

Florence, New Jersey 08518-2323
July 7, 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	Ramesh Jayaram
Anant Patel	Dennis Puccio
Lou Sovak	Gina Sullivan
Charles Wible	

Also Present: Solicitor David Frank

Excused: Engineer Hugh Dougherty
Planner Brett Harris

MINUTES

It was the Motion of Mr. Wible seconded by Mr. Patel to adopt the minutes from the regular Meeting of June 5, 2025. Motion unanimously approved by all members present. Mr. Studzinski and Mr. Fevola abstained.

APPLICATIONS

- A. ZB#2025-05: Application from Elizabeth Haupt 46 East Second St Block 57 Lot 7 for Bulk Variance for impervious coverage to add a shed and an above-ground pool

Solicitor Frank swore in Ms. Elizabeth Haupt and Mr. Todd Miller who are the applicants. Ms. Haupt stated that they currently have an 8'x8' shed and they are planning on installing a 10'x16' shed for storage on a 11'x17' gravel pad. They are also planning on installing an 18' round above-ground swimming pool. A variance is needed for impervious coverage for this.

Mr. Bryan Clark is covering for Engineer Dougherty who is absent for this meeting. Solicitor Frank swore in Engineer Clark and he was accepted as an expert witness in Engineering.

Engineer Clark said that the application proposes 32% impervious cover where 25% is allowed. Ms. Haupt confirmed that runoff goes to the back of the property to the alley. Pools and sheds are common amenities in this area. Ms. Haupt confirmed that the existing deck will stay the same. The pump and filter for the pool will mount to the side of the pool, so there is no need for a concrete pad.

A Motion was made by Mr. Patel, seconded by Mr. Buddenbaum to approve application ZB#2025-05. Upon Roll Call the Board voted as follows:

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

NO: None

Motion Carries

6.

OTHER BUSINESS

A. 2026 Meeting Dates for Township Calendar

There are two dates available for the September and the decision was for September 10 2026. A Motion was made by Mr. Fevola, seconded by Mr. Studzinski to approve the 2026 meeting dates. 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.

CLOSED SESSION

Motion made by Mr. Patel and seconded by Mr. Buddenbaum to approve ZB-2025-09 to enter into Closed Session at 9:01 P.M. Motion unanimously approved by all members present

Motion made by Mr. Patel, seconded by Mr. Buddenbaum to enter back into regular meeting at 9:19 P.M. Motion unanimously approved by all members present.

ADJOURNMENT

It was the Motion of Mr. Buddenbaum, seconded by Mr. Patel to adjourn the meeting at 9:19PM. Motion unanimously approved by all members present.

GS/ah

Gina Sullivan, Secretary