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Florence, New Jersey 08518-2323
January 12, 2015

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

Solicitor Frank 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:

Brett Buddenbaum	William Bott
John Groze	Larry Lutz
Anant Patel	Lou Sovak
B. Michael Zekas	Joseph Cartier
Anthony Drangula	

Also Present:

Solicitor David Frank
Engineer Anthony LaRosa
Planner Tim Kahluhiokalani for Barbara Fegley

Solicitor Frank administered the Oath of Office to Mr. Zekas, Mr. Patel, Mr. Cartier and Mr. Drangula.

Solicitor Frank called for nominations for Chairman of the Board for the year of 2015.

Motion of Groze, seconded by Lutz to nominate B. Michael Zekas as Chairman. There being no further nominations motion was made by Groze, seconded by Buddenbaum to close nominations. Motion unanimously approved by all members present. Member Zekas accepted the nomination, thanked the Board and was seated as Chairman.

Chairman Zekas stated that the next order of business was nomination of Vice Chairman. It was the motion of Groze, seconded by Lutz to nominate Brett Buddenbaum. Mr. Buddenbaum declined the nomination.

It was the motion of Buddenbaum to nominate William Bott. Mr. Bott respectfully declined the nomination.

It was the motion of Zekas, seconded by Groze to nominate Larry Lutz. There being no further nominations motion was made by Groze, seconded by Bott to close the

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nominations. Motion unanimously approved by all members present. Member Lutz accepted the nomination and thanked the Board.

Chairman Zekas called for nomination for Board Secretary. Motion of Lutz, seconded by Bott to nominate Brett Buddenbaum. Hearing no further nominations, motion was made by Groze, seconded by Lutz to close the nominations. Motion unanimously approved by all members present. Member Buddenbaum accepted the nomination and thanked the Board.

Chairman Zekas called for nominations for Board Clerk. Motion of Groze, seconded by Lutz to nominate Nancy Erlston as Board Clerk. Hearing no further nominations, motion was made by Zekas and seconded by Buddenbaum to close the nominations. Motion unanimously approved by all members present.

Chairman Zekas stated that the Board would now move on to the appointment of the Board Staff. He called for nominations for Board Solicitor. It was the motion of Patel, seconded by Buddenbaum to nominate David Frank. Hearing no further nominations, motion was made by Lutz seconded by Buddenbaum to close the nominations. Motion unanimously approved by all members present.

Chairman Zekas called for nomination for Board Engineer. It was the motion of Buddenbaum, seconded by Groze to Nominate Anthony LaRosa. Hearing no further nominations, it was the motion of Lutz, seconded by Zekas to close the nominations. Motion unanimously approved by all members present.

Chairman Zekas called for nomination for Board Planner. It was the motion of Zekas, seconded by Lutz to nominate Barbara Fegley. Hearing no further nominations it was the motion of Lutz, seconded by Groze to close the nominations. Motion unanimously approved by all members present.

RESOLUTIONS

Resolution ZB-2015-01 Authorizing the appointment of Zoning Board of Adjustment Solicitor, Engineer and Planner

Motion of Lutz, seconded by Groze to approve Resolution ZB-2015-01.

Upon roll call the Board voted as follows:

YEAS: Bott, Buddenbaum, Groze, Lutz, Patel, Sovak, Zekas
NOES: None
ABSENT: None

ZB-2015-02

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Establishing the Annual Schedule of regular meetings and other policies relating to the New Jersey Open Public Meetings Act.

Motion of Lutz, seconded by Groze to approve Resolution ZB-2015-02.

Upon roll call the Board voted as follows:

YEAS: Bott, Buddenbaum, Groze, Lutz, Patel, Sovak, Zekas
NOES: None
ABSENT: None

ZB-2015-03

Adopting rules and regulations for submission and review of applications before the Florence Township Zoning Board of Adjustment.

Motion of Lutz, seconded by Buddenbaum to approve ZB-2015-03.

Upon roll call the Board voted as follows:

YEAS: Bott, Buddenbaum, Groze, Lutz, Patel, Sovak, Zekas
NOES: None
ABSENT: None

ZB-2015-04

Continuing the application of Firdous A. and Irfan Ul Huq for abandonment of commercial use and conversion of building to two residential apartments one on each floor.

