

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – MONDAY, DECEMBER 6, 2021 - 7:30 P.M.**

FINAL AGENDA – Revision 2

Meeting Date: Monday, December 6, 2021
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: 959 7711 5029**
Password: 2525

Join By Phone: **1-929-205-6099** OR
Find your local number: <https://zoom.us/j/95977115029>

Join By PC:
<https://zoom.us/j/95977115029?pwd=ZFFaek5wNjZUnZmdkpDOVhDOEFHQOT09>

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1. CALL TO ORDER, SALUTE TO THE FLAG AND SUNSHINE STATEMENT
 2. ROLL CALL
 3. RESOLUTIONS
 - A. Resolution ZB-2021-15: Approval granted to Sumon Saha for Bulk Variance for front yard and side yard setbacks and impervious coverage to construct an attached enclosed porch to the front of the residence and an attached 3-season room to the side of the residence on property located at 1080 Wallace Avenue, Florence Township; Block 99.01, lot 21.
 - B. Resolution ZB-2021-16: Approval granted to Theodora Kakarides-Vannozzi for Bulk Variance for already constructed 10’ X 12’ shed, paver patio and hot tub that increased the already exceeded impervious coverage allowed on property located at 8 Fillipponi Court, Florence Township; Bulk 165.03, Lot 20.
 - C. Resolution ZB-2021-17: Approval granted to Olivia Ramirez for Bulk Variance for impervious lot coverage to install a 14’ x 30’ inground pool with 3’ concrete walk around on property located at 64 Creekwood Drive, Florence Township; Block 166.10, Lot 7
 4. CORRESPONDENCE
 - A. 11/22/21: Letter from resident regarding NFI (Wainwright Tract) application and wetlands
 5. MINUTES
 - A. Regular meeting of November 4, 2021
 6. APPLICATIONS
 - A. Application ZB#2021-15: Application by 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. *Application received 11/3/21.*
REPORTS/CORRESPONDECE
ZB#2021-15A: Review letter from Engineer Dougherty dated 11/23/21

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6. APPLICATIONS (continued)

- B. Application ZB#2021-13: Application by NFI Real Estate, LLC for Preliminary Major Site Plan with Bulk Variances 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. This will be heard for Completeness Only*

REPORTS/CORRESPONDENCE

ZB#2021-13A: Review memo from Police Chief Boldizar dated 11/8/2021

ZB#2021-13B: Letter from BC Planning Board dated 11/18/21

ZB#2021-13C: Completeness Review letter from Engineer Dougherty dated 11/22/21

ZB#2021-13D: Applicant's Narrative Description of Proposed Use

- C. Application ZB#2021-14: Application by NFI Real Estate, LLC for Preliminary Major Site Plan with Height 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. This will be heard for Completeness Only*

REPORTS/CORRESPONDENCE

ZB#2021-14A: Review memo from Police Chief Boldizar dated 11/8/2021

ZB#2021-14B: Letter from BC Planning Board dated 11/18/21

ZB#2021-14C: Letter from DuBois & Associates dated 11/9/21

ZB#2021-14D: Completeness Review letter from Engineer Dougherty dated 11/29/21

7. OTHER BUSINESS

8. PUBLIC COMMENTS

9. CLOSED SESSION –

- A. Resolution ZB-2021-18: Closed session for the purpose of discussing certain personnel matters

10. ADJOURNMENT