

RESOLUTION 2025- 12

**TOWNSHIP OF WILLINGBORO PLANNING BOARD RESOLUTION
MEMORIALIZING THE GRANT OF PRELIMINARY MAJOR SUBDIVISION AND
SITE PLAN APPROVAL FOR PROPERTY KNOWN AS 4226 and 4228 ROUTE 130,
BLOCK 5.01, LOTS 2 and 3 and BLOCK 11.01, LOT 14**

WHEREAS, 21st CENTURY CABINETRY, LLC (hereinafter, the “Applicant”), submitted an application to the Township of Willingboro Planning Board (hereinafter, the “Board”), for preliminary and final major subdivision and site plan approval (the “Project”), for the property known as Block 5.01, Lots 2 and 3, and Block 11.01, Lot 14 on the Official Tax Map of the Township of Willingboro, being commonly known as 4226 and 4228 Route 130 (hereinafter, the “Site”), and

WHEREAS, the Board held a public hearing on the application at its regular meeting of December 8, 2025, for which the Board provided notice in compliance with the New Jersey Open Public Meetings Act, and the Applicant provided notice in compliance with N.J.S.A. 40:55D-12; and

WHEREAS, the Applicant was represented by Tyler Prime, Esquire of the law firm of Prime, Tuvel and Miceli of Mount Laurel, New Jersey; and

WHEREAS, the Board reviewed and considered the materials submitted by the Applicant, including:

1. The Application form, checklists and cover letter.
2. November 21, 2025 “Lot Consolidation Major Subdivision Plan” prepared by Dynamic Survey.
3. November 24, 2025 “Preliminary and Final Major Subdivision and Site Plan” prepared by Tamous Engineering.
4. November 18, 2025 Architectural Plans prepared by Pratt Design Studio, LLC.
5. November 2025 “Stormwater Management Report” prepared by Tamous Engineering.
6. Title Report.

WHEREAS, the Board also reviewed and considered Board Engineer Carl Turner’s October 21, 2025 and December 4, 2025 Review Letters and Board Counsel Richard DeLucry’s December 4, 2025 Review Letter; and

WHEREAS, the Applicant presented sworn testimony from Project Engineer Ahmad Tamous, P.E.; Project Architect Brendan Leadbeater; Traffic Engineer Patrick Downey and the Applicant’s owner, John Zhang and introduced Exhibits A-1 (aerial view of the Site), A-2 (rendered Site Plan); and A-3 (Sheet 5 of the Site Plan set); and

WHEREAS, Mr. Prime began by providing the Board with an overview of the Application and the relief requested; and

WHEREAS, Mr. Tamous was duly sworn and qualified and accepted by the Board as an expert in civil engineering. He described the physical features of the Site and the existing improvements, and explained that the Applicant seeks a subdivision to consolidate the three existing lots into a single new lot. He testified that the proposed primary use would be the assembly and sale of cabinetry, which is a permitted use in the zone. He estimated the work force at approximately 30 people, which could increase to about 40. He further noted that the use would not involve the use of heavy machinery or chemicals, and the development would meet all bulk standards. He described the expected truck traffic as being 1 or 2 trailers and six box trucks daily. The Site was designed to locate the truck loading and unloading area as far as possible from neighboring residences, with landscaping and buffering throughout the Site. In addition to the cabinet assembly and storage areas, the building would contain an office, kitchen, conference room and showroom. The exterior of the Site would have 16 lightpoles and 20 building-mounted lights, with no light spillage outside the Site. Stormwater would be directed to one of three basins on the Site. In discussion with the Board, Mr. Tamous noted that total impervious coverage at the Site would increase from the current level, but that it would still be within the Ordinance standards and would be handled by the proposed basins; and

WHEREAS, Mr. Downey was duly sworn and qualified and accepted by the Board as an expert in traffic engineering. He explained the Site's access would be solely from the Route 130 driveway, and that the number of daily truck trips to and from the Site would be well below that of a typical warehouse. Mr. Tamous added that the Applicant had no plan to use the existing access points at Rose Street and Pine Street and would close those off; and

WHEREAS, Mr. Leadbeater was duly sworn and qualified and accepted by the Board as an expert in architecture. He described the planned building and site improvements by reference to his architectural drawings, and advised that the building would be pre-cast concrete, with an open interior. In response to questions from the Board, he noted that the roof drains would channel stormwater underground to the basins. The Board also discussed their desire that the retail component be detailed on revised plans, emphasizing the Site's Route 130 frontage and setting a guaranteed minimum square footage for retail; and

WHEREAS, Mr. Zhang was duly sworn, and testified that he is the owner of the Applicant. He described the nature of the business, and the proposed elements of its planned operation at the Site. He explained that the large amount of storage space was necessary because of the long lead times for certain material deliveries. He also explained the differences in his business' wholesale and retail customer bases, and noted that his current location in Moorestown does not allow retail sales, but that he would expand into retail at this Site; and

WHEREAS, five persons spoke during the public comment portion of the hearing:

1. Patricia Harvey, of Medford Lane, expressed concerns over potential environmental issues within the building, involving the types of materials to be used, the use of formaldehyde, interior ventilation and humidity control. She also noted that the proposed truck traffic will increase the carbon footprint and CO2 emissions, and that several areas along the Site boundary do not have trees or other substantial vegetation.

