, BRADLEY & GAIL 147 DAVENPORT DRIVE CHESTERFIELD, NJ 08515	206 BIRCH HOLLOW DR	
163.03	5.070	C0208	2	BIHARI, CINDY 208 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	208 BIRCH HOLLOW DR	
163.03	5.071	C0210	2	ROBINSON, VICTORIA M 210 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	210 BIRCH HOLLOW DR	
163.03	5.072	C0212	2	CHAHAL, JAGJEET S & KAUR, MANPREET 212 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	212 BIRCH HOLLOW DR	
163.03	5.073	C0214	2	JACKSON, PAULA H 214 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	214 BIRCH HOLLOW DR	
163.03	5.074	C0216	2	BENCIVENGO, KATHLEEN 216 BIRCH HOLLOW DR BORDENTOWN, NJ 08505	216 BIRCH HOLLOW DR	

PLEASE NOTE: Because Block 163.01, Lots 3.01&3.07 is located within 200' of public service areas in Florence Township, you are required to notify by either certified mail or personal service the following **that are highlighted/marked**:

- ☒ **Public Service Electric & Gas Company**, Attn: Manager – Corporate Properties
80 Park Plaza, T6B, Newark, NJ 07102
- ☒ **Verizon**, Attn: General Manager
9 Gates Avenue, #2, Montclair, NJ 07042
- ☒ **Comcast**, Attn: General Manager
1250 Haddonfield Road, Cherry Hill, NJ 08034
- ☒ **Florence Township Water & Sewer Director**, c/o Nancy L. Erlston, Township Clerk
711 Broad Street, Florence, NJ 08518-2323
- ☒ **Florence Township Water & Sewer Engineer, Florence Township Water & Sewer Director**, c/o Nancy L. Erlston, Township Clerk
711 Broad Street, Florence, NJ 08518-2323
- ☐ **Burlington County Planning Board**
49 Rancocas Road, P.O. Box 6000, Mt. Holly, NJ 08060
- ☒ **State of New Jersey Dept. of Transportation**
1035 Parkway Avenue, Ewing, NJ 08638
- ☐ **Conrail Corp.**, Property Tax Department
P.O. Box 8499, Philadelphia, PA 19103-2559
- ☐ **New Jersey Transit**
One Penn Plaza East, Newark, NJ 07105
- ☒ **New Jersey Turnpike**
P.O. Box 5042, 581 Main Street, Woodbridge, NJ 07095-5042
- ☐ **Mansfield Township**, Attn: Township Clerk
3135 Route 206 South, Suite 1, Columbus, NJ 08022
- ☐ **Springfield Township**, Attn: Township Clerk
2159 Jacksonville Jobstown Road, Jobstown, NJ 08041
- ☐ **Township of Burlington**, Attn: Township Clerk
851 Old York Road, Burlington, NJ 08016
- ☐ **US Army Corps of Engineers**, Philadelphia District
Wanamaker Building, 100 Penn Square East, Philadelphia, PA 19107-3390
- ☐ **Other:** _____

THIS LIST CERTIFIED BY ME THIS
13th DAY OF APRIL 2026.


Thomas A. Sahol, Administrator

Written request received: 04-10-26
Prepared by: A. IHELLMANN

**TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS**

RECEIVED

TAX COLLECTOR'S CERTIFICATION

APR 24 2026

PB2026/03

Applicant's Name, Address and Telephone Number: Blue Stone Cathy Lane LLC

Block/s: 163.01 Lot/s: 3.07

Street Address: 61 Cathy Lane, Florence, NJ 08518

Property Owner's Name, Address and Telephone Number **IF DIFFERENT FROM APPLICANT:**

Akal Cathy Lane LLC, 61 Cathy Lane, Burlington, NJ 08016

I HEREBY CERTIFY THAT:

() There is due to the Township of Florence, on the above property, the following amounts:

Taxes: \$

Assessments: \$

Water and/or Sewer Charges: \$

TOTAL: \$

(X) ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.


Christine M. Swiderski, Tax Collector
Date: 3/30/2026

PLEASE NOTE: This document must be completed by the Tax Office BEFORE it is submitted with the application package.

**TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS**

TAX COLLECTOR'S CERTIFICATION

RECEIVED

APR 24 2026

PB2026/03

Applicant's Name, Address and Telephone Number: Blue Stone Cathy Lane LLC

Block/s: 163.01 Lot/s: 3.01

Street Address: 61 Cathy Lane, Florence, NJ 08518

Property Owner's Name, Address and Telephone Number **IF DIFFERENT FROM APPLICANT:**

I HEREBY CERTIFY THAT:



There is due to the Township of Florence, on the above property, the following amounts:

Taxes: \$ 8,278.61

Assessments: \$

Water and/or Sewer Charges: \$ 818.14

TOTAL: \$ 9,096.75

() ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.

Christine M. Swiderski, Tax Collector

Date: 3/30/2026

PLEASE NOTE: This document must be completed by the Tax Office BEFORE it is submitted with the application package.