

**FLORENCE TOWNSHIP PLANNING BOARD**

**RESOLUTION NO. P.B.-2026-08**

*Application PB#2026-01*

**RESOLUTION OF MEMORIALIZATION  
APPLICATION OF FLORENCE CROSSINGS I, LLC  
MINOR SITE PLAN  
BULK VARIANCES  
BLOCK 160.01, LOT 2.01  
HC HIGHWAY COMMERCIAL ZONING DISTRICT  
WITH SPECIAL MANUFACTURING OVERLAY  
APPROVALS**

**Decided: February 24, 2026**  
**Resolution Memorialized: April 28, 2026**

**WHEREAS**, Florence Crossings I, LLC, seeks Minor Site Plan approval, a front yard setback variance, and bulk variance relief from the general prohibition of fences in the front yards of non-residential buildings, to permit installation of a fence in the front yard between the existing landscape berm and existing industrial warehouse building at a property located at 2020 US Route 130 and known on the Official Tax Map of the Township of Florence as Block 160.01, Lot 2.03;

**WHEREAS**, the owner of the subject property, Turnpike Crossings Urban renewal, LLC, has consented to the making of this application;

**WHEREAS**, the applicant is represented by John Gillespie, Esq., of the firm Parker McCay, P.A.;

**WHEREAS**, at a regular meeting of the Board properly noticed in accord with NJSA 10:4-6, upon a finding that proper hearing notices had been mailed and published by the applicant, and that its jurisdiction was therefore proper, the Board opened a hearing on the application on February 24, 2026;

**WHEREAS**, the Board granted certain waivers of ordinance checklist submission items as detailed and recommended in the February 11, 2026 review letter of the Board's Engineer, and found the application sufficiently complete to be heard;

**WHEREAS**, the applicant's Engineer, Ryan P. Havey, PE, of Taylor, Wiseman, Taylor appeared, was sworn, accepted an expert in the field of site and civil engineering, and offered his testimony in support of the application;

**WHEREAS**, the applicant also offered the sworn testimony of Tyler Harding, Director of Construction for the applicant's parent entity NFI Real Estate, LLC, and Joseph Leonetti, Product Manager for Subaru North America, the property's tenant, along with the arguments and representations of counsel;

**WHEREAS**, the Florence Township Planning Board has made the following findings of fact and conclusions of law:

Findings of fact:

1. The applicant seeks Minor Site Plan approval, a front yard setback variance, Ordinance §91-92D(2), and bulk variance relief from the general prohibition of fences in the front yards of non-residential buildings, Ordinance §91-92E(2) to permit installation of a six ft. tall aluminum fence in the front yard between the existing landscape berm and existing industrial warehouse building.
2. The owner of the subject property, Turnpike Crossings Urban Renewal, LLC, has consented to the making of this application, and the applicant therefore has standing to bring this application before the Board.
3. The subject property lies in the Township of Florence HC Highway Commercial Zone District with Special Manufacturing Overlay in which the proposed warehouse/distribution center use is a principal permitted use pursuant to the Redevelopment Plan that was adopted by the Township governing body through Ordinance 2012-19. Jurisdiction to hear this minor site plan application and associated bulk variances is therefore proper in the Board.
4. The applicant has submitted proof of service of notice and proof of publication of notice of the minor site plan and bulk variance hearing, and the Board has jurisdiction to hear this application.

5. The applicant has submitted the following documents and exhibits in support of its application:
  - a. A completed Township of Florence Land Development Application;
  - b. A completed Township of Florence Minor Site Plan Application Checklist of Submission Requirements
  - c. A completed Township of Florence Variance Application Checklist of Submission Requirements;
  - d. Township of Florence Tax Collector's Certifications that no taxes were due on the subject properties at the time of the application;
  - e. "Front Fence Plan for Subaru Warehouse Site, Block 160.01, Lot 2.03" dated 01/09/2026, prepared by Ryan P. Havey, PE, of Taylor, Wiseman, Taylor;
  - f. ALTA/NSPS Land Title Survey prepared by Samuel S. Privatera, PLS, of Taylor, Wiseman, Taylor dated November 12, 2012 and last revised 03/07/2016;
  - g. Certified List of Property Owners within 200' of the subject parcel;
  - h. Application and escrow fees as required by ordinance;
  - i. An executed Township of Florence Land Use Escrow Agreement;
  - j. Overall Site Rendering prepared by Taylor Wiseman & Taylor, introduced and accepted into evidence in the course of the public hearing as Exhibit A-1;
  - k. A copy of the Front Fence Plan prepared by Taylor Wiseman & Taylor that was introduced and accepted into evidence in the course of the public hearing as Exhibit A-2;
  - l. A series of 4 photos of the subject property that were introduced and accepted into evidence in the course of the public hearing as Exhibit A-3.
6. The Board's Planner, Patrick Van Bernum, PP, AICP of Environmental Resolutions, Inc., Engineers, Planners, Surveyors, Scientists, submitted a review letter commenting upon the application dated February 12, 2026 which is hereby incorporated into the record.