Motion of Lutz, seconded by Groze to approve ZB-2015-04.

Upon roll call the Board voted as follows:

YEAS: Bott, Buddenbaum, Groze, Lutz, Sovak, Zekas
NOES: None
ABSENT: None

APPLICATIONS

- A. Application ZB#2014-06 Use Variance application for Firdous and Irfan Ul Huq. Property consists of a commercial use (doctor's office) on the first floor and a residential apartment on the second floor. The applicant proposes to abandon the commercial use and convert the building to have two residential apartments, one on each floor. Property located at 132 Delaware Avenue, Block 96, Lots 10 & 11.

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Chairman Zekas said the applicant was not in attendance. Solicitor Frank said the Board Clerk informed him there had been no contact from Dr. Huq. He was concerned about dismissing the application without reaching out to the applicant first. He wanted to be sure there was no miscommunication or misunderstanding. There was a little bit of a cultural barrier and a knowledge barrier. He advised the board to reach out to the applicant once more before dismissing the application. The board could also elect to require new notice. Member Bott said he felt the applicant understood everything that was explained to him at the last meeting. He said Solicitor Frank went into great detail and explained everything to the applicant.

Member Buddenbaum asked what would happen if the applicant decided to not come back to the board, and he does convert the office to an apartment, how would the township keep an eye on that. Solicitor Frank said the board would not. The board does not have a direct role in enforcement. The board would rely on the Zoning Officer to make sure things are not done that are contrary to the board's decisions. Once a project is approved the Township Engineer also enforces the conditions of approval. If someone observed something that was contrary to approval they should bring it to the Zoning Officer's attention. A board member would be doing that as a citizen of the township. Member Buddenbaum said he understood but something could go on for a long time before it was noticed.

Chairman Zekas said he didn't agree with Member Bott. He thought that because it had been the holiday season the applicant may have been busy and he could have been looking for an attorney or a planner. He thought the applicant may have realized they were not prepared for the first appearance before the board. He was inclined to have the township contact the applicant and go from there.

He asked if the continuation implied that the applicant did not have to re-notice. Solicitor Frank said re-noticing could be a condition of the continuance.

Member Bott said the applicant understood exactly what was being said. He would like to require re-noticing to continue the application if the applicant decided to pursue the application. Member Buddenbaum said he believed the applicant could still be considering everything that was said at the meeting. He was presented with a lot of fresh information. Chairman Zekas said the board wanted to see some of closure for the application and to hear from the applicant.

It was the motion of Bott, seconded by Lutz to continue the application, have the Board Clerk reach out to the applicant and if they intend to return to the board the applicant would have to re-notice. All ayes.

Solicitor Frank said for the record all the voting members of this evening's board were present at the last hearing. There would be no issue with voting.

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MINUTES

CORRESPONDENCE

- A. Ordinance N0. 2014-24 Adopting a redevelopment plan for parcels within the Route 130 Redevelopment Area

Chairman Zekas said this was the redevelopment plan that was approved by the Planning Board. It was for the wooded area across from the former Superfresh site, between the water tower and Cream-O-Land. It is a large parcel. It was informational for the board. Solicitor Frank said there is a proposal for a large building that would be built in two phases. Potentially there would be a smaller building or it could be parking for trailers or cars, depending on what the use is in the larger building. There was discussion regarding the proposed plans and the impact on traffic and possible changes at the intersection of Cedar Lane and Railroad Avenue.

It was the motion of Lutz, seconded by Buddenbaum to receive and file Correspondence A.

OTHER BUSINESS

Solicitor Frank said on February 14, 2015 the required class for Zoning Board members is being held. It is mandatory. Solicitor Frank will be teaching at Deerwood Country Club. The Alaimo Associates of Engineers host it and it is free to attend. He said he will forward the information to the board members.

Solicitor Frank said the board does a very good job and he respects the job that they do. This is his favorite meeting to attend. Engineer LaRosa echoed the sentiment.

Motion of Lutz, seconded by Buddenbaum to adjourn the meeting at 8:05 p.m. Motion unanimously approved by all members present.

Brett Buddenbaum, Secretary

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