

Florence, New Jersey 08518-2323  
 March 27, 2012

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 7:30 p.m. followed by a salute to the flag.

Secretary Bott 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	Candida Taylor
William Bott	B. Michael Zekas
John Groze	Lou Sovak
Larry Lutz	Anant Patel

ABSENT: Keith Crowell  
 Engineer Anthony LaRosa (excused)  
 Planner Barbara Fegley (excused)

ALSO PRESENT: Solicitor David Frank

#### APPLICATIONS

Chairman Zekas called for Application ZB#2011-20 for Brian Ostner. Applicant is requesting bulk variances to approve continued use of an already existing non-approved porch structure on the front and side of the principal structure and for approval to construct a 40' x 40' addition to an existing garage on property located at 2057 Columbus Road, Florence Township. Block 169.04, Lot 13.

Chairman Zekas stated that correspondence was received from the applicant's attorney requesting that the application be continued until the April meeting. Solicitor Frank stated that the applicant's attorney recognized that he had a conflict of interest because he had advised this Board on other applications fairly recently. So he is actually going to be withdrawing and Mr. Ostner will have to find other counsel. Chairman Zekas said that the applicant's attorney indicated in the letter that he would be recommending to the new attorney that the applicant re-notice. Solicitor Frank stated that the Board could make this a condition of the continuation.

Motion of Groze, seconded by Buddenbaum to grant the request for continuation until April 24, 2012 with a continuation of the time limit for Board action and including the requirement that the applicant re-notice.

25.

Upon roll call the Board voted as follows:

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

#### MINUTES

Motion of Buddenbaum, seconded by Groze to approve the Minutes of the February 28, 2012 regular meeting as submitted. Motion unanimously approved by all members

#### RESOLUTIONS

##### **Resolution ZB-2012-09**

**Continuing the application of Brian Ostner for bulk variances to approve continued use of a pre-existing non-approved porch structure on the front and side of the principal structure and for approval for an addition to the existing garage on property located at 2057 Columbus Road, Florence Township. Block 169.04, Lot 13.**

Motion of Groze, seconded by Buddenbaum to approve Resolution ZB-2012-09.

Upon roll call the Board voted as follows:

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

##### **Resolution ZB-2012-10**

**Granting the application of 220 Foundry Street, LLC for Use variance, C variances and Minor Site Plan to permit conversion of former bar with three apartments to six low to moderate affordable apartments on property located at 220 Foundry Street, Florence. Block 14, Lot 8.**

Motion of Groze, seconded by Taylor to approve Resolution ZB-2012-10.

Upon roll call the Board voted as follows:

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

26.

Chairman Zekas stated that there was no Correspondence, Vouchers or Other Business to discuss at this time. He stated for the record that as there was no public in attendance there was no need to open to public comment.

Motion of Groze, seconded by Buddenbaum to adjourn the meeting at 7:38 p.m.

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William E. Bott, Secretary

WEB/ne