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Florence, New Jersey 08518-2323
May 4, 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	Brett Buddenbaum
Dennis Puccio	Lou Sovak
Daniel Studzinski	Charles Wible
James Fevola	
Steven Rudolph	

Absent: Ramesh Jayaram

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

RESOLUTIONS

- A. ZB-2026-07: Approval of Application from Joseph Polinks 950 Hyson Road, Jackson, NJ for Bulk Variance on property located at 201 West Front Street Block 46, Lot 5

A Motion was made by Mr. Rudolph, seconded by Mr. Patel to approve resolution ZB-2026-07. Upon Roll Call, the Board voted as follows:

YEA: Rudolph, Patel, Studzinski, Wible

NO: None

ABSTAIN: Buddenbaum, Sovak, Puccio

ABSENT: Jayaram

MINUTES

It was the Motion of Mr. Wible, seconded by Mr. Rudolph to adopt the minutes from the regular meeting of April 6, 2026 with one correction to a vote where a member's name was duplicated in error. Motion unanimously approved by all members present.

APPLICATIONS

ZB#2026-06: Application from William Davis 333 East 4th St, Block 72 Lot 10 for Bulk Variance for impervious coverage

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Mr. Davis is the applicant and he is proposing a 1.5 car detached garage in the rear yard. The garage is 18x25x9 and is made out of steel. The garage will be storage for Mr. Davis's father's classic car.

Exhibit A1 is Mr. Davis's purchase invoice which shows a drawing of the garage which has one roll up door, and one man door. There are two windows, no venting for an attic. The garage is constructed from black steel.

Mr. Davis testified that the lot drains on to Fourth Street and all other accessories in the yard are being removed. There are also existing pavers which are being removed and being replaced with concrete to reconfigure the patio. With the addition of the garage, the impervious coverage will increase to 48%, which will require stormwater mitigation. Mr. Davis said he would agree to a dry well.

There will be electricity in the garage, but no other utilities, and no noise will generate from the garage.

A Motion was made by Mr. Patel, seconded by Mr. Wible to approve application ZB#2026-06 with the stormwater conditions. Upon Roll Call the Board voted as follows:

YES: Patel, Wible, Rudolph, Sovak, Studzinski, Puccio

NO: None

ABTAIN: Buddenbaum

B. ZB#2026-05: Application from Dan Montagano, Inc. 2128 Route 130, Block 165.01 Lot 8 for Bulk & Use Variance

Mr. Dan Montagano is represented by Mr. Joseph Pinto and his engineer is Mr. Douglas Pelikan. All were sworn in by Solicitor Frank and Mr. Pelikan was accepted as an expert witness.

Mr. Montagano is the sole owner and operator of Dan Montagano, Inc. He purchased the property in 2022 from Van Huff Motors which was already a car dealership. He has since renovated the property and improved it.

There are twelve vehicles on display in the front and Mr. Montagano would like to utilize the rear of the property to display more vehicles. The rear of the property needs to be improved in order to display the vehicles. Mr. Montagano is proposing fresh gravel in the back, no pavement. There is an existing concrete that will stay. He would also like to add a black chain link fence around the perimeter and some landscaping for privacy for the neighbors. There is existing lighting in the back of the property and there are no plans to add more lighting. There are also existing lights in the parking lot area. The lights must comply with the township's lighting ordinance.

The proposed plan included 26 stacked parking spaces to display the vehicles. The vehicles are driven into the car lot by drivers. They are not delivered by a truck or larger vehicles. There will not be any increased noise or smells due to the expansion.

His current hours of operation are Monday-Friday 10am-5pm, and 10am-3pm on Saturdays. Mr. Montagano is the only employee of the company. He sells about 5 vehicles a month, and

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needs the extra space to expand his inventory. The property has an office space and a shop where he does some light repairs and/or general maintenance of the vehicles. There are no heavy repairs done on his site. On occasion, Mr. Montagano will do an oil change on a vehicle but does not store any fluids on site. He disposes of any small amounts of oil properly off-site. There is no storage on the outside of the building. There is no need for a trash dumpster, since it is just Mr. Montagano using the building. He does not generate enough trash to require a dumpster. The trash is typically picked up by the trash truck.