7. The Board's Engineer, Bryan Clark, P.E., of Pennoni Associates, Inc., Consulting Engineers, submitted a review letter dated February 11, 2026 commenting upon the application which is hereby incorporated into the record.
8. The applicant's witnesses testified that the purpose of the proposed fence is to provide security and limit the ability of persons to simply walk into the parking areas and building entrances. There have been recent incidents of unauthorized access including unwanted solicitations, persons sleeping at the front entrance slashed tires on parked cars etc.
9. The 6 ft. tall fence will be difficult to see from Route 130. The fence will be installed 50 ft. behind the 8 ft. tall berm that supports 4.5 ft. tall vegetation. The berm and landscaping screens the front yard and façade of the building from Rt. 130.
10. A Knox box will be provided for emergency access through the proposed gates.
11. Installation of the proposed fence will not result in any changes to the existing parking and circulation at the site.
12. At the time of the public hearing, no comments had yet been received from the Township's Fire Code Official, but the applicant's representatives agreed to comply with any reasonable requirement of the Fire Code Official with regard to the proposed fence.
13. The Board finds the testimony of the applicant's representatives credible and probative.
14. No public comment was offered on the proposed development.

Conclusions of Law:

The Board finds that the proposed bulk variances to allow installation of the proposed fence in the front yard of the subject property should be granted pursuant to NJSA 40:55D-70(c)2 because the benefits of facilitating improved security for personnel and property at the subject property (in light of conditions peculiar to this particular property) substantially outweigh any detriments to the public good or impairment of the zone plan and zoning ordinances which may flow from such (minor) deviations from ordinance standards. The substantiality of these deviations is greatly diminished by the significant setback of the fence from Route. 130 and the presence of a substantial planted landscape berm that will screen the proposed fence from passers-by.

Other than the above-referenced bulk variances, the proposed development conforms to Township ordinance standards, and the applicant has complied with the application requirements and procedures of the Board for approval of such development. Therefore, the minor site plan, with bulk variances, should be approved, subject to appropriate conditions as set forth below.

**NOW, THEREFORE, BE IT RESOLVED** by the Florence Township Planning Board in the County of Burlington and State of New Jersey that the application of Florence Crossings I, LLC, for Minor Site Plan approval, a front yard setback variance and bulk variance relief from the general prohibition of fences in the front yards of non-residential buildings to permit installation of a fence in the front yard between the existing landscape berm and existing industrial warehouse building at a property located on Route 130 south of Cedar Lane and known on the Official Tax Map of the Township of Florence as Block 160.01, Lot 2.03, be, and hereby is, approved, subject to the following conditions subsequent which do not toll the running of the time for appeal:

1. Compliance with all conditions and requirements of previous approvals not affirmatively waived or superceded by these approvals.
2. A Knox box shall be provided for emergency access through the proposed gates.

3. A signature block, construction details for the proposed gates, and a note that any landscaping damaged in the course of construction shall be replaced in kind, shall be added to the plans.
4. Compliance with reasonable requirements of the Fire Code Official with regard to the installation of the proposed fence and emergency access.
5. Compliance by the applicant with affordable housing obligations, if any, in accord with Township ordinances and State statutes in effect at the time of issuance of a Certificate of Occupancy or Approval.
6. All taxes and escrow fees for professional review must be paid current and in full.
7. Compliance with all federal, state, county and local laws, rules, regulations and any other governmental approvals which may be required in implementation of this development, including but not limited to: Florence Township Office of Construction Code Enforcement, Florence Township Fire Marshall, Burlington County Planning Board. Copies of all applications, permits and certifications related to such approvals shall be filed with this Board.
8. Any additional development on the subject property or any modification to any development pursuant to, or inconsistent with, this approval and the drawings and exhibits presented by the applicant in support of the application or testimony leading to this approval shall require revised approval of this Board.
9. The applicant shall pursue with good faith and due diligence any and all additional approvals as may be required and shall provide the Board with copies of all reports and approvals for same, including copies of any and all applications filed.
10. Any permits, deeds, easements, vacations, dedications or other documents related to this proposed development shall be reviewed by the Board Attorney and Board Engineer for consistency with this approval and filed with the appropriate authority. Proof of recording with the County Clerk shall be filed with this Board.
11. The applicant shall post a performance guarantee in accord with statutory limitations in an amount accepted by the Township Council after recommendation by the Board and the Township engineer and in a form approved by the Township engineer and Board attorney.

**BE IT FURTHER RESOLVED**, that a brief notice of these decisions be published in the official newspaper of the municipality within 10 days of the date hereof.

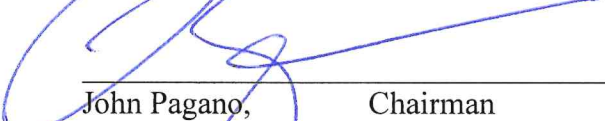
**MOTION TO GRANT MINOR SITE PLAN APPROVAL:**

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

**MOTION TO ADOPT RESOLUTION:**

Moved by :  
Seconded by :  
In Favor :  
Opposed :  
Abstained :

**FLORENCE TOWNSHIP PLANNING BOARD**

Dated: 4/28/2026   
John Pagano, Chairman

**CERTIFICATION**

**BE IT REMEMBERED** that the within written Resolution was duly adopted at a regular meeting of the Florence Township Planning Board held on April 28, 2026 and memorializes a decision taken by the Board on February 24, 2026.

Dated: 4/28/2026   
John Fratinardo, Secretary