

FLORENCE TOWNSHIP ZONING BOARD

RESOLUTION NO. Z.B.-2026-07

Application ZB#2026-04

**RESOLUTION OF MEMORIALIZATION
APPLICATION OF
JOSEPH POLINSKI
BLOCK 46 LOT 5
RA LOW DENSITY RESIDENTIAL ZONING DISTRICT
BULK VARIANCE
LOT WIDTH
APPROVAL**

Decided: April 6, 2026
Resolution Memorialized: May 4, 2026

WHEREAS, Joseph Polinski has made application to the Florence Township Zoning Board of Adjustment seeking a lot width variance to allow construction of a new, otherwise fully conforming single-family dwelling, at an existing under-width vacant 20,174 sq. ft. property located at 201 West Front Street and known on the Official Tax Maps of the Township of Florence as Lot 5 of Block 46;

WHEREAS, the applicant is the contract purchaser of the subject property;

WHEREAS, upon a finding that the applicant had provided proper mailed and published notices of hearing and that jurisdiction was proper in the Board, it opened a hearing on the application at its April 6, 2026 regular meeting;

WHEREAS, the applicant is represented by Luke Grabiak, Esquire, of Del Duca, Lewis & Berr;

WHEREAS, the applicant appeared, was sworn, and offered his testimony in support of the application;

WHEREAS, the Board, based upon the recommendations of the Board Engineer, found the variance application sufficiently complete to be heard;

WHEREAS, the Florence Township Zoning Board of Adjustment has made the following findings of fact and conclusions of law:

Findings of fact:

1. The applicant is the contract purchaser of the subject property, and therefore has standing to bring this matter before the Board.
2. The applicant has provided proper mailed and published notices of hearing, and jurisdiction is proper in the Board.
3. Application has been made seeking a lot width variance to allow construction of a new, otherwise fully conforming single-family dwelling, at an existing under-width 20,174 sq. ft. vacant property located at 201 West Front Street and known on the Official Tax Maps of the Township of Florence as Lot 5 of Block 46.
4. The subject property is in Florence Township's RA Low Density Residential Zone District in which the proposed single-family dwelling is permitted as of right, and the minimum required lot width is 100 ft., and the existing lot is only 95 ft wide.
5. The applicant has submitted the following documents in support of its application:
 - a. A completed Township of Florence Land Development Application with an attached Explanation of Application;
 - b. A completed Township of Florence Variance Application Checklist of Submission Requirements;
 - c. Proof that no taxes were due on the subject properties at the time of the application;
 - d. A topographic survey of the subject property prepared by Daniel J. Patterson, PELS dated 1/16/2026 showing existing conditions;
 - e. A proposed grading plan dated 2/03/2026 prepared by Daniel J. Patterson, PELS dated 1/16/2026 showing the proposed improvements which in addition to be submitted with the application was marked in evidence at the public hearing as Exhibit A-1;

- f. An executed Escrow Agreement;
 - g. Proper application and escrow fees as required by ordinance;
 - h. A copy of the relevant tax map page showing the subject and nearby properties which was introduced and accepted into evidence in the course of the public hearing as Exhibit A-2.
- 6. The Board's Engineer, Bryan Clarke, P.E., of Pennoni Associates, Inc., Consulting Engineers, submitted a review letter dated March 25, 2026 commenting upon the application which is hereby incorporated into the record.
 - 7. The applicant testified that the proposed new dwelling would be designed to comply with all applicable bulk standards, and the only proposed deviation from any applicable bulk standard is the existing lot width.
 - 8. The property on the west side of the subject property is developed with a single-family dwelling, and to the east lies a 40 ft. wide municipal easement which has within it along the common sideline with the subject property a 36" stormwater pipe. There is therefore no available land to add to the subject property to make it conforming.
 - 9. The other lots on either side of the subject property are developed with single-family dwellings and these other lots range in width from 75 ft. to 95 ft. Across the street from the subject property the nearby lots range in width from 30 ft. to 50 ft.
 - 10. The Board accepts the testimony of the applicant and as credible and probative
 - 11. Public comment was offered concerning this application by Raymond Keuthchel of 213 West Front Street and Barbara Young of 49 West Front Street.

