

FLORENCE TOWNSHIP PLANNING BOARD

RESOLUTION NO. P.B.-2025-08

Application PB#2025-02

**RESOLUTION OF MEMORIALIZATION
APPLICATION OF WHITESELL CONSTRUCTION COMPANY, INC.
FOR BLOCK 158, LOT 7
GM GENERAL MANUFACTURING ZONING DISTRICT
FINAL MAJOR SITE PLAN
APPROVAL**

Decided: September 23, 2025
Resolution Memorialized: October 28, 2025

WHEREAS, by way of its Resolution 2010-10, dated September 20, 2010, the Florence Township Planning Board granted Whitesell Construction Company, Inc., preliminary major site plan approval, with bulk variances and waivers of design standards, to allow construction of an approximately 1,250,000 sq. ft. freestanding office/warehouse building (in two phases of approximately 500,000 and 750,000 sq. ft. each) on property located at 1000 John Galt Way and known as Lots 7 & 8 of Block 158;

WHEREAS, by way of its Resolution 2014-05, the Board granted minor subdivision approval to permit re-configuration of existing Lots 7 & 8 of Block 158 (to allow each of the project phases to subsist on its own lot for purposes of leasing and financing), and for final major site plan approval, with a bulk variance, to allow construction of an approximately 406,375 sq. ft. freestanding industrial building intended for tenant Destination Maternity (along with authorization of a future expansion of 93,600 sq. ft. –referred to as Phase IA), with associated parking and loading areas, lighting, landscaping and other site improvements, on the part of the reconfigured overall property located at 1000 John Galt Way known as newly configured Lot 8 of Block 158;

WHEREAS, following the 2014 minor subdivision approval and multi-phase final approval concerning newly configured Lot 8, the preliminary approval to allow construction of an approximately 750,000 sq. ft. office/warehouse building with associated parking and loading areas on Lot 7 granted by way of Resolution 2010-10 was unaffected;

WHEREAS, the Permit Extension Act provided an extended period of protection of the 2010 preliminary major site plan approval from changes in ordinance standards that ended July 1, 2016;

WHEREAS, the applicant obtained an additional two-year extension pursuant to NJSA 40:55D-49c of the period of protection from ordinance changes for the preliminary major site plan approval with bulk variances concerning Block 158, Lot 7 by way of Board Resolution 2017-06 dated January 24, 2017;

WHEREAS, by way of its Resolution 2024-08, dated October 22, 2024, the Board granted Amended Preliminary Major Site Plan approval for Phase II to allow construction of a separate 728,000 sq. ft. industrial building without any connection to the previously constructed building on adjoining Lot 8 (which was originally conceived as just the first phase of a single 1,250,000 sq. ft. building spanning both lots) and associated site improvements;

WHEREAS, the applicant now seeks Final Major Site Plan Approval for the development which was the subject of the Board's Resolution 2024-08

WHEREAS, the applicant is represented by Lynn Blessing McDougall, Esquire;

WHEREAS, the applicant is the developer of the subject property, which is owned by Haines Center-Florence, LLC;

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 administratively complete, the Board opened a hearing on the application at its September 23, 2025 regular meeting;

WHEREAS, the applicant's Executive Vice President, Terrance J. Huettl, PE, appeared, was sworn, was noted to have been previously accepted as a civil engineering expert by the Board, and offered his testimony in support of the application;

WHEREAS, the applicant's site and civil design engineer, Ryan Havey, PE, of Taylor, Wiseman, Taylor, also appeared, and was sworn, was accepted as an expert, but did not testify;

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

Findings of fact:

1. The applicant is the developer of the subject 58-acre property, located at 1200 John Galt Way and known on the official Tax Map of the Township of Florence as Block 158, Lot 7.
2. Application has been made final major site plan approval to allow construction of a separate 728,204 sq. ft. industrial building without any connection to the previously constructed building on adjoining Lot 8 (which was originally conceived as just the first phase of a single 1,250,000 sq. ft. building spanning both lots) and associated site improvements;
3. The Board has jurisdiction to hear this application.
4. Lot 7 remains vacant, and lies in the Township of Florence GM General Manufacturing Zone District, in which the proposed use is permitted as-of-right.
5. The applicant has submitted the following documents in support of its application:
 - a. Cover letter dated August 4, 2025 from Steven Taylor, the applicant's Civil Designer conveying the application, application fees, and supporting documents to the Board;
 - b. Cover letter dated August 28, 2025 from Steven Taylor, the applicant's Civil Designer conveying the site plans and supporting documents to the Board;
 - c. A completed Florence Township Land Development Application;
 - d. A completed Major Site Plan Application Checklist;

