

Florence, New Jersey 08518-2323  
September 8, 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	Daniel Studzinski
Anant Patel	Dennis Puccio
Lou Sovak	Gina Sullivan
Charles Wible	James Fevola

Also Present:           Solicitor David Frank  
                              Engineer Bryan Clark  
                              Planner Brett Harris

Excused:               Ramesh Jayaram

#### MINUTES

It was the Motion of Mr. Wible seconded by Mr. Fevola to adopt the minutes from the regular Meeting from August 4, 2025. Motion unanimously approved by all members present.

#### CORRESPONDENCE

- A. Letter from Parker McCay re: 61 Cathy Lane Request for pending status on use variance application

In December 2024, there was an application from the property owners of 61 Cathy Lane for a Use Variance. It was decided at that time to put a hold on the application and instead accomplish the plans through a Redevelopment Plan with Council. The letter asks for pending status as a backup in the event that the Redevelopment Plan is not approved by Council.

A Motion was made to approve the pending status by Mr. Wible, seconded by Mr. Buddenbaum. Motion unanimously approved by all members present.

#### APPLICATIONS

- A. ZB#2025-07: Application from Joan Buddie for a Use Variance to convert single-family home to multi-family home on property located at 325 West Front Street, Block 35, Lot 12

Ms. Buddie said the property always had an apartment on the second floor. In the early 2000s Mr. and Mrs. Buddie decided to remove the door to the second floor to accommodate their children's rooms. Mrs. Buddie's husband recently had a stroke and she is his caretaker

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currently. She is looking to turn the second floor back into an apartment to supplement her income as well as a space for a live-in full-time caregiver in the near future.

Mrs. Buddie said that there are no exterior changes proposed and the apartment has always been there since before WWII. Mrs Buddie talked to a local plumber and neighbors about reverting the second floor to the apartment. She also confirmed that almost all of her neighbors have apartments in their homes. Mrs. Buddie also stated that her water and electric meters are still separate as it was when it was a multi-family.

Mrs. Buddie said that currently there are three bedrooms upstairs and after the change, there will only be one bedroom. She will be looking for just one or two tenants, no children.

Mrs. Buddie usually parks her car in the alley behind her house, where there are two spots. The owner of the vacant store across the street allows overflow parking in his lot. Engineer Clark said all the concerns he had have been addressed.

The smaller of the upstairs bedrooms will remain a kitchen. The sink was removed when the house was converted to a single-family home, and Mrs. Buddie plans on replacing the sink and reverting the kitchen to how it was before the change.

Motion was made by Mr. Studzinski, seconded by Mr. Buddenbaum. Seeing no one wishing to comment, a Motion was made by Mr. Wible, seconded by Mr. Fevola to close public comment.

A Motion was made by Mr. Patel, seconded by Mr. Wible to approve application ZB#2025-07. Upon Roll Call the Board voted as follows:

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

NO: None

B. ZB#2025-08: Application from Chris Conti for Bulk Variance for impervious cover and front yard setback for property located at 412 East Fifth Street Florence Block 77, Lot 5.05

Mr. Chris Conti was sworn in by Solicitor Frank. Mr. Conti said over time, the original front porch area has become in need of repair, and because he likes to sit outside, he would like to expand the front porch. The porch will not go further into the front than it already is, but it will extend across the front of the home. There will also be a small soffit roof over it; it will not be fully enclosed.

Engineer Clark stated that the existing impervious coverage is 38% and the maximum, allowed is 25%. The project will increase the impervious coverage to 40%. Mr. Conti stated that there are no existing drainage issues or standing water on his lot. The existing downspouts won't change unless necessary.

Mr. Benedetto Catarinichia of Zacs International is the architect for this project and he was sworn in by Solicitor Frank. He stated the roof will be basic lean-to with a small A in front and guttered separately and tied into the existing downspouts. All the drainage goes towards the street.

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Engineer Clark also confirmed that existing front yard setback is 22.25 feet and will be reduced to 21 feet, which is a small impact.

There were no members in the audience or on Zoom who wished to comment on this application.

A Motion was made by Mr. Wible, seconded by Mr. Patel to approve application ZB#2025-05.

Upon Roll Call the Board voted as follows:

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

NO: None

#### OTHER BUSINESS

- A. Update for ZB#2025-01: Request for extension of approvals for Florence Plaza (ZB#2022-04) 2043 Route 130 Block 159, Lot 5.06

Mr James Burns represents this applicant, Mr. Robert Weiss and Ms. Malia. The applicant was granted a six month extension on the approvals back in March and that was granted through September 1, 2025. Now they are appearing to give an update and request an extension to September 2026.

Mr. Burns explained that there have been delays due to high interest rates and cost of construction. Mr. Weiss added that the current challenge is the tariffs on the construction material. He said that interest rates are dropping a little and he expects them to drop some more. Mr. Weiss feels confident that the project will start before September 2026.

A Motion to approve the extension through September 1, 2026 was made by Mr. Fevola and seconded by Mr. Buddenbaum. Motion approved by all members present. Mr. Patel abstained.

#### PUBLIC COMMENT

There was no one from the public in attendance.

#### ADJOURNMENT

It was the Motion of Ms. Sullivan, seconded by Mr. Patel to adjourn the meeting at 8:23PM. Motion unanimously approved by all members present.

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Gina Sullivan, Secretary

GS/ah