

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – MAY 24, 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#2011-02 for Stacey Micallef & Glen Zielinsky. Applicant is requesting bulk variances for impervious surface coverage, side yard setback and rear yard setback to permit construction of a 25' x 8' x 16' deck and a 6' x 6' shed on property located at 124 Third Avenue, Roebling. Block 132 Lot 49.
Application received April 11, 2011.
REPORTS/CORRESPONDENCE
ZB#2011-02A Review letter from Engineer Guzzi dated April 12, 2011.
ZB#2011-02B Certificate of Appropriateness from Florence Township Historical Preservation Commission.
 - B. Application ZB#2011-04 for Florence Family Dental, P.C. Applicant is requesting Preliminary and Final Major Site plan with bulk variances for dental office located at 1001 Hornberger Avenue, Roebling. Block 96, Lots 1, 2, & 3.
Denis C. Germano, Esq.
Application received April 11, 2011.
REPORTS/CORRESPONDENCE
ZB#2011-04A Review letter from Planner Perry dated April 19, 2011.
ZB#2011-04B Review letter from Engineer Guzzi dated April 20, 2011.
ZB#2011-04C Review letter from Florence Township Environmental Commission dated May 12, 2011.
5. NEW 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.
REPORTS/CORRESPONDENCE
ZB#2011-05A Review letter from Engineer Guzzi dated May 5, 2011.

Florence Township Zoning Board of Adjustment
Regular Meeting – May 24, 2011.
Page 2 of 3.

- B. Application ZB#2011-06 for Samuel and Ann Frankel. Applicant is requesting a bulk variance for impervious surface coverage to permit construction of an 8' x 12' shed on property located at 28 Third Avenue, Roebling, NJ Block 138, Lot 49
Application received April 19, 2011.
REPORTS/CORRESPONDENCE
ZB#2011-06A Review letter from Engineer Guzzi dated May 5, 2011.
 - C. Application ZB#2011-07 for Lionel Gaymon. Applicant is requesting a bulk variance for impervious surface coverage to permit construction of an in-ground pool on property located at 5 Arbor Lane, Florence, NJ. Block 166.07, Lot 8.
Application received April 27, 2011.
REPORTS/CORRESPONDENCE
ZB#2011-07A Review letter from Engineer Guzzi dated May 10, 2011.
 - D. Application ZB#2011-08 for Helen E. Campbell, VMD. Applicant is requesting Minor Site Plan approval with bulk variances for proposed veterinary clinic on Property located at 2126 Old York Road, Florence Township. Block 168, Lot 15. William Sitzler, Esq.
Application received May 9, 2011.
REPORTS/CORRESPONDENCE
6. MINUTES Minutes from the regular meeting of April 26, 2011.
7. RESOLUTIONS
- A. Resolution ZB-2011-10 granting Use Variance and Minor Site Plan approval with bulk variances to T-Mobile Northeast, LLC to permit the co-location of nine telecommunications antennae at a centerline height of 109' on an existing 120' lattice tower on property located at 2022 Route 130, Florence Township. Block 160.01, Lot 10.01.
 - B. Resolution ZB-2011-11 continuing the application of Stacey Micallef and Glen Zielinsky until the May 24, 2011 meeting.
 - C. Resolution ZB-2011-12 granting Use variance and Minor Site plan approval to LB Solar, LLC to permit installation of ground mounted solar panels for the electrical needs of the existing liquor store located at 1051-59 Florence-Columbus Road, Florence Township. Block 165.01, Lot 4.02.

Florence Township Zoning Board of Adjustment
Regular Meeting – May 24, 2011.
Page 3 of 3.

- D. Resolution ZB-2011-13 continuing the application of Florence Family Dental, P.C. until the May 24, 2011 meeting.
- E. Resolution ZB-2011-14 granting a Use Variance to Helen Campbell, VMD for Conversion of former lawn/garden equipment and tractor sales/supply site into a veterinary hospital located at 2126 Old York Road, Florence Township. Block 168, Lot 15.

8. CORRESPONDENCE

A.

9. VOUCHERS

There are no vouchers for review at this time.

10. OTHER BUSINESS

11. PUBLIC COMMENTS

12. ADJOURNMENT