There is no existing handicapped parking space on the property which was mentioned during the building inspection when Mr. Montagano purchased the property. He said it was discussed that the handicapped compliance requirements were met, without the parking spot. Mr. Montagano also said he reached out to the state for information on the requirements of the parking space. The interior of the building is handicapped compliant. A Certificate of Occupancy was issued for the property. There are no changes proposed to the signage on the property. Engineer Clark said there are no waivers for handicapped parking spaces, and the Zoning Board does not have the ability to waive the ADA requirements.

Mr. Pelikan described that there is a stone area and a wooded area in the back which is overgrown. The plan is to rehabilitate the stone and make it smaller. Also to plant some landscaping for screening. There will also be a chain link fence added to the property.

In the front, there are 12 existing vehicles on display, and that will be reduced to 9 vehicles. In the rear, there will be stacked parking for the rest of the inventory. There is room on the side of the building for a handicap parking space.

Mr. Pelikan said that there doesn't seem to be any environmental problems with the property and no drainage issues.

Engineer Clark verified with Mr. Pelikan that the proposed parking spaces are 9'x18' in size, which would require a variance. Engineer Clark added that an Environmental Impact Statement would also be required due to the disturbance of about 5000sf of dirt. There is also no requirement for a loading space.

There is also a design waiver required for the timber parking space stop that is proposed as well as for the lack of curbing in the front of the property. Concrete wheel blocks are also recommended in the gravel areas to define the parking areas. Mr. Pelikan also agreed to the ADA parking space since there are no waivers for that. There is another design waiver required for the gravel parking as opposed to pavement. Mr. Montagano confirmed that any car leaking oil would be brought into the shop, and not parked on the gravel. Waivers are also required for the drive aisle which is proposed as 20' and should be 25'.

Planner Harris asked if there has been any environmental contamination on the site. Mr. Pelikan said that the site is clean and there are no stains on the concrete from vehicles being parked there. Adding a fence will also deter people from hiding a vehicle on the lot that could be leaking.

Mr. Pelikan said that the site plan does not take into consideration the future changes to the Route 130/Florence-Columbus Road intersection.

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Planner Harris listed the conditional use requirements that aren't being met are the requirement for the display spaces to be within the setbacks and the all-weather hard surface pavement in the lot, which the proposed stone does not fall under.

Mr. Pinto does not object to the pre-existing, non-conforming conditions listed in Planner Harris's review letter. Planner Harris asked if there are any intentions of putting in sidewalks around the property. Mr. Pelikan said there is very little pedestrian traffic in this area around the site, adding a sidewalk does not seem necessary.

Mr. Pelikan and Mr. Montagano confirmed that there is no view of the residential area behind the property with the existing trees in the rear.

Engineer Clark said that with the ADA parking space, a waiver will be granted for the 39 parking spaces. Mr. Pelikan said he would supply the construction details for the fence and the gate.

Solicitor Frank suggested giving a design exception from strict compliance with the level and uniformity standards of the lighting ordinance to give the applicant's professionals options for some uniform lighting in some areas and different lighting in other areas to minimize spillage on to neighboring lots. The ordinance is designed for large commercial sites with large areas which need specific lighting.

Mr. Sovak asked about the limited number of cars that are allowed to be displayed on the property. He asked if there is an intensity standard that applies to this property and if the variance is for additional vehicles above that limit. Planner Harris said the Zoning Officer calculated that the outdoor display areas cannot exceed the gross floor area of the building. It does not exceed that currently but it will if it's approved for that variance.

Mr. Montagano confirmed that he sends vehicles off site that require large repairs and there are no waste tires on his site. He also confirmed that he does not intend to rent out parking.

