

Florence, New Jersey 08518-2323
September 3, 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
Lou Sovak	B. Michael Zekas
Larry Lutz	Anant Patel
Joseph Cartier	Anthony Drangula

ABSENT: None

Also Present: Solicitor David Frank
Engineer Anthony LaRosa

Excused: Planner Barbara Fegley

APPLICATIONS

- A. Application ZB#2015-14 for Maricruz Calderon. Applicant is requesting variances for front yard setback, side yard setback and impervious lot coverage to permit construction of a handicap ramp on property located at 315 West Fourth Street, Florence. Block 38, Lot 9.02.

Solicitor Frank said there was correspondence received regarding Trinity Solar. It will not be heard tonight so if anyone was in attendance for that application, this is notice that it is being heard next month.

Ms. Calderon was sworn in by Solicitor Frank. Chairman Zekas asked for an overview of the construction and why a variance is required. Ms. Calderon said she has a 15-year old son who is totally handicapped. The family needs the ramp to get him in and out of the house. The house needs many modifications but this is the first step. The house is a small ranch. She would like the ramp to go to the left of the house and then back. She presented a picture of her house. It was entered as Exhibit A-1. She showed where the ramp would be situated. Solicitor Frank said A-1 is a photograph of the front of the

house and the ramp will go where there currently is a landscaped area against the house. Exhibit A-2 is a photo of the side of the house. Solicitor Frank asked if the ramp was going to turn the corner of the house and go to the back. Ms. Calderon said it would. Solicitor Frank asked if it would be over the existing sidewalk. Ms. Calderon said it would be. Member Buddenbaum asked if the ramp would be going over the existing porch. Ms. Calderon said the ramp will be built over the existing porch and steps to be even with the front door. Right now there is a large step to get into the door and her son is getting too heavy for her to get him up the step into the door. The ceiling of the porch will also need to be raised. Member Buddenbaum asked if the bushes in front of the house were going to be removed. She said they were for the construction of the ramp. Mr. Buddenbaum asked how far the ramp will come off the house. He asked if it was about 2' from the edge of the deck to the house. She said that was correct.

Member Buddenbaum asked if there was a driveway on that side of the house. Chairman Zekas said the driveway was on the opposite side of the house. Chairman Zekas asked if the purpose of the ramp going to the side of the house was for her son to have access to the back door as well. Ms. Calderon said she spoke to many different contractors and they all told her if the ramp was built to the other side she would lose the driveway. It is important to have the driveway so she can get her son in and out of the car. This was the best option for her. Member Drangula asked if there needed to be a sidewalk poured outside of the ramp. Ms. Calderon said it wasn't necessary, she pulls the wheelchair over the grass. If it is required she would do it but it was not part of the submitted plan.

Engineer LaRosa asked when she comes from the car with her son, how would she get him to the ramp, it will be very tight on the side. Ms. Calderon said she spoke to her neighbor and he does not object to the proposal. She said she will be able to fit the wheelchair through. Ms. Calderon asked if the ramp was required to be as long as it is right now. Engineer LaRosa said the requirements are dictated by the Americans with Disabilities Act. His guess is that whoever designed the ramp for her followed those regulations. The section along the side of the house was designed to meet those requirements. There needs to be a certain slope so that is what makes it stretch a little further.

Solicitor Frank said he is concerned that over time, rolling the wheelchair over the lawn is going to get to be extremely difficult. He would not want Ms. Calderon to have to return to the Board for more impervious coverage. Chairman Zekas said he was thinking to mention that if it became difficult to maneuver over the grass she could install pavers that are not impervious coverage. She could also consider installing a concrete pad. Tonight would be an opportunity to request a little extra coverage for the variance. Ms. Calderon said she was considering the pavers. Solicitor Frank explained she would not need anything to use pavers, but if she wanted to install a concrete pad she would need to get permission for impervious coverage. He suggested she amend her application to include the coverage for the concrete pad.

Ms. Calderon said right now she cannot afford to put the pad in. Would it have to be done right away? Chairman Zekas explained that she could just apply for the impervious

coverage now, it is not something she has to do now. She is just getting the permission now in case it is something she wants to do in the future. There is no cost to amend the application this evening. Ms. Calderon agreed she would like to that.

Engineer LaRosa said that would probably be an additional 240 sq. ft. It is an undersized lot at 5,000 sq. ft. It will be about 4.8 to 5% additional impervious coverage. It is minimal and it would not be a drainage issue. It should be pitched to the front yard.

Solicitor Frank said for the record the applicant has amended her application to request an additional 440 sq. ft. of impervious coverage in the event that she chooses to build a concrete pad from the existing sidewalk to the end of the ramp. That raises the total impervious coverage to 48% where before she requested 43%. A condition would be that if it was built it would have to be pitched to the front of the property to prevent drainage to neighboring properties.

Member Drangula asked about the door on the side of the house. Ms. Calderon said there is an apartment but it has been rented for two years. The plan is to get rid of the apartment. They are installing a bathroom for her son and bedroom for her older son. The door will be removed and a second floor is going to be added. There will also be a guest room and a small office.

It was the Motion of Lutz, seconded by Buddenbaum to open the meeting to the public regarding Application ZB#2015-14. All ayes.

Seeing no one wishing to be heard, it was the Motion of Lutz, seconded by Buddenbaum to close the public hearing. All ayes.

Solicitor Frank said the applicant is asking for front setback, side yard setback and impervious surface variances for a wheelchair ramp. The issue of grading was discussed as a condition. The usual conditions also apply. Most of the requests are already non-conforming. Engineer LaRosa agreed and added a building permit will be required and any improvements must be graded away from neighboring properties.

It was the Motion of Buddenbaum, seconded by Cartier to approve Application ZB#2015-14.

Upon roll call the Board voted as follows:

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

- B. Application ZB-2015-13 for Trinity Solar. Applicant is requesting variance for side yard setback to permit installation of a ground-mounted solar panels on property located at 2029 Old York Road, Florence Township. Block171.01, Lot 10

43.

Chairman Zekas said there was a letter received from Trinity Solar requesting a continuance until the October 5, 2015 meeting.

Solicitor Frank said the applicant has agreed to extend the time of decision of the Board.

It was the Motion of Lutz, seconded by Cartier to grant the applicant's request to adjourn the application until the October 5, 2015 meeting. All ayes.

RESOLUTIONS

MINUTES

Motion of Cartier, seconded by Buddenbaum to approve the minutes of the August 3, 2015 regular meeting as submitted. All ayes.

Motion of Lutz, seconded by Bott to approve the minutes of the July 6, 2015 regular meeting as submitted. All ayes.

CORRESPONDENCE

- A. Letter from Burlington County Planning Board dated July 8, 2015 regarding Effisolar Energy Corp., Block 163.02, Lot 9 & Block 164.01, Lot 2.01.

OTHER BUSINESS

PUBLIC COMMENTS

Seeing none wishing to be heard, it was the Motion of Lutz, seconded by Cartier to close the public comments.

Motion of Cartier seconded by Lutz to adjourn the meeting at 7:59 p.m. Motion unanimously approved by all members present.

Brett Buddenbaum, Secretary

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