

Florence, New Jersey 08518-2323
May 2, 2016

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.

Chairman Zekas 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	Joseph Cartier
Lou Sovak	B. Michael Zekas
Anant Patel	Anthony Drangula
Margo Mattis	

Absent:

William Bott, Larry Lutz

Also Present:

Solicitor David Frank
Engineer Andrew Banff (for Engineer Anthony LaRosa)

Excused:

Planner Barbara Fegley

APPLICATIONS

- A. Application ZB#2016-03 for Beth Kelley. Applicant is requesting a bulk variance to permit construction of a rear yard deck on property located at 118 Rosewood Drive, Florence Township. Block 166.11, Lot 28.01.

Ms. Kelley and Engineer Banff were both sworn in by Solicitor Frank. Ms. Kelley told the board she would like put a 14' x 24' deck on the back of her house. It would be constructed of composite decking and it would be single story. She is over the impervious coverage allowance and needed permission to install it. Chairman Zekas asked if the deck would be on the rear of the property. She said it would be off the back of her home and level with her sliding door. Chairman Zekas asked if there would be steps going down. She said the deck would be flush with the house and you just step out. There would be steps going down to the grass in the back. Chairman Zekas asked if there was a shed on the property. Ms. Kelley said there is. Chairman Zekas said the coverage in the development where she lives is as-built. The requirements of the ordinance were exceeded but the township changed the ordinance to allow for the area to have an extra

allowance for decks and the like. The shed took her coverage to a little over the allowed 25% and she was asking to increase it to 28%. Chairman Zekas asked if there would be covering over the deck. Ms. Kelley said there would not be any covering.

Chairman Zekas asked if decks were common in her area. Ms. Kelley said a majority of her neighbors have decks.

Member Drangula asked if she would be adding extra lighting. Ms. Kelley said she was not adding any new lighting. Member Drangula asked about the steps. Ms. Kelley showed him on the survey where the new steps would be installed on the deck. Member Patel asked what was at the bottom of her current steps. She said there was a small concrete pad at the bottom of her steps. The rest is grass. Member Patel asked if she was keeping the concrete pad. She said it would remain unless it is in the way of a support for the deck.

Alfred Garcia, the applicant's contractor, was sworn in. Member Cartier asked how big the pad would be for the steps landing and if it was included in the coverage calculation. Mr. Garcia said at this point they were just applying for the variance for the overall size of the deck but he did allow for the calculation for the size of the steps. He said the steps would 3' to 4' wide and there would be four to five steps. The steps will land on a concrete pad. Member Buddenbaum asked how far the pad would extend from the steps. Mr. Garcia said it would be large enough for someone to stand. Chairman Zekas said if the applicant wanted to amend the application for a larger pad this would be a good time to do it. Chairman Zekas also told him that pavers are considered pervious coverage. Member Buddenbaum thought it might be a good idea to make the pad a little longer so it was not such an abrupt transition to the grass.

Member Drangula asked if the deck was going to be skirted. Mr. Garcia said it would probably be skirted with some type of lattice. It will be constructed with pressure treated wood and vinyl railings and deck porch. Member Drangula asked what color it would be. Ms. Kelley said it would be dark brown and lighter brown.

Member Buddenbaum asked about the footings. Mr. Garcia said the footings they would be concrete footings and 3' deep with about a 10' diameter. He said everything would be done to code.

Engineer Banff said Ms. Kelley and her contractor testified that they are building a 336 sq. ft. deck that would be 14' X 24'. The discussion that the board raised was that there needed to be some kind of stoop or landing at the bottom of the deck steps. He suggested including that in the application and adding 50 additional square feet. That would increase the impervious coverage to about 29%. Solicitor Frank asked Ms. Kelley if she consented to amend her application. She agreed to amend it.

Engineer Banff said the lot is currently undersized and that was created as a result of the original subdivision. There is no remedy to make the lot conforming. There are other existing variances on the site. He does not see any negative impact from the construction

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of the deck. It would be facing a wooded area and it is conforming with what is on adjacent properties. The other lots are a similar size and they have similar decks. The deck would not have a cover so that would negate any drainage issues.

Solicitor Frank said there are general rules regarding properties and when there is a specific property that does not meet those guidelines a variance could be required. This is an existing undersized lot. That automatically restricts the usual amenities that could be on the lot. That creates a hardship variance. The board has heard from the Board Engineer and the applicant that there is no negative impact. Chairman Zekas said the board is looking at a bulk variance for coverage.

It was the Motion of Buddenbaum, seconded by Cartier to approve Application ZB#2016-03.

Upon roll call, the Board voted as followed:

YEAS: Buddenbaum, Cartier, Sovak, Zekas, Drangula, Mattis

NOES: None

ABSENT: Bott, Lutz

RESOLUTIONS

- A. Resolution ZB-2016-08 granting the application of Suzanne M. Hutchinson for an impervious lot coverage variance to legalize a deck built without prior approvals on property located at 212 Woodlawn Avenue, Florence. Block 156.03, Lot 16.

It was the Motion of Sovak, seconded by Buddenbaum to approve Resolution ZB-2016-08.

Solicitor Frank said that in error the meeting was not opened to the public but he noted for the record there was no public present.

Upon roll call, the Board voted as follows:

YEAS: Buddenbaum, Cartier, Drangula, Sovak, Zekas

NOES: None

ABSENT: Bott, Lutz

OTHER BUSINESS

Motion of Patel, seconded by Drangula to adjourn the meeting at 7:55 p.m. Motion unanimously approved by all members present.

Larry Lutz, Secretary

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