**FLORENCE TOWNSHIP PLANNING BOARD**

**RESOLUTION NO. P.B.-2026-10**

*Application PB#2026-03*

**RESOLUTION OF MEMORIALIZATION**
**APPLICATION OF BLUE STONE CATHY LANE, LLC**
**PRELIMINARY and FINAL MAJOR SITE PLAN**
**BLOCK 163.01, LOTS 3.01 & 3.07**
**HC HIGHWAY COMMERCIAL ZONING DISTRICT and**
**NON-CONDEMNATION REDEVELOPMENT PLAN**
**ADOPTED OCTOBER 1, 2025**
**APPROVALS**

| | |
|---|---|
| **Decided:** | **July 28, 2026** |
| **Resolution Memorialized:** | **October 27, 2026** |

**WHEREAS,** Blue Stone Cathy Lane, LLC, has made application for Preliminary and Final Major Site Plan approval to permit development and use of the property known on the Official Tax Map of the Township of Florence as Block 160.03, Lots 3.01 and 3.07 and located at 61 Cathy Lane as the operations base for a general freight trucking business with truck and trailer parking, and repair facilities, offices and associated site improvements;

**WHEREAS,** the applicant is the owner of the subject property;

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

**WHEREAS,** at a regular meeting of the Board 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 June 23, 2026;

**WHEREAS,** the Board granted certain waivers of ordinance checklist submission items as detailed in the May 13, 2026 review letter of the Board's Engineer, and found the application sufficiently complete to be heard;

DAVID C. FRANK
ATTORNEY AT LAW

**WHEREAS,** the applicant's Engineer, Mark E. Malinowski, PE, of Paulus, Sokolowski, & Sator, LLC, appeared, was sworn, was 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 Kuldeep Waraich, a principal of the applicant and the operating companies that use the site, 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 Preliminary and Final Major Site Plan approval, with design exceptions to permit development and use of the property known on the Official Tax Map of the Township of Florence as Block 160.03, Lots 3.01 and 3.07 and located at 61 Cathy Lane as the operations base for a general freight trucking business with truck and trailer parking, a truck and trailer repair facility, offices and associated site improvements.
2. The applicant is owner of the subject property, and, 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, and is governed by a Non-Condemnation Redevelopment Plan which was adopted by the Florence Township Council on October 1, 2025 via Ordinance 2025-21. The proposed principal and accessory uses and structures are permitted under the adopted Redevelopment Plan. Jurisdiction to hear this site plan application and associated design exceptions is therefore proper in the Board.
4. The applicant has submitted proof of service of notice and proof of publication of notice of the site plan 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 Major Site Plan Application Checklist of Submission Requirements
    c. Township of Florence Tax Collector's Certifications that no taxes were due on the subject properties at the time of the application;
    d. A series of site plan drawings comprised of 11 sheets entitled "Blue Stone Cathy Lane LLC, 61 Cathy Lane, Florence, NJ, Block 163.01, Lots 3.01 & 3.07" dated 4/14/2026, prepared by Mark E. Malinowski, PE, of Paulus, Sokolowski, & Sator, LLC;
    e. A Stormwater Management Report dated March 2026 and prepared by Mark E. Malinowski, PE, of Paulus, Sokolowski, & Sator, LLC;
    f. Certified List of Property Owners within 200' of the subject parcel;
    g. Application and escrow fees as required by ordinance;
    h. An executed Township of Florence Land Use Escrow Agreement;
    i. A color-rendered aerial view of the subject site and surroundings, introduced and accepted into evidence in the course of the public hearing as Exhibit A-1;
    j. A color-rendered revised site plan showing deletion of seven semi-truck parking spaces along the southern edge of the site, that was introduced and accepted into evidence in the course of the public hearing as Exhibit A-2;
    k. A color-rendered version of the submitted site plan incorporating wetlands boundaries and buffers in accord with the NJDEP wetlands LOI and reconfiguring the development to avoid encroachment into wetlands buffers, that was introduced and accepted into evidence in the course of the public hearing as Exhibit A-3;
    l. Correspondence of the applicant's counsel dated June 11, 2026 conveying the following documents which are incorporated into the record:
        i. Non-Condemnation Redevelopment Plan adopted by Township Council under Ordinance 2025-21 on October 1, 2025;

ii. Traffic Engineering Assessment dated January 26, 2024, prepared by Shropshire Associates, LLC;

iii. Phase 1 Environmental Site Assessment for 61 Cathy Lane dated January 4, 2022;

iv. Site Improvement Estimate dated August 26, 2024 by PS& S Engineering relating to improvements to Cathy Lane, including the future cul-de-sac to be constructed by the Township;

v. Cell Tower Lease; and

vi. NJDEP Wetlands Letter of lnterpretation dated October 24, 2023;

m. Correspondence of the applicant's counsel dated July 24, 2026 conveying the following documents which are incorporated into the record:

i. (Exhibit 1 thereto) a copy of the 200' list, dated February 27, 2024 provided by the Assessor at the time of the applicant's Zoning Board application;

ii. (Exhibit 2 thereto) the relevant Redevelopment Plan;

iii. (Exhibit 3 thereto) the assessment record for the adjoining Keane property at 41 Cathy Lane showing it to be assessed for $262,100;

iv. (Exhibit 4) closing documents from the sale of the Keane property to the applicant on May 28, 2026 showing that the purchase price was $575k and that all judgments and liens against the Keanes were paid at settlement.

