

Florence, New Jersey 08518-2323
July 8, 2024

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

Secretary Sullivan 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	James Fevola
Kevin Minton	Anant Patel
Dennis Puccio	Lou Sovak
Daniel Studzinski	Gina Sullivan
Charles Wible	

Absent: Planner Edward Fox (Excused)

Also Present: Solicitor David Frank
Engineer Hugh Dougherty

MINUTES

It was the Motion of Mr. Wible, seconded by Mr. Mr. Fevola to adopt the minutes from the regular meeting that was held on June 6, 2024. Motion unanimously approved by all members present.

CORRESPONDENCE

A. Letter from Parker McCay re: 61 Cathy Lane requesting adjournment to August 5, 2024

Solicitor Frank explained that there was a hearing on an application at a previous meeting for a Use Variance for a trucking business at 61 Cathy Lane. In the discussions following the meeting that Solicitor Frank had with the applicant's attorney and talked about that is actually an area in need of redevelopment. There was also a meeting held with township administration officials to discuss the possibility of addressing their desire to implement the use in that location through the redevelopment process instead of through the zoning variance process. The applicant's attorney requested that this application be adjourned while these discussions are under way with the administration and elected officials about if that is an appropriate path to pursue and whether it can be resolved. The applicant was agreeable to adjourning as well as providing new notices of hearing in the event they return to the August meeting.

Mr. Studzinski asked when there is a redevelopment plan, will there be a change to the roadway to help the trucks navigate the area? Solicitor Frank said that the State is working on a design of Route 130 in that area which includes adding an additional lane. Working with the developer

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through the redevelopment process is much more straight forward to engage in contractual relations between the town and the developer than it is at the Zoning Board, to widen the road at the responsibility of the developer, as well as make other road improvements.

A Motion was made by Mr. Studzinski, seconded by Mr. Patel to receive and file the correspondence. Motion unanimously approved by all members present.

APPLICATIONS

- A. ZB#2024-06: Application from Sheila Braun 10 Sullivan Ct, Block 143.06, Lot 5 for bulk variance for impervious coverage to add a deck

Ms. Braun was sworn in by Solicitor Frank via Zoom. She explained that she is applying for a variance to install a deck in the backyard off the house.

Engineer Dougherty explained his review letter dated June 12. It contains a Google Earth image of the neighborhood to show the surrounding area. It also shows some features on the property that are not consistent with the survey. The variance that is being requested is for impervious coverage. The previous application for a variance for this property shows 32% coverage where 25% is permitted. The survey is a little old and may not reflect what is currently on the property, Engineer Dougherty came up with 52% impervious coverage with the proposed 13'x27' deck.

Ms. Braun said that the deck is going on top of an existing paver patio, which is already impervious. Engineer Dougherty stated that the previous variance allowed a 3' concrete patio around the pool. The google earth image shows a white area further around the pool. Ms. Braun said that area is stone. The lot is conforming but there are some pre-existing, non-conforming setbacks including the front yard, and the shed which were mentioned in the previous resolution. Engineer Dougherty feels like it is impervious coverage even though it is not an impervious stone. This would satisfy the need for green infrastructure.

The character of the neighborhood is consistent with the existing property and the proposed deck. The materials to be used for the deck is Trex. The water on the property drains out on to the street and not on to the neighbor's property.

Chairman Puccio asked if the paver patio wasn't there, would the gaps in the deck allow for more impervious coverage. The deck would be considered impervious but the deck isn't changing the existing impervious coverage. Ms. Braun confirmed that the proposed deck is the same size as the existing patio.

Mr. Studzinski said that if there were going to be any issues with the proposed deck, there would already be issues with the existing patio that is there. Engineer Dougherty said we are memorializing the existing impervious rather than granting a variance. The original variance was for 32%, and according to Google Earth and the updates, it is greater than that.

Ms. Sullivan asked if the driveway is paved along the side of the house. There is a section of driveway that extends along. There is a gap between the pavement and the fence along with a swale and allows runoff.

A Motion made by Mr Buddenbaum seconded by Mr. Patel to open public comment. Motion unanimously approved by all members present. Seeing no one wishing to comment on this

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application a Motion was made by Mr. Buddenbaum, seconded by Mr. Patel to close public comment. Motion unanimously approved by all members present.

Solicitor Frank added that this is a C2 variance that falls under benefits and detriments. This is an amenity that is common to have in the neighborhood. Weighing the benefits and detriments, under C2, there are two facets to impervious coverage limits. One is to address concerns about runoff which is very important. The other one is how intensely the site is developed – is there green space, is there any construction of buildings. This is not inconsistent with the existing neighborhood amenities.

A Motion to approve was made by Mr. Patel, seconded by Mr. Buddenbaum. Motion unanimously approved by all members present.

OTHER BUSINESS

Application #2024-07 for Driving Academy 2013 Route 130, Block 159.01, Lot 1.01 was received on June 14, 2024. On June 24, 2024 the attorney for the applicant withdrew the application from the July 8 meeting.

Solicitor Frank said the next step is to dismiss the application without prejudice. If we were to dismiss with prejudice, that would mean that there were findings on the merits of the application but we cannot do that with no hearing. Any decision that the board makes runs with the land, not the applicant. So if someone were to come back with a similar application, they would be allowed to do so.

RESOLUTIONS

- A. Resolution ZB-2024-10 Denial of application for CCP Outdoor Media, Premier Outdoor Media 307 Fellowship Rd, Mt. Laurel, NJ 08054 to install a billboard on 2033 Route 130 South. Block 159 Lot 3

It was the Motion of Mr. Sovak, seconded by Mr. Patel to approve Resolution ZB-2024-10.

Upon roll call, the Board voted as follows:

YEAS: Sovak, Patel, Buddenbaum, Sullivan, Puccio

NOES: None

- A. Resolution ZB-2024-11: Approval of [REDACTED] *Pursuant to P.L. 2021, c.371 and Daniel's Law information has been redacted
for bulk variance for fence in front yard.

It was the Motion of Mr. Patel, seconded by Ms. Sullivan to approve Resolution ZB-2024-11.

Upon roll call, the Board voted as follows:

YEAS: Patel, Sullivan, Buddenbaum, Sovak, Fevola, Wible, Puccio

NOES: None

Mr. Studzinski abstained

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B. Resolution ZB-2024-12: Approval for Matthew Schreck 1339 Maple Ave, Block 43.06, Lot 8 for bulk variance for impervious coverage to install above-ground pool

It was the Motion of Mr. Buddenbaum, seconded by Mr. Sovak to approve Resolution ZB-2024-12.

Upon roll call, the Board voted as follows:

YEAS: Buddenbaum, Sovak, Patel, Sullivan, Wible, Fevola, Puccio

NOES: None

Mr. Studzinski abstained

C. Resolution ZB-2024-13: Approval for Gayla & Eric Kasprzyk 1341 Maple Ave, Block 143.06, Lot 7 for bulk variance for impervious coverage to install above-ground pool

It was the Motion of Mr. Patel, seconded by Mr. Wible to approve Resolution ZB-2024-13.

Upon roll call, the Board voted as follows:

YEAS: Patel, Wible, Buddenbaum, Patel, Sovak, Sullivan, Wible, Fevola, Puccio

NOES: None

Mr. Studzinski abstained

PUBLIC COMMENT

There was no one from the public attending in person and the Zoom moderator confirmed that no one was being muted by us.

ADJOURNMENT

It was the Motion of Vice Chairman Buddenbaum, seconded by Mr. Studzinski to adjourn the meeting at 8:13PM. Motion unanimously approved by all members present.

GS/amh

Gina Sullivan, Secretary