

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – November 23, 2010
7:30 P.M.**

PRELIMINARY AGENDA

1. CALL TO ORDER AND SALUTE TO THE FLAG
2. SUNSHINE STATEMENT
3. ROLL CALL
4. OLD BUSINESS
 - A. Application ZB#2010-14 for Joseph LaRocca. Applicant is requesting a Use variance and site plan waiver to permit conversion of a warehouse with one apartment into four apartments on property located at 312 Summer Street, Florence, NJ. Block 43, Lot 8.
Application received September 8, 2010 and continued to the November 23, 2010 meeting at the request of the applicant.
REPORTS/CORRESPONDENCE

ZB#2010-14A	Review letter from Engineer Guzzi dated September 20, 2010.
ZB#2010-14B	Review letter from Planner Perry dated September 23, 2010.
ZB#2010-14C	Letter from Attorney Jonas Singer requesting that the application be continued until the October 26, 2010 meeting of the Board.
ZB#2010-14D	Letter from Attorney Jonas Singer, including amendment to Application ZB#2010-14.
ZB#2010-14E	Review letter from Planner Perry dated October 19, 2010.
ZB#2010-14F	Review letter from Engineer Guzzi dated October 20, 2010.
5. NEW BUSINESS
 - A. Application ZB#2010-16 for T-Mobile Northeast, LLC. Applicant is requesting minor site plan with use and bulk variances to permit the collocation of nine (9) telecommunications antennas at a centerline height of 109 feet on an existing 120' lattice tower on property located at 2022 Route 130, Florence Township. Block 160.01, Lot 10.01.
Application received October 14, 2010.
REPORTS/CORRESPONDENCE

ZB#2010-16A	Review letter from Engineer Guzzi dated October 27, 2010.
ZB#2010-16B	Review letter from Burlington County Planning Board dated October 27, 2010.
ZB#2010-16C	Review letter from Planner Perry dated November 12, 2010.

- B. Application ZB#2010-17 for Brian and Susan Petuch. Applicant is requesting Interpretation of the Zoning Ordinance/Use variance to permit construction of a 750 sq. ft. garage apartment to be accessed via the home's front door and interior staircase on property located at 6 Fountain Boulevard, Florence Township. Block 171.01, Lot 3.

Application received October 28, 2010.

REPORTS/CORRESPONDENCE

ZB#2010-17A Review letter from Planner Perry dated November 12, 2010.

ZB#2010-17B Review letter from Engineer Guzzi dated November 12, 2010.

- 6. MINUTES Minutes from the regular meeting of October 26, 2010.

7. RESOLUTIONS

- A. Resolution ZB-2010-20 continuing the application of Joseph LaRocca for a Use variance and site plan waiver to permit conversion of a warehouse with one apartment into four apartments on property located at 312 Summer Street, Florence, NJ. Block 43, Lot 8 until the November 23, 2010 meeting.

8. CORRESPONDENCE

9. VOUCHERS

10. OTHER BUSINESS

11. PUBLIC COMMENTS

12. ADJOURNMENT