

FLORENCE TOWNSHIP PLANNING BOARD

RESOLUTION NO. P.B.-2026-09

Application PB#2026-02

**RESOLUTION OF MEMORIALIZATION
APPLICATION OF WOOLMAN CONSTRUCTION
FOR BLOCK 158, LOT 3.01
1100 JOHN GALT WAY
GM GENERAL MANUFACTURING ZONING DISTRICT
MINOR SITE PLAN
BULK VARIANCE
APPROVAL**

Decided: March 24, 2026
Resolution Memorialized: April 28, 2026

WHEREAS, Woolman Construction has made application to the Florence Township Planning Board for Minor Site Plan approval to allow demolition of an existing paved patio and canopy, and construction of a 400 sq. ft. covered patio to be used as an employee break area accessory to the existing industrial building at a 34 acre property located at 1100 John Galt Way and known as Lot 3.01 of Block 158 on the official Tax Maps of the Township of Florence;

WHEREAS, the applicant is represented by Trevor Cooper, Esquire of Stephens & Lee;

WHEREAS, the applicant is the contractor performing the work and has been authorized by the property owner, Haines Center Florence, LLC, to act as the Developer of the subject property before the Board;

WHEREAS, upon a finding that its jurisdiction was proper, the grant of certain submission waivers as recommended by the Board Engineer, and a finding that the application was therefore administratively complete, the Board opened a public hearing on the application at its March 24, 2026 regular meeting;

WHEREAS, the applicant's owner, Keith Woolman, appeared, was sworn, and offered his testimony in support of the application, along with the arguments and representations of counsel;

WHEREAS, the applicant's site and civil design engineer, Katie Daroshefski, PE, of Consulting Engineer Services, also appeared, and was sworn, was accepted as an expert, and testified in support of the application;

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

Findings of fact:

1. The applicant has been authorized by the property owner to serve as the developer at the subject 34-acre property, located at 1100 John Galt and known on the official Tax Map of the Township of Florence as Block 158, Lot 3.01, and the applicant therefore has standing to bring this application before the Board.
2. Application has been made seeking Minor Site Plan approval to allow demolition of an existing 10 ft. x 10 ft. paved patio and temporary canopy, and construction of a permanent 400 sq. ft. covered patio to be used as an employee break area accessory to the existing industrial building.
3. Approval of the submitted plans would require bulk variance approval pursuant to NJSA 40:55D-70(c) to allow the proposed covered patio roof to be only 1 ft. from the principal building where Ordinance §92-243B(3) requires a 50 ft. separation of accessory buildings from other buildings.
4. The subject property lies in the Township of Florence GM General Manufacturing Zone District, in which the existing industrial warehouse use is permitted as-of-right,
5. Proper hearing notices have been mailed and published.
6. The Board therefore has jurisdiction to hear this application.
7. The applicant has submitted the following documents in support of its application:

- a. Letter dated February 12, 2026 from the property owner authorizing the making of the subject application to the Board;
 - b. A completed Florence Township Land Development Application;
 - c. A completed Minor Site Plan Application Checklist and an attached list/explanation of requested submission waivers;
 - d. A Tax Collector's Certification that no taxes are due;
 - e. Site plan drawings comprised of 5 sheets dated 12/17/25, and prepared by Katie Daroshefski, PE, of Consulting Engineer Services;
 - f. A Plan Survey and Partial Topography, dated 12/17/2025, prepared by Adam R. Grant, PLS, also of Consulting Engineer Services;
 - g. An exhibit with two images: an aerial view of the subject property, and a color-rendered image showing details of the proposed covered employee break area, which were introduced and entered into evidence in the course of the public hearing as Exhibit A-1;
 - h. Proof that no taxes were due on the subject property at the time of the application;
 - i. Township of Florence Certified List of Property Owners within 200';
 - j. Application and Escrow Fees in accord with ordinance requirements;
 - k. An executed Escrow Agreement;
8. The Board's Engineer, Bryan Calrk, P.E., of Pennoni Associates, Inc., Consulting Engineers, submitted a review letter dated March 12, 2026 commenting upon the application which is hereby incorporated into the record.
 9. The Board's Planners, Patrick VanBernum, PP, AICP and Brett Harris PP, AICP, of Environmental Resolutions, Inc., Engineers, Planners, Surveyors, Scientists, submitted a review letter commenting upon the application dated March 10, 2026, which is hereby incorporated into the record.
 10. The proposed new covered employee break area roof cover will be approximately 14 ft. tall. The break area will be surrounded on three sides with a 6 ft. tall black picket fence and can be entered via an un-gated gap on one side. There will be tables and chairs within the break area. The break area will be

lighted by 4 LED fixtures mounted under the proposed new roof and supplied with electricity from the principal building.

