

17.

Florence, New Jersey 08518-2323
May 4, 2015

The Regular meeting of the Florence Township 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 Buddenbaum 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	William Bott
Larry Lutz	Lou Sovak
B. Michael Zekas	Joseph Cartier
Anthony Drangula	

ABSENT: John Groze
Anant Patel

Also Present: Solicitor David Frank
Engineer Anthony LaRosa

Excused: Planner Barbara Fegley

RESOLUTIONS

Resolution No. ZB-2015-08
Granting the Application of Robin Bond for Bulk Variance
for Impervious Lot Coverage to Permit Construction of a
15'X26' Above Ground Swimming Pool on Property
located at 127 Fairbrook Drive, Block 166.06, Lot 3

It was the Motion of Buddenbaum, seconded by Bott to approve Resolution No. ZB-2015-08.

Upon roll call, the Board voted as follows:

YEAS: Bott, Buddenbaum, Cartier, Drangula
NOES: None
ABSENT: Groze, Patel

Resolution No. ZB-2015-09
Granting the Application for Richard and Paula Levenduski for

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**Bulk Variances to Permit a Garage Addition on Property
located at 144 Delaware Avenue, Block 96, Lot 9**

It was the Motion of Bott, seconded by Drangula to approve Resolution No. ZB-2015-09.

Upon roll call the Board voted as follows:

YEAS: Bott, Buddenbaum, Cartier, Drangula
NOES: None
ABSENT: Groze, Patel

**Resolution No. ZB-2015-10
Granting the Application of Annette Gaeta for a Bulk Variance for the
Off Street Parking Requirement Triggered by the Change of Use from a
Vacant Hair Salon to a Single Family Dwelling on Property Located at
505 Broad Street, Block 52, Lot 4.01**

It was the Motion of Bott, seconded by Drangula to approve Resolution No. ZB-2015-10.

Upon roll call, the Board voted as follows:

YEAS: Bott, Buddenbaum, Drangula
NOES: None
ABSENT: Groze, Patel

**Resolution No. ZB-2015-11
Granting Effisolar an Adjournment to the June 4, 2015 Meeting of the
Zoning Board**

Chairman Zekas noted that the agenda listed Effisolar as being heard this evening. A letter was received from the applicant's attorney requesting the postponement to the June 4th meeting. There is a resolution this evening granting the request.

Solicitor Frank said for the record the resolution was prepared by the Board's Conflict Attorney. Solicitor Frank has a conflict and is not participating with this application.

Member Buddenbaum asked how many times the application had been postponed. Member Bott said there was a much larger application approved previously. Chairman Zekas said in the past the applicant had one application but then they wanted to proceed with a subdivision. He believes for this application the applicant wants to do the subdivision and major site plan approval in one application.

It was the Motion of Lutz, seconded by Bott to approve Resolution No. ZB-2015-11.

Upon roll call, the Board voted as follows:

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YEAS: Bott, Buddenbaum, Lutz, Zekas, Sovak, Drangula, Cartier
NOES: None
ABSENT: Groze, Patel

The Board members and professionals extended their best wishes to Member Groze, who was very ill but it slowly getting better.

APPLICATIONS

- B. Application ZB#2015-06 for Newell Kehr. Applicant is requesting variances for impervious lot coverage and height to permit construction of a garage and associated driveway on property located at 316 East Front Street Block 74, Lot2

At this time Chairman Zekas and Member Sovak recused themselves due to a conflict.

Vice Chairman Lutz took over the meeting.

Mr. Kehr was sworn in by Solicitor Frank. Mr. Kehr said he wants to install a driveway from Front Street into the patio pad in his yard. The proposed garage will be 25'X30'. The applicant submitted exhibit A-1. Solicitor Frank said it is a series of elevations. Vice Chair Lutz asked if it was a pre-fab or stick construction. Mr. Kehr said it is stick frame. Member Buddenbaum asked if the siding would match the current residence. Mr. Kehr said he is siding the house and the garage white. Vice Chairman Lutz asked the applicant if he received the review letter from Engineer LaRosa dated April 27, 2015. In the letter Engineer LaRosa referenced a driveway opening permit the applicant got from the County. Mr. Kehr said he received the permit approval a few years ago. He applied for a new one because he moved the location of the driveway. It was approved before so he thinks it will not be a problem.

Vice Chair Lutz said the drawing shows a height of 22' but the application is for 25'. Mr. Kehr said he thought it would be better to put in for more at first. Now that he has a better design for what he is building he has decided on the 22'.

Member Bott asked if Mr. Kehr's property slopes toward the property next door. Mr. Kehr said the slope is in the front. The back is flat. Mr. Bott asked about drainage. Mr. Kehr said the drainage will not affect the neighbors. There will be gutters that will drain out to the front.

Member Drangula asked what the garage will be used for. Mr. Kehr said there will be a second floor for storing his hunting supplies. Vice Chairman Lutz asked if there were similar structures in the area. Mr. Kehr said his neighbor just built one. He provided a photo of the neighbor's garage. The photo was submitted as exhibit A-2. The garage is 30' tall.

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Member Bott asked about lighting. Mr. Kehr said more than likely the lighting will be on the corners. He doesn't plan to put it on the peak because he doesn't want it shine out too far. They will be on a motion sensor.

Vice Chairman Lutz asked if the applicant would be willing to build the garage at 20' high instead of 22'. Mr. Kehr wanted 22' to provide more storage.

Engineer LaRosa reviewed his report. He said many of his items were already addressed. Even though the impervious coverage was reduced it is still over by what is allowed. It will be 30.2 % where the allowed is 25%. The height will require a variance. The drawings he requested in the letter were provided this evening. Lighting was discussed. The drainage was also addressed.

It was the Motion of Buddenbaum, seconded by Cartier to open the meeting to the public at this time regarding Application ZB#2015-06. Seeing no one wishing to be heard, it was the Motion of Bott, seconded by Buddenbaum to close the public portion.

Solicitor Frank said the gutters should drain to the front, not to the sides, the lights should be directed away from neighboring properties. There can be no commercial use. Along with the local requirements he will need to obtain any County approvals necessary.

Member Drangula asked if the water draining to the front of the property would affect the sidewalk or the road. Engineer LaRosa said the right of way there is pretty wide. He does not foresee any problems.

It was the motion of Bott, seconded by Drangula to approve Application ZB#2015-06.

Upon roll call the Board voted as follows:

AYES: Bott, Buddenbaum, Cartier, Drangula, Lutz

NOES: None

ABSENT: Groze, Patel

OTHER BUSINESS

Chairman Zekas asked Solicitor Frank if there were any updates on the solar farm application at the Liquor Barn. There was discussion regarding activities at the site. Solicitor Frank thanked the Board members for bringing it to his attention.

PUBLIC COMMENTS

No public present.

Motion of Lutz seconded by Buddenbaum to adjourn the meeting at 8:10 p.m. Motion unanimously approved by all members present.

Brett Buddenbaum, Secretary

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