

**FLORENCE TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

RESOLUTION NO. Z.B.-2017-07

Application ZB#2017-01

**RESOLUTION OF MEMORIALIZATION
APPLICATION OF
MIRAJ PROPERTIES, LLC
USE VARIANCE
BLOCK 48, LOT 7
IN THE NC
NEIGHBORHOOD COMMERCIAL ZONE DISTRICT
HEARING ADJOURNMENT**

Decided: February 6, 2017
Resolution Memorialized: March 6, 2017

WHEREAS, Miraj Properties, LLC, has made application to the Florence Township Zoning Board of Adjustment seeking use variance approval to allow conversion into a five unit residential apartment building (with additional bedrooms added to existing units) of an existing building with 4-residential apartment units and one ground floor storefront, at property located at 18/20 West Front Street, and known on the official Tax Map of the Township of Florence as Block 48, Lot 7;

WHEREAS, the applicant is the owner of the subject property and therefore has standing to bring this application before the Board;

WHEREAS, the applicant mailed and published notice of a hearing to be held at the Board's regular meeting on February 6, 2017;

WHEREAS, the applicant is represented Devon Graf, Esquire;

WHEREAS, the applicant's Construction Consultant, Ruben Sepulveda appeared, was sworn, and offered his testimony in support of the application;

WHEREAS, after presentation of the applicant's initial case-in-chief, the Board requested that the applicant provide additional information concerning the proposed development including: the nature of the pre-existing uses on the property, existing and proposed floor plans and an analysis of parking demand and availability in the vicinity of the subject property;

WHEREAS, through counsel, the applicant requested that the Board adjourn the public hearing on the application to the time and date certain of the Board's March 6, 2017 regular meeting, and consented a concomitant extension of time for decision by the Board;

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 the Miraj Properties, LLC, seeking use variance approval to allow conversion into a five unit residential apartment building (with additional bedrooms added to existing units) of an existing building with 4-residential apartment units and one ground floor storefront, at property located at 18/20 West Front Street, and known on the official Tax Map of the Township of Florence as Block 48, Lot 7, be, and hereby is, **ADJOURNED** to the time and date certain of the Board's March 6, 2017 regular meeting at 7:30 pm, subject to the following conditions:

1. Consent by the applicant to an extension of time for decision by the Board consistent with the duration of the requested adjournment.
2. All taxes and escrow fees for professional review must be paid current and in full.
3. Publication of a brief notice of this decision in the official newspaper of the municipality within 10 days of the date hereof.

MOTION TO ADJOURN HEARING:

Moved by : Lutz
Seconded by : Patel
In Favor : Buddenbaum, Cartier, Lutz, Drangula, Patel, Sovak, Zekas
Opposed : None
Recused : None
Absent : None

MOTION TO ADOPT RESOLUTION:

Moved by : Patel
Seconded by : Lutz
In Favor : Buddenbaum, Cartier, Drangula, Lutz, Patel, Sovak, Zekas
Opposed : None
Abstained : None
Absent : None

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ZONING BOARD OF ADJUSTMENT**

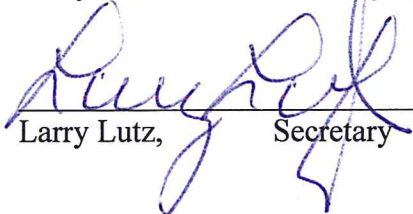
Dated: 3/6/17


B. Michael Zekas, 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 March 6, 2017 and memorializes a decision taken by the Board on February 6, 2017.

Dated: 3/6/17


Larry Lutz, Secretary