- e. A Tax Collector's Certification that no taxes are due on the subject property;
 - f. Site plan drawings comprised of 16 sheets dated July 19, 2024, last revised July 29, 2025, and prepared by Ryan Havey, PE, of Taylor, Wiseman Taylor;
 - g. A Site Work Estimate dated 08/04/2025
 - h. An aerial view of the subject and surrounding properties dated 8/23/2024 annotated by the applicant to show the addresses and outlines of existing and proposed buildings within the Haines Center, the outbounds of the entire Haines Center property, and the limits of several undeveloped parcels within the Haines Center, introduced and entered into evidence in the course of the public hearing as Exhibit A-1;
 - i. A color rendered site plan dated 8/13/2024 that was introduced and entered into evidence in the course of the public hearing as Exhibit A-2;
 - j. Proof that no taxes were due on the subject property at the time of the application;
 - k. Township of Florence Certified List of Property Owners within 200';
 - l. Application and Escrow Fees in accord with ordinance requirements;
 - m. An executed Escrow Agreement;
 - n. Executed corporate ownership disclosures in the form required by statute are on file with the Township.
6. The Board's Engineer, Hugh J. Dougherty, P.E., C.M.E. of Pennoni Associates, Inc., Consulting Engineers, submitted a review letter dated August 25, 2025 commenting upon the application which is hereby incorporated into the record.
 7. 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 September 19, 2025, which is hereby incorporated into the record.
 8. The proposed 728,204 sq. ft. building with associated site improvements including car and truck parking areas, driveway, landscaping, lighting and

stormwater management facilities has been designed for use by a single tenant. Approximately 15,000 sq. ft. of the building are proposed to be office space.

9. The application does not seek any new variances or design exceptions beyond those granted with the amended preliminary major site plan approval.
10. Mr. Huettl testified that the proposed building-mounted sign will comply with ordinance standards, and that the proposed “patio area” near the office entrance is intended to be used by tenant employees for outdoor rest and recreation. Any street furniture or the like would be provided by the tenant to suit their needs.
11. Board Engineer Dougherty testified that the revised site plans and supporting documents conform to the conditions of the amended preliminary approval, and the requirements for final major site plan approval.
12. The proposed development, subject to fulfillment of the conditions of approval, including outside agency approvals, is in compliance with the standards of the applicable Redevelopment Plan, Township stormwater ordinances, and where the Redevelopment Plan does not provide specific standards, with the Township’s zoning and performance standards.
13. No public comment was offered on the application.

Conclusions of Law:

The Board finds that the revised site plans and supporting documents conform to the conditions of the amended preliminary approval previously granted by the Board, and the requirements for final major site plan approval. The Board further finds that the proposed development, upon compliance with the conditions set forth below, is otherwise consistent with the applicable standards of the Redevelopment Plan and Township ordinances. The applicant has complied with the Board’s procedures for seeking the requested relief.

Therefore, the requested final major site plan approval should be approved.

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 Whitesell Construction Company, Inc., seeking final major site plan approval for Phase II to allow construction of a separate 728,000 sq. ft. industrial building without any connection to the previously constructed building on adjoining Lot 8, and associated site improvements on property located at 1200 John Galt Way and known as Lot 7 of Block 158, be and hereby is, **GRANTED**, subject to the following conditions:

1. All conditions and requirement of previous approval Resolutions not expressly waived or altered herein shall remain in full force and effect.
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, Burlington County Soil Conservation District 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. The applicant shall comply with statutory requirements concerning EV charging spaces and make-ready spaces, and solar roofs.
6. Compliance by the applicant with affordable housing obligations in accord with Township ordinances and State statutes.
7. 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.

8. The form of 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.

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:

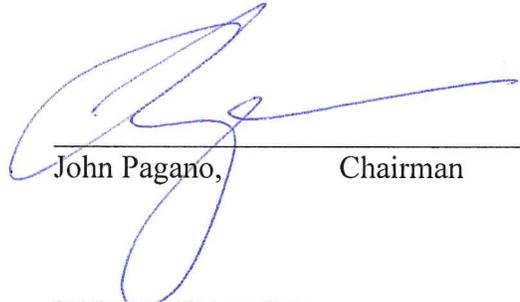
Moved by : Mayor Marter
Seconded by : Mr. Isaacson,
In Favor: Mayor Marter, Mr. Isaacson, Ms. Taylor, Mr. Gabriele
Opposed : None
Abstained : None
Absent : Mr. Kehr, Mr. Mattson, Councilman Fratinardo,
Chairman Pagano

MOTION TO ADOPT RESOLUTION:

Moved by : Mr. Isaacson
Seconded by : Mr. Gabriele
In Favor : Mr. Isaacson, Mr. Gabriele, Mayor Marter
Opposed : None
Abstained : Mr. Kehr, Mr. Mattson, Councilman Fratinardo,
Chairman Pagano

FLORENCE TOWNSHIP PLANNING BOARD

Dated: 1/27/2026

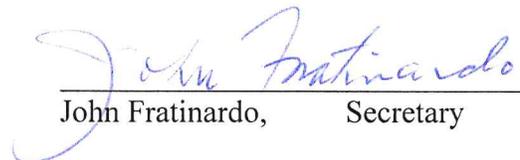


John Pagano, Chairman

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 28, 2025 and memorializes a decision taken by the Board on September 23, 2025.

Dated: 1/27/20



John Fratinardo, Secretary