2. Linwood Mickey, who resides behind the Site on Regent Court, questioned whether the development might cause issues with settlement or stormwater runoff in his neighborhood.
3. Lester Harris, of Rittenhouse Drive, stated concerns over possible negative impacts on property values, and objected that no landscape buffering is proposed for the portion of the Site nearest to his property.
4. Purlinda Laurie, of Rose Street, stated that the Site in its current condition is an eyesore, but she doesn't want to look at something which might be worse.
5. Desmond Ingram, of Pine Street, had questions about the projected amount of traffic to and from the Site, and the access points. He also asked if the development might impact property values, and noted that he didn't want to look at an unattractive building.

The Applicant's professionals responded to the public comments in part by assuring that there will be no use of formaldehyde, and the operation will meet and comply with all applicable health and safety regulations. They noted too that they would not expect any negative impacts on property values, that the stormwater management system has been designed to handle all potential stormwater discharge, and that they would ensure that all tree replacement and replanting at the Site would focus first on the Rose and Pine Street frontages. The Board members also inquired whether the Applicant was still open to working with the Township's schools on a skills-training program for students, whether there would be a rodent control program in place during the construction phase and whether the Applicant would ensure that any outstanding tax issues affecting the Site would be addressed. The Applicant represented that it would do all of those things; and

WHEREAS, the Board after due consideration of the testimony and documentary materials described above, makes the following findings of fact:

1. The Site is located in the B-1 (business) zoning district, where the existing commercial uses are permitted. The proposed development complies with the parking requirements, setbacks, lot coverage and other bulk standards of the Township's Land Use Ordinance.
2. While the Applicant has requested both preliminary and final subdivision and site plan approval, it is appropriate at this point to consider only preliminary approvals, and to defer action on the final approvals.
3. The Applicant has represented that its business operation will contain a retail sales component in addition to the cabinet assembly and storage components. The size and location of the retail component were not detailed on Applicant's preliminary plans. Applicant agreed to provide that information on its plans for final approvals.
4. The Applicant's preliminary design included 38 truck bays. Upon questioning by the Board, the Applicant was not able to satisfactorily reconcile the need for that number of bays, given the Applicant's testimony about the average number of daily

vehicle trips to the Site. Applicant agreed to reduce the number of truck bays on its later application for final approvals.

5. The Site's principal existing point of access is from Route 130, with secondary access from Rose Street and Pine Street. Applicant plans to eliminate the secondary access in favor of a single 30-foot driveway on Route 130, with all traffic to the Site being right-turn in and right-turn out. Applicant has applied to the NJDOT for approval of that design.
6. The other concerns expressed by the Board, the Engineer and the public, can be addressed through the imposition of appropriate conditions on the approval.

NOW THEREFORE, upon consideration of the evidence presented, the Willingboro Township Planning Board finds that the Applicant has satisfied the requirements for the grant of preliminary major subdivision approval to consolidate the three existing lots into one new lot, and preliminary major site plan approval for the ultimate construction of a mixed-use facility for the assembly, storage and retail sale of cabinetry. The Board concludes that the requested preliminary approvals can be granted subject to the Applicant's preparation of a plan and application for final approvals which satisfactorily addresses the questions and concerns expressed by the Board, its professionals and the public, and accordingly upon motion by Gary B. Lawery III, seconded by Vice Chair Martin Nock, the Board hereby grants preliminary major subdivision and site plan approval to the Applicant 21st Century Cabinetry, LLC, subject to the following Conditions:

1. Applicant will comply with all conditions of the Board Engineer's review letters, including that Applicant will comply with the Engineer's requirements concerning soil tests and other analyses for the Site's stormwater management plan, will revise its plans to locate all existing easements, will update its survey and will eliminate the survey reference to Lot 2's "farmland assessment".
2. Applicant will close off Site access to/from Rose Street and Pine Street.
3. Applicant shall revise its plans to delineate a retail component within the building at a scale satisfactory to the Board, and focused on the Site's Route 130 frontage.
4. Applicant will also revise the development plan to reduce the number of truck bays in accordance with the Applicant's testimony regarding the expected number of trucks which will access the Site.
5. Applicant will focus tree replacements and new plantings along the Site's Rose and Pine Street frontages.
6. Applicant will comply with all Township Land Use, Zoning and Stormwater ordinances.
7. Applicant shall obtain all other required governmental permits and approvals as a condition of final approval and the issuance of building permits.

8. Applicant shall be bound by all representations made on its behalf at the hearing.

Board Member	YES	NO	NV	AB	MOT	SEC
D. CURTIS	x					
K. DAVIS , Chair	x					
M. TURNER	x					
S. WHITFIELD				x		
G. LAWERY III	x				x	
M. NOCK, Vice Chair	x					x
K. McINTOSH				x		
A.AVANT				x		
X – Indicates Vote	NV – Not Voting	AB – Absent	MOT – Motion	SEC - Second		

Approved: December 8, 2025

Memorialized: January 12, 2026



 Kimbrah Davis, Chairwoman

Attest:



 Planning Board Secretary

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