RECEIVED
OCT 20 2020
ZB 2020/09

DATE OF SUBMISSION: 10/20/20 RECEIVED BY: _____
✓ ZONING BOARD ____ PLANNING BOARD APPLICATION NO. K Fedenco

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: JEFFREY SMITH
STREET ADDRESS: 242 WEST 5TH ST.
CITY: FLORENCE STATE: NJ ZIP: 08518
TELEPHONE: 609-209-9956

2.
OWNER NAME: JEFFREY & GINA SMITH
STREET ADDRESS: 242 WEST 5TH ST.
CITY: FLORENCE STATE: NJ ZIP: 08518
TELEPHONE: 609-209-9957

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.

___Minor subdivision
___Major Sub-Prel*
___Major Sub-Final
___Minor Site Plan*
___Major Site Plan-Prel.*
___Major Site Plan – Final
___Conditional Use*
___Appeal of decision of an Administrative Officer
___Interpret zoning map or ordinance
✓ Bulk variances*
___Use variances*
___Informal Review
___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: Jeffrey Smith
STREET: 242 W. 5th St
CITY: Florence STATE: NJ ZIP: 08518
TELEPHONE: 609 209 9956

SITE PLANNER
NAME: _____
STREET: _____
CITY: _____ STATE: ____ ZIP: _____
TELEPHONE: _____

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

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

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 242 W 5TH ST
BLOCK NO. 41 LOT NO: 1.03

7. TYPE OF ROAD FRONTAGE: ___Rt. 130 ___Collector ___Secondary Local Road
___Arterial X 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 GARAGE
Proposed Use GARAGE + 2nd Story Workshop
Number of Lots 1

Lot Size	Frontages	Square Feet	Acres
Required			
Existing	100x100	10,000	
Proposed			

Primary Building Setback Requirements

	Front	One Side	Second Side	Rear
Required	25	15	15	35
Existing	26	29.5	10	50
Proposed	SAME	SAME	SAME	SAME

Accessory building setback requirements (if applicable)

	Side	Rear
Required	3.0	3.0
Existing	3.1	3.9
Proposed	SAME	SAME

No. of Parking Spaces & Loading	Off Street	Loading
Required		
Existing	2	
Proposed	SAME	

Percent of Impervious Coverage	Gross Floor Area	Height
Allowed		20'
Existing	N/A	
Proposed		21'10"

GARAGE

10. UTILITIES

Public Water

Yes No
___ X Will this proposal require new water supply?
___ X Is there an existing municipal water connection?
___ X Can an existing connection service this proposal?
___ X Are additional connections required?
___ X Is the municipal water supply available?
___ X Has application been made for municipal sewer conn.?
___ X Date_____ No. of Connections_____

Well

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

Municipal Sewer

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

On Site Sewerage Treatment

Yes No
___ X Is there an existing septic system?
___ X Can the existing system service this proposal?
___ X Is a new system proposed?
___ X Type_____conventional septic
___ ___ _____alternative sewer
___ ___ _____waterless covert w/gray water

Gas — Natural Gas: _____Existing _____Proposed — Propane: _____Existing _____Proposed

Electric: X Existing X Proposed GARAGE — _____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			N/A
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	Survey	
13	Architectuals	
13	Tax Card	
13	Zoning Card	

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY:

___NO X YES IF YES 2008 House Expansion (AR
MONTH/DAY/YEAR

TYPE OF ACTION_____ X APPROVED ___DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: ___YES (attach copy if yes)
X NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)
Improving Property
Only exceeding height by 1'10"
Providing a usable workshop
Not a living space
Maintain local look - flat roof, not pleasing
Consistent height with neighborhood

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

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
N/A	

18. AFFIDAVIT OF APPLICANT:

State of New Jersey
County of Burlington :SS
Jeffrey P Smith 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.

