

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – MONDAY, FEBRUARY 7, 2022 - 7:30 P.M.**

FINAL AGENDA

Meeting Date: Monday, February 7, 2022
Meeting Time: 7:30 P.M.
Location: **In Person:** **Municipal Building, 711 Broad Street, Florence**
(Face Masks Are Required)

OR: Zoom Meeting Information - Meeting Number: 987 5801 3776
Password: 2525

Join By Phone: 929-205-6099 **OR**
Find your local number: <https://zoom.us/j/98758013776>

Join By PC:
<https://zoom.us/j/98758013776?pwd=dm01YWNjS2U1QXFZb1lBZnhWZ04vZz09>

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ATTEND VIRTUALLY

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
- Lou Sovak, 4-year term - expiration 12/31/2025
5. RESOLUTIONS
A. Resolution ZB-2022-05: Approving 2021 Annual Report
6. MINUTES
- Reorganization Meeting of January 10, 2022
7. CORRESPONDENCE
8. APPLICATIONS
A. Application ZB#2021-17: Application by Sean Henry for Impervious Lot Cover Variance to install an inground pool on property located at 11 Buttonwood Drive, Florence Township; Block 166.04, Lot 9. *Application received 12/17/21.*
REPORTS/CORRESPONDENCE
ZB#2021-17A: Review Letter from Engineer Dougherty dated 1/18/22

B. Application ZB#2022-01: Application by The Victor Robbins Group for a Use Variance and Site Plan Waiver for a light woodworking/manufacturing facility on property located at 1496 Hornberger Avenue, Florence Township; Block 125, Lot 25. *Application received 1/10/22.*
REPORTS/CORRESPONDENCE
ZB#2022-01A: Review Letter from Engineer Dougherty dated 1/24/22
ZB#2022-01B: Review letter from Planner Fegley dated 1/27/22
ZB#2022-01C: Additional information submitted by applicant on 1/31/22

FINAL AGENDA

8. APPLICATIONS (continued)
 - C. 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.*
REPORTS/CORRESPONDENCE
ZB#2021-14A: Review memo from Police Chief Boldizar dated 11/8/21
ZB#2021-14B: Review memo from Environmental Commission dated 11/23/21
ZB#2021-14C: Review letter from Engineer Dougherty dated 12/17/21
ZB#2021-14D: Review letter from Fire Marshal Richardson dated 12/17/21
ZB#2021-14E: Review letter from Planner Fegley dated 12/20/21
 - D. 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.*
REPORTS/CORRESPONDENCE
ZB#2021-13A: Review memo from Police Chief Boldizar dated 11/8/21
ZB#2021-13B: Review memo from Environmental Commission dated 11/23/21
ZB#2021-13C: Review letter from Engineer Dougherty dated 12/17/21
ZB#2021-13D: Review letter from Fire Marshal Richardson dated 12/17/21
ZB#2021-13E: Review letter from Planner Fegley dated 12/20/21
9. OTHER BUSINESS
10. PUBLIC COMMENTS
11. ADJOURNMENT