11. The area of the proposed development is already impervious, so there is no need to revise existing stormwater measures.
12. No changes are proposed to the existing principal building or to existing landscaping.
13. The purpose of the required building separation standard from which variance relief is requested is to provide sufficient space between buildings for firefighting. Here the proposed accessory building and the existing principal building are so close together that they essentially act as a single structure and the safety access concern is therefore fully addressed.
14. The applicant's representatives agreed in the course of the public hearing to comply with the plan detail and design comments of the Board professionals' review letters.
15. The proposed development, subject to fulfillment of the conditions of approval, including outside agency approvals, and grant of the requested variance for building separation distance, is in compliance with the standards of applicable Township ordinances, and with the Township's zoning and performance standards.
16. No public comment was offered on the application.

Conclusions of Law:

The Board finds that the proposed bulk variance to allow a reduction in the separation between buildings should be granted pursuant to NJSA 40:55D-70(c)2 because the benefits of providing improved facilities for personnel within the existing developed are at the subject property substantially outweigh any detriments to the public good or impairment of the zone plan and zoning ordinances which may flow from such a deviation from ordinance standards in light of conditions peculiar to this particular property. Other than the above-referenced bulk variance, 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 Woolman Construction for Minor Site Plan approval to allow demolition of an existing paved patio and canopy, and construction of a 400 sq. ft. covered patio to be used as an employee break area accessory to the existing industrial building at a 34 acre property located at 1100 John Galt Way and known as Lot 3.01 of Block 158 on the official Tax Maps of the Township of Florence, be and hereby is, **GRANTED**, subject to the following conditions:

1. Compliance with the plan detail and design comments of the Board professionals' review letters as agreed in the course of the public hearing.
2. All taxes and escrow fees for professional review must be paid current and in full.
3. Any additional development on the subject property or any substantial 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.
4. 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: Burlington County Planning Board and Florence Township Construction Department. Copies of all applications, permits and certifications related to such approvals shall be filed with this Board. The applicant shall pursue with good faith and due diligence any and all such 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.
5. Compliance by the applicant with affordable housing obligations in accord with Township ordinances and State statutes.

The conditions of this approval shall run with the land and be binding on all successors in interest, purchasers and assignees.

MOTION TO APPROVE APPLICATION:

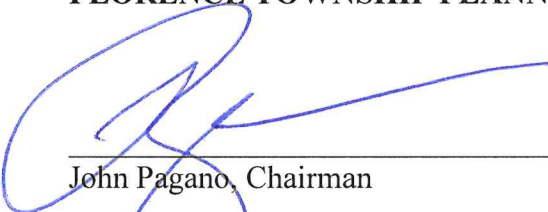
Moved by : Mr. Mattson
Seconded by : Mr. Isaacson,
In Favor: Mr. Mattson, Mr. Isaacson, Vice Chairman Berry, Councilman
Fratinardo, Ms. Llyod, Mayor Marter, Chairman Pagano
Opposed : None
Abstained : None
Absent : None

MOTION TO ADOPT RESOLUTION:

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

FLORENCE TOWNSHIP PLANNING BOARD

Dated: 4/28/26

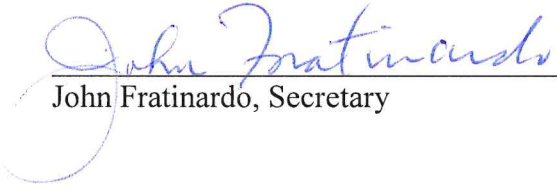


John Pagano, Chairman

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 March 24, 2026.

Dated: 4/28/26



John Fratinardo, Secretary