

RECEIVED

OCT 14 2020

DATE OF SUBMISSION: 78 2020 / 00
☒ ZONING BOARD ☐ PLANNING BOARD

RECEIVED BY: K Federico
APPLICATION NO. _____

TOWNSHIP OF FLORENCE
LAND DEVELOPMENT APPLICATION

If you are not familiar with the Florence Township Ordinance requirements please ask to see a member of the Planning/Zoning Staff prior to filling out the application.

A. BASIC INFORMATION

1. APPLICANT NAME: John G. Bodrog 2. OWNER NAME: Same
STREET ADDRESS: 882 E. 3rd St. STREET ADDRESS: _____
CITY: Florence STATE: NJ ZIP: 08518 CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: M: 609-234-3542 TELEPHONE: H: 609-499-0419

3. If applicant is not owner, set forth in detail the nature and source of the legal beneficial right by which you can claim to submit this application.

4. TYPE OF APPLICATION: (check as many items as applicable)
Starred (*) application require a public hearing with notice and legal advertisement.

<input type="checkbox"/> Minor subdivision	<input type="checkbox"/> Major Site Plan - Final	<input type="checkbox"/> Interpret zoning map or ordinance
<input type="checkbox"/> Major Sub-Prel*	<input type="checkbox"/> Conditional Use*	<input checked="" type="checkbox"/> Bulk variances*
<input type="checkbox"/> Major Sub-Final		<input type="checkbox"/> Use variances*
<input type="checkbox"/> Minor Site Plan*		<input type="checkbox"/> Informal Review
<input type="checkbox"/> Major Site Plan-Prel.*	<input type="checkbox"/> Appeal of decision of an Administrative Officer	<input type="checkbox"/> Other

NOTE: If a variance is requested in conjunction with this application the exact nature of the variance must be indicated on the application Form - SEE No. 15.

5. LIST OF INDIVIDUALS WHO PREPARED PLANS:

ARCHITECT

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____

SITE PLANNER

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____

ENGINEER

NAME: R. C. Burdick
STREET: 1023 Green Rd
CITY: Princeton STATE: NJ ZIP: 08742
TELEPHONE: 732-892-5050
FAX: 732-892-5888

ATTORNEY

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____
FAX: _____

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 882 E. 3rd Street
BLOCK NO. 95 LOT NO: 8

7. TYPE OF ROAD FRONTAGE: Rt. 130 Collector ✓ Secondary Local Road
 Arterial Primary Local Road
8. ZONE DISTRICTS: (Circle one)

(R) Residential AGR Agricultural GM General Manufacturing
 RA Residential HC Highway Commercial SM Special Manufacturing
 RB Residential NC Neighborhood Commercial P Park
 RC Residential OP Office Park H Historic

9. DESCRIPTION OF PROPOSED USE
 Present Use Single family dwelling
 Proposed Use add inground pool
 Number of Lots

Lot Size	Frontages	Square Feet	Acres
Required	_____	_____	_____
Existing	_____	<u>10,000 S.F.</u>	_____
Proposed	_____	_____	_____

Primary Building Setback Requirements

	Front	One Side	Second Side	Rear
Required	_____	_____	_____	_____
Existing	_____	_____	_____	_____
Proposed	_____	_____	_____	_____

<u>Accessory building setback requirements (if applicable)</u>		<u>No. of Parking Spaces & Loading</u>	<u>Off Street Loading</u>	
Side	Rear		Street	Loading
Required	_____	Required	_____	_____
Existing	_____	Existing	_____	_____
Proposed	_____	Proposed	_____	_____

<u>Percent of Impervious Coverage</u>	<u>Gross Floor Area</u>	<u>Height</u>
Allowed <u>25.7%</u>	_____	_____
Existing <u>25.1%</u>	_____	_____
Proposed <u>32.8%</u>	_____	_____

10. UTILITIES

Public Water

Yes No
✓ Will this proposal require new water supply?
✓ Is there an existing municipal water connection?
✓ Can an existing connection service this proposal?
✓ Are additional connections required?
✓ Is the municipal water supply available?
NA ✓ Has application been made for municipal sewer conn.?
 _____ Date _____ No. of Connections _____

Well

Yes No
 _____ Is there an existing well?
 _____ Can the existing system service this proposal?
 _____ Is a new well proposed?
 _____ Has application been made?
 _____ Has application been approved or denied?
 _____ Date _____

Municipal Sewer

Yes No
✓ Will the proposal require new sewerage lines?
✓ Is there an existing Municipal sewer connection?
✓ Can the existing connection service the proposal?
✓ Are additional sewer connections required?
✓ Is sewer capacity available?
NA ✓ Has application been made for municipal sewer conn.?
NA _____ Has application been approved or denied?

