

FLORENCE TOWNSHIP PLANNING BOARD

RESOLUTION NO. P.B.-2026-11

Application PB#2026-04

**RESOLUTION OF MEMORIALIZATION
APPLICATION OF LFB LLC
FOR BLOCK 159, LOT 5.02
2043 ROUTE 130
HC HIGHWAY COMMERCIAL ZONING DISTRICT
CONDITIONAL USE APPROVAL
WAIVER OF SITE PLAN REVIEW**

Decided:	July 28, 2026
Resolution Memorialized:	August 25, 2026

WHEREAS, LRB, LLC, with a mailing address of 633 3rd Avenue, FL 17, New York, NY 10017, has made application to the Florence Township Planning Board for conditional use approval and a waiver of site plan review to allow operation of a licensed Class 5 Cannabis Retailer in an existing 3,000 sq. ft. retail space formerly used by a seller of automotive parts at an existing fully-developed strip shopping center located a 2043 Route 130 and known as Lot 5.02 of Block 159 on the official Tax Maps of the Township of Florence;

WHEREAS, the applicant is represented by John C. Gillespie, Esquire of Parker McCay;

WHEREAS, the applicant is the proposed tenant of the retail space, and has been authorized by the property owner, Florence Plaza, LLC, to act and bring the present application 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 July 28, 2026 regular meeting;

WHEREAS, the applicant's authorized member, John Dunne, appeared, was sworn, and offered his testimony in support of the application, 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 is a proposed tenant and has been authorized by the property owner to make this application, therefore the applicant has standing to bring this application before the Board
2. The application seeks conditional use approval and a waiver of site plan review to allow operation of a licensed Class 5 Cannabis Retailer (with no on site consumption) in an existing 3,000 sq. ft. retail space formerly used by a seller of automotive parts.
3. The subject property is an existing fully-developed strip shopping center located a 2043 Route 130 and known as Lot 5.02 of Block 159 on the official Tax Maps of the Township of Florence and lies in the Township of Florence HC Highway Commercial Zone District in a location south of Interstate 95, at which the cannabis retail use is conditionally permitted.
4. Proper hearing notices have been mailed and published.
5. The Board therefore has jurisdiction to hear this application.
6. The applicant has submitted the following documents in support of its application:
 - a. Cover letter of counsel dated June 30, 2026 conveying the application and supporting materials to the Board;
 - b. A completed Florence Township Land Development Application;
 - c. A Variance Application Submission Checklist;
 - d. A Tax Collector's Certification that no taxes are due;
 - e. Sheet 3 of 18 of the site plans for the existing shopping center dated 6/12/2006 and last revised 10/09/2007 as prepared by Jeffrey Rauach, PE of Feist Engineering;

- f. Floor plans showing the proposed interior layout of the retail space comprised of one sheet prepared by Larry D. Schechler, Architect and dated 24 June, 2026;
 - 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;
7. The Board’s Engineer, Bryan Clark, P.E., of Pennoni Associates, Inc., Consulting Engineers, submitted a review letter dated July 15, 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 July 17, 2026, which is hereby incorporated into the record.
9. The existing shopping center and subject property are in conformity with the bulk and design standards of the HC Zone District, and no new site improvements are proposed in conjunction with initiation of the proposed cannabis retail use. The applicant proposes to substitute new conforming signage on the existing pylon sign that serves the entire shopping center and on the front of the applicant’s own tenant space. Therefore, no new variances or design exceptions associated with the subject property or site improvements are triggered by the proposed cannabis retail use. Nor is there any need to update site improvements to conform to revised standards.
10. In the course of the public hearing, evidence was presented to the Board through testimony of the applicant’s witness and the Board’s professionals, and through their review letters, demonstrating that the proposed licensed Class 5 Cannabis

Retailer will meet (upon fulfillment of the conditions of this approval) each of the conditional use standards set forth in Florence Township Ordinance §91-293.2A(1)C through §91-293.2A(1)K.

