

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING – MONDAY, JULY 11, 2022 - 7:30 P.M.**

**FINAL AGENDA**

**Meeting Date: Monday, July 11, 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: 934 8066 7012  
Password: 2525**

**Join By Phone: 929-205-6099 OR  
Find your local number: <https://zoom.us/j/93480667012?pwd=MEFHOTY1YWdzUkZqR1NORFZVU1ZtZz09>**

**Join By PC:  
<https://zoom.us/j/93480667012?pwd=MEFHOTY1YWdzUkZqR1NORFZVU1ZtZz09>**

***MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ATTEND VIRTUALLY***

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1. CALL TO ORDER AND SALUTE TO THE FLAG
2. SUNSHINE STATEMENT
3. ROLL CALL
4. RESOLUTIONS
  - A. Resolution ZB-2022-10: Denial of application submitted 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.
  - B. Resolution ZB-2022-11: Approval granted to ASA Investment & Management LLC for Amended Use Variance to reconfigure prior approved 4 units at property located at 18/20 W. Front Street, Florence; Block 48, Lot 7.
5. MINUTES
  - A. Special Meeting of May 31, 2022
  - B. Regular Meeting of June 2, 2022
6. CORRESPONDENCE
  - A. 6/24/22: Letter from NFI's attorney requesting adjournment to 8/1/22 meeting.
7. APPLICATIONS
  - A. Application ZB#2022-02: Application by 2039 Route 130 Florence LLC for a Use Variance and Minor Site Plan with Bulk Variances to expand the existing building on site and operate a truck repair facility on property located at 2039 Route 130, Florence Township; Block 159, lot 4.01. *Application received 1/31/2022, deemed complete 5/2/22, heard 6/2/22, adjourned to 7/11/22.*

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7. APPLICATIONS (continued)
  - A. Application ZB#2022-02: Application by 2039 Route 130 Florence LLC  
REPORTS/CORRESPONDENCE
    - ZB#2022-02B: Review memo dated 3/11/22 from the Environmental Commission
    - ZB#2022-02C: Review memo dated 3/14/22 from Police Chief Boldizar
    - ZB#2022-02D: Review letter dated 3/24/22 from Engineer Dougherty
    - ZB#2022-02E: Review letter dated 3/24/22 from Planner Fegley
    - ZB#2022-02F: Review letter dated 4/20/22 from Fire Marshal Richardson
    - ZB#2022-02G: Review letter #2 dated 7/6/22 from Fire Marshal Richardson
    - ZB#2022-02H: Review letter #2 dated 7/7/22 from Engineer Dougherty
  - B. Application ZB#2022-04: Application by Florence Plaza, LLC, for Preliminary & Final Site Plan with Use Variance and Minor Subdivision to construct a 5-story self-storage facility on property located at 2043 Route 130, Florence Township; Block 159, Lot 5.06. *Application received 3/21/22, deemed complete 6/2/22, adjourned to 7/11/22.*  
REPORTS/CORRESPONDENCE
    - ZB#2022-04A: Review memo from Environmental Commission dated 5/20/22
    - ZB#2022-04B: Review memo from Chief Boldizar dated 6/3/22
    - ZB#2022-04C: Review letter from Fire Marshal Richardson dated 6/22/22
    - ZB#2022-04D: Review letter from Planner Fegley dated 6/21/22
    - ZB#2022-04E: Review letter from Engineer Dougherty dated 6/23/22
8. OTHER BUSINESS
9. PUBLIC COMMENTS
10. ADJOURNMENT