

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – MARCH 22, 2011
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.
Jonas Singer, Esquire
Application received September 8, 2010 and continued to the February 22, 2011 meeting at the request of the applicant.
REPORTS/CORRESPONDENCE
ZB#2010-14A Letter from applicant's attorney Jonas Singer dated February 22, 2011 request that the application be dismissed without prejudice.
 - B. Application ZB#2010-16 for T-Mobile Northeast, LLC. Applicant is requesting minor site plan with use and bulk variances to permit the co-location of nine (9) telecommunications antennae 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.
Debra A. Shulski, Esquire
Application received October 14, 2010. Application deemed incomplete at the January 25, 2011 Board meeting and continued until the February 22, 2011 Board meeting.
REPORTS/CORRESPONDENCE
ZB#2010-16A Letter from applicant's attorney Debra A. Shulski dated February 16, 2011 requesting the application be continued until the March 22, 2011 meeting.
ZB#2010-16B Review letter from Planner Perry dated March 4, 2011.
ZB#2010-16C Review letter from Engineer Guzzi dated March 9, 2011.

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5. NEW BUSINESS

- A. Application ZB#2011-01 for LB Solar, LLC. Applicant is requesting Use variance and Minor Site Plan approval to permit installation of ground mounted solar panels for the electrical needs of the existing liquor store at 1051-59 Florence-Columbus Road, Florence Township. Block 165.01, Lot 4.02.

Charles Petrone, Esq.

Application received March 7, 2011.

REPORTS/CORRESPONDENCE

6. MINUTES Minutes from the regular meeting of January 25, 2011.

7. RESOLUTIONS

- A. Resolution ZB-2011-07 continuing until February 22, 2011 the application of Joseph LaRocca for 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.
- B. Resolution ZB-2011-08 deeming incomplete and continuing until February 22, 2011 the application of T-Mobile, LLC for minor site plan with use and bulk variances to permit the co-location of 9 (nine) telecommunications antennae at a centerline height of 109' on an existing 120' lattice tower on property located at 2022 Route 130 north, Florence Township. Block 160.01, Lot 10.01.
- C. Resolution ZB-2011-09 for Florence Family Dental. P.C. This resolution grants the D2 Use variance to permit the expansion of the pre-existing non-conforming use subject to site plan approval and continues indefinitely the D1 use variance to permit 5,000 sq. ft. to be subdivided off of the adjoining property and added to the subject property for use by the dental facility.

8. CORRESPONDENCE

- A. Letter from attorney Denis Germano dated March 7, 2011 regarding recent ordinance interpretation for Brian and Susan Petuch.

9. VOUCHERS

There are no vouchers for review at this time.

10. OTHER BUSINESS

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11. PUBLIC COMMENTS
12. ADJOURNMENT