

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – MONDAY, OCTOBER 3, 2022 - 7:30 P.M.**

FINAL AGENDA

Meeting Date: Monday, October 3, 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: 975 7837 5806
Password: 2525**

**Join By Phone: 929-205-6099 OR
Find your local number: <https://zoom.us/j/97578375806>**

**Join By PC:
<https://zoom.us/j/97578375806?pwd=Q3lxTXpkWWd2NDRENm9lY0tGNGFrQT09>**

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1. CALL TO ORDER AND SALUTE TO THE FLAG
 2. SUNSHINE STATEMENT
 3. ROLL CALL
 4. RESOLUTIONS
 - A. Resolution ZB-2022-15: Approval granted to Kiran Rayapudi for Bulk Variance to install a freestanding sign on property located at 1301 Hornberger Avenue, Florence Township; Block 126.02, Lot 1.02
 5. MINUTES
 - A. Regular Meeting of September 1, 2022
 6. CORRESPONDENCE
 - A. 09/15/22: Email from resident regarding information about warehouse development
 - B. 09/19/22: Letter from Engineer Dougherty regarding nighttime lighting check for 202 Foundry
 - C. 09/26/22: Email to Mayor, Council, Planning & Zoning Board from residents of Greenbriar
 - D. 09/27/22: Compliance Review No. 1 from Engineer Dougherty regarding Florence Plaza, LLC
 7. APPLICATIONS
 - A. 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, 9/1/22, and 10/3/22 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
ZB#2021-13G: Letter from Mr. Gillespie dated 9/22/22 with Additional Documents #1-7

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7. APPLICATIONS (*continued*)
 - B. Application ZB#2022-08: Application by Mohamed Ibrahim & Hala Elshorbagy for Use and Bulk Variance to construct a 3-story, 3-unit residence on property located at 700 W. Front Street, Florence; Block 16, Lot 17. *Application received 8/16/22.*
REPORTS/CORRESPONDENCE
ZB#2022-08A: Engineer Dougherty’s Completeness Review dated 08/25/22
8. OTHER BUSINESS
 - A. Letter from Parker McCay regarding The Victor Robbins Group request for site plan extension from October 1, 2022 to November 1, 2022.
9. PUBLIC COMMENTS
10. ADJOURNMENT