Applicant to Sign Here

Sworn and subscribed before me
this 19th day of October, 2020

JENISE N. SILINSKY
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50038513
My Commission Expires 5/17/2021

19. AFFIDAVIT OF OWNERSHIP:

State of New Jersey
County of Burlington SS
Jeffrey P Smith of full age, being duly sworn according to law, on oath deposes and says, that Jeffrey P Smith the deponent resides at 243 W 5th St in the Township of Florence in the County of Burlington and in the State of New Jersey that Jeffrey Smith 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 _____.

Owner to Sign Here

Sworn and subscribed before me
this 19th day of October, 2020

JENISE N. SILINSKY
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50038513
My Commission Expires 5/17/2021

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:

_____ is hereby authorized to make the within application.

Dated_____

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 sane 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: JEFFREY P SMITH
Location of Subject Property:
Street Address: 242 W 5TH ST
Block: 41 **Lot:** 1.03
Date Submitted to Florence Land Use Office: 10/20/20

FOR OFFICIAL USE ONLY: RECEIVED

Date Received at Florence Land Use Office: OCT 20 2020 **By:** K Federico

Completeness Review By (required by both): ZB 2020/09

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	
X	Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies.
X	Application Form. Original and thirteen (13) copies, completed and notarized.
✓	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
X	Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies.
N/A	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	
X		Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
X		A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies.
X		A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office).
		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 20 day of OCTOBER, 2020

JEFFREY P SMITH

TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS

TAX COLLECTOR'S CERTIFICATION

Applicant's Name, Address and Telephone Number: JEFFREY P SMITH
242 W 5TH ST
FLORENCE, NJ 08518 (609) 209 9956

Block/s: 41 Lot/s: 1.03

Street Address: 242 W 5TH ST FLORENCE, NJ

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

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: $ —

TOTAL: $ —

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

Christine M. Swiderski, Tax Collector
Date: 10/19/2020

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:

Jeffrey Smith, 242 W. Fifth Street, Florence, NJ 08518

Location of Property:

242 W. Fifth Street, Florence, NJ 08518

Zoning Classification:

RA – Low Density Residential Zoning District

Block/s: 41 Lot/s: 1:03

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 Numbers: 91-178, as referenced in section number 91-185, 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 workshop above the existing garage which would result in a total height of 21'-10.5" where a maximum 20' high garage is allowed.

