

Florence, New Jersey 08518-2323
April 5, 2021

The Regular meeting of the Florence Township Board of Adjustment was held virtually via Zoom on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairman Patel called the meeting to order at 7:35 p.m. followed by a salute to the flag.

Secretary Lutz 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	Joseph Cartier
Larry Lutz	Anant Patel
Dennis Puccio	Lou Sovak
Nick Haas	Kevin Minton

Absent: Margo Mattis

Also Present: Solicitor David Frank

Engineer Hugh Dougherty and Planner Barbara Fegley were excused.

RESOLUTIONS

A. Resolution ZB-2021-05: Approval granted to Zachary Czepiel for Bulk Variance for rear yard/easement setback and impervious coverage to allow the installation of an inground swimming pool on property located at 425 E. Third Street, Florence; Block 75, Lot 4.

It was the Motion of Mr. Puccio, seconded by Mr. Cartier to approve Resolution ZB-2021-05.

Upon roll call, the Board voted as follows:

YEAS:	Puccio, Cartier, Buddenbaum, Sovak, Haas, Patel
NOES:	None
ABSTAIN:	Lutz
ABSENT:	Mattis

B. Resolution ZB-2021-06: Adoption of 2020 Annual Report

It was the Motion of Mr. Cartier, seconded by Mr. Haas to approve Resolution ZB-2021-06.

Upon roll call, the Board voted as follows:

YEAS:	Cartier, Haas, Buddenbaum, Puccio, Sovak, Patel
NOES:	None
ABSTAIN:	Lutz
ABSENT:	Mattis

APPLICATIONS

A. Application ZB#2021-01: Application submitted by Harpreet Bhatia for Use Variance to have a liquor store in an RA Zone and to allow 3 liquor stores to be located within a mile radius within the township as well as a Bulk Variance for side yard setback. Property is located at 2097 Route 130; Block 109, Lots 6.01, 6.02, 10, 11 & 12.

14.

Solicitor Frank stated the Board has not received any additional items from the applicant for this application. Items of correspondence from the applicant and the Township Clerk regarding the request for a waiver for the proximity of package goods stores under the liquor ordinance were supplied to this Board, and the applicant will be appearing before the governing body this week. The Board was also supplied with items of correspondence from the applicant to the Planning Board regarding a possible redevelopment plan and the Land Use Clerk's response.

Solicitor Frank mentioned that because the Board is aware the applicant is currently seeking the waiver needed and the applicant did not appear in person this evening, the Board could entertain a motion to adjourn the application with time and date certain to the May 3, 2021, 7:30 p.m. meeting. This would also include the applicant consenting to the extension of time for the hearing. If the applicant does not appear before the Board next month, the Board could then entertain a motion to dismiss the application without prejudice.

It was the Motion of Mr. Cartier, seconded by Vice Chair Buddenbaum to grant an adjournment of this application to the May 3, 2021 meeting.

Upon roll call, the Board voted as follows:

YEAS: Cartier, Buddenbaum, Haas, Minton, Sovak, Patel

NOES: None

ABSTAIN: Lutz, Puccio

ABSENT: Mattis

Chairman Patel mentioned to the public attending the meeting that applicant will not be required to provide another public notice for next month's meeting and that this is their notice. This application will be placed on the May 3, 2021 meeting agenda.

Clerk Federico stated she will relay the approved adjournment to the applicant.

MINUTES

It was the Motion of Mr. Cartier, seconded by Mr. Haas to adopt the minutes from the Regular Meeting of March 1, 2021. Motion unanimously approved by all members present.

CORRESPONDENCE

A. Letters from Stout & Caldwell, Pennoni, Colliers (formerly Maser Consulting) & Florence Township regarding the administrative changes for IPT Railroad Logistics Center (formerly Foxdale Properties).

Mr. Sovak mentioned the comment in the township's letter regarding additional buffering to be placed behind the residences where needed and wanted to confirm that will be done. Clerk Federico stated that the developer has agreed to walk the site near its completion and to plant additional trees/bushes where needed to provide extra buffering.

It was the Motion of Mr. Cartier, seconded by Mr. Haas to receive and file Item A. Motion unanimously approved by all members present.

OTHER BUSINESS

There was no other business discussed.

15.

PUBLIC COMMENT

Information regarding how to virtually attend this meeting has been provided in a published notice as well as listed on the township website.

It was the Motion of Vice Chair Buddenbaum, seconded by Mr. Cartier to open the meeting for public comment. Motion unanimously approved by all members present.

Hearing no one wishing to speak, it was the Motion of Vice Chair Buddenbaum, seconded by Mr. Cartier to close public comment. Motion unanimously approved by all members present.

ADJOURNMENT

It was the Motion of Mr. Cartier, seconded by Mr. Sovak to adjourn the meeting at 7:52 p.m. Motion unanimously approved by all members present.

Larry Lutz
Larry Lutz, Secretary

/kf

Please note: Due to the coronavirus pandemic, meetings are being held virtually and signatures are electronic. The minutes of next month's meeting will reflect the actions taken by the Board for adopting these minutes.