

Florence, New Jersey 08518-2323
February 26, 2013

A 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 Taylor 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
Keith Crowell	

ABSENT: None

ALSO PRESENT: Solicitor David Frank
(The Board Engineer and Planner were excused)

RESOLUTIONS

Resolution ZB 2013-06

Granting the application of Kurt Zitzler for bulk variances to permit continued use of a shed constructed without prior zoning approval on property located at 1009 West Fifth Street, Florence. Block 1, Lot 5.

Solicitor Frank explained this was an application to legalize a shed constructed without proper zoning approval.

Motion of Groze, seconded by Lutz to approve Resolution ZB 2013-06.

Upon roll call the Board voted as follows:

YEAS: Crowell, Lutz, Bott, Groze, Taylor, Zekas, Sovak
NOES: None
ABESSENT: None

MINUTES

It was the Motion of Taylor, seconded by Buddenbaum to approve the October 23, 2012 and November 27, 2012 meeting minutes. All ayes.

CORRESPONDENCE

PUBLIC COMMENTS

The meeting was not opened to the public because there was no public in attendance.

Member Groze asked about the cell tower removal at the NFI site. It has not been done yet. Solicitor Frank said the Board has no control over when it is started. The Board made it possible for them to construct a replacement tower. It is a condition of the approval that once the new tower is built the old one will need to be removed within 90 days. Members commented on the progress of the building.

Member Groze wanted to know when the approved solar panels on Cedar Lane were being installed. Solicitor Frank said right now at the State level there is a process happening to interpret and create regulations for the recent legislation that refigured the solar renewable energy credit market. Some projects were grand-fathered and others weren't. Depending on the date a project was put on the queue and when it was registered to get SRECs controls if the project will be grand-fathered. There was a magic June 2011 date. If a project at that point had all of its local approvals it may or may not have the SRECs to allow the financing of a large solar project. Without them there are no economics. The problem with Effisolar is that they don't know if they have SRECs. If they find out that they will be grandfathered the project will be built. He said the legislation that was done last year made it much more difficult to convert agriculturally assessed land into solar. It also put limitations with the scale of what can be done with agriculturally assessed land. There is a profound effort to drive this type of project onto disused landfills, resource extraction facilities, roofs, parking lots and brownfields. Solicitor Frank discussed an application coming to the Planning Board the following night to put solar at the landfill on Cedar Lane. It can't be seen from the road. He said it is interesting to be in Florence right now regarding solar.

The Board members discussed other solar projects and types of renewable energy. They discussed examples of renewable energy they have seen all over the world.

There being no further business, it was on the motion of Groze, seconded by Crowell to adjourn the meeting at 7:52 pm.

Candida Taylor, Secretary

CT/aek