

Florence, New Jersey 08518-2323
May 25, 2010

The Regular meeting of the Florence Township Zoning 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 7:32 p.m. followed by a salute to the flag.

Secretary Montgomery 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 newspaper and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Brett Buddenbaum	Candida Taylor
Keith Crowell	B. Michael Zekas
John Fratinardo	Rebekah Borucki
John Groze	Robert Adams
Ray Montgomery	

ABSENT: Robert Perry (Excused)

ALSO PRESENT: Solicitor David Frank
Engineer Dante Guzzi

Chairman Zekas stated that Planner Robert Perry was excused from this meeting.

OLD BUSINESS

There was no Old Business to be discussed.

NEW BUSINESS

Chairman Zekas called for Application ZB#2010-08 for Angela Rothweiler. Applicant is requesting variances for impervious lot coverage and front yard setback to permit replacement of existing deck with a larger deck on the front of the property located at 421 East Fifth Street, Florence, NJ. Block 76.01, Lot 13.

Angela Rothweiler, 421 East Fifth Street, Florence was sworn in by Solicitor Frank.

Engineer Guzzi stated that the application was complete. Ms. Rothweiler stated that she bought this house in October of 2009. She stated that there was a front deck on the house measuring 6' x 16'. She stated that she would like to extend the deck to 8' x 16' to give enough room for a table and chairs.

Ms. Rothweiler said that the setback for the porch would be 23' where the ordinance requires 25'. She stated that the property next door from her has a greater encroachment into the front yard setback. She estimated the front yard setback on that property is 20'.

Ms. Rothweiler submitted 2 photographs. Exhibits A1 and A2 show 2 different angles of the neighboring property showing the location of the front porch on the neighbor's house and demonstrating that this extends farther out than the deck proposed in this application.

Member Crowell asked if there were any existing issues with standing water on the property or with water running off the property? Ms. Rothweiler answered that there were not.

Chairman Zekas stated that Ms. Rothweiler had given testimony on the requested front yard setback variance. He asked if she would address the requested variance for lot coverage. Ms. Rothweiler stated that the neighboring properties have the same or greater percentage of lot coverage. She stated that the neighbor to the left of her has property that is almost identical to hers but the pool is a little larger.

Engineer Guzzi stated that this is an existing undersized lot. The minimum required lot size is 10,000 sq. ft. The existing lot is 6,250 sq. ft. He stated that because this is an undersized lot the existing impervious is 57.2%. The proposal is to extend the deck an additional 2' so the increased lot coverage would be 57.8%.

Engineer Guzzi stated that there are other pre-existing non-conforming conditions including minimum lot width, minimum side yard setbacks and the minimum rear yard setback. These are not impacted by the proposed deck. The impervious coverage will go up and the front yard setback encroachment will increase. He stated that he has calculated 19' which will account for the steps going onto the deck. He stated that there is an accessory pool, which is a little too close to the property line but this is pre-existing.

Member Taylor asked if the existing deck would be replaced with the same material. Ms. Rothweiler stated that she was going to change from wood to TREX (plastic that has the appearance of wood).

Member Adams said that Engineer Guzzi's letter mentioned that the Board should consider neighborhood aesthetics, as there will be an encroachment on front yard setback. Engineer Guzzi said that since this improvement is in the front of the house and can be viewed from the street, it is important to make sure that nothing is proposed that would detract aesthetically from the neighborhood. It appears that what is proposed will be similar to what is there now but just with some modern materials.

Chairman Zekas stated that he drove by the subject property and there are similar decks/porches in the area.

Chairman Zekas opened the hearing to public comment. Seeing no one wishing to offer comment, motion was made by Fratinardo, seconded by Buddenbaum to close the public hearing. Motion unanimously approved by all members present.

Engineer Guzzi stated that the 2 variances created by the proposed development include an increase in impervious coverage from 57.2% to 57.8% and the front yard setback would be decreased to 19'. Solicitor Frank stated that, as always the condition will apply regarding not directing water flow onto adjoining properties as well as the standard conditions.

Motion of Fratinardo, seconded by Crowell to approve the applicant's request for variance.

Upon roll call the Board voted as follows:

YEAS: Buddenbaum, Crowell, Fratinardo, Groze, Montgomery, Taylor, Zekas
NOES: None
ABSENT: None

MINUTES

Motion of Taylor, seconded by Crowell to approve the Minutes of the April 27, 2010 meeting as submitted. Motion unanimously approved by all members present.

RESOLUTIONS

Resolution ZB-2010-12

Granting the application of Nicholas Delre for rear yard setback to permit construction of a +/- 200 sq. ft. sunroom addition to the rear of the house located at 65 River Bank Drive, Roebling, NJ, Block 98.06, Lot 25.

Motion of Taylor, seconded by Montgomery to approve Resolution ZB-2010-12. Upon roll call the Board voted as follows:

YEAS: Adams, Crowell, Fratinardo, Groze, Montgomery, Taylor, Zekas
NOES: None
ABSENT: None

Resolution ZB-2010-13

Granting the application of Chris and Kim Snively for a bulk variance for impervious coverage to permit installation of a stamped concrete patio on property located at 1315 Maple Avenue, Roebling, NJ. Block 143.01, Lot 8.

Motion of Fratinardo, second by Taylor to approve Resolution ZB-2010-13. Upon roll call the Board voted as follows:

57.

YEAS: Buddenbaum, Crowell, Fratinardo, Groze, Montgomery, Taylor, Zekas
NOES: None
ABSENT: None

CORRESPONDENCE

- A. Township Ordinance No. 2010-07. An Ordinance of the Township of Florence Amending Chapter 91 of the Florence Township Code and Specifically Amending Section 91-74 to Require Sidewalks as a Condition of Land Use Approval and Construction Permits.

Member Taylor stated that there is a specific section of this ordinance that states the mixture that the cement in the sidewalk must be made from. She asked if this was a good idea because what if better or more economic technology becomes available? Engineer Guzzi stated that the ordinance typically establishes a standard. He said that there is some leeway in there and if an issue arises it would be handled administratively.

Chairman Zekas stated that in his opinion the Board should have required sidewalk along Railroad Avenue when they approved the Ready Pac site. He stated that the Ready Pac employees walk in the street and it is very dangerous and asked if anyone could require Ready Pac to install sidewalks at this point. At the very least there should be a painted crosswalk. Engineer Guzzi stated that he would speak with Assistant Administrator Sahol about the crosswalk.

PUBLIC COMMENT

There was no public in attendance to offer comment.

Motion of Fratinardo, seconded by Montgomery to adjourn at 8:05 p.m. Motion unanimously approved by all members present.

Ray Montgomery

RM/ne