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Florence, New Jersey 08518-2323
January 24, 2012

The Reorganization/Regular meeting of the Florence Township Board of Adjustment was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Solicitor David Frank called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Solicitor Frank 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."

Solicitor Frank administered the oath of office to Mr. Lutz, Mr. Bott, Mr. Patel and Mr. Groze.

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

Brett Buddenbaum	Candida Taylor
William Bott	B. Michael Zekas
John Groze	Anant Patel
Larry Lutz	

ABSENT: Keith Crowell
Lou Sovak

Solicitor Frank called for nominations for Chairman of the Board for the year of 2012.

Motion of Bott, seconded by Lutz to nominate B. Michael Zekas as Chairman. There being no further nominations motion was made by Groze, seconded by Bott to close nominations. Motion unanimously approved by all members present. Member Zekas accepted the nomination, thanked the Board and was seated as Chairman.

Chairman Zekas stated that the next order of business was nomination of Vice Chairman and he nominated John Groze. The motion was seconded by Member Taylor. Hearing no further nominations, motion was made by Bott, seconded by Lutz to close nominations. Motion unanimously approved by all members present. Member Groze accepted the nomination and thanked the Board.

Chairman Zekas called for nomination for Board Secretary. Motion of Groze, seconded by Taylor to nominate William Bott. Hearing no further nominations, motion was made by Taylor, seconded by Groze to close the nominations. Motion unanimously approved by all members present. Member Bott accepted the nomination and thanked the Board.

Chairman Zekas called for nominations for Board Clerk. Motion of Groze, seconded by Taylor to nominate Nancy Erlston as Board Clerk. Hearing no further nominations

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motion was made by Bott and seconded by Groze to close the nominations. Motion unanimously approved by all members present. Ms. Erlston thanked the Board.

Chairman Zekas stated that the Board would now move on to the appointment of the Board Staff. He called for a nomination for Board Solicitor. Motion of Taylor, seconded by Buddenbaum for David Frank as Board Solicitor. Hearing no further nominations, motion was made by Zekas, seconded by Bott to close nominations. The Board voted unanimously to appoint David Frank as Board Solicitor for 2012.

Chairman Zekas said that he would like to nominate Anthony LaRosa of the Birdsall Services Group as engineer for the year 2012. The motion was seconded by Secretary Bott. Hearing no further nominations, motion was made by Taylor, seconded by Groze to close nominations. Motion unanimously approved by all members present. Mr. LaRosa thanked the Board and was seated as Board Engineer.

Chairman Zekas nominated Barbara Fegley from Environmental Resolutions as Board Planner for 2012. Secretary Bott seconded the nomination. Hearing no further nominations, motion was made by Groze and seconded by Taylor to close the nominations. Motion unanimously approved by all members present. Ms. Fegley thanked the Board and was seated as Board Planner.

Chairman Zekas stated that there were two applications that were scheduled on the agenda, ZB#2011-20 for Brian Ostner and ZB#2012-01 for 220 Foundry Street, LLC. He stated that a letter had been received from the attorney for 220 Foundry Street, LLC requesting that the application be continued until February 28, 2012 without the requirement to re-notice.

Motion was made and seconded to continue Application ZB#2012-01 as requested by the applicant's attorney with no requirement for further public notice.

Upon roll call the Board voted as follows:

YEAS: Buddenbaum, Bott, Groze, Lutz, Taylor, Zekas, Patel

NOES: None

ABSENT: Crowell, Sovak

APPLICATIONS

Chairman Zekas stated that the second application listed on the agenda was ZB#2011-20 for Brian Ostner. Solicitor Frank stated that the Board had previously accepted the applicants request to have the meeting adjourned from the December meeting to this (January) meeting. This adjournment is actually for the Board's convenience due to the reorganization and to allow the newly appointed officials time for review.

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Member Taylor stated that she would have to recuse herself from the hearing of this application as the Ostner property was close to her property and she is familiar with the concerns that have been raised.

Motion of Buddenbaum, seconded by Bott to continue this application for the convenience of the Board to the February 28, 2012 meeting with the stipulation that the owner is not required to re-notice.

Upon roll call the Board voted as follows:

YEAS: Buddenbaum, Bott, Groze, Lutz, Zekas, Patel
NOES: None
ABSTAINED: Taylor
ABSENT: Crowell, Sovak

RESOLUTIONS

Resolution ZB-2012-01

Authorizing the appointment of Zoning Board of Adjustment Solicitor, Engineer and Planner

Motion of Taylor, seconded by Groze to approve Resolution ZB-2012-01.

