

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING – June 19, 2012
7:30 P.M.**

FINAL AGENDA

1. CALL TO ORDER AND SALUTE TO THE FLAG
2. SUNSHINE STATEMENT
3. ROLL CALL
4. APPLICATIONS

- A. Application ZB#2011-20 for Brian Ostner. Applicant is requesting bulk variances to approve continued use of an already existing non-approved porch structure on the front and side of the principal structure and for approval to construct a 40' x 60' garage on property located at 2057 Columbus Road, Florence Township. Block 169.04, Lot 13.

Application received November 28, 2011. Application hearing opened at the December 15, 2011 meeting and continued until June 26, 2012.

REPORTS/CORRESPONDENCE

ZB#2011-20A Survey showing existing conditions.

ZB#2011-20B Survey showing proposed conditions.

ZB#2011-20C Review letter from Engineer LaRosa dated June 7, 2012.

ZB#2011-20D Correspondence from applicant's attorney Patrick McAndrew dated May 15, 2012.

- B. Application ZB#2012-06 for Dennis J. Zannoni. Applicant is requesting a variance for impervious surface coverage for existing shed, spa and trash pad installed without permits on property located at 125 Rosewood Drive, Florence Township. Block 166.10, Lot 20.

Application received May 4, 2012. This application was scheduled on the May 22, 2012 agenda but had to be rescheduled due to insufficient public notice.

REPORTS/CORRESPONDENCE

ZB#2012-06A Review letter from Engineer LaRosa dated May 14, 2012.

- C. Application ZB#2012-07 for SBA Towers III, LLC. Applicant is requesting use variance, height variance and minor site plan approval to permit construction of a 120' telecommunications monopole on property located at 2009 Route 130 South, Florence Township. Block 159.01, Lots 1.02 & 1.03.

Eric S. Goldberg, Esq.

Application received May 4, 2012. Application deemed complete on May 22, 2012 and continued until June 26, 2012.

REPORTS/CORRESPONDENCE

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PRELIMINARY AGENDA

- ZB#2012-07A Letter from Burlington County Planning Board dated May 22, 2012.
- ZB#2012-07B Correspondence from applicant's attorney Eric Goldberg, Esq. including three radio frequency propagation maps, EMF Report and photo simulations.
- ZB#2012-07C Review letter from Engineer LaRosa dated June 12, 2012.
- ZB#2012-07D Review letter from Planner Fegley dated June 12, 2012.

- D. Application ZB#2012-10 for Silvia Secelean and Ioan Secelean. Applicant is requesting the modification of use variance approval for property located at 1019 Potts Mill Road, Florence Township. Block 166, Lot 12.01.

Application received June 1, 2012.

REPORTS/CORRESPONDENCE

- ZB#2012-10A Review letter from Engineer LaRosa dated June 12, 2012.
- ZB#2012-10B Review letter from Planner Fegley dated June 13, 2012.

- 5. MINUTES Minutes from the regular meeting of May 22, 2012.

6. RESOLUTIONS

- A. Resolution ZB-2012-16 continuing the application of SBA Towers III, LLC for use variance, height variance (pursuant to N.J.S.A. 40:55D-70d) and minor site plan approvals to construct a new cellular communications monopole and associated equipment compound as site improvements at the tower's base on property located at 2009 Route 130, Florence Township. Block 159.01, Lots 1.02 and 1.03.
- B. Resolution ZB-2012-17 granting the application of Timothy P. and Tina Lloyd for variances for impervious lot coverage and for an accessory structure in a required front yard setback to permit construction of an in-ground swimming pool on property located at 201 Boulevard, Florence. Block 24, Lot 1.
- C. Resolution ZB-2012-18 granting the application of John and Kristy Zera for a variances for impervious lot coverage to permit construction of an in-ground swimming pool on property located at 36 Creekwood Drive, Florence Township. Block 166.08, Lot 3.

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PRELIMINARY AGENDA

- D. Resolution ZB-2012-19 continuing the application of Florence PV, LLC for use variance and preliminary and final major site plan approvals to permit construction of a solar photovoltaic electricity generating facility for property located on Bustleton Road, Florence Township. Block 160.01, Lot 5 and Block 170, Lot 1.01.

7. CORRESPONDENCE

- A. Letter from John Guinco, attorney for Effisolar, dated June 5, 2012, requesting an extension for the minor subdivision filing period of 190 days.
- B. Letter from John Guinco, attorney for Effisolar, dated June 12, 2012, withdrawing the request for an extension and asking that the Board confirm that this approval falls under the Permit Extension Act.

8. VOUCHERS

There are no vouchers for review at this time.

9. OTHER BUSINESS

10. PUBLIC COMMENTS

11. ADJOURNMENT