On Site Sewerage Treatment

Yes No
 _____ Is there an existing septic system?
 _____ Can the existing system service this proposal?
 _____ Is a new system proposed?
 _____ Type _____ conventional septic
 _____ _____ alternative sewer
 _____ _____ waterless covert w/gray water

Gas Natural Gas ✓ Existing
 _____ Proposed
Electric ✓ Existing
 _____ Proposed

Propane _____ Existing
 _____ Proposed
NA _____ Above Ground
 _____ Below Ground

11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

	YES	NO	MONTH/DAY/YEAR
1. New Jersey Dept. of Environmental Protection	_____	_____	_____
2. Burlington County Soil Conservation District	_____	_____	_____
3. Burlington County Planning Board	_____	_____	_____
4. N.J. Department of Transportation	_____	_____	_____
5. _____	_____	_____	_____

SUBMISSION DATA

12. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING APPLICATION
(attach supplemental sheet if necessary)

QUANTITY	DESCRIPTION OF ITEMS	MONTH/DAY/YEAR
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY:

☒ NO ☐ YES IF YES _____
MONTH/DAY/YEAR

TYPE OF ACTION _____ APPROVED _____ DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: ☐ YES (attach copy if yes)
☒ NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)

Just retired, in-ground pool will be
used for Exercise and Family recreation,
Also could lg has created paradigm
shift with public recreation and travel.

16. WAIVERS OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach sheet if necessary)

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
_____	_____
_____	_____
_____	_____

18. AFFIDAVIT OF APPLICANT:

State of New Jersey

County of Burlington:SS

John G. Bodrog of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true.

John G. Bodrog
Applicant to Sign Here

Sworn and subscribed before me

this 14 day of October, 2020

19. AFFIDAVIT OF OWNERSHIP:

State of New Jersey

County of Burlington:SS

John G. Bodrog of full age, being duly sworn according to law, on oath deposes and says, that John G. Bodrog the deponent resides at 880 E 3rd Street in the Township of Florence in the County of Burlington and in the State of New Jersey that John G. Bodrog is the owner of all that certain lot, piece of land situated, lying and being in the municipality aforesaid, and known and designated as number Block 95; Lot 8

John G. Bodrog
Owner to Sign Here

Sworn and subscribed before me

this 14 day of October, 2020

20. AUTHORIZATION BY OWNER: (If anyone other than above owner is making this application, the following authorization must be executed.)

To the Approving Board of the Township of Florence:

John G. Bodrog is hereby authorized to make the within application.

Dated _____

John G. Bodrog
Owner to Sign Here

CERTIFICATION

Date _____

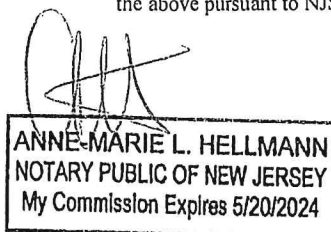
I, _____, an authorized representative of which is a corporation, or partnership, applying to the Planning Board or Zoning Board of Adjustment of the Township of Florence for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units, or for the approval of a site to be used for commercial purposes, do hereby disclose, pursuant to the requirements of NJSA40:55D-48.1. The name and address of all stockholders or individual partners owning at least 10% of the interest in the partnership which are hereby listed as follows:

Name _____

Address _____

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to NJSA 40:55D-48.2)

Title _____



TOWNSHIP OF FLORENCE

VARIANCE APPLICATIONS CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:

Name of Applicant: John G. Badrog

Location of Subject Property: 882 E. 3rd Street, Florence NJ

Street Address: 882 E. 3rd Street, Florence NJ

Block: 95 Lot: 8

Date Submitted to Florence Land Use Office: _____

RECEIVED

FOR OFFICIAL USE ONLY:

