

**FLORENCE TOWNSHIP
PLANNING BOARD**

RESOLUTION NO. P.B.-2026-04

**RESOLUTION OF MEMORIALIZATION
CAPITAL PROJECTS REVIEW
PURSUANT TO NJSA 40:55D-31
FINDING FLORENCE TOWNSHIP
WATER TREATMENT FACILITY IMPROVEMENTS
CONSISTENT WITH MASTER PLAN**

Decided: January 27, 2026
Resolution Memorialized: February 24, 2026

WHEREAS, Florence Township has proposed a future capital project comprising improvements to the Township's water treatment facility a property located at 238 West 6th Street and known as Lot 13 of Block 156.02 on the Florence Township Official tax maps;

WHEREAS, the Township has requested that the Township Planning Board undertake a Capital Projects Review of the proposed project pursuant to the provisions of NJSA 40:55D-31, for a determination as to whether the proposed project is substantially consistent with the Township's duly adopted Master Plan;

WHEREAS, at the Planning Board's regular meeting on January 27, 2026, project Engineers, James Bulicki, PE, and Gregory Sullivan PE, PP of Remington and Vernick, presented the proposed project plans to the Board;

WHEREAS, the project involves the construction of a new building, installation of a new backwash tank, and installation of a second backup generator, along with associated site improvements, piping and other necessary support infrastructure;

WHEREAS, the purpose of the project is to allow treatment of potable water for additional parameters, including iron, manganese and PFAS, in order to meet new State and Federal drinking water standards;

WHEREAS, the purpose of the project is not to increase the capacity of the existing facility but to match the capacity of the existing facility while delivering cleaner water;

WHEREAS, Board Planner Patrick Van Bernum, PP, AICP or Environmental Resolutions, Inc., reviewed his January 20, 2026 letter concerning the proposal and offered his expert opinion that the project is consistent with the Township's Master Plan;

WHEREAS, course of the discussion by members of the Board of the nature of the proposed capital project, and some specific concerns that the exterior lighting be downward-directed in order to minimize offsite light spillage in accord with ordinance standards, and that the replacement of the trees to be removed for the project in parking island at the north end of the site be considered, the Board adopted a finding that the proposed project would be consistent with the Master Plan; and

NOW THEREFORE, in reliance upon the foregoing it is hereby **RESOLVED** by the Planning Board of the Township of Florence, County of Burlington and State of New Jersey that finds that the Township's proposed capital projects as presented to the Board is consistent with the Master Plan;

**MOTION TO FIND PROPOSED CAPITAL PROJECT
CONSISTENT WITH MASTER PLAN:**

Moved by : Mr. Isaacson
Seconded by : Mayor Marter
In Favor : Mr. Isaacson, Mayor Marter, Mr. Berry, Councilman Fratinardo,
Ms. Lloyd, Mr. Schoen, Chairman Pagano
Opposed : None
Recused : None
Absent : Mr. Mattson,

MOTION TO ADOPT RESOLUTION:

Moved by : Mr. Berry
Seconded by : Mr. Fratinardo
In Favor : Berry, Fratinardo, Isaacson, Lloyd, Marter, Mattson, Pagano
Opposed : None
Abstained : None

FLORENCE TOWNSHIP PLANNING BOARD

Dated: March 24, 2026



John Pagano, Chair

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Planning Board held on February 24, 2026 and memorializes a decision taken by the Board on January 27, 2026.

Dated: March 24, 2026



John Fratinardo, Secretary