

Florence, New Jersey 08518-2323
February 3, 2025

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 Puccio called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Mr. Buddenbaum 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	Anant Patel
Dennis Puccio	Lou Sovak
Daniel Studzinski	Charles Wible
James Fevola	Ramesh Jayaram

Absent: Gina Sullivan
Engineer Hugh Dougherty (excused)
Planner Ed Fox (excused)

Also Present: Solicitor David Frank

SWEARING IN OF NEW MEMBERS

Mr. Ramesh Jayaram was sworn in by Solicitor Frank.

RESOLUTIONS

- A. Resolution ZB-2025-05: Resolution dismissing application without prejudice from Yolanda Stone 1370 Hornberger Ave, Block 123, Lot 31 for use variance to convert commercial to residential.

It was the Motion of Mr. Fevola, seconded by Mr. Wible to approve Resolution ZB-2025-05. Motion unanimously approved by all members present. Mr. Jayaram abstained

MINUTES

It was the Motion of Mr. Wible, seconded by Mr. Fevola to adopt the minutes from the regular meeting of January 13, 2025. Motion unanimously approved by all members present. Mr. Jayaram abstained.

CORRESPONDENCE

- A. Letter from Parker McCay re: 61 Cathy Lane requesting adjournment to March 3, 2025

Solicitor Frank said the applicant is continuing to work with the Township on completing a redevelopment plan. The letter states that the applicant has met with the Administrator and the Planner to review a draft of the redevelopment plan. The applicant is requesting that the application stay on the agenda while the redevelopment plan is being worked out. If the application comes back to the board, they will be required to send new notices.

4.

A Motion was made by Mr. Sovak, seconded by Mr. Wible to adjourn Application ZB# 2024-02 to the March 3, 2025 meeting. Motion unanimously approved by all members present.

APPLICATIONS

- A. ZB#2024-14: Application from The Reginald Lewis Group for Preliminary and Final Major Subdivision on property located at 316 West Third St Block 38 Lot 3, continued from December 2, 2024, adjourned pending new plans

This application was initially heard on December 2, 2024. At the time, they requested to come back to the Feb 3 meeting with new plans. New plans were not received for this hearing on Feb 3, 2025. They will also be required to send new notices out once the new plans are received in order to be heard at the Board again.

A Motion was made by Mr. Fevola, seconded by Mr. Buddenbaum to adjourn Application ZB#2024-14 to the March 3 meeting. Motion unanimously approved by all members present.

OTHER BUSINESS

There was also a correspondence received at the end of December 2024 requesting an extension of approvals for a previously approved application: Florence Associates ZB#2022-04. The letter questioned whether they would have to attend the hearing and present or if it can be approved without them in attendance due to some scheduling conflicts.

This application was from a few years ago and this is Phase 2 where Harkins Plaza is located. The Zoning Board has the power to grant extensions of the site plan approvals. For a period of 2 years after a major site plan approval was granted, the developer is protected in changes to the zoning ordinance standards that could emerge. Granting extensions extends the time that they are protected from any changes.

Chairman Puccio and the Board would like to have the applicant and their representation in attendance at the next meeting to hear more about the extension request.

A Motion was made by Mr. Wible, seconded by Mr. Fevola to hear their extension request at the March 3, 2025 meeting.

PUBLIC COMMENT

There was no one from the public in attendance.

ADJOURNMENT

It was the Motion of Mr. Buddenbaum, seconded by Chairman Puccio to adjourn the meeting at 7:48 p.m. Motion unanimously approved by all members present.

Gina Sullivan, Secretary

GS/ah