

1.

Florence, New Jersey 08518-2323
January 12, 2026

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	Steven Rudolph
Daniel Studzinski	
Charles Wible	

Absent: Ramesh Jayaram

Also Present: Solicitor David Frank
Engineer Bryan Clark
Planner Brett Harris

SWEARING IN OF NEW MEMBERS

Solicitor Frank administered the Oath of Office to Brett Buddenbaum (Term Expiring 12/31/2029) ; Steven Rudolph (Term Expiring 12/31/27); James Fevola (Term Expiring 12/31/27); Lou Sovak (Term Expiring 12/31/29)

ELECTION OF OFFICERS FOR 2026

Solicitor Frank called for nominations for Chairman of the Board for 2026.

It was the Motion of Mr. Buddenbaum, seconded by Mr. Patel to nominate Dennis Puccio as Chairman. 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. Fevola, seconded by Mr. Buddenbaum to nominate Dan Studzinski as Board Secretary. The Motion for Mr. Studzinski as Secretary was unanimously approved by all members present. Mr. Studzinski accepted the nomination.

Chairman Puccio called for nominations for Board Clerk. It was the Motion of Chairman Puccio, seconded by Mr. Studzinski 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-2026-01 - Authorizing the appointment of Zoning Board of Adjustment Solicitor, Engineer and Planner

It was the Motion of Mr. Sovak, seconded by Mr. Wible to approve resolution ZB-2026-01. Motion unanimously approved by all members present.

- B. Resolution ZB-2026-02 – Establishing the Annual Schedule of regular meetings and other policies relating to the New Jersey Open Public Meetings Act

It was the Motion of Mr. Wible, seconded by Mr. Patel to approve resolution ZB-2026-02. Motion unanimously approved by all members present.

- C. Resolution ZB-2026-03 – Adopting rules and regulations for submission and review of applications before the Florence Township Zoning Board of Adjustment

It was the Motion of Mr. Buddenbaum, seconded by Mr. Wible to approve resolution ZB-2026-03. Motion unanimously approved by all members present.

- D. Resolution ZB-2026-04 – Adopting the 2025 Annual Report

It was the Motion of Mr. Wible, seconded by Mr. Patel to approve resolution ZB-2026-04. Motion unanimously approved by all members present.

MINUTES

It was the Motion of Mr. Wible, seconded by Mr. Buddenbaum to adopt the minutes from the Regular Meeting and Closed Session held on December 1, 2025. Motion unanimously approved by all members present. Mr. Rudolph abstained

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 Mr. Wible, seconded by Mr. Rudolph to close public comment. Motion unanimously approved by all members present.

ADJOURNMENT

It was the Motion of Mr. Buddenbaum, seconded by Mr. Patel to adjourn the meeting at 7:44 p.m. Motion unanimously approved by all members present.

Dan Studzinski, Secretary

DS/ah