

**FLORENCE TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

RESOLUTION NO. Z.B.-2026-06

Application ZB#2026-01

**RESOLUTION OF MEMORIALIZATION
APPLICATION OF QR RAILROAD LOGISTICS CENTER, LLC
AMENDED PRELIMINARY and FINAL MAJOR SITE PLAN
BULK VARIANCES
BLOCK 147.01, LOT 3.01
SM SPECIAL MANUFACTURING ZONING DISTRICT
APPROVALS**

**Decided: February 2, 2026
Resolution Memorialized: March 2, 2026**

WHEREAS, QR Railroad Logistics Center, LLC, has made application to the Florence Township Zoning Board of Adjustment seeking amended preliminary and final major site plan approval to allow construction of enhanced stormwater management facilities, supplementation of existing landscape buffers and installation of a +/- 10 ft. tall landscape berm at a 30.82 acre property located at 839 Railroad Avenue and known as Block 147.01, Lot 3.01 on the Florence Township Tax Maps;

WHEREAS, the Board previously granted, by way of its Resolution 2019-04, dated August 27, 2019, a height variance pursuant to NJSA 40:55D-70(d)6, and preliminary and final major site plan approval with bulk variances to allow development of a 300,700 sq. ft. warehouse/office building and associated site improvements at the subject property;

WHEREAS, at the time of the Board's adoption of Resolution 2019-04, the subject property was a vacant parcel of land known as Block 147.01 Lots 3.01 and 3.03, and the improvements approved by way of Resolution 2019-04 have subsequently been constructed and the two lots consolidated into a single lot now known as Lot 3.01;

WHEREAS, the applicant is the owner of the subject property, and the applicant therefore has standing to bring this applications before the Board;

WHEREAS, the applicant is represented by Christopher DeGrazia, Esquire, of Faegre, Drinker, Biddle & Reath, LLP;

WHEREAS, upon the recommendation of Board Engineer Bryan Clark, the Board granted waivers of certain ordinance checklist submission requirements and found the application administratively complete at its February 2, 2026 regular meeting;

WHEREAS, upon a finding that proper hearing notices had been mailed and published, and that its jurisdiction was therefore proper, the Board opened a public hearing on the application at its February 2, 2026 regular meeting;

WHEREAS, the applicant's Engineer, Andrew Smith, PE, of Langan Engineering, appeared, was sworn, was accepted as an expert in the field of site and civil engineering by the Board, and offered his testimony in support of the application;

WHEREAS, the applicant's Construction Development Manager, Danielle Loeffler, and Vice President for Capital Projects, Clare Hackney, appeared, were sworn, and offered their testimony, along with the arguments and representations of counsel, in support of the application;

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

Findings of fact:

1. QR Railroad Logistics Center, LLC, has made application to the Florence Township Zoning Board of Adjustment seeking amended preliminary and final major site plan approval to allow construction of enhanced stormwater management facilities, supplementation of existing landscape buffers and installation of a +/- 10 ft. tall landscape berm at a 30.82 acre property located at 839 Railroad Avenue and known as Block 147.01, Lot 3.01 on the Florence Township Tax Maps.

2. The Board previously granted, by way of its Resolution 2019-04, dated August 27, 2019, a height variance pursuant to NJSA 40:55D-70(d)6, and preliminary and final major site plan approval with bulk variances to allow development of a 300,700 sq. ft. warehouse/office building and associated site improvements at the subject property. At that time, the subject property was vacant parcel of land known as Block 147.01 Lots 3.01 and 3.03. The improvements approved by way of Resolution 2019-04 have been constructed, and the two lots consolidated into a single lot now known as Lot 3.01.
3. The subject property lies in the Florence Township SM-Special Manufacturing Zone District in which the current warehouse/office use is permitted as of right.
4. The applicant has standing to bring these applications before the Board.
5. The applicant has submitted proper proofs of service of notice and proof of publication of notice of the amended preliminary and final major site plan hearing, and the Board has jurisdiction to hear this application under NJSA 40:55D-76.
6. The applicant has submitted the following documents in support of its application:
 - a. A completed Township of Florence Land Development Application and Rider;
 - b. A completed Township of Florence Major 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. Site Plan drawings comprised of 13 sheets prepared by Langan Engineering and Environmental Services, LLC and dated 11/14/25;
 - f. Stormwater Management Report prepared by Langan Engineering and Environmental Services, LLC and dated 11/16/25;
 - g. Stormwater Maintenance Plan prepared by by Langan Engineering and Environmental Services, LLC and dated 11/16/25;
 - h. Environmental Impact Statement prepared by Quadreal Property Group and dated 11/17/25;

