

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING – June 28, 2011  
7:30 P.M.**

**FINAL AGENDA**

1. CALL TO ORDER AND SALUTE TO THE FLAG
2. SUNSHINE STATEMENT
3. ROLL CALL
4. OLD BUSINESS
  - A. Application ZB#2011-05 for Kevin Griggs. Applicant is requesting a bulk variance for impervious surface coverage to permit construction of an 8' x 12' storage shed on property located at 29 Third Avenue, Roebling, NJ. Block 137, Lot 10.  
*Application received April 19, 2011 and was continued at the request of the applicant until the June 28, 2011 meeting.*  
REPORTS/CORRESPONDENCE  
ZB#2011-05A Review letter from Engineer Guzzi dated May 5, 2011.  
ZB#2011-05B Certificate of Appropriateness from the Florence Township Historic Preservation Commission dated May 24, 2011.
5. NEW BUSINESS
  - A. Application ZB#2011-10 for Derek and Clare Stewart. Applicant is requesting bulk variance for impervious lot coverage to permit installation of a 24' round aboveground swimming pool on property located at 308 West Second Street, Florence, NJ. Block 37, Lot 4.  
*Application received May 27, 2011.*  
REPORTS/CORRESPONDENCE  
ZB#2011-10A Review letter from Engineer Guzzi dated June 8, 2011.
  - B. Application ZB#2011-11 for Charles and Mary Bauer. Applicant is requesting a bulk variance for impervious surface coverage to permit construction of an in-ground swimming pool on property located at 517 Wilbur Henry Drive, Florence, NJ. Block 82.10, Lots 7, 10 & 11.  
*Application received June 7, 2011.*  
REPORTS/CORRESPONDENCE  
ZB#2011-11A Review letter from Engineer Guzzi dated June 14, 2011.

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- C. Application ZB#2011-09 for Silvia Secelean & Ioan Secelean. Applicant is requesting a Use Variance to permit conversion of a detached garage into a one bedroom apartment on property located at 1019 Potts Mill Road, Florence Township, NJ. Block 166, Lot 12.01.

James W. Burns, Esq.

*Application received May 12, 2011.*

REPORTS/CORRESPONDENCE

- ZB#2011-09A Review letter from Engineer Guzzi dated June 8, 2011.  
ZB#2011-09B Review letter from Planner Perry dated June 15, 2011.  
ZB#2011-09C Survey with revised sketch plan.

- D. Application ZB#2011-12 for Nexus Solar, LLC. Applicant is requesting Use Variance, Preliminary and Final Major Site plan approval to permit the installation of a ground mounted solar panel array on property located at 2035 Columbus Road, Florence Township, NJ. Block 170, Lot 6.01.

Dino Spadaccini, Esq.

*Application received June 10, 2011.*

REPORTS/CORRESPONDENCE

- ZB#2011-12A Review letter from Engineer Guzzi dated June 16, 2011.  
ZB#2011-12B Review letter from Planner Perry dated June 17, 2011.

6. MINUTES Minutes from the regular meeting of May 24, 2011.

7. RESOLUTIONS

- A. Resolution ZB-2011-12 granting a Use Variance to LB Solar, LLC to permit the installation of ground mounted solar panels to provide the electricity for the existing Liquor Barn use located at 1051-59 Florence Columbus Road. Block 165.01, Lot 4.02.
- B. Resolution ZB-2011-15 continuing the application of Kevin Griggs until the June 28, 2011 meeting.
- C. Resolution ZB-2011-16 granting bulk variances to Stacey Micallef and Glen Zielinsky for impervious surface coverage, side yard setback and rear yard setback to permit construction of a deck and shed on property located at 124 Third Avenue. Block 132, Lot 49.
- D. Resolution ZB-2011-17 granting Preliminary and Final Major Site plan with bulk variances approval to Florence Family Dental, LLC for property located at 1001 Hornberger Avenue. Block 96, Lots 1, 2 & 3.

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- E. Resolution ZB-2011-18 granting a bulk variance to Lionel Gaymon for impervious surface coverage to permit construction of an in-ground swimming pool on property located at 5 Arbor Lane. Block 166.07, Lot 8.
  - F. Resolution ZB-2011-19 granting bulk variances to Samuel and Ann Frankel for impervious surface coverage, side yard setback and alley setback to permit construction of a shed on property located at 28 Third Avenue. Block 138, Lot 49.
  - G. Resolution ZB-2011-20 granting Minor Site plan approval with bulk variances to Helen E. Campbell, VMD for property located at 2126 Old York Road. Block 168, Lot 15.
8. CORRESPONDENCE
- A. Compliance review for Helen E. Campbell, VMD from Engineer Guzzi dated June 8, 2011.
  - B. Letter from Burlington County Planning Board dated June 16, 2011 regarding LB Solar, Block 165.01, Lot 4.02.
9. VOUCHERS
- There are no vouchers for review at this time.
10. OTHER BUSINESS
11. PUBLIC COMMENTS
12. ADJOURNMENT