

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING – MONDAY, DECEMBER 5, 2022 - 7:30 P.M.**

**FINAL AGENDA – Revised\***

**Meeting Date: Monday, December 5, 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: 948 5412 8486  
Password: 2525**

**Join By Phone: 929-205-6099 OR  
Find your local number: <https://zoom.us/j/94854128486>**

**Join By PC:  
<https://zoom.us/j/94854128486?pwd=bmFSL2xFeGU2SEhpU050akNXcHZFQT09>**

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1. CALL TO ORDER AND SALUTE TO THE FLAG
  2. SUNSHINE STATEMENT
  3. ROLL CALL
  4. RESOLUTIONS
  5. MINUTES
    - A. Regular meeting of 11/3/22
  6. CORRESPONDENCE
    - A. 11/10/22: Compliance Review by Planner Fegley for 2039 Route 130 Florence LLC
    - B. 11/14/22: Compliance Review by Engineer Dougherty for 2039 Route 130 Florence LLC
    - \*C. 12/01/22: Compliance Review #2 by Engineer Dougherty for 2039 Route 130 Florence LLC
  7. APPLICATIONS
    - A. Application ZB#2022-10: Application by Mithil Poondla for Amended Use Variance seeking relief from already constructed exterior finish and building elevations that do not comply with what was originally approved on property located at 202 Foundry Street, Florence; Block 14, Lot 1. *Application received 11/7/22.*
    - 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, 9/1/22, 10/3/22, 11/3/22, 11/30/22 and 12/05/22 meetings.*
    - C. 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. Adjourned to 11/3/22 and 12/5/22 meetings.*

**REPORTS/CORRESPONDENCE**

ZB#2022-08A: Engineer Dougherty's Completeness Review dated 08/25/22

ZB#2022-08B: Planner Fegley's review letter dated 10/16/22

ZB#2022-08C: Fire Marshal Richardson's letter dated 10/17/22

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8. OTHER BUSINESS
9. PUBLIC COMMENTS
10. CLOSED SESSION
  - A. Resolution ZB-2022-17: Closed Session for Discussion of Personnel Matters
11. ADJOURNMENT