

1.

Florence, New Jersey 08518-2323  
January 13, 2025

The Reorganization meeting of the Florence Township Board of Adjustment was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Solicitor Frank called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Solicitor Frank 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	James Fevola
Dennis Puccio	Lou Sovak
Anant Patel	
Daniel Studzinski	
Charles Wible	

Absent: Gina Sullivan, Ramesh Jayaram

Also Present: Solicitor David Frank  
Engineer Hugh Dougherty

#### SWEARING IN OF NEW MEMBERS

Solicitor Frank administered the Oath of Office to Daniel Studzinski, (Term Expiring 12/31/2028)

#### ELECTION OF OFFICERS FOR 2025

Solicitor Frank called for nominations for Chairman of the Board for 2025.

It was the Motion of Mr. Buddenbaum, seconded by Mr. Fevola to nominate Dennis Puccio as Chairman. Hearing no further nominations, it was the Motion by Mr. Fevola, seconded by Mr. Studzinski to close nominations. The Motion for Mr. Puccio as Chairman was unanimously approved by all members present.

Chairman Puccio called for nominations for Vice Chairman of the Board. It was the Motion of Mr. Patel, seconded by Mr. Fevola to nominate Brett Buddenbaum as Vice Chairman. The Motion for Mr. Buddenbaum as Vice Chairman was unanimously approved by all members present. Mr. Buddenbaum accepted the nomination.

Chairman Puccio called for nominations for Board Secretary. It was the Motion of Mr. Patel, seconded by Mr. Studzinski to nominate Gina Sullivan as Board Secretary. The Motion for Ms. Sullivan as Secretary was unanimously approved by all members present. Ms. Sullivan accepted the nomination.

Chairman Puccio called for nominations for Board Clerk. It was the Motion of Mr. Sovak, seconded by Chairman Puccio to nominate Anne-Marie Hellmann as Board Clerk. The Motion for Ms. Hellman as Board Clerk was unanimously approved by all members present.

2.

## RESOLUTIONS

- A. Resolution ZB-2025-01 - Authorizing the appointment of Zoning Board of Adjustment Solicitor, Engineer and Planner
- B. Resolution ZB-2025-02 – Establishing the Annual Schedule of regular meetings and other policies relating to the New Jersey Open Public Meetings Act
- C. Resolution ZB-2025-03 – Adopting rules and regulations for submission and review of applications before the Florence Township Zoning Board of Adjustment
- D. Resolution ZB-2025-04 – Adopting the 2024 Annual Report

It was the Motion of Mr. Wible, seconded by Vice Chairman Buddenbaum, to appoint David Frank as Board Solicitor, Hugh Dougherty of Pennoni as Board Engineer, and of Environmental Resolutions Inc. (ERI) as Board Planner and to approve Resolution ZB-2025-01; 2025-02; 2025-03 and 2025-04. Motion unanimously approved by all members present.

## MINUTES

It was the Motion of Mr. Fevola, seconded by Mr. Wible to adopt the minutes from the Regular Meeting and Closed Session held on December 2, 2024. Motion unanimously approved by all members present.

## CORRESPONDENCE

- A. Letter re: Florence Associates application ZB#2022-04 requesting two 1-year extensions dated December 20, 2024.

Solicitor Frank said he spoke with the applicant's attorney and the Board Clerk will issue a letter requesting escrow for the extension. Solicitor Frank's recommendation is to table this until the February 3, 2025 meeting.

A Motion was made by Vice Chairman Buddenbaum, seconded by Mr. Wible to table this correspondence to the February 3, 2025 meeting. Motion unanimously approved by all members present.

## APPLICATIONS

- A. Application ZB#2024-15: Application from Yolanda Stone 1370 Hornberger Ave, Block 123, Lot 31 for use variance to convert commercial to residential.

The application was withdrawn by the applicant. It was the Motion of Vice Chairman Buddenbaum, seconded by Mr. Wible to dismiss application ZB#2024-15 without prejudice subject to payment of escrows. Motion unanimously approved by all members present.

3.

#### OTHER BUSINESS

There was a request for an extension of the application for the Use Variance for 61 Cathy Lane which was initially requested for tonight's meeting. Solicitor Frank spoke with the applicant's attorney. They are working with the township and expect a redevelopment agreement to be adopted by council later this month.

A Motion was made by Mr. Fevola, seconded by Mr. Patel to extend this to the February 3, 2025 meeting. Motion unanimously approved by all members present.

Mr. Sovak asked if the application will remain dismissed without prejudice if the redevelopment plan is approved. The application could be heard again in the future and the applicant would have to re-notice.

Mr. Studzinski asked if the public would be informed once the redevelopment plan goes to Council. Solicitor Frank said that adopting a redevelopment agreement is done by resolution and he is not sure if there is notice and will look into it. There is notice to the neighbors if the redevelopment plan is adopted and they will be able to speak against if they wish.

The other item of business is that one of the members, Kevin Minton, resigned from the board as of the end of 2024. He will be relocating to another state with his family for work. He sent an email thanking the board and appreciates the opportunity of serving on the board for several years. His seat is being filled by Mr. Ramesh Jayaram.

#### PUBLIC COMMENT

The meeting was opened for public comment on any general matter. Seeing no one on Zoom or in public wishing to comment, it was the Motion of Vice Chairman Buddenbaum, seconded by Mr. Studzinski to close public comment. Motion unanimously approved by all members present.

#### ADJOURNMENT

It was the Motion of Mr. Sovak, seconded by Mr. Patel to adjourn the meeting at 7:51 p.m. Motion unanimously approved by all members present.

GS/ah

---

Gina Sullivan, Secretary