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Florence, New Jersey 08518-2323  
April 6, 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:

Anant Patel

Dennis Puccio

Daniel Studzinski

James Fevola

Steven Rudolph

Lou Sovak

Charles Wible

Ramesh Jayaram

Excused:

Brett Buddenbaum

Also Present:

Solicitor David Frank

Engineer Bryan Clark (virtual)

Planner Brett Harris (virtual)

Clerk Anne-Marie Hellmann

#### MINUTES

It was the Motion of Mr. Rudolph, seconded by Mr. Wible to adopt the minutes from the regular meeting of March 2, 2026. Motion unanimously approved by all members present.

#### APPLICATIONS

- A. ZB#2026-03: Application from Singularity AEC LLC 45-49 Main Street Block 136, Lot 15.01 for Use Variance to convert 2<sup>nd</sup> floor to apartments

An email was received on March 18 in the Land Use office requesting that the application be postponed to May 4<sup>th</sup>.

A Motion was made by Mr. Sovak, seconded by Mr. Wible to agree to the request for postponement and the application will be tabled until the applicant confirms the meeting date. Motion approved by all members present.

- B. ZB#2026-04: Application from Joseph Polinski 950 Hyson Road, Jackson, NJ for Bulk Variance on property located at 201 West Front Street, Block 46, Lot 5

Mr. Polinski is the contract purchaser of the property. He is represented by Mr. Luke Grabiak.

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The existing lot is 20,000sf of vacant land located in the RA zoning district. The frontage on West Front Street is 95', with the river along the rear of the property. The applicant is seeking one bulk variance for the lot width, as 100' is required for the zone.

Exhibit A1 is a plot plan of the property, and Exhibit A2 is the tax map showing where the property is located.

The plot plan is a conceptual plan which may not be the exact building envelope. The applicant will comply with all setbacks and coverage requirements, so the plan could change depending on the approvals. The tax map shows that none of the surrounding properties are 100' wide.

Mr. Polinski was sworn in as a witness by Solicitor Frank. Mr. Polinski explained that he is purchasing the property in order to construct a 1800sf, one story three bedroom home with a two-car garage. The home will also have an inground swimming pool with patio and a basement. All setbacks and coverage requirements for the pool and patio will be in compliance with the zoning ordinance. Also, Mr. Polinski is proposing 2 types of fencing—the side yards will have solid vinyl fencing for privacy, and a chain link fence along the back to keep the view of the river. All fencing will be up to safety code for the swimming pool. The design of the home is not finalized but it is planned to be consistent with the homes in the area.

There is a small portion of the rear yard, about 10 feet from the rear property line, that is considered a flood hazard zone. Nothing is proposed in this area. Stormwater appears to drain to the rear of the property, and a grading plan will be submitted to the construction office.

A Motion was made by Mr. Studzinski, seconded by Mr. Rudolph to open the application to the public. Motion approved by all members present.

Mr. Raymond Ketchel, 213 West Front Street, stated that his lives next door and they have never had any drainage issues on this property.

A Motion was made by Mr. Wible, seconded by Mr. Studzinski to close public comments. Motion approved by all members present.

A Motion was made by Mr. Rudolph, seconded by Mr. Wible to approve application ZB#2026-04. Upon Roll Call, the Board voted as follows:

YEA: Rudolph, Wible, Patel, Wible, Puccio, Fevola, Jayaram

NO: None

Recused: Puccio, Sovak

Absent: Buddenbaum

#### OTHER BUSINESS

Solicitor Frank corresponded with the counsel representing a previous applicant, Expert Services. They discussed that the board had not dismissed the application last month, with the expectation that there is adequate time to complete the application process before tonight's meeting. The applicant's representation thought it would have been ready, but that did not happen. The application is expected to be submitted by the end of the week. The applicant will be required to publish a new notice of the new meeting date.

5.

PUBLIC COMMENT

There was no one from the public in attendance.

ADJOURNMENT

It was the Motion of Mr. Wible, seconded by Mr. Patel to adjourn the meeting at 8:04 p.m.  
Motion unanimously approved by all members present.

DS/ah

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Daniel Studzinski, Secretary