

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

FINAL AGENDA

Meeting Date: Monday, March 7, 2022

Meeting Time: 7:30 P.M.

Location: **In Person:** **Municipal Building, 711 Broad Street, Florence
(Face Masks Are Encouraged)**

**OR: Zoom Meeting Information - Meeting Number: 989 1537 7697
Password: 2525**

Join By Phone: 929-205-6099 **OR**
Find your local number: <https://zoom.us/j/98915377697>

Join By PC:
<https://zoom.us/j/98915377697?pwd=TSStWbGF0VExybkRMZGYzN1o0cEJDdz09>

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-2022-06: Approval granted to Sean Henry for impervious lot coverage variance to install an inground pool and concrete walk around on property located at 11 Buttonwood Drive, Florence Township; Block 166.04, Lot 9.
 - B. Resolution ZB-2022-07: Approval granted to The Victor Robbins Group for a Use Variance along with site plan deferral for 8 months for a light woodworking/manufacturing facility on property located at 1496 Hornberger Avenue, Florence Township; Block 125, Lot 25.
6. MINUTES
- Regular Meeting of February 7, 2022
7. CORRESPONDENCE
8. 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. Heard at 2/7/22 meeting and continued to 3/7/22 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

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8. APPLICATIONS (continued)
 - 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. Requested adjournment to the 3/7/22 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