- i. Township of Florence Land Use Escrow Agreement;
 - j. Certified List of Property Owners within 200' of the subject parcels;
 - k. Application and escrow fees as required by ordinance;
 - l. Ownership disclosure as required by statute;
 - m. An aerial view showing the existing development of the site and surrounding properties, that was introduced and entered into evidence in the course of the February 2, 2026 hearing as Exhibit "A-1";
 - n. An aerial view of the site with the currently proposed development superimposed in blue, pink and green, that was introduced and entered into evidence in the course of the February 2, 2026 hearing as Exhibit "A-2".
7. The Board's Engineer, Bryan Clark, P.E., of Pennoni Associates, Inc., Consulting Engineers, submitted a review letter dated January 21, 2026 commenting upon the application, which is hereby incorporated into the record.
 8. 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 January 21, 2026, which is hereby incorporated into the record.
 9. The overall site, as developed in accord with the Board's previous approval, was designed to meet all applicable stormwater standards under Florence Township Ordinances and NJDEP regulations except for the infiltration standard. Because the subject property was extensively mined, it is essentially a bowl from which stormwater runoff does not presently flow. The stormwater standards anticipate some offsite flow. The previous approval included a design exception to allow infiltration of all stormwater onsite.
 10. The applicant's Engineer, Mr. Smith, testified that the current infiltration basin is not functioning as intended, and the current proposal is to reconfigure the existing basin and convert it into a wet basin. The current basin does not perform as intended for various reasons, including that the water table is higher than was anticipated when the initial design was done. An overflow pump and pipe will also be installed to convey excess stormwater to the municipal storm sewer system after major storm events. Two aerators are proposed that will discourage the

development of algae and the breeding of mosquitos, and improve water quality. An area of existing paving will be replaced with pervious paving to improve stormwater infiltration. Since the project predates the current iterations of local ordinances and NJDEP regulations, the stormwater standards in effect at the time of its original 2019 approval remain applicable. The proposed revised stormwater management system will comply with all of the applicable standards of Township ordinances and NJDEP regulations.

11. Supplemental and replacement plantings are proposed where there are gaps in prior plantings or prior plantings have not performed as intended. This includes assessment and replacement as needed of plantings in the area between the sound wall and the property line where the site adjoins the Legacy at Meadowcroft development.
12. A +/-10 ft. tall landscape berm is proposed to the North of the existing building where the original landscape plantings have failed to provide an adequate buffer and visual screen for the site. A swale will be created between the berm and the property line to direct stormwater back into the site and to the reconfigured wet basin, and not onto adjoining properties. A second water pump will be installed to pump irrigation water from the reconfigured wet stormwater basin to the plantings on the proposed new berm. All plantings will comply with State and local standards intended to avoid planting invasive species.
13. No changes are proposed to the current use, and there are no changes proposed to parking and loading areas except the replacement of certain portions of the existing asphalt parking lot on the eastern side of the subject property with porous pavement.
14. The Board notes that a 8 ft tall privacy fence was recently installed under the administrative supervision of the Township Engineer along the easterly boundary of the subject property with adjoining residential properties to supplement the visual screening of the site in that area.
15. The Board finds the testimony of the applicant's expert and representatives credible and probative.

16. Public comment was offered on the proposed development by Mike Johnson of Abrams Drive who spoke in favor of the proposed improvements, Janet Pruden of Railroad Ave., who asked about the use of the site, and Susan Kurzberg of Delaware Ave.

Conclusions of Law:

The Board finds that the proposed changes to the existing stormwater basin will make it more compliant with applicable stormwater standards than the current configuration, and the proposed landscape berm and other landscape improvements will provide better buffers and screening for the site in accord with the intent of relevant sections of Township ordinances.

The proposed amended preliminary and final major site plan (upon fulfillment of the conditions of approval) will comply with the standards of the applicable Township Ordinances.

The applicant has complied with the substantive standards, application requirements and procedures of the Board for approval of the requested development.

