

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING – MONDAY, MARCH 6, 2023 - 7:30 P.M.**

**FINAL AGENDA**

**Meeting Date:** Monday, March 6, 2023  
**Meeting Time:** 7:30 P.M.  
**Location:** To attend in person: Municipal Building, 711 Broad Street, Florence

OR

To attend virtually via Zoom -

**Meeting Number: 970 6194 1848**  
**Password: 2525**

Join By Phone: 1-929-205-6099 OR

Find your local number: <https://zoom.us/j/97061941848?pwd=aUVPNmG5L0R2aWlFRFNtQmFjRXhjQT09>

Join By PC:

<https://zoom.us/j/97061941848?pwd=aUVPNmG5L0R2aWlFRFNtQmFjRXhjQT09>

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1. CALL TO ORDER AND SALUTE TO THE FLAG
  2. SUNSHINE STATEMENT
  3. ROLL CALL
  4. SWEARING-IN AND SEATING OF RETURNING MEMBER  
- Kevin Minton, Alt. #2, 2-year term – expiration 12/31/2024
  5. RESOLUTIONS
    - A. Resolution ZB-2023-05: Denying application of NFI Real Estate LLC for 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.
    - B. Resolution ZB-2023-08: Denying application of Red Steel Construction, LLC for Bulk Variances to renovate an existing dwelling and construct a 2-story addition at the rear of the dwelling on property located at 2082 Old York Road, Florence Township; Block 169.02, Lot 2.
  6. MINUTES
    - A. Regular meeting of February 6, 2023
  7. CORRESPONDENCE
  8. APPLICATIONS
    - A. 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 11/03/22, 12/05/22, 1/09/23, 2/06/23 & 3/06/23 meetings. New plans submitted 2/16/23.*

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8. APPLICATIONS (*continued*)
  - A. Application ZB#2022-08: Application by Mohamed Ibrahim & Hala Elshorbagy  
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 review letter dated 10/17/22
    - ZB#2022-08D: Applicant’s request for adjournment to the 2/06/23 meeting dated 12/12/22
    - ZB#2022-08E: Applicant’s request for adjournment to the 4/3/23 meeting dated 1/13/23
    - ZB#2022-08F: Planner Benedetti’s review letter dated 2/23/23
    - ZB#2022-08G: Fire Marshal Richardson’s review letter dated 2/28/23
    - ZB#2022-08H: Construction Official Hoey’s review letter dated 2/28/23
    - ZB#2022-08I: Engineer Dougherty’s email comment dated 3/1/23
    - ZB#2022-08J: Applicant’s email dated 3/1/23; now proposing 2 stories with 2 units
  - B. Application ZB#2022-11: Application by Rant Properties (The Victor Robbins Group) for a Minor Site Plan and Use Variance for a light woodworking/manufacturing facility on property located at 1496 Hornberger Avenue, Florence Township; Block 125, Lots 22.02, 24 & 25. *Application received on 12/01/22. Adjourned to the 3/06/23 meeting. Landscape Plan submitted 2/24/23. Revised plans submitted 2/27/23.*  
REPORTS/CORRESPONDENCE
    - ZB#2022-11A: Engineer Dougherty’s Completeness Review No. 1 dated 1/12/23
    - ZB#2022-11B: Planner Benedetti’s review letter dated 1/24/23
    - ZB#2022-11C: Engineer Dougherty’s Technical Review No. 1 dated 1/31/23
    - ZB#2022-11C: Applicant’s request for adjournment to the 3/06/23 meeting dated 1/31/23
    - ZB#2022-11D: Fire Marshal Richardson’s review letter dated 3/1/23
    - ZB#2022-11E: Planner Benedetti’s review letter dated 3/2/23
9. OTHER BUSINESS
10. PUBLIC COMMENTS
11. ADJOURNMENT