

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – MONDAY, AUGUST 1, 2022 - 7:30 P.M.**

FINAL AGENDA

Meeting Date: Monday, August 1, 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:** 925 6509 8928
Password: 2525

Join By Phone: 929-205-6099 **OR**
Find your local number: <https://zoom.us/j/92565098928?pwd=SIRZdVhYOFBGbkdVnNlxdDVhdDB3dz09>

Join By PC:
<https://zoom.us/j/92565098928?pwd=SIRZdVhYOFBGbkdVnNlxdDVhdDB3dz09>

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. RESOLUTIONS
 - A. Resolution ZB-2022-10: 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.
 - B. Resolution ZB-2022-11: 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.
 - C. Resolution ZB-2022-12: Approval granted to 2039 Route 130 Florence LLC for Use and Bulk Variance and Minor Site Plan to operate a truck repair facility on property located at 2039 Route 130, Florence Township; Block 159, Lot 4.01.
5. MINUTES
 - A. Regular Meeting of July 11, 2022
6. CORRESPONDENCE
 - A. 7/13/22: Letter from Burl. Co. Planning Board regarding 2039 Route 130 Florence LLC
7. APPLICATIONS
 - A. Application ZB#2022-06: Application by Barbara Mulé for Bulk Variance for Impervious Coverage to install a 12' x 25' inground pool with 3' concrete walk around on property located at 888 E. Third Street, Florence Township; Block 95, Lot 5. *Application received 7/11/22.*
REPORTS/CORRESPONDENCE
ZB#2022-06A: Review letter from Engineer Dougherty dated 7/14/22

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7. APPLICATIONS (continued)

B. Application ZB#2022-07: Application by Kiran Rayapudi for Amended Final to install a freestanding sign on property located at 1301 Hornberger Avenue, Florence Township; Block 126.02, Lot 1.02. *Application received 7/20/22.*

REPORTS/CORRESPONDENCE

ZB#2022-07A: Email correspondence from Engineer Dougherty dated 7/20/22

C. 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. Adjourned to 3/7/22, 4/4/22, 5/2/22, 5/31/22, 6/30/22 and 8/1/22 meetings.*

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

8. OTHER BUSINESS

9. PUBLIC COMMENTS

10. ADJOURNMENT