

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

FINAL AGENDA

Meeting Date: Thursday, September 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: 941 5892 1204
Password: 2525

Join By Phone: 929-205-6099 OR
Find your local number: <https://zoom.us/j/94158921204>

Join By PC:
<https://zoom.us/j/94158921204?pwd=ZE5FaVdHUlo3eGswSlptdnZpSlAvUT09>

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-2022-11: 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.
 - B. Resolution ZB-2022-13: Approval granted to Florence Plaza, LLC for Preliminary & Final Major 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.
 - C. Resolution ZB-2022-14: Approval granted to Barbara Mulé for Impervious Coverage Variance to construct a 12' X 25' inground pool with 3' concrete surround on property located at 888 E. Third Street, Florence Township; Block 95; Lot 5.
5. MINUTES
 - A. Regular Meeting of August 1, 2022
6. CORRESPONDENCE
7. APPLICATIONS
 - A. 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
ZB#2022-07B: Review letter from Planner Fegley dated 7/29/22

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7. APPLICATIONS (*continued*)
 - B. 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 12/6/21. Adjourned to 3/7/22, 4/4/22, 5/2/22, 5/31/22, 6/30/22, 8/1/22 and 9/1/22 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
ZB#2021-13F: Traffic count comparisons submitted by applicant 8/22/22
8. OTHER BUSINESS
 - A. 2023 Meeting Schedule
9. PUBLIC COMMENTS
10. ADJOURNMENT