

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING – MONDAY, JANUARY 10, 2022 - 7:30 P.M.**

FINAL AGENDA

Meeting Date: Monday, January 10, 2022
Meeting Time: 7:30 P.M.
Location: **To attend in person:** **Municipal Building, 711 Broad Street, Florence
(Face Masks Are Required)**

OR

To attend virtually via Zoom - **Meeting Number: 970 2042 9991**
Password: 2525

Join By Phone: 1-929-205-6099 OR
Find your local number: <https://zoom.us/j/97020429991>

Join By PC:
<https://zoom.us/j/97020429991?pwd=YmRxNmE0aHJYL3VpWIZWWDAvVEYxZz09>

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1. CALL TO ORDER AND SALUTE TO THE FLAG
 2. SUNSHINE STATEMENT
 3. ROLL CALL
 4. SWEARING-IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES
 - Brett Buddenbaum, 4-year term - expiration 12/31/2025
 - Lou Sovak, 4-year term - expiration 12/31/2025
 - Daniel Studzinski, unexpired term – expiration 12/31/2024
 - Gina Sullivan, Alt. #1, 2-year term – expiration 12/31/2025
 5. ELECTION OF OFFICERS FOR 2022
 - A. Election of Board Chairman
 - B. Election of Board Vice Chairman
 - C. Election of Board Secretary
 - D. Election of Board Clerk
 6. APPOINTMENT OF PROFESSIONAL STAFF
 - A. Appointment of Board Solicitor
 - B. Appointment of Board Engineer
 - C. Appointment of Board Planner
 7. RESOLUTIONS
 - A. Resolution ZB-2022-01: Authorizing the appointment of Zoning Board of Adjustment Solicitor, Engineer and Planner.
 - B. Resolution ZB-2022-02: Establishing the Annual Schedule of regular meetings and other policies relating to the New Jersey Open Public Meetings Act.
 - C. Resolution ZB-2022-03: Adopting rules and regulations for submission and review of applications before the Florence Township Zoning Board of Adjustment

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7. RESOLUTIONS (continued)
 - D. Resolution ZB-2022-04: Approval granted to Joe Gallina for Bulk Variance for impervious coverage and setbacks for already constructed shed and concrete patio on property located at 6 Pelle Court, Florence; Block 95, Lot 20.
8. MINUTES
 - A. Regular meeting of December 6, 2021
9. CORRESPONDENCE
 - A. Notice of application to Burlington Twp. Planning Board by LIT MRPI for 1900 River Road
10. APPLICATIONS
 - A. Application ZB#2021-14: Application by NFI Real Estate, LLC for Preliminary Major Site Plan with Use Variance to construct a warehouse in Mansfield Township with basins, parking and associated improvements to be located in Florence Township on property located at 1091 Florence Columbus Road, Florence Township. (Wainwright Tract); Block 167.01, Lots 2.01, 2.05, 3.01, 3.02 & 4. *Application received 10/20/21. Deemed Complete at the 12/6/21 meeting.*
PLEASE NOTE:
No proofs of certified mailing provided; noticing incomplete. Application will not be heard with applicant’s consent.
 - B. Application ZB#2021-13: Application by NFI Real Estate, LLC for Preliminary Major Site Plan with Height Variance to construct two warehouses, a portion of one will be located in Mansfield Township, on property located at 2115 Burlington Columbus Road, Florence Township. (Lounsberry Tract); Block 168, Lots 5.01, 5.02, 6, 8 & 11. *Application received 10/27/21. Deemed complete at the 12/6/21 meeting.*
PLEASE NOTE:
No proofs of certified mailing provided; noticing incomplete. Application will not be heard with applicant’s consent.
11. OTHER BUSINESS
 - A. 2021 Annual Report
12. PUBLIC COMMENTS
13. ADJOURNMENT