

FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT

Regular Meeting

THURSDAY, JUNE 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.
 - B. Resolution ZB#2019-05: Granting approval to 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.
 - C. Resolution ZB#2019-06: Granting approval to 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.
5. APPLICATIONS
 - A. Application ZB#2019-06: Application submitted by Diamond Pools for Bulk Variance for impervious coverage to construct inground pool with associated decking and other recreation features as well as a shed and spa on property located at 230 Leffler Circle, Florence, Block 165.04, Lot 45. *Application received April 29, 2019.*
REPORTS/CORRESPONDENCE
ZB#2019-06A: Completeness Review No. 1 from Engineer Dougherty's dated 5/13/19
ZB#2019-06B: Applicant's declaration of sole ownership dated 5/23/19
 - B. 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 3rd 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 requested 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
 - C. 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 requested adjournment to the March 4, 2019, April 1, 2019, May 6, 2019 and June 6, 2019 meetings.*
REPORTS/CORRESPONDENCE
ZB#2019-01A: Fire Marshal Richardson's review letter dated 5/30/19
ZB#2019-01B: Engineer Dougherty's review letter
ZB#2019-01C: Planner Fegley's review letter

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- D. Application ZB#2019-02: Application submitted by Route 130 Truck Plaza, Inc. for a Zoning Interpretation or Use Variance in the Alternative with an Amended Final Site Plan for property located at 2013 Route 130, Florence Township, Block 159.01, Lot 1.01.
Application received March 15, 2019. Applicant requested adjournment to the May 6, 2019 meeting. Revised application submitted April 23, 2019 and placed on June 6, 2019 agenda. Applicant is requesting adjournment to the July 1, 2019 meeting.

REPORTS/CORRESPONDENCE

ZB#2019-02A: Engineer Dougherty's Completeness Review No. 2 dated 5/13/19

ZB#2019-02B: Letter from applicant's attorney requesting adjournment to the July meeting.

ZB#2019-02C: Planner Fegley's review letter dated 5/30/19

6. MINUTES
 - A. Regular Meeting of May 6, 2019
7. CORRESPONDENCE
 - A. Letter dated 4/30/19 from Burlington County Planning Board regarding 899 Oak Street
8. OTHER BUSINESS
9. PUBLIC COMMENTS
10. ADJOURNMENT