Planner Harris also confirmed that there was an underground storage tank that has since been removed. There are no environmental issues with the site that Planner Harris found. Car washing is not permitted on the property as a condition of the use.

There are no members in the audience who want to make a public comment.

Solicitor Frank confirmed that the applicant cannot wash cars and will provide one handicap parking space. There will be concrete wheel stops in the parking area to define the rows of vehicles. There are design waivers for not providing a loading space or the width of the existing drive aisles and not providing trash or recycling location outdoors. There is a D3 variance for not providing pavement in the rear of the property. There will be comments solicited from the Fire Marshal. There is also a design exception for the provision of sidewalks. The application will strive to comply with all the lighting standards in the lighting ordinance.

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A Motion was made by Mr. Buddenbaum, seconded by Mr. Patel to approve application ZB#2026-05 with all the conditions. Upon Roll Call, the Board voted as follows:

YES: Buddenbaum, Patel, Rudolph, Sovak, Studzinski, Wible, Puccio
NO: None

Motion carries

OTHER BUSINESS

A. Correspondence from Singularity LLC for 45-49 Main Street.
The applicant did not notice in time for the May 4 meeting. They confirmed that they will be prepared for the June 4th meeting. A new notice will be published with the new meeting date

A Motion was made by Mr. Patel, seconded by Mr. Rudolph to approve the June meeting date for the application. Motion unanimously approved by all members present.

B. Expert Services Application

A Letter was received from the applicant's attorney asking to reschedule the application to the June 4th meeting. This application was received in June 2025 initially. In July 2025, our Planners requested additional information from the applicant. Subsequently, more information was requested from the Board's Engineer. That requested information was not received from the applicant. In the February 2026 meeting, it was agreed that the Board Clerk would reach out to the applicant for a status update. The applicant's attorney stated that they were working with the engineering consultant and the adjacent land owner on the encroachment issue. At that time, they said the application would be ready for submission in 4-6 weeks. Later in February, the attorney for the adjacent land owner that they declined to participate with the applicant to secure the use variance. They have no interest in subdividing or engaging in a lease of the portion of the property or an easement agreement. In March, again they stated they are working on the requesting information but would not have it ready for the April meeting. In April, Solicitor Frank informed the applicant's attorney that they would need to submit a revised application. At this time, nothing has been received for this application. Today, there was a letter received again from the applicant's attorney, requesting another extension to June.

Chairman Puccio said there are two options now. The board can agree to extend to the June 4th meeting, or we can dismiss the application without prejudice. Solicitor Frank also reminded the board that the reason this was initially submitted to the board in response to a zoning violation from the Zoning Officer for use without approvals.

A Motion was made by Mr. Rudolph, seconded by Mr. Studzinski to give the application extra time until the June 4th meeting. If the requested information is not received at the deadline, the application will be dismissed without prejudice. Motion approved by all members present.

PUBLIC COMMENT

Jamie Devereau, 1 Jasper Dr, Columbus NJ. He is a realtor for New Level Estates realty. He has a listing at 1448 Hornberger Ave which was a florist, and next to that is a vacant lot.

Solicitor Frank said that the Board cannot hear this information. They can only hear an application with evidence and testimony. Solicitor Frank said that Mr. Devereau should speak

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to the Zoning Officer regarding this. He said he did reach out to Mr. Lovenduski, and was told he can submit plans. However, Mr. Devereau said that his clients did not want to spend money on the plans if the project is not something that the town would want on that property.

Solicitor Frank explained that the Board cannot give out information as an advisory body. The recommendation would be to have the client's professionals reach out to the Board professionals for their thoughts or recommendations on projects.

ADJOURNMENT

It was the Motion of Mr. Rudolph, seconded by Mr. Patel to adjourn the meeting at 9:49 p.m. Motion unanimously approved by all members present.

DS/ah

Daniel Studzinski, Secretary