

Florence, New Jersey 08518-2323
May 5, 2025

The Regular meeting of the Florence Township Board of Adjustment was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairman Puccio called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Secretary Sullivan read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Brett Buddenbaum	James Fevola
Ramesh Jayaram	Anant Patel
Dennis Puccio	Lou Sovak
Daniel Studzinski	Gina Sullivan
Charles Wible	

Excused: Engineer Hugh Dougherty
 Planner Brett Harris

Also Present: Solicitor David Frank

MINUTES

It was the Motion of Mr. Fevola, seconded by Mr. Studzinski to adopt the minutes from the regular Meeting of April 7, 2025. Motion unanimously approved by all members present.

RESOLUTIONS

ZB-2025-06: Approval of Application of Jaya Algonda 703 Varga Cr, Block 156.06, Lot 8 for Bulk Variance for impervious coverage and side yard setbacks to add a 1,000sf addition

A Motion was made by Mr. Buddenbaum, seconded by Mr. Patel to approve Resolution ZB-2025-06.

Upon Roll Call the Board voted as follows:

YEA: Buddenbaum, Patel, Sovak, Studzinski, Sullivan, Puccio

NO: None

ZB-2025-07: Approval of Application of Ms. Georgianna Jarrett 436 Wilbur Henry Dr Block 79, Lot 3 for impervious coverage and setbacks to construct a single-family home

Motion made by Mr. Wible, seconded by Ms. Sullivan to approve Resolution ZB-2025-07

Upon Roll Call the Board voted as follows:

YEA: Wible, Sullivan, Buddenbaum, Patel, Sovak, Studzinski, Puccio

NO: None

6.

APPLICATIONS

- A. ZB#2024-04: Application from The Reginald Lewis Group for Bulk and Use Variances at property located at 315 West Third St Block 38, Lot 3

Solicitor Frank stated that since there were some items from the application that were received after the submission deadline, the applicant has requested to adjourn the application to the June 5, 2025 meeting without re-noticing.

Motion made by Mr. Buddenbaum, seconded by Mr. Patel to adjourn the application to the June 5, 2025 meeting without new notice. Motion unanimously approved by all members present.

CLOSED SESSION

Motion made by Mr. Sovak and seconded by Mr. Wible to approve ZB-2025-08 to enter into Closed Session at 7:39 P.M. Motion unanimously approved by all members present

Motion made by Mr. Sovak, seconded by Mr. Wible to enter back into regular meeting at 8:10 P.M. Motion unanimously approved by all members present.

PUBLIC COMMENT

There was no one from the public attending in person and the Zoom moderator confirmed that no one was being muted by us.

Hearing no one wishing to speak, it was the Motion of Mr. Patel, seconded by Mr. Wible to open & close public comment. Motion unanimously approved by all members present.

ADJOURNMENT

It was the Motion of Mr. Buddenbaum, seconded by Mr. Patel to adjourn the meeting at 8:12PM. Motion unanimously approved by all members present.

Gina Sullivan, Secretary

GS/ah