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 JR — 10-21-20

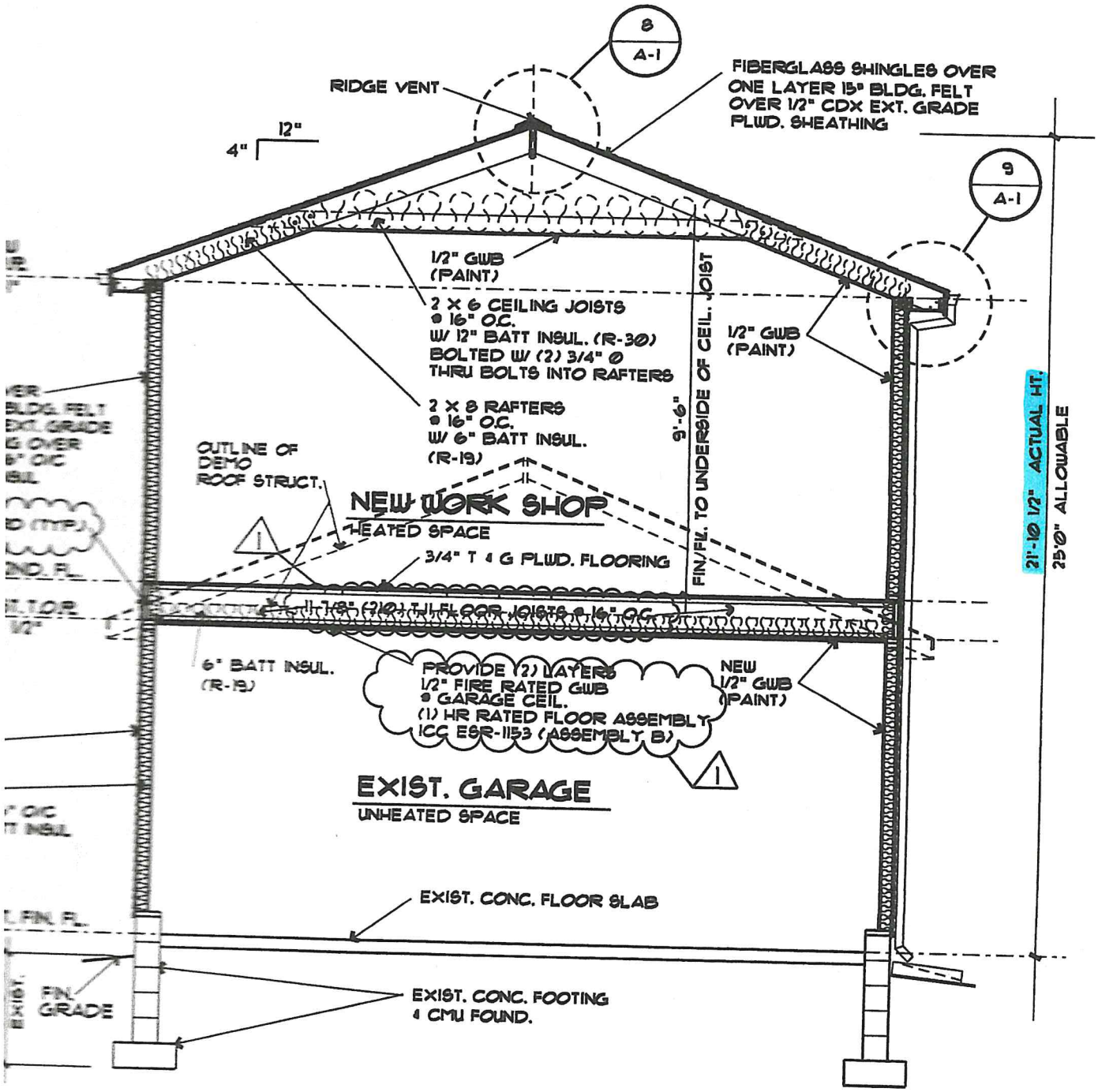
JAMES BIEGEN — DATE

Zoning Officer

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.

OWNER : (JEFF & GINA SMITH)

