

7.

Florence, New Jersey 08518-2323
April 1, 2019

A 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 7:33 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
Anthony Drangula	Larry Lutz
Anant Patel	B. Michael Zekas
Margo Mattis	Dennis Puccio

Absent: Lou Sovak

Also Present: Solicitor David Frank

Excused: Engineer Hugh Dougherty, Planner Barbara Fegley

RESOLUTIONS

There were no resolutions.

APPLICATIONS

- A. Application ZB#2019-01: Application submitted by Foxdale Properties, LLC, for Preliminary & Final Major Site Plan with Bulk & Height Variances to construct a warehouse on property located on Railroad Avenue, Florence Township. Block 147.01, Lot 3.01 & 3.03

Chairman Zekas stated that a letter from the applicant had been received and they are requesting their application be continued to the May 6, 2019 meeting.

Solicitor Frank mentioned the Board may recall that correspondence had also been received prior to the February meeting of the Board, and again the March meeting, asking that this application be carried. The Board has made it clear to the applicant that they will need to redo notice. Because the Board did not meet in February or March to actually take action on the adjournments, that would have been a necessity anyway. His recommendation is that the Board makes a motion to consent to the applicant's request, subject to their agreement to extend the time for decision by the Board and that we formalize that we are requiring the applicant to mail and publish new notices.

Chairman Zekas asked if there needed to be a resolution for this. Solicitor Frank stated that since a couple of months have passed, it is time to put something in writing just to keep track of what has gone on with the application to date.

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Chairman Zekas asked Solicitor Frank if he has been in contact with the applicant's attorney. Solicitor Frank stated that he has. Chairman Zekas asked if he had a good sense that he will actually be here at the May meeting. Solicitor Frank stated he did not really have an answer for him on that.

It was the Motion of Mr. Lutz, seconded by Mr. Cartier to continue application ZB#2019-01 to the May 6, 2019 meeting and to require the applicant to mail and publish new notices. It was also agreed that all the correspondence to date regarding the application would be included in the resolution.

Upon roll call, the Board voted as follows:

YEAS: Lutz, Cartier, Buddenbaum, Drangula, Mattis, Patel, Zekas

NOES: None

ABSTAIN: None

Motion carried

- B. Application ZB#2019-02: Application submitted by Route 130 Truck Plaza, Inc. for a Zoning Interpretation or Use Variance in the Alternative with a Site Plan Waiver for property located at 2013 Route 130, Florence Township, Block 159.01, Lot 1.01.

Solicitor Frank stated this application was noticed for this evening for an interpretation and use variance hearing. The applicant is requesting a waiver of a site plan review. There were 2 letters distributed to the Board members, one from Engineer Dougherty and one from Planner Fegley. If you read Planner Fegley's letter, you will get a sense that the applicant has a lot to do to prepare for their Board hearing. The applicant has requested an adjournment to the May meeting. He mentioned this applicant has the same attorney as the Foxdale Properties who may elect not to bring them both in for May, so this probably will be adjourned again. As is our practice, if this goes on too long, this applicant will be required to renotice.

Mr. Drangula asked if this is similar to the Foxdale Properties application and if there should be a need to require them to renotice.

Solicitor Frank stated that this application is a commercial activity surrounded by other commercial activities and all of those organizations were noticed, and unlike the Foxdale Properties application where we have a full room of interested residents, he feels that renoticing is not required at this point.

It was the Motion of Mr. Drangula, seconded by Mr. Buddenbaum to approve the applicant's request to continue application ZB#2019-02 to the May 6, 2019 meeting.

Upon roll call, the Board voted as follows:

YEAS: Drangula, Buddenbaum, Lutz, Cartier, Mattis, Patel, Zekas

NOES: None

ABSTAIN: None

Motion carried

MINUTES

It was the Motion of Vice Chair Patel, seconded by Mr. Lutz to approve the minutes of the Reorganization/Regular Meeting of January 7, 2019. Motion unanimously approved by all members present.

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CORRESPONDENCE

There was no correspondence.

OTHER BUSINESS

There was no other business needing to be discussed.

PUBLIC COMMENT

No members of the public were present.

Chairman Zekas mentioned that some residents had been here prior to the meeting who were concerned about the Foxdale Properties application and that Solicitor Frank spoke with them prior to the meeting and advised them that the application was not being heard this evening. Solicitor Frank also advised them that they were more than welcome to come to the Municipal Building during normal business hours to read, or get a copy of, all the review letters.

Mr. Drangula requested if the Board Clerk would be able to supply the tax map sheet number that corresponds with the Block and Lots for the applications. Solicitor Frank stated that with larger applications, it is required to have a copy of the tax map with the subject property highlighted and sort of an orientation map to be supplied on their site plan; however, with smaller applications, it is not provided. Clerk Federico stated she will include that information on the memo she sends out with in the first packet prior to each meeting.

ADJOURNMENT

Motion of Vice Chair Patel, seconded by Mr. Cartier to adjourn the meeting at 7:46 p.m. Motion unanimously approved by all those present.

Larry Lutz, Secretary

/kf