Upon roll call the Board voted as follows:

YEAS: Buddenbaum, Bott, Groze, Lutz, Taylor, Zekas, Patel
NOES: None
ABSENT: Crowell, Sovak

ZB-2012-02

Establishing the Annual Schedule of regular meetings and other policies relating to the New Jersey Open Public Meetings Act.

Motion of Buddenbaum, seconded by Groze to approve Resolution ZB-2012-02.

Upon roll call the Board voted as follows:

YEAS: Buddenbaum, Bott, Groze, Lutz, Taylor, Zekas, Patel
NOES: None
ABSENT: Crowell, Sovak

ZB-2012-03

Adopting rules and regulations for submission and review of applications before the Florence Township Zoning Board of Adjustment.

Motion of Groze, seconded by Buddenbaum to approve ZB-2012-03.

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Upon roll call the Board voted as follows:

YEAS: Buddenbaum, Bott, Groze, Lutz, Taylor, Zekas, Patel
NOES: None
ABSENT: Crowell, Sovak

Resolution ZB-2012-04

Continuing the application of Brian Ostner for bulk variances to legalize a front porch which was reconstructed without approvals on an expanded footprint and to permit construction of a 35' x 55' addition to the rear of the existing garage located at 2057 Burlington-Columbus Road, Block 160.04, Lot 13.

Motion of Groze, seconded by Buddenbaum to approve Resolution ZB-2012-04.

Upon roll call the Board voted as follows:

YEAS: Buddenbaum, Bott, Groze
NOES: None
ABSENT: Crowell, Sovak

Resolution ZB-2012-05

Granting an application to Effisolar Energy Corporation for Minor Subdivision approval, Second Amended Preliminary Site Plan approval and Amended Final Site Plan approval for property located at 1019 Cedar Lane, Block 163.02, Lot 9 and Block 164.01, Lot 2.01 to permit construction of a solar generating facility.

Motion of Groze, seconded by Buddenbaum to approve Resolution ZB-2012-05.

Upon roll call the Board voted as follows:

YEAS: Buddenbaum, Bott, Groze
NOES: None
ABSENT: Crowell, Sovak

Resolution ZB-2012-06

Allowing the withdrawal of Effisolar Energy Corporation applications ZB#2011-15 and ZB#2011-17 for Block 163.02, Lot 9 and Block 164.01, Lot 2.01

Motion of Groze, seconded by Buddenbaum to approve Resolution ZB-2012-06.

Upon roll call the Board voted as follows:

YEAS: Buddenbaum, Bott, Groze,
NOES: None
ABSENT: Crowell, Sovak

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MINUTES

Motion of Bott, seconded by Groze to approve the Minutes from the regular meeting of December 15, 2012. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. Letter from Burlington County Planning Board dated January 3, 2012 regarding John Hiros (Bung's Tavern) Solar Panel Array.
- B. Letter from State of New Jersey, Department of Environmental Protection dated December 22, 2011 regarding Flood Hazard Area Verification Approval for Effisolar Energy Corporation, Block 163.02, Lot 9 and Block 164.01, Lot 2.01.
- C. Letter from Burlington County Planning Board dated December 22, 2011 regarding Effisolar Energy Corporation, Block 163.02, Lot 9 and Block 164.01, Lot 2.01.
- D. Letter from Florence Township Fire Official, Brain T. Richardson, dated January 11, 2012 regarding Effisolar Energy Corporation.
- E. Letter from Maser Consulting to Burlington County Planning Board dated January 9, 2012 regarding Effisolar Energy Corporation Minor Subdivision.
- F. Letter from Maser Consulting to Burlington County Planning Board dated January 9, 2012 regarding Effisolar Energy Corporation Amended Preliminary Site plan and Final Site plan.

Motion of Groze, seconded by Buddenbaum to receive and file Correspondence A. Motion unanimously approved by all members present.

Chairman Zekas said that Correspondence B through F all relate to the Effisolar application. He asked the Board if there were any questions pertaining to these. Member Taylor asked if Solicitor Frank would summarize these correspondences. Solicitor Frank stated that he had represented Effisolar in other matters and was conflicted out of this application and therefore he could not comment on the correspondence.

Chairman Zekas suggested that these correspondences be held over until the February meeting.

Motion of Taylor, seconded by Groze to hold Correspondence B through F for review by the professionals and for further discussion at the February meeting. Motion unanimously approved by all members present.

6.

Motion of Buddenbaum, seconded by Bott to open the meeting to public comment. Seeing no one wishing to comment motion was made and seconded to close public comment.

The Board had a brief discussion regarding the annual training courses for Board Members.

Motion of Bott, seconded by Buddenbaum to adjourn the meeting at 8:03 p.m. Motion unanimously approved by all members present.

William E. Bott, Secretary

WEB/ne