11. With regard to the loading area required for all uses and activities in the HC Zone, the Board notes that the drive aisle behind the shopping center building, although not striped to be used exclusively for loading and unloading is of appropriate, shape, dimension and location such that it fully serves the need for loading areas for all of the tenant spaces in the shopping center.
12. With regard to the ordinance requirement of 6 parking spaces per 1,000 sq. ft. of cannabis retail space plus one additional space per additional office employee, the Board notes that there is ample parking within the shopping center for its varied uses. The applicant's witness testified that there would be one office employee on site, so the total parking requirement for the proposed cannabis retail facility is 19 parking spaces. The applicant's representatives agreed on the record of the public hearing to include dedication of the required 19 spaces to the proposed retail cannabis facility tenant space in the applicant's lease with the shopping center owner in order to assure continued compliance with this conditional use standard.
13. The applicant's representatives agreed in the course of the public hearing to provide Knox box or similar access for first responders to their tenant space and to provide initial and refresher orientation (upon request) to first responders on safe entry and operations within the facility to assure their safety and the security of the facility.
14. The proposed development, subject to fulfillment of the conditions of approval, including outside agency approvals is in compliance applicable Township ordinances concerning bulk and performance standards.
15. Public comment was offered on the application by Kim Bernardin of 23 Amboy Avenue who spoke on favor of the application.

Conclusions of Law:

The Board finds that the proposed conditional use approval should be granted because, based upon the evidence in the record before the Board as adduced in the course of the public hearing, upon compliance with the conditions of this approval, the proposed licensed Class 5 Cannabis Retailer will comply with each of the applicable conditional use standards.

The Board further finds that a waiver of site plan review to allow operation of the proposed cannabis retail facility in an existing 3,000 sq. ft. retail space, at an existing fully-developed strip shopping center is appropriate. The site was approved and developed as a shopping center under current or recent standards, no new variances or design exceptions associated with the subject property or site improvements are triggered by the proposed use, and there is no need to update site improvements to conform to current standards. These factors amply justify waiving further site plan review.

Because 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, the application 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 LRB, LLC, seeking conditional use approval and a waiver of site plan review to allow operation of a licensed Class 5 Cannabis Retailer in an existing 3,000 sq. ft. retail space formerly used by a seller of automotive parts at an existing fully-developed strip shopping center located at 2043 Route 130 and known as Lot 5.02 of Block 159 on the official Tax Maps of the Township of Florence, be and hereby is, **GRANTED**, subject to the following conditions:

1. Compliance with each of the particular conditions of Florence Township Ordinance §91-293.2A(1)C through §91-293.2A(1)K as though set forth herein at length.
2. The shape, dimensions and location of a conforming loading area shall be shown on a revised floor plan.

3. The applicant's lease with the shopping center owner shall be revised include dedication of the required 19 parking spaces to the proposed retail cannabis facility tenant space in order to assure continued compliance with this conditional use standard, and a redacted copy of this revised Lease shall be reviewed by the Board Solicitor.
4. The applicant shall provide a Knox box or similar access for first responders to their tenant space and shall provide initial and refresher orientation (upon request) to first responders on safe entry and operations within the facility to assure their safety and the security of the facility.
5. Hours of operation, when the facility may be open to the public, shall be 9am to 10pm, or such hours as may otherwise be permitted by Township ordinances.
6. All taxes and escrow fees for professional review must be paid current and in full.
7. 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.
8. 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.
9. 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:

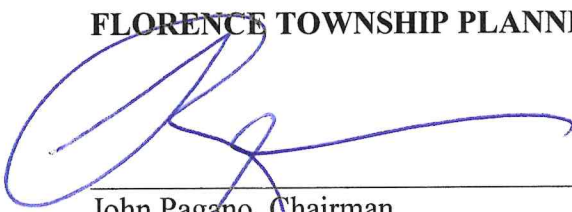
Moved by	:	Mayor Marter
Seconded by	:	Vice Chairman Berry
In Favor:		Mayor Marter, Vice Chairman Berry, Mr. Foulks, Councilman Fratinardo, Mr. Isaacson, Ms. Llyod, Chairman Pagano
Opposed	:	None
Abstained	:	None
Absent	:	None

MOTION TO ADOPT RESOLUTION:

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

FLORENCE TOWNSHIP PLANNING BOARD

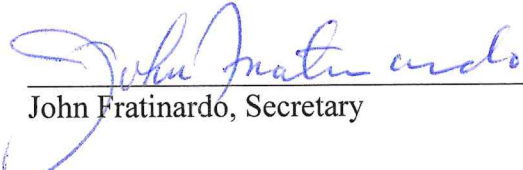
Dated: 8/25/26


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 August 25, 2026 and memorializes a decision taken by the Board on July 28, 2026.

Dated: 8/25/2026


John Fratinardo, Secretary