

6.

Florence, New Jersey 08518-2323
March 2, 2015

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 Zekas called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Secretary Buddenbaum 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
B. Michael Zekas	Anthony Drangula

ABSENT: Anant Patel
Lou Sovak
Joseph Cartier

Also Present:
Solicitor David Frank
Engineer James Biegen (for Engineer Anthony LaRosa)

Excused:
Engineer Anthony LaRosa
Planner Barbara Fegley

At this time Engineer Biegen was sworn in by Solicitor Frank.

RESOLUTIONS

APPLICATIONS

- A. Application ZB#2015-02 for Collin and Katherine Riker. Applicant is requesting bulk variance for rear yard setback to allow construction of a roof over an existing concrete patio in the rear yard on property located at 16 Olive Street, Roebing. Block 149, Lot 2.

Collin and Katherine Riker were sworn in by Solicitor Frank. Mr. Riker explained that he has a leak in his roof that needs to be repaired and he would like to install the roof when the repairs are being done. A variance is required because of the roof's distance to the fence. The existing concrete patio was approved previously.

7.

Chairman Zekas asked if there was going to be a new roof from the peak to cover the patio. Mr. Riker said it is going to be an "A" line that would go over the patio. It will not cover the entire patio because there are areas where they still want the direct sun.

Chairman Zekas said it was his understanding that the roof goes over the patio and it would not affect the impervious coverage of the lot. Mr. Riker confirmed this. Chairman Zekas asked if the impervious coverage of the lot was similar to other properties in the area. Mr. Riker said it was. Chairman Zekas noted there was a shed on the property that was not shown on the application. Mr. Riker said it did not have a foundation and it was a stick built shed.

Engineer Biegen said the property does not exceed what is allowed even with the shed. The setback is also accurate.

Member Drangula said there was a light that was going to be moved. He asked if the light would affect the applicant's neighbors in any way. Mr. Riker said the lighting would be for the back yard. It is a motion light and right now it is over the kitchen window. It would just be moved to the end of the roof. The applicant also plans to install a ceiling fan under the cover. Member Bott asked if the light shines in a downward direction. Mr. Riker said it does.

Mr. Drangula asked if it would be a do it yourself project or was a contractor doing the work. Mr. Riker said the contractor that did his siding would be doing the roof. Mr. Bott asked about downspouts. Mr. Riker said there are currently downspouts that are directed into the yard and they will remain in the same direction. Member Buddenbaum asked if the patio area was going to be screened in. Mr. Riker said it is not, it will just be a covered patio. Ms. Riker said it would be awkward to enclose the patio.

At this time Chairman Zekas opened the meeting to the public regarding Application ZB#2015-02. Seeing no one wishing to be heard it was the motion of Lutz, seconded by Buddenbaum to close the public hearing. All ayes.

Chairman Zekas deferred to the Board Professionals regarding the application. Engineer Biegen said his only question was regarding the downspouts and that was answered during the testimony. He wanted to be sure the neighbors would not be impacted by drainage. Solicitor Frank suggested that be a condition of the approval.

It was the motion of Groze, seconded by Lutz to approve Application ZB#2015-02.

Upon roll call the Board voted as follows:

AYES: Bott, Buddenbaum, Groze, Lutz, Zekas, Drangula

NOES: None

ABSENT: Patel, Sovak, Cartier

B. Application ZB#2014-06 Use Variance for Firdous A. and Irfan Ul Huq.
Property consists of a commercial use (doctor's office) on the first floor and

8.

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.

Chairman Zekas said there was some correspondence with the applicant. The applicant has withdrawn the application so the Board has an action to dismiss the application without prejudice.

It was the motion of Lutz, seconded by Groze to dismiss Application ZB#2014-06 without prejudice.

Upon roll call the Board voted as follows:

AYES: Bott, Buddenbaum, Groze, Lutz, Zekas

NOES: None

ABSENT: Patel, Sovak, Cartier

MINUTES

It was the motion of Bott, seconded by Lutz to approve as submitted the minutes of the December 1, 2014 meeting.

Upon roll call the Board voted as follows:

AYES: Buddenbaum, Groze, Zekas, Bott, Lutz

NOES: None

ABSENT: Patel, Sovak, Cartier

It was the motion of Bott, seconded by Lutz to approve as submitted the minutes of the January 12, 2015 meeting.

Upon roll call the Board voted as follows:

AYES: Buddenbaum, Groze, Zekas, Bott, Drangula, Lutz

NOES: None

ABSENT: Patel, Sovak, Cartier

CORRESPONDENCE

OTHER BUSINESS

Motion of Bott seconded by Drangula to adjourn the meeting at 7:58 p.m. Motion unanimously approved by all members present.

Brett Buddenbaum, Secretary

/ak