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 May 15, 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 May 13, 2026 commenting upon the application which is hereby incorporated into the record.

8. The proposed development includes the demolition of an existing accessory building at the rear of the office building, construction of new parking areas,

installation of new landscaping, lighting and stormwater facilities and use of the entire existing +/-13,000 sq. ft. industrial garage building for truck and trailer repairs in support of the general freight trucking business to be operated from the subject site.

9. The parking areas are proposed to provide parking spaces for up to 42 semi-trucks (tractor plus trailer), and 7 of those spaces at the southern end of the site will be paved and used to stage trucks awaiting repair. The repairs to be conducted within the existing garage building will be only on trucks operated by the business located at the subject property and will be minor in character. Such work will include typical maintenance like oil changes, belts, fluids, tire repair and replacement etc., but not heavy engine or chassis repairs, and no body work or painting. There will be no washing of vehicles, engines or vehicle components onsite. Deliveries of parts and supplies will be in small vans not tractor trailers. Waste fluids, tires, batteries and other automotive recyclables will be stored inside until carted away by properly credentialed haulers for lawful disposal. Trash and waste cardboard, cans and bottles shall be placed in proper vessels within a trash enclosure that is to be constructed onsite, and these waste materials will be hauled away by a carter engaged by the business operating at the site.
10. There will be up to 4 employees working in the office and 5 employees working in garage. There is adequate automobile parking space proposed to accommodate the automobiles of these employees and visitors, and truck drivers' personal vehicles will be parked in the parking space of each driver's semi-truck.
11. The applicant's witnesses discussed the character of the proposed use, which involves the hauling of general merchandise, which does not include refrigerated or hazardous freight. Loaded trucks will not be parked onsite. No loading or unloading of trucks is proposed to take place on site, nor will there be any sales of trucks or goods from the site, overnight sleeping in trucks or shower facilities. The site is proposed to be the base of operations for a single freight trucking business, not a truck stop or a facility that leases truck parking spaces.
12. The typical pattern of operations will be for the office to be open from 8am to 6pm weekdays, and for drivers to arrive at or slightly before 7am on Mondays or

Tuesdays to depart for multi-day trips hauling goods picked up from other local facilities to destinations in the Midwest. Those trucks and drivers typically return on weekdays between 7am and 8pm and on Saturdays between 8am and 4pm. Trucks arriving later than 8pm will be diverted to other sites, and there will be absolutely no arrivals or departures of trucks between 10pm and 7am. There will be no office or repair activities, or truck traffic in or out of the site on Sundays. In order to demonstrate compliance with limitations on hours of operation for trucks, the applicant's representatives agreed to provide to the Township Zoning Officer, upon his or her request, copies of relevant electronic log records showing arrivals and departures of all trucks from the site and certified to be true and correct by the applicant or the successor operator of the site.

13. There will be a Redevelopment Agreement in place between the applicant and the Township that will impose a contractual obligation for the business that will operate from the site to comply with the use and operational limitations described above. In addition, pursuant to that Agreement, a part of the existing Cathy Lane right of way will be abandoned by the Township and incorporated into this site. The Township will construct, but the applicant will fund, installation of a cul de sac bulb at the new relocated terminus of Cathy Lane, and other improvements to Cathy Lane including widening of the cartway and increased curb radii at the Route 130 intersection to better accommodate truck traffic from this site and the warehouse located across Cathy Lane from the subject property. The applicant has requested that current installation of sidewalks be waived by the Board, in light of the Township's planned reconfiguration of Cathy Lane which is to be funded by the applicant: if the Township determines that sidewalks are desirable, it will incorporate sidewalks into the design of the project, and the applicant will fund their construction at that time. The Redevelopment Agreement will further require as a part of the Township's reconfiguration of the Cathy Lane Route 130 intersection that the applicant fund installation (if allowed by NJDOT) of a median barrier to prevent vehicles from turning left out of Cathy Lane by crossing the median of the Route 130 highway.