Date Received at Florence Land Use Office: OCT 14 2020 By: K. Federico

Completeness Review By (required by both): ZB 2020 / 00

Complete	Incomplete	Reviewed by	Signature	Date Reviewed
_____		Board Engineer	_____	_____
_____		Board Attorney	_____	_____

(If incomplete indicate the missing items on this form and return it to the applicant)

Date Returned to Applicant: _____ By: _____

INSTRUCTIONS

You should first obtain the "GENERAL INSTRUCTIONS FOR APPLICATIONS", from the Land Use Office. Read it carefully for a detailed explanation of the application process. Be sure that you have the correct checklist before you begin compiling your application. This checklist relates to steps 1 and 2 in the process (as described in the General Instructions) and can be used only for **variance applications**. It is your responsibility, as an applicant, to provide a complete "picture" of your application. Only after you have provided the information listed below can your application be certified as "complete" and submitted to the Planning Board or Zoning Board for their review. In some cases (indicated below), specific checklist items may be requested to be waived by checking the appropriate box under "waiver requested". Be sure that you address each of the items listed in this checklist in your application submission. Failure to do so will result in it being classified "incomplete". An "incomplete" application has no legal status.

SUBMISSION OF MATERIALS to the LAND USE OFFICE

At the time of the original submission of your application to the Florence Land Use Office, your application must be in 14 complete sets (original and 13 copies). All maps must be folded and a complete set must be sent directly to the Board's professional staff (addresses can be obtained from the Land Use Office). As noted below, the application fee is a non-waivable submission item. However, because the application fee is non-refundable, you are not required to submit the application fee until after your application is certified "complete" (and scheduled on the Board's meeting agenda).

Non-waivable Submission Items

The following items must accompany all applications at the time of the original submission. They cannot be waived. Please check the appropriate box when provided:

Provided	
<input checked="" type="checkbox"/>	Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	Application Form. Original and thirteen (13) copies, completed and notarized.
<input checked="" type="checkbox"/>	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
<input checked="" type="checkbox"/>	Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	If the property is under agreement, either a copy of the agreement or a letter from the owner granting permission to seek application approval.

PLEASE NOTE: The application fee is also a non-waivable submission item; but because it is non-refundable, you may submit it after your application is certified as "complete" and scheduled on a Board meeting agenda.

Submission Items

The following items are required by ordinance to be submitted with all variance applications. You may request that a specific item be waived by marking the appropriate "waiver requested" box and providing written justification for the request. A determination on any waiver request will be made based upon the written justification that must accompany any waiver request. Waivers will be granted only for good and sufficient reason and the request to waive a major item will substantially delay the process. Please check the appropriate boxes:

Provided	Waiver Requested	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A certificate from the Zoning Officer setting forth the reasons for the denial of the zoning permit. If you have retained an attorney or planner, they may provide the written description of the needed variance(s).

"d" ("USE") VARIANCE (under C40:55D-70d) SUBMISSION REQUIREMENTS

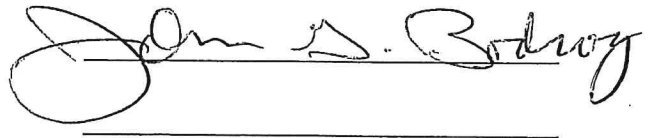
If your application is for or includes a "d" (use) variance the following information must be provided in addition to the submission items listed above:

Provided	Waiver Requested	
N/A		A written statement describing and providing legal justification for the exact proposed use requested. Original and thirteen (13) copies

APPLICANT'S CERTIFICATION

The undersigned (applicant) hereby acknowledges that the information contained herein is true and complete to the best of his/her knowledge.

Date: This 14 day of October, 2020



**TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS**

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ZE 2020 / 08

TAX COLLECTOR'S CERTIFICATION ✓ #1

Applicant's Name, Address and Telephone Number: John & Donna Bedrag
882 E 3rd Street, Florence, NJ 08518
M: 609-234-3592 H: 609-499-0419

Block/s: 95 Lot/s: 8

Street Address: 882 E 3rd Street

Property Owner's Name, Address and Telephone Number IF DIFFERENT FROM APPLICANT:

Above

I HEREBY CERTIFY THAT:

() There is due to the Township of Florence, on the above property, the following amounts:

Taxes: \$ —

Assessments: \$ —

Water and/or Sewer Charges: \$ 1641.09 *

TOTAL: \$ 1641.09

() ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.

