

Florence, New Jersey 08518-2323
August 27, 2019

A special 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 7:04 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:

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|------------------|-------------|
| Brett Buddenbaum | Anant Patel |
| Anthony Drangula | Larry Lutz |
| B. Michael Zekas | Lou Sovak |
| Dennis Puccio | |

Absent: Joseph Cartier, Margo Mattis

Also Present: Solicitor David Frank
Engineer Dougherty (excused)
Planner Fegley (excused)

RESOLUTIONS

- A. Resolution ZB-2019-04: Granting approval to 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

Solicitor Frank stated that he had published a draft of this resolution and sent it to everybody via email. In discussion with the applicant's counsel and professionals over the course of the past few days, there have been several things that have been corrected and also additional language has been added. Solicitor Frank then reviewed all corrections and changes that were made. He stated that Secretary Lutz has a clean copy that includes all the corrections and changes.

Mr. Drangula asked that with the applicant banking some of their originally planned parking spaces, will the applicant need to come back before this board for approval should they decide they do need the extra parking. Solicitor Frank stated the board granted them the ability to bank that parking and not develop it at this time due to them not needing the total amount of parking spots that our ordinance requires. It was not made as a condition, nor did we grant them a variance for providing less parking. This was the applicant's proposal because they do not wish to build more parking than they need to have. He explained our ordinance parking space requirements are based upon the square footage of warehouse/office space in the overall structure. For this particular application, our ordinance requires 345 spaces. With the banked parking included in the count, their site plan shows 354 spaces and their stormwater management has been designed for the 354 spaces. They will be banking 99 spaces. Since their site is designed for the 354 spaces, there would be no need for them to come back to the board for review.

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It was the Motion of Mr. Buddenbaum, seconded by Mr. Lutz to approve Resolution ZB-2019-04 with the changes noted by Solicitor Frank.

Upon roll call, the Board voted as follows:

YEAS: Buddenbaum, Lutz, Drangula, Zekas

NOES: None

ABSTAIN: Sovak

ABSENT: Cartier, Mattis

Motion carried

B. Resolution ZB-2019-11: Granting approval to Silvia Secelean for Use Variance to expand a prior-approved second principal structure on the property in order to add more usable floor/living space to the dwelling on property located at 1019 Potts Mill Road, Florence Township. Block 166, Lot 12.01.

It was the Motion of Mr. Lutz, seconded by Mr. Buddenbaum to approve Resolution ZB-2019-11.

Upon roll call, the Board voted as follows:

YEAS: Lutz, Buddenbaum, Drangula, Puccio, Zekas

NOES: None

ABSTAIN: None

ABSENT: Cartier, Mattis

Motion carried

C. Resolution ZB-2019-12: Dismissing Without Prejudice the application of 216 E. Front St. Florence LLC for Use Variance to convert an existing mixed-use building of 2 apartments and 1 commercial space into 3 residential apartments and 1 smaller commercial space on property located at 216 E. Front Street, Florence. Block 61, Lot 3.

It was the Motion of Mr. Lutz, seconded by Mr. Buddenbaum to approve Resolution ZB-2019-12.

Upon roll call, the Board voted as follows:

YEAS: Lutz, Buddenbaum, Drangula, Puccio, Zekas

NOES: None

ABSTAIN: None

ABSENT: Cartier, Mattis

Motion carried

MINUTES

It was the Motion of Mr. Lutz, seconded by Mr. Drangula to approve the minutes of the Regular Meeting of August 5, 2019. Motion unanimously approved by all members present.

PUBLIC COMMENT

There was no public present wishing to be heard.

ADJOURNMENT

Motion of Mr. Patel, seconded by Mr. Lutz to adjourn the meeting at 7:21 p.m. Motion unanimously approved by all those present.

Larry Lutz, Secretary

/kf