Therefore, the proposed amended preliminary and final major site plan should be approved, subject to appropriate conditions as set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Florence Township Zoning Board of Adjustment in the County of Burlington and State of New Jersey that the application of QR Railroad Logistics Center, LLC, seeking amended preliminary and final major site plan approval to allow construction of enhanced stormwater management facilities, supplementation of existing landscape buffers and installation of a +/- 10 ft. tall landscape berm at a 30.82 acre property located at 839 Railroad Avenue and known as Block 147.01, Lot 3.01 on the Florence Township Tax Maps, 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. All conditions and requirements, and variances of prior approvals for the subject property that were previously granted by the Florence Township Zoning Board of

Adjustment are re-affirmed, and shall remain in full force and effect, except as expressly altered in this approval.

3. The Board's prior approval Resolution 2019-04, provided at Condition #6 that: "The area in which the 100 "banked" parking spaces can be constructed shall remain green planted space until such time as the parking spaces are constructed. These parking spaces may be constructed without further Board review when they are necessary for parking of all autos at the site." It has not been demonstrated in the current proceedings before the Board that the stormwater management system at the subject property, as revised by the current approval, fully addresses the additional stormwater flows that may result if all or a part of the previously approved banked parking spaces are constructed. Prior to construction of any of the banked parking spaces, it shall be demonstrated, pursuant to administrative review by the Board Engineer, that the additional stormwater runoff from these parking spaces can be addressed by the existing stormwater management system, or through minor revisions that would be subject to approval as field changes by the municipal Engineer in the ordinary course of development. Any other changes to the site and its stormwater management systems shall require Board approval.
4. The applicant shall provide revised plans that comply with all plan detail and design comments set forth in the Board Engineer's January 21, 2026 review letter, except with regard to statements therein concerning inspection and maintenance obligations for stormwater conveyances within Railroad Ave.
5. All taxes and escrow fees for professional review must be paid current and in full.
6. 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.
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: Burlington County Planning Board, Burlington County Soil Conservation District, and Florence Township Construction Office and Water & Sewer 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.

8. If another governmental agency grants a substantial waiver or variance of a regulation, affecting this approval or the conditions attached to it, then this Board shall have the right to review that issue as it relates to this approval and these conditions and modify or amend the same.
9. The form of any permits, deeds, easements, vacations, dedications or other documents related to this proposed development (including, but not limited to any revisions to the Stormwater Maintenance Plan which shall be recorded) 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.
10. The applicant shall post a performance guarantee (to the extent permitted by current statutes) in an amount accepted by the Township Council after recommendation by the Municipal Engineer and in a form approved by the Township Solicitor.

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.

The conditions of this approval shall run with the land and be binding on all successors in interest, purchasers and assignees. In the event that the applicant does not implement this approval within two years of the date hereof (or such other extended date as may be provided by statute or Board action), this approval shall be void, unless, for good cause shown, the applicant seeks extension thereof.

**MOTION TO GRANT
AMENDED PRELIMINARY and FINAL MAJOR SITE PLAN APPROVAL:**

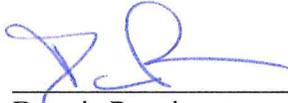
Moved by : Mr. Buddenbaum
Seconded by : Mr. Patel
In Favor : Mr. Buddenbaum, Mr. Patel, Mr. Rudolph, Mr. Sovak
Mr. Studzinski, Mr. Wible, Chairman Puccio
Opposed : None
Abstained : None
Absent : None

MOTION TO ADOPT RESOLUTION:

Moved by : Mr. Buddenbaum
Seconded by : Mr. Wible
In Favor : Buddenbaum, Wible, Patel, Rudolph, Sovak, Studzinski, Puccio
Opposed : None
Abstained : None

**FLORENCE TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

Dated: 03/02/2026

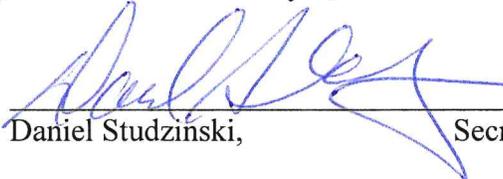


Dennis Puccio, Chairman

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Zoning Board of Adjustment held March 2, 2026 and memorializes a decision taken by the Board on February 2, 2026.

Dated: March 2nd 2026



Daniel Studzinski, Secretary