

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**Regular Meeting**

**MONDAY, MAY 6, 2019 - 7:30 P.M.**

**FINAL AGENDA**

1. CALL TO ORDER AND SALUTE TO THE FLAG
2. SUNSHINE STATEMENT
3. ROLL CALL
4. RESOLUTIONS
  - A. Resolution ZB#2019-04: Granting hearing adjournment for the application of Foxdale Properties, LLC to construct a warehouse with Bulk & Height Variances on property located on Railroad Avenue, Florence Township, Block 147.01, Lot 3.01 & 3.03.
5. APPLICATIONS
  - A. Application ZB#2019-01: Application submitted by Foxdale Properties, LLC, for Preliminary & Final Major Site Plan with Bulk & Height Variances to construct a warehouse on property located on Railroad Avenue, Florence Township, Block 147.01, Lot 3.01 & 3.03 *Application received November 21, 2018. Deemed complete January 7, 2019. Applicant has requested continuance to the February 4, 2019, March 4, 2019, April 1, 2019, May 6, 2019 and June 6, 2019 meetings.*  
REPORTS/CORRESPONDENCE  
ZB#2019-01A: Applicant's request for adjournment dated 4/22/19  
ZB#2019-01B: Board Clerk's letter to applicant regarding adjournment request
  - B. Application ZB#2019-02: Application submitted by Route 130 Truck Plaza, Inc. for a Zoning Interpretation or Use Variance in the Alternative with a Site Plan Waiver for property located at 2013 Route 130, Florence Township, Block 159.01, Lot 1.01. *Application received March 15, 2019. Applicant requested adjournment to May 6, 2019. Amended application and submission items received April 23, 2019. This application will be placed on the June 6, 2019 agenda.*  
REPORTS/CORRESPONDENCE  
ZB#2019-02A: Notice of application to NJDEP for letter of interpretation received 4/17/19  
ZB#2019-02B: Board Clerk's letter to applicant regarding meeting date
  - C. Application ZB#2019-04: Application submitted by 216 E. Front Street Florence LLC, c/o James McCafferty, for Use Variance to convert an existing building containing 2 second-floor apartments and 1 first-floor commercial space into a structure that would contain the 2 second-floor apartments as is presently used, and to reduce the size of the first-floor commercial space converting the remaining first-floor space into a 3<sup>rd</sup> residential unit. Applicant is also seeking to install parking for 4 vehicles in the rear yard on property located at 216 E. Front Street, Florence. Block 61, Lot 3. *Application received April 10, 2019. Applicant has requested an adjournment to the June 6, 2019 meeting.*  
REPORTS/CORRESPONDENCE  
ZB#2019-04A: Engineer Dougherty's review letter dated 4/25/16  
ZB#2019-04B: Planner Fegley's review letter dated 4/25/16  
ZB#2019-04C: Applicant's letter requesting an adjournment to the 6/6/19 meeting

**FINAL AGENDA**

5. APPLICATIONS (continued)
  - D. Application ZB#2019-03: Application submitted by Bryan Pocino & Maria Minelli for Bulk and Use Variance to construct a pole barn on property located at 2027 Old York Road, Florence Township. Block 171.01, Lot 5.04. *Application received March 25, 2019.*  
REPORTS/CORRESPONDENCE  
ZB#2019-03A: Engineer Dougherty's review letter dated 4/25/19  
ZB#2019-03B: Planner Fegley's review letter dated 4/25/19  
ZB#2019-03C: Applicant's response to Board Engineer's and Planner's review letters, septic survey and updated sketch plan received 5/1/19
  - E. Application ZB#2019-05: Application submitted by Robert W. Bates, Jr. for Use Variance to construct a garage considered customarily incidental to a residential use on property located at 166 Kinsman Road, Florence Block 97, Lot 6. *Application received April 12, 2019.*  
REPORTS/CORRESPONDENCE  
ZB#2019-05A: Engineer Dougherty's review letter dated 4/25/19  
ZB#2019-05B: Planner Fegley's review letter dated 4/25/19  
ZB#2019-05C: Applicant's Legal Justification received 5/1/19
6. MINUTES
  - A. Regular Meeting of April 1, 2019
7. CORRESPONDENCE
8. OTHER BUSINESS
9. PUBLIC COMMENTS
10. ADJOURNMENT