

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**Regular Meeting**

**MONDAY, JULY 1, 2019 - 7:30 P.M.**

**FINAL AGENDA**

1. CALL TO ORDER AND SALUTE TO THE FLAG
2. SUNSHINE STATEMENT
3. ROLL CALL
4. RESOLUTIONS
5. APPLICATIONS
  - A. Application ZB#2019-01: Continuation of 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.
  - B. 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. Applicant requested adjournment to the July 1<sup>st</sup> and August 5<sup>th</sup> meetings.*  
REPORTS/CORRESPONDENCE  
ZB#2019-02A: Memo dated 6/10/19 from the Environmental Commission  
ZB#2019-02B: Letter from applicant's attorney requesting adjournment to 8/5/19 meeting
  - 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 requested adjournment to the June 6<sup>th</sup> and July 1<sup>st</sup> meetings. Applicant is requesting adjournment to the August 5<sup>th</sup> meeting.*  
REPORTS/CORRESPONDENCE  
ZB#2019-04A: Email from applicant's atty. requesting adjournment to the 7/1/19 meeting
  - D. 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. Application adjourned to the July 1<sup>st</sup> meeting.*  
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

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5. APPLICATIONS (continued)
  - E. Application ZB#2019-07: Application submitted by Patricia Prendergast for Use Variance to construct a pole barn considered customarily incidental to a residential use on property located at 1044 Potts Mill Road, Florence Township. Block 165.01, Lot 2.12. *Application received June 13, 2019.*  
REPORTS/CORRESPONDENCE  
ZB#2019-07A: Planner Fegley's review letter dated 6/26/19  
ZB#2019-07B: Engineer Dougherty's review letter dated 6/26/19
  - F. Application ZB#2019-08: Application submitted by John Larocco for Bulk Variance for impervious surface coverage to construct an inground pool on property located at 48 Fountain Blvd, Florence Township. Block 171.02, Lot 24. *Application received June 13, 2019.*  
REPORTS/CORRESPONDENCE  
ZB#2019-08A: Engineer Dougherty's review letter dated 6/27/19
6. MINUTES
  - A. Regular Meeting of June 6, 2019
7. CORRESPONDENCE
8. OTHER BUSINESS
9. PUBLIC COMMENTS
10. ADJOURNMENT