Christine M. Swiderski

Christine, M. Swiderski, Tax Collector

Date: 9/22/2020

* This w/s Bill is in dispute as meter is not working. Due to COVID we are not going into homes to replace/repair meters. Minimum charges were paid.

PLEASE NOTE: This document must be completed by the Tax Office BEFORE it is submitted with the application package.

FLORENCE TOWNSHIP

ZONING OFFICER'S CERTIFICATION

 X ZONING BOARD OF ADJUSTMENT PLANNING BOARD

Applicant's Name, Address and Telephone Number:

John G. Bodrog

882 E 3rd St, Florence, NJ 08518 Phone: 609-499-0419

Location of Property:

882 E 3rd St, Florence, NJ 08518

Block 95, Lot 8

Zoning Classification:

RA – Low Density Residential Zoning District

Block/s: 95 Lot/s: 8

Type of Variance/s Required:

Hardship Bulk X Use

Site Plan Required:

Yes No X

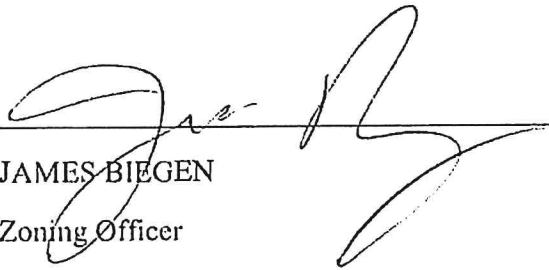
Site Plan Waiver Requested:

Yes No X

Relief is being sought from Section Number(s) 91-189 (A) and any and all other sections of the Florence Township Land Use Code as the board may require.

Code of the Township of Florence Land Use Chapter 91 for approval to construct a 14' x 31' in ground swimming pool which would cause a further exceedance to the existing exceeded impervious surface.

PLEASE NOTE: A COMPLETE APPLICATION MUST SPECIFICALLY REQUEST EACH AND EVERY VARIANCE INVOLVED IN THE PROPOSED DEVELOPMENT. IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO LEARN WHAT ASPECTS OF THE PROPOSED DEVELOPMENT REQUIRES VARIANCES. RELIANCE ON COMMENTS CONTAINED IN THIS FORM WILL NOT BIND THE FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT/PLANNING BOARD AND WILL NOT EXCUSE THE APPLICANT FROM STRICT COMPLIANCE WITH THE PROVISIONS OF THE FLORENCE TOWNSHIP ZONING ORDINANCE AND THE LAND USE ACT OF THE STATE OF NEW JERSEY.


JAMES BIEGEN
Zoning Officer

10/16/20
DATE

PLEASE NOTE: THIS FORM IS PART OF YOUR APPLICATION AND THE REQUIRED NUMBER OF COPIES *MUST BE SUBMITTED* AT THE TIME YOUR COMPLETED APPLICATION IS PRESENTED TO THE BOARD CLERK.

R.C. BURDICK, P.E. P.P. P.C.

1023 OCEAN RD. PT. PLEASANT, N.J. 08742

PHONE 732-892-5050

FAX 732-892-5888

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ZB 2020 / 08

LOT COVERAGE CALCULATIONS

882 EAST THIRD STREET

LOT 8 BLOCK 95

FLORENCE TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY

AUGUST 10, 2020

PROJECT NO. 20-3327

LOT AREA	10,000 +/- SF	
HOME	1,589 +/- SF	15.9%
FRONT WALK AND STEPS	102 +/- SF	
DRIVEWAY	450 +/- SF	
REAR PATIO	243 +/- SF	
SHED	120 +/- SF	
EXIST IMPERVIOUS COVERAGE	2,504 +/- SF	25.1%
PROPOSED POOL	441 +/- SF	
PROPOSED CONCRETE AROUND POOL	309 +/- SF	
PROPOSED EQUIPMENT PAD	18 +/- SF	
TOTAL PROPOSED IMPERVIOUS	768 +/- SF	7.7%
TOTAL IMPERVIOUS COVERAGE	3,272 +/- SF	32.8%


Robert C. Burdick NJPE 30929