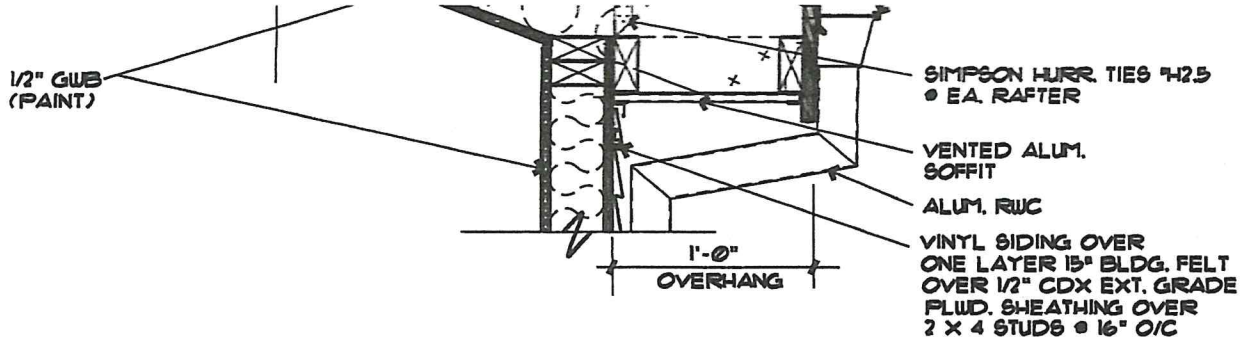
DATE



3
A-1

TYP. BUILDING SECTION

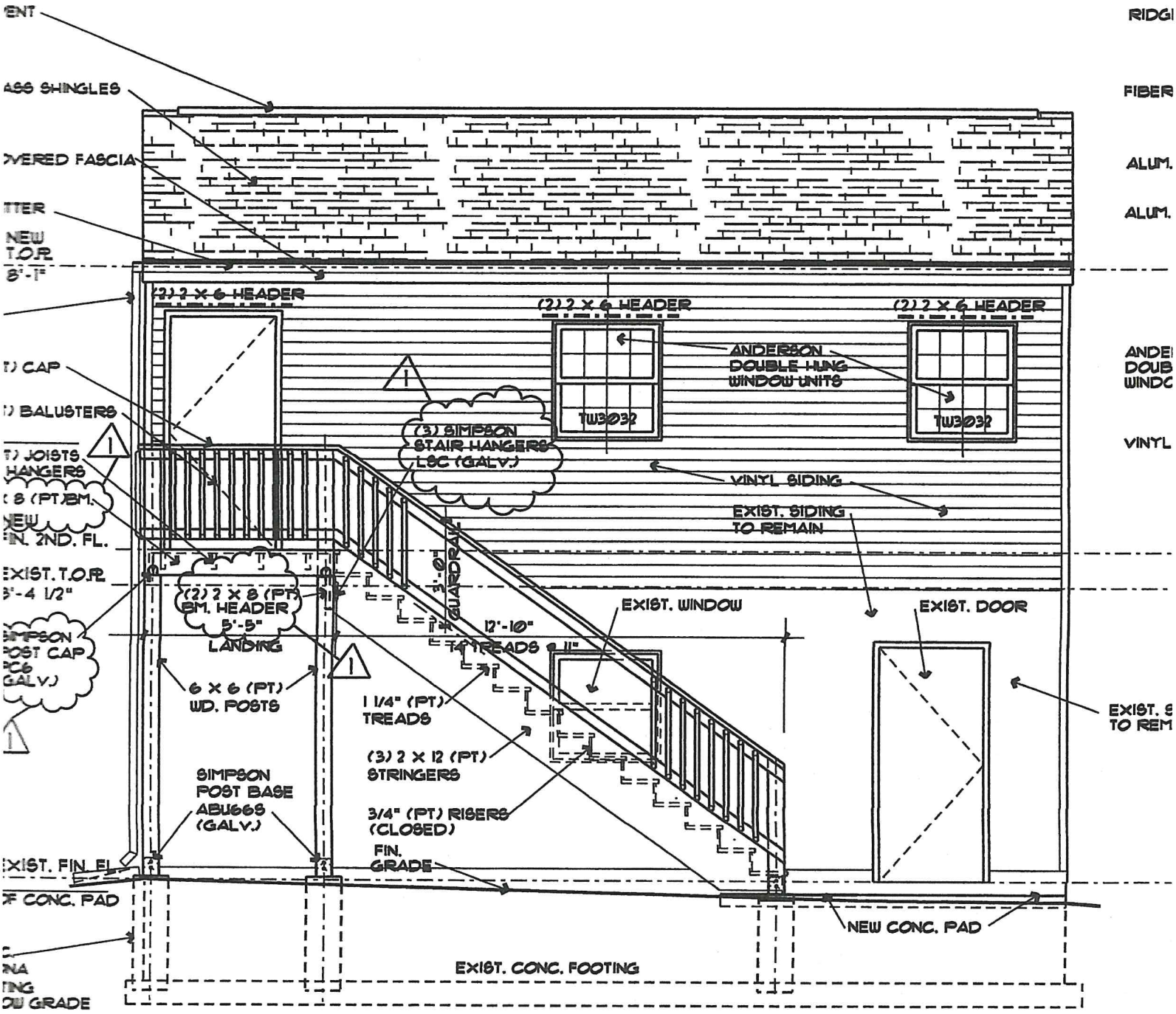
1/4" = 1'-0"