Conclusions of Law:

The Board finds that a bulk variance for lot width can be approved pursuant to NJSA 40:55D-70(c)(1), because, with absent such relief development of the subject property in a manner consistent with similar nearby properties would be denied to this existing under-width property. The Board does not perceive any substantial detriment to the public good or impairment to the zone plan which would flow from the proposed development, especially in light of the widths of nearby and neighboring with neighboring properties, none of which appears to conform to the 100 ft. width ideal set forth in the relevant ordinance section.

The Board finds it appropriate, pursuant to NJSA 40:55D-70 (c)(1), and subject to appropriate conditions, to grant the requested lot width variance. The applicant has fulfilled the procedural requirements for the proposed development. Therefore, the requested bulk variance should be granted.

NOW, THEREFORE, BE IT RESOLVED by the Florence Township Zoning Board of Adjustment in the County of Burlington and State of New Jersey that the application of Joseph Polinski seeking a lot width variance to allow construction of a new, otherwise fully conforming single-family dwelling, at an existing under-width vacant 20,174 sq. ft. property located at 201 West Front Street and known on the Official Tax Maps of the Township of Florence as Lot 5 of Block 46, be and hereby is, **GRANTED**, subject to the following conditions:

1. The Board has relied upon the testimony of the witnesses and factual findings discussed in the body of this Resolution, and such testimony and findings are incorporated as conditions of this approval as though set forth at length herein.
2. No additional stormwater shall be directed onto adjoining properties as a result of the new development.
3. All taxes and escrow fees for professional review must be paid in full.
4. Compliance with all federal, state, county and local laws, rules, regulations and any other governmental approvals which may be required in implementation of this development, including but not limited to: Florence Township Construction Office.
5. Publication of a brief notice of this decision in the official newspaper of the municipality within 10 days of the date hereof.

The conditions of this approval shall run with the land and be binding on all successors in interest, purchasers and assignees. In the event that the applicant does not perfect this approval within one year of the date hereof (or such extended date as may be provided by statute or Board action), this approval shall be void, unless, for good cause shown, the applicant seeks extension thereof.

MOTION TO APPROVE BULK VARIANCES:

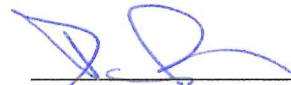
Moved by : Mr. Rudolph
Seconded by : Mr. Wible
In Favor : Mr. Rudolph, Mr. Wible, Mr. Jayaram, Mr. Fevola,
Mr. Studzinski, Mr. Patel
Opposed : None
Abstained : None
Recused : Mr. Sovak, Chairman Puccio
Absent : Mr. Buddenbaum

MOTION TO ADOPT RESOLUTION:

Moved by : Mr. Rudolph
Seconded by : Mr. Patel
In Favor : Rudolph, Patel, Studzinski, Fevola, Wible
Opposed : None
Abstained : Buddenbaum, Sovak, Puccio
Absent : None

FLORENCE TOWNSHIP ZONING BOARD

Dated: 05/04/2026


Dennis Puccio, Chairman

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Zoning Board of Adjustment held on May 4, 2026, and memorializes a decision taken by the Board on April 6, 2026.

Dated: 5/4/2026


Daniel Studzinski, Secretary



TOWNSHIP OF FLORENCE

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TOWNSHIP OF FLORENCE ZONING BOARD OF ADJUSTMENT

NOTICE OF DECISION

DATE: May 4, 2026

ISSUED TO: Joseph Polinski

ADDRESS: 950 Hyson Road, Jackson, NJ

IN THE MATTER OF: Bulk Variance for Lot Width on property located at 201 West Front Street, Florence to construct a single family home

APPLICATION NUMBER: ZB#2026-04

BLOCK/S: 46 LOT/S: 5

LOCATION: 201 West Front Street, Florence, NJ

DECISION: Approved

REASON AND/OR REMARKS: As outlined in Resolution ZB-2026-07 and available for public inspection in the Office of the Zoning Board during normal business hours.

Daniel Studzinski, Secretary
Florence Township Zoning Board of Adjustment