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Florence, New Jersey 08518-2323
February 2, 2026

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. Studzinski 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
Stephen Rudolph	

Also Present: Solicitor David Frank
 Engineer Bryan Clark
 Planner Brett Harris
 Clerk Anne-Marie Hellmann

MINUTES

It was the Motion of Mr. Patel, seconded by Mr. Buddenbaum to adopt the minutes from the regular meeting of January 12, 2026. Motion unanimously approved by all members present. Mr. Jayaram abstained.

APPLICATIONS

A. ZB#2026-02: Application from Joe Wargo 209 East 8th Street, Florence Block 67 Lot 1 for Use and Bulk Variances for a 35x24 detached garage

Mr. Wargo was sworn in by Solicitor Frank. Mr. Wargo explained that the garage will be in the backyard for storage and for hobbies. The garage will be gray and black and constructed out of metal and will only have electrical, no plumbing will be installed. There will be no machinery or painting in the garage and no noise. The only exterior lighting will be a motion light that will be aimed downwards. No changes will be made to the driveway. The garage will also have two 10 feet tall roll up doors similar to a storage unit. When asked, Mr. Wargo confirmed that there has never been an issue with water in the yard. The gutters on the garage will tie into the existing PVC pipes and drains into the street.

Engineer Clark indicated that the sketch plan doesn't indicate the height or the setbacks. Mr. Wargo confirmed that the height of the structure will be about 14' at the peak. Although the garage is oversized, it will be used as a garage, Planner Harris and Solicitor Frank agreed that

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no use variance is required. With this information, Engineer Clark said the application can be deemed complete.

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.

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.

GS/ah

Daniel Studzinski, Secretary