9 / A-1

EAVE DETAIL

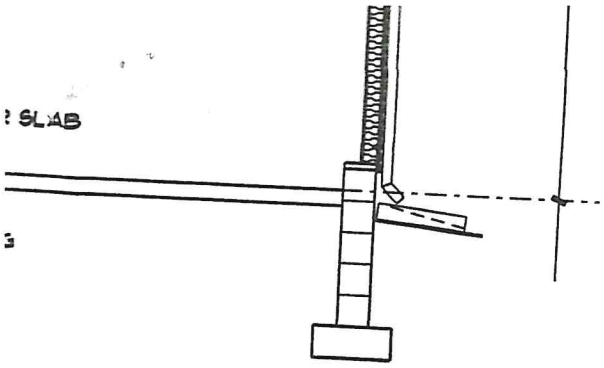
1" = 1'=0"



5 / A-1

LEFT SIDE ELEVATION

1/4" = 1'=0"



NG SECTION

1/4" = 1'=0"

Total Building	1,010 sq. ft.
Volume	5,083 cu. ft.

Floor & Roof Design Loads

Second Floor

Live	40 psf
Dead	22 psf
Total	62 psf

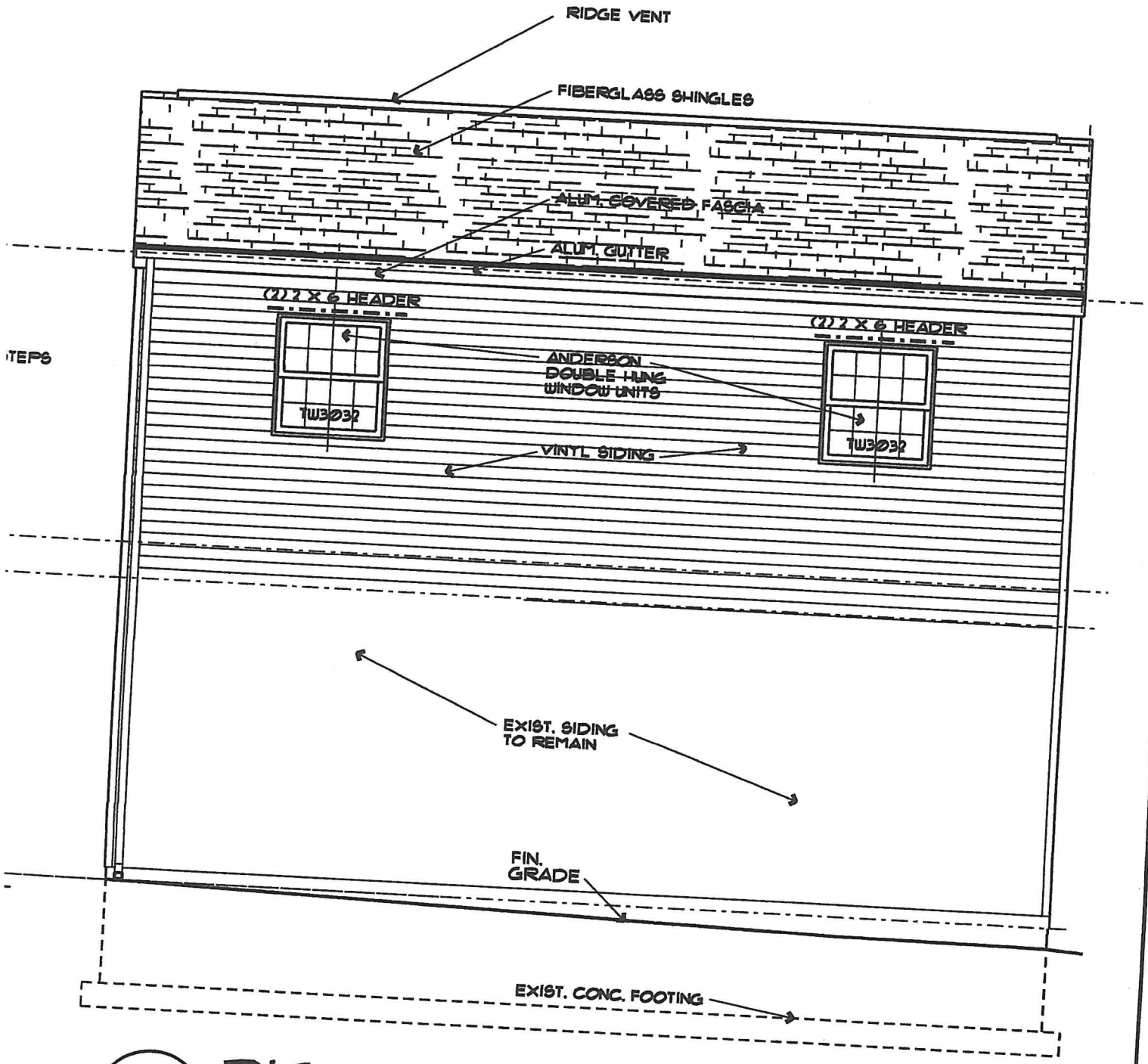
Roof

Live	20 psf
Dead	15 psf
Total	35 psf

Roof (Snow)

Live	30 psf *
Dead	15 psf
Total	45 psf

* Additional load due to snow sliding and drifting shall be considered where applicable 2015 IRC (N.J. Edition) Code and current amendments.



1 RIGHT SIDE ELEVATION

2" CLEAR

IP EDGE

TER

HURR. TIES #H2.5
TER

LUM.

ING OVER
R 15# BLDG. FELT
CDX EXT. GRADE
EATHING OVER
DS @ 16" O/C

8'-4 1/2"

6" BATT INSUL.
(R-19)

PROVIDE (2) LA
1/2" FIRE RATED
@ GARAGE CEIL.
(1) HR RATED FL
ICC ESR-1153 (AS

EXIST. SIDING

EXIST.
2 X 4 STUDS @ 16" O/C
W/ NEW 3 1/2" BATT INSUL
(R-11)

EXIST. GARAG
UNHEATED SPACE

EXIST. CONC. FL

EXIST. FIN. FL.

3'-0" ±
EXIST.

FIN.
GRADE

EXIST. CONC. FO
& CMU FOUND.

3
A-1

TYP. BUILD

RIDGE VENT

FIBERGLASS SHINGLES

12"
4"

