

Florence, New Jersey 08518-2323
October 26, 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 newspapers and posted in the main hall of the Municipal Complex."

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

Brett Buddenbaum	Ray Montgomery
Keith Crowell	Candida Taylor
John Fratinardo	B. Michael Zekas
John Groze	

ABSENT: Rebecca Borucki (excused)
Robert Adams (excused)
Engineer Dan Guzzi (excused)
Planner Robert Perry (excused)

ALSO PRESENT: Solicitor David Frank

Chairman Zekas called for Application ZB#2010-14 for Joseph LaRocca. Applicant is requesting a Use variance and site plan waiver to permit conversion of a warehouse with one apartment into four apartments on property located at 312 Summer Street, Florence, NJ. Block 43, Lot 8.

Solicitor Frank stated that correspondence had been received earlier in the day from the applicant's counsel indicating that their planner was not available to attend this evening and requesting that the Board carry this matter to the November 23, 2010 meeting and offering that they would grant an extension for the Board's time for action. He stated that the applicant had provided notice for the Board's September meeting. The Board took jurisdiction of the application solely for the purpose of carrying it for a month. No determination has been made as to whether the application is complete or not.

Chairman Zekas stated that the applicant is requesting to carry this without providing further public notice. Vice Chairman Fratinardo asked what if the applicant should come in with variances. Attorney Frank stated that if there were any variances that did not appear in the application but are recognized during the review period additional notice would be required.

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Motion of Taylor, seconded by Buddenbaum to grant the applicant's request for continuation. Motion unanimously approved by all members present.

MINUTES

Motion of Fratinardo, seconded by Montgomery to approve the Minutes from the September 28, 2010 meeting as submitted. Motion unanimously approved by all members present.

RESOLUTIONS

Resolution ZB-2010-16

Granting the application of Craig Sklowdowski for bulk variances for lot coverage, front yard setback, rear yard setback and alley setback to permit construction of a single family home on property located at 301 East Second Street, Florence. Block 74, Lot 8

Motion of Fratinardo, seconded by Taylor to approve Resolution ZB-2010-16.

Upon roll call the Board voted as follows:

YEAS: Buddenbaum, Crowell, Fratinardo, Groze, Montgomery, Taylor, Zekas

NOES: None

ABSENT: Adams, Borucki

Resolution ZB-2010-17

Granting the application of Lawrence Gyenge, Sr. for setback and impervious lot coverage to allow continued use of an existing above ground swimming pool on property located at 1006 West Third Street, Florence. Block 3, Lot 3.

Motion of Fratinardo, seconded by Taylor to approve Resolution ZB-2010-17. Motion unanimously approved by all members present.

Resolution ZB-2010-18

Granting the application of Richard and Sylvia Bocci for lot width, lot size, side yard setback and impervious coverage to permit construction of a single family home on property located on East Sixth Street, Florence. Block 66, Lot 18.

Motion of Taylor, seconded by Fratinardo to approve Resolution ZB-2010-18. Motion unanimously approved by all members present.

Resolution ZB-2010-19

Granting the application of Elizabeth A. Gensel for impervious lot coverage to permit construction of an 8' x 8' storage shed on property located at 217 Woodlawn Avenue, Florence. Block 156.04, Lot 5.

Motion of Taylor, seconded by Crowell to approve Resolution ZB-2010-19. Motion unanimously approved by all members present.

CORRESPONDENCE

A. Proposed 2011 Meeting dates for Board review and approval.

Motion of Taylor, seconded by Montgomery to approve the meeting dates for 2011. Motion unanimously approved by all members present.

OTHER BUSINESS

Solicitor Frank advised the Board that the Appellate Division again invalidated COAH's Third Round Rules for affordable housing. The League of Municipalities has filed for leave to apply to the Supreme Court on the question as to whether the Growth Share Methodology that was invalidated should be permitted to go forward under the Mount. Laurel Doctrine. He continued that in this Third Round, COAH has been trying to say that there needs to be a link between the actual development of the community and the affordable housing that is provided there. The courts keep saying that the problem with this is that then communities can choose not to grow in order to not build affordable housing. Many of the compliance mechanisms like rental bonuses were tinkered with in this decision as well so the Council and Planning Board will have to work on modifications to Florence Township's Third Round Plan in order to keep up.

The Board had a lengthy discussion regarding affordable housing and it's impact on Florence Township.

Motion of Montgomery, seconded by Fratinardo to adjourn at 7:54 p.m.

Ray Montgomery, Secretary

RM/ne