

Florence, New Jersey 08518-2323  
November 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	

ABSENT:	Keith Crowell
	Anant Patel
	Barbara Fegley (Excused)

ALSO PRESENT:	Solicitor David Frank
	Engineer Anthony LaRosa

#### APPLICATIONS

Chairman Zekas called for Application ZB#2013-10 for Howard and Norma DeCanzio. Applicant is requesting bulk variances for impervious surface coverage and rear yard setback to permit construction of a 10' X 14' sunroom on property located at 39 Riverbank Drive, Roebling, NJ. Block 98.06, Lot 12.

Mrs. DeCanzio was sworn in by Solicitor Frank. She said she would like to put a sunroom on the back of their home. She did not know why the variances are required, but was told she had to get them. The sunroom will be approximately 10' X 14'. There is a concrete slab and the sunroom will be placed on it. Chairman Zekas confirmed the slab is there now. He asked if sunrooms are typical in her area. Mrs. DeCanzio said her neighbor has one and there are a few others. Chairman Zekas confirmed that the other sunrooms are similar to the proposed sunroom.

Member Taylor asked if the sunroom is smaller than the concrete slab. The applicant does not believe it is. Chairman Zekas asked if there are gutters and downspouts proposed, and asked if the sunroom next door had them. Mrs. DeCanzio confirmed that there will be gutters and her neighbor's sunroom also has them. She said there are no issues with stormwater runoff.

Engineer LaRosa said it is an existing undersized lot. The rear yard setback would be reduced by 10' to accommodate the sunroom. A variance would be required. The concrete slab is existing impervious and the sunroom will fit onto it. He does not believe relief is required for impervious coverage.

Engineer LaRosa confirmed that the rear of the property is a grassy area. He noted there is a free standing gazebo.

He told the applicant it is important that the water be directed to drain toward the river so as not to negatively affect their neighbors. He confirmed with the applicant that the gazebo will be removed. He explained that the applicant will be required to get all building permits through the Construction Office.

Chairman Zekas open the meeting to the public. Seeing no one wishing to be heard, it was the Motion of Groze, seconded by Lutz, to close the public comments on Application ZB#2013-10. All ayes.

Solicitor Frank said there is an amenity that adds to the general nature of the neighborhood and there is minimal impact. There is no adjoining property that would be infringed upon. He said conditions would include that the gutters and downspouts be directed to the rear and the gazebo be removed.

It was the Motion of Taylor, seconded by Buddenbaum to approve Application ZB#2013-10.

Upon roll call the Board voted as follows:

AYES: Buddenbaum, Bott, Groze, Lutz, Taylor, Zekas, Sovak

NOES: None

ABSENT: Crowell, Patel

Chairman Zekas called for Application ZB#2013-11 for David and Lavania Hicks. Applicant is requesting bulk variances to permit construction of a front porch enclosure on property located at 439 West Fifth Street, Florence. Block 31, Lot 3.01.

Mrs. Hicks and Raymond Tomlin, Jr. of Champion Windows and Sunrooms were sworn in by Solicitor Frank. It was noted that Mr. Tomlin was a facts witness regarding what he is going to build.

Mr. Tomlin said an existing wood porch is going to be removed and there will be partial removal of concrete steps that are approximately 7' X 7'. He said he plans to construct a wood framed pressure treated front porch that will be approximately 10' X 10'. He also plans to construct a new patio cover with an engineered structural insulated panel to make the porch look more modern and maintenance free. The applicant needs a variance for the front yard setbacks. It is an undersized lot. The new setback will be 6.5'. It will be an open air porch. The impervious coverage will increase by a half percent. The only area that he will be covering is in the flower gardens and he believes it will be a little

over 30 sq. ft. The porch will not extend any further than the current sidewalk. There was discussion about where the curb was drawn on the survey. There were 4 photos admitted as evidence. They were labeled A-1 through A-4 by Solicitor Frank. They are different views of the current porch. Also, an aerial provided by Engineer LaRosa and entered as B-1. There was discussion regarding a possible easement for the property's fence. It was noted that many of the properties had fences in the same place. Solicitor Frank said it appears West Fifth Street had a wide right-of-way.

Chairman Zekas confirmed that the project is a porch with a roof covering. Mr. Tomlin said the height will be no more than 10'.

Engineer LaRosa reviewed the existing conditions. The issue is the front yard setback where a variance will be required. Solicitor Frank asked about the existing 7' X 7' concrete steps. He asked if the porch will go further than it does now. He was told it will project from the house 10' instead of the 7'. This requires a variance. There is also the issue of the impervious coverage that he calculated to be increasing about 0.5%. This also requires a variance. It was confirmed that the height will not exceed 20' so no variance is required. He discussed the grading requirements. Mr. Tomlin explained there will not be a lot of grading and there will be roof gutters. Engineer LaRosa stressed grading away from the house.

Member Bott asked if there were any other houses in the area that had similar porches. The applicant said there are similar porches in the area.

Chairman Zekas open the meeting to the public for comments on application ZB#2013-11. Seeing no one wishing to be heard, it was the Motion of Groze, seconded by Buddenbaum to close the public hearing.

Solicitor Frank said there is an existing undersized condition with minimal increase in impervious coverage. There is a hardship for the front yard setback because the house is already built closer to the front property than what would be required under the ordinance. But on the other hand there is a rather wide right-of-way in the area and there is a small increase in the front setback and it is consistent with others in the neighborhood. Conditions are to direct drainage away from the house.

It was the Motion of Bott, seconded by Taylor to approve Application ZB#2013-11.

Upon roll call the Board voted as follows:

AYES: Buddenbaum, Bott, Groze, Lutz, Taylor, Zekas, Sovak

NOES: None

ABSENT: Crowell, Patel

RESOLUTIONS

**Resolution ZB-2013-18**  
**Resolution approving the application of Syed Rashed**  
**for bulk variances for rear yard setback and impervious coverage**  
**for existing deck constructed without prior zoning approval or permits**  
**on property located at 71 Amboy Avenue, Roebling**  
**Block 141.03, Lot 36**

Motion of Bott, seconded by Lutz to approve Resolution ZB-2013-18. Upon roll call the Board voted as follows:

Upon roll call the Board voted as follows:

AYES: Buddenbaum, Bott, Groze, Lutz, Taylor, Zekas, Sovak

NOES: None

ABSENT: Crowell, Patel

MINUTES

It was the Motion of Bott, seconded by Taylor to approve the minutes of October 22, 2013 meeting. All ayes.

CORRESPONDENCE

A. Revised Meeting Dates for 2014

Chairman Zekas noted that Solicitor Frank indicated the first meeting date was moved from January 28, 2014 to January 6, 2014. Solicitor Frank said it was a suggestion. All were in agreement to change the date of the first meeting. Solicitor Frank explained that a couple years prior the meeting day was changed to accommodate schedules, but there are still conflicts for some of the board's professionals. The new dates for the upcoming year were chosen to accommodate everyone's schedules.

It was the Motion of Bott, seconded by Taylor to receive and file the correspondence. All ayes.

There were no Vouchers or Other Business to discuss.

PUBLIC COMMENTS

Seeing no public in attendance, the meeting was not opened.

Motion of Taylor, seconded by Buddenbaum to adjourn the meeting at 8:22 p.m.

CT/ak

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Candida Taylor, Secretary