14. Through the testimony of the applicant's witnesses and the Board's professionals, the Board has determined that the proposed development (upon compliance with the conditions of approval set forth herein) will comply with the use, bulk and design standards of the applicable Redevelopment Plan and the applicable general standards of the HC Zone District, except for the following requested design exceptions to: i.) allow omission of sidewalks along Cathy Lane; ii.) allow the proposed landscape buffer at the property line adjoining the Stangel motel to be closer to the property line than allowed (adjacent to the property line at maturity instead of set back 3 ft. from the property line); iii.) allow higher than permissible lighting at the property line in that same vicinity (in excess of 1.0 ft. candles when a maximum of 0.25 ft. candles in permitted); iv.) allow some areas of the parking area to have illumination as low as 0.3 ft. candles when a minimum of 0.5 ft. candles is required); v.) to allow some parking areas to be gravel instead of paved; and vi.) to allow a total of 3 access drives instead of only 2.
15. The proposed design exception concerning the landscape buffer setback is requested in order to increase the effectiveness of the buffer to screen adjoining properties from lighting on the subject site. That lighting level is higher than permitted in that vicinity in order to minimize the number of light poles that would obstruct safe maneuver of trucks while still providing adequate lighting. Elsewhere lighting levels are lower than required for the same reason. Overall, the applicant has sought to balance minimizing the number of light poles and their height in order to maximize site safety while minimizing offsite spillage.
16. Three access drives are proposed instead of only the two that are permitted in order to provide better separation between onsite car and truck traffic, and to allow the driveway for exiting trucks to be angled in a manner that minimizes headlight glare on the dwelling on the other side of Cathy Lane from the subject site.
17. Stone, instead of paving, on some of the truck parking areas (but not those areas where trucks will be parked while awaiting repair where the risk of spillage of fluids is greater), is acceptable because it will reduce runoff coefficients and still provide adequate stabilization.

18. In the course of the public hearing the applicant's representatives agreed to numerous specific conditions of approval which are detailed below.
19. The Board finds the testimony of the applicant's witnesses credible and probative.
20. Public comment was offered on the proposed development by members of the public. Their principal concerns were traffic and noise generation.

Conclusions of Law:

The Board finds that the requested design exceptions are justified, and should be granted, either because the standard may be met by other means (sidewalks), compliance with the standard would be impractical in light of other significant site design considerations (lighting levels, gravel for some parking areas instead of paving, and the number of driveways), or because the deviation would better-provide the desired protective result (the landscape buffer setback). The Board further finds that the proposed development (upon compliance with the conditions of approval set forth below) otherwise complies with the use, bulk and design standards of the applicable Redevelopment Plan and the applicable general standards of the HC Zone District

Other than the above-referenced design exception, the proposed development will conform 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 preliminary and final site plan, with design exceptions, 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 Blue Stone Cathy Lane, LLC, seeking Preliminary and Final Major Site Plan approval with design exceptions to permit development and use of the property known on the Official Tax Map of the Township of Florence as Block 160.03, Lots 3.01 and 3.07 and located at 61 Cathy Lane as the operations base for a freight trucking business with truck and trailer parking, and repair facilities, offices and associated site improvements, be, and hereby is, approved, subject to the following conditions subsequent which do not toll the running of the time for appeal:

1. The Board has relied upon the testimony of the witnesses and factual findings discussed in the body of this Resolution, and such testimony and findings are incorporated as conditions of this approval as though set forth at length herein.
2. The character of the use shall only be as permitted in the Redevelopment Plan and in accord with the testimony of the applicant's witnesses as noted above in paragraphs 9, 10, 11 and 12, and any further limitations that may be set forth from time to time in any Redevelopment Agreement.
3. The hours of operation and compliance provisions (including diversion of late-arriving trucks and provision of records) shall be as set forth above in Findings of Fact paragraph 12.
4. No loaded trucks or trailers shall be parked onsite, and no refrigerated trailers shall park or operate on site.
5. There shall be no light spillage from this site to the east along property lines with lots in the Birch Hollow development.
6. All lighting shall be downward-directed and cut-off luminaires shall be used along the property line adjoining the Stangel motel.
7. The applicant shall provide after-hours dimming of lights in accord with the recommendations in the Board Planner's letter.
8. Compliance with the plan detail and design comments of the Board Engineer's review letter of May 13, 2026 and the Board Planner's review letter of May 15, 2026.
9. Sight triangles for the proposed driveways shall be shown on compliance plans.
10. Compliance with the duly adopted Redevelopment Plan and any Redevelopment Agreement between the applicant (or any successor) and the Township.

11. A trash enclosure in accord with ordinance standards shall be provided in a conforming location, and its design shall be subject to administrative review by the Board Planner and Engineer.
12. Revision of the material to be used for stone parking areas, subject to the administrative review and approval of the Board Engineer.
13. The applicant shall work administratively with the Board Planner and the Township Shade Tree Commission on tree species selection throughout the site, and to choose those trees of greater than 20" dbh along the property line near the Stangel motel which are to be preserved.
14. An updated EIS that includes the referenced appendices shall be submitted.
15. 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.
16. All taxes and escrow fees for professional review must be paid current and in full.
17. 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 and Burlington County Soil Conservation District. Copies of all applications, permits and certifications related to such approvals shall be filed with this Board.
18. 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.
19. 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.
20. 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.

21. 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 PRELIMINARY and FINAL MAJOR SITE PLAN APPROVAL:**

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

**MOTION TO ADOPT RESOLUTION:**

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

**FLORENCE TOWNSHIP PLANNING BOARD**

Dated: 10/27/2026

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 October 27, 2026 and memorializes a decision taken by the Board on July 28, 2026.

Dated: 10/27/2026

John Fratinardo, Secretary

DAVID C. FRANK
ATTORNEY AT LAW