ALUM. COVERED FASCIA

ALUM. GUTTER

2 X 6 HEADER

TW3032

(2) 2 X 6 HEADER

ANDERSON
DOUBLE HUNG
WINDOW UNIT

TW3032

VINYL SIDING

N
D
B

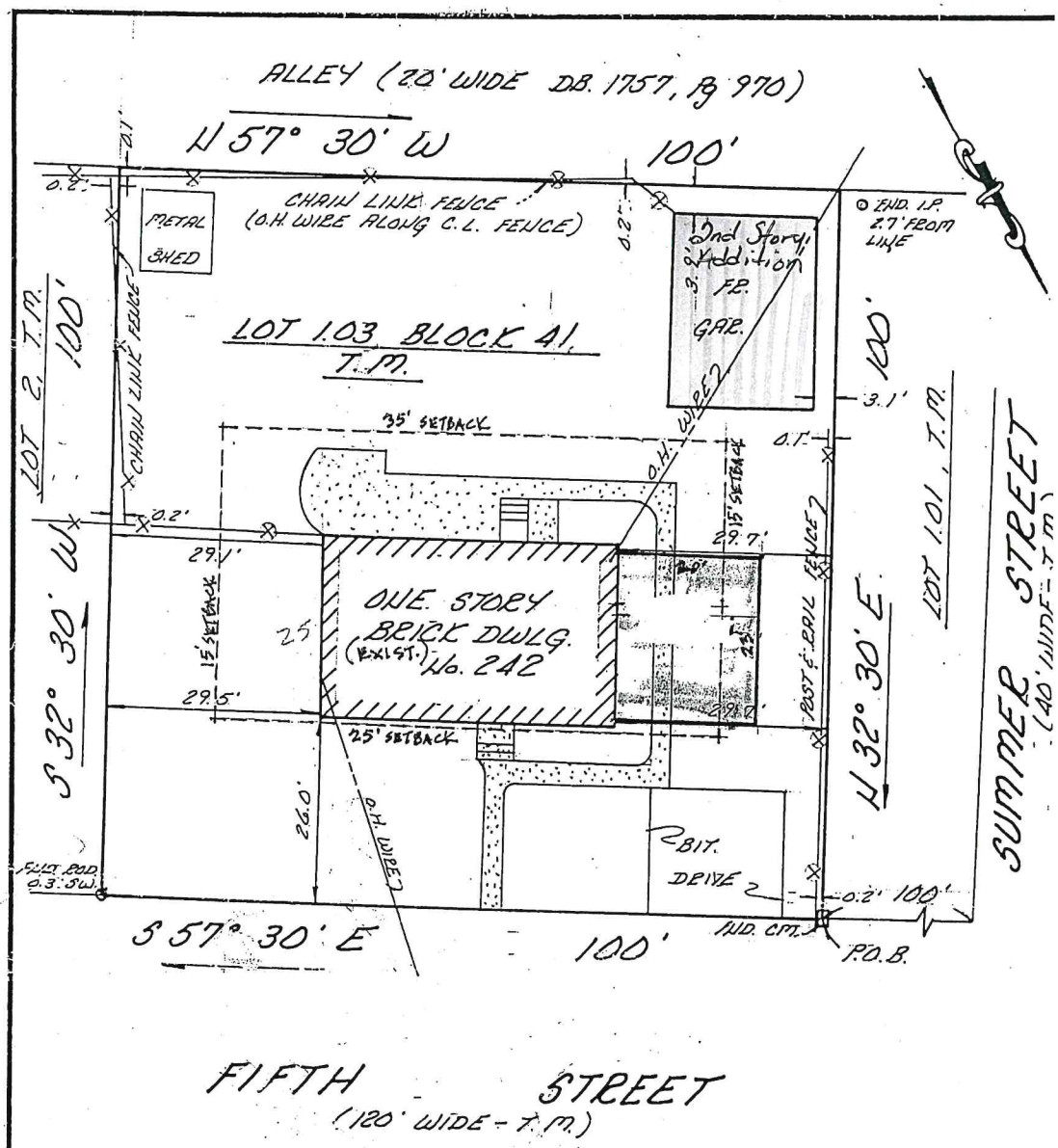
EXIST. DOOR

EXIST. SIDING
TO REMAIN

EXIST. OVERHEAD DOOR

FIN.
GRADE

NC. PAD



TO: JEFFREY P. SMITH & GINA SMITH I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON 11-10-95, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".

THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS:

A. TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON: S & H ABSTRACT CO., INC.

B: TO THE MORTGAGE HOLDER, THE CERTIFICATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS: SOURCE ONE MORTGAGE SERVICES COMPANY AND/OR SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

C: CLOSING ATTORNEY:

NOTES:

1) WAIVER OF SETTING CORNERS OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.1(d).

2) OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES.

3) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

N.J. LAND SURVEYOR LICENSE NO. 36765

RICK H. TKACS

PLAN OF SURVEY

LOT 1.03 BLOCK 41
TOWNSHIP OF FLORENCE
BURLINGTON COUNTY, NEW JERSEY

RTS

#1017 POTTS MILL ROAD
BORDENTOWN, NEW JERSEY 08505

SCALE: 1"=20'	DATE: 11-10-95	DRAWN BY: C.E.H.	DRAWING NO. 95200