

3.

Florence, New Jersey 08518-2323
July 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:

Dennis Puccio

Lou Sovak

Ramesh Jayaram (late)

James Fevola

Brett Buddenbaum

Daniel Studzinski

Charles Wible

Excused: Planner Brett Harris, Anant Patel

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

MINUTES

It was the Motion of Mr. Wible, seconded by Mr. Buddenbaum to adopt the minutes from the regular meeting of June 4, 2026. Motion unanimously approved by all members present.

APPLICATIONS

- A. ZB#2026-09: Application from Todd & Debbie Kliment 469 Station Road, Block 146.05 Lot 22 for Bulk Variance for Impervious Cover

Mr. Kliment is proposing an 8x12x9 vinyl shed with a wooden A-frame to store overflow kids' things such as bikes and outdoor toys. The existing lot is 10,500sf, and with the paper street, the lot appears larger. The maximum impervious allowed in this zone is 35% and this brings the lot from 37% to 38%. With a small increase, no green infrastructure is required. The lot drains towards Station Road and there are no existing drainage issues. The shed will be 5' from the property line and when looking at the property from the Station Road, the shed will be on the left side of the yard. There is no electricity or plumbing. The foundation of the shed will be two 4x4s and pavers.

A Motion was made by Mr. Sovak, seconded by Mr. Studzinski to approve application ZB#2026-09. Upon Roll Call the Board voted as follows:

YEA: Sovak, Studzinski, Buddenbaum, Wible, Fevola, Puccio

NO: None

4.

B. ZB#2026-11: Application from Fortune Lu, LLC 2111 Route 130 Florence Block 111 Lot 2 for Use Variance – carried from June 4, 2026

The applicant is currently working with the township officials on revising the plans for this project so it is not heard tonight. A Motion was made by Mr. Rudolph, seconded by Mr. Buddenbaum to carry the application to the August 3, 2026 meeting. Motion approved by all members present.

C. ZB#2026-03: Application from Singularity AEC, LLC 45-49 Main Street, Roebling Block 136 Lot 15.01 for Use Variance to convert 2nd Floor to apartments

There is no update from this applicant or their representation after two follow ups were sent since June 4, 2026. The Board Clerk, and the Board Engineer will reach out again for the status of the application. A Motion was made by Mr. Wible, seconded by Mr. Studzinski to carry the application to August 3 with new public notice. Motion approved by all members present.

OTHER BUSINESS

There is still no update on the application that was received last year from Expert Services. The applicant's engineer reached out to the Board Planner on June 16, and the Board Planner has not heard back after answering. The property is currently in violation. A Motion was made by Mr. Rudolph, seconded by Mr. Wible to dismiss the application without prejudice. Motion approved by all members present. Mr. Buddenbaum and Mr. Sovak abstained.

PUBLIC COMMENT

There was no one from the public in attendance.

ADJOURNMENT

It was the Motion of Mr. Rudolph, seconded by Mr. Buddenbaum to adjourn the meeting at 7:54 p.m. Motion unanimously approved by all members present.

DS/ah

Daniel Studzinski, Secretary