

Florence, New Jersey 08518-2323
 October 22, 2013

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

Secretary Taylor then 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:

William Bott	Candida Taylor
Keith Crowell	B. Michael Zekas
Larry Lutz	Anant Patel

ABSENT:	Brett Buddenbaum
	John Groze
	Lou Sovak
	Barbara Fegley (Excused)

ALSO PRESENT:	Solicitor David Frank
	Engineer Anthony LaRosa

APPLICATIONS

Chairman Zekas called for Application ZB#2013-09 for Syed Rashed. Applicant is requesting bulk variances for rear yard setback and impervious coverage for existing deck that was built without permits or zoning approval on property located at 71 Amboy Avenue, Roebling. Block 141.03, Lot 36.

Mr. Rashed and William Moore were both sworn in by Solicitor Frank. Mr. Moore identified himself as a friend of the applicant. Mr. Moore explained that ignorance of the law is no excuse and Mr. Rashed didn't understand the regulations. There was a porch put on the back of the house but when Mr. Rashed wanted to make it bigger there was a variance required. He was cited for not applying for a building permit and there was a letter sent notifying him of the fine. He was told that he would have to get the application approved. He did not intend to ignore the fine. The porch was built for his wife to have a place to go during the day.

Chairman Zekas asked what kind of deck was built. He was told it was a wooden deck on the rear of the home. Engineer LaRosa noted there is a roof on the structure. The deck is 10' 4" deep and 7' 8" wide. The roof is a little larger than the deck itself. There is some overhang on either side. Chairman Zekas inquired about a concrete sidewalk that

came from the back of the house. He asked if the roof of the deck reached the sidewalk. A photo of the deck was entered into evidence as B-1. Board members discussed possible encroachment and determined there was no encroachment.

Chairman Zekas asked if decks or structures were common in the neighborhood. The applicant confirmed there are some. Engineer LaRosa said he noticed during his site visit there were a number of houses with structures on the back.

The engineer's report questioned the run off from the roof. Chairman Zekas said the corrugated design of the roof would direct flow to the back of the property. The applicant confirmed there are no issues with rain or run off.

It was the Motion of Taylor, seconded by Crowell to open the meeting to the public regarding Application ZB#2013-09. All ayes. Seeing no one wishing to be heard, it was the Motion of Crowell, seconded by Lutz to close. All ayes.

Engineer LaRosa said the impervious coverage will require relief. The rear yard setback is as 25' where 50' is required. The drainage was discussed. Any permits required will need to be pulled and all construction must be in accordance with construction standards.

Solicitor Frank said the decision could go either way; bulk or hardship. There is already a condition with an amenity that is seen in the area. He reviewed the setbacks and impervious coverage. He suggested going with a flexible zoning alternative called C-2..

It was the Motion of Crowell, seconded by Taylor to approve Application ZB#2013-09.

Upon roll call the Board voted as follows:

AYES: Bott, Crowell, Lutz, Taylor, Zekas, Patel

NOES: None

ABSENT: Buddenbaum, Groze, Sovak

RESOLUTIONS

There were no resolutions at this time

MINUTES

It was the Motion of Bott, seconded by Lutz to approve the minutes of August 27, 2013 meeting. All ayes.

It was the Motion of Lutz, seconded by Patel to approve the minutes of the September 24, 2013 minutes as amended, noting Ms. Taylor was excused. All ayes.

There were no Correspondence, Vouchers or Other Business to discuss.

PUBLIC COMMENTS

Seeing no public in attendance, the meeting was not opened.

Motion of Taylor, seconded by Bott to adjourn the meeting at 8:04 p.m.

Candida Taylor, Secretary

CT/ak