

**FLORENCE TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

RESOLUTION ZB-2022-05

ADOPTION OF 2021 ANNUAL REPORT

WHEREAS, *N.J.S.A 40:55D-70.1* requires that the Zoning Board of Adjustment shall annually review its decision on applications and appeals for variances and prepare and adopt a report on its findings of zoning ordinances provisions which were the subject of variance requires and its recommendations for zoning ordinance amendment or revision, if any, and forward same to the governing body and planning board; and

WHEREAS, an Annual Report for 2021 was prepared by the Zoning Board of Adjustment and is attached hereto and incorporated by reference herein; and

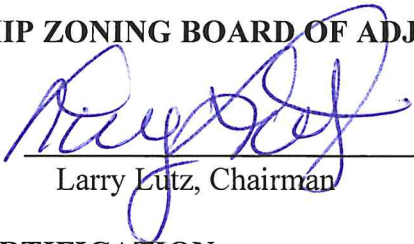
WHEREAS, the Zoning Board of Adjustment makes the recommendations in the attached "Schedule A" to the Mayor and Council for any amendments to the Zoning Ordinance of Florence Township and to the Planning Board for any amendments to the Master Plan of Florence Township; and

NOW, THEREFORE BE IT RESOLVED by the Florence Township Zoning Board of Adjustment in the County of Burlington and State of New Jersey that the Zoning Board of Adjustment 2021 Annual Report be adopted by the Board and copies of the Report be forwarded to the Florence Township Council and the Florence Township Planning Board.

FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT

Date:

02/07/2022

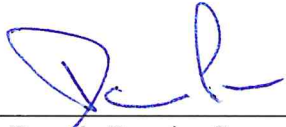

Larry Lutz, Chairman

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Florence Township Zoning Board of Adjustment held on February 7, 2022 and memorializes a decision taken by the Board on January 10, 2022.

Date:

2/7/22


Dennis Puccio, Secretary

FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT

2021 ANNUAL REPORT

In conformance with N.J.S.A. 40:55D-70, this report is made to review the year's actions on applications and appeals. Below is a summary of the applications made and heard before the Zoning Board. Gaps in numerical order of Resolutions are the result of Resolutions for continuance, denial without prejudice of applications, or information not applicable to the annual report.

NINO VENEZIALE	Block 169.01, Lots 3.08 & 3.09	AGR District
<u>Resolution ZB-2021-04:</u> Granted bulk variance for height of accessory structure and front yard setback for construction of a garage.		
	<u>permitted/required</u>	<u>existing/proposed</u>
Accessory Building Height	20 ft.	22.1 ft.
Front Yard Setback	50 ft.	46.1 ft.
ZACHARY CZEPIEL	Block 75, Lot 4	RA District
<u>Resolution ZB-2021-05:</u> Granted bulk variance for rear alley setback and impervious lot coverage variance for installation of inground pool with 3' wide walk around.		
	<u>permitted/required</u>	<u>existing/proposed</u>
Rear Alley Setback	10 ft.	4.4 ft.
Impervious Lot Coverage	25%	33.9% / 41.4%
HARPREET BHATIA	Block 09, Lots 6.01, 6.02, 10, 11 & 12	NC & RA District
<u>Resolution ZB-2021-07:</u> Dismissed Without Prejudice for Use Variance to allow a liquor store in the RA Zone.		
JOHN BIRCH	Block 80, Lot 11	RA District
<u>Resolution ZB-2021-08:</u> Granted impervious lot coverage variance for construction of a 16' x 10' addition and widening of driveway.		
	<u>permitted/required</u>	<u>existing/proposed</u>
Impervious Lot Coverage	25%	31% / 34%
LISA & BILL WELDON	Block 155.50, Lot 34	RA District
<u>Resolution ZB-2021-09:</u> Granted bulk variances for easement setback and accessory structure setbacks and impervious lot coverage variance for installation of inground pool with concrete walk around and construction of a paver patio and a shed.		
	<u>permitted/required</u>	<u>existing/proposed</u>
Accessory Structure Setbacks	5 ft.	0 ft. rear & 3 ft. side
Easement Setback	10 ft.	0 ft.
Impervious Lot Coverage	25%	27.2% / 55%
ROBERT & KRISTINE RISKO	Block 166.06, Lot 1	R District
<u>Resolution ZB-2021-10:</u> Granted bulk variance for accessory structure setbacks and impervious lot coverage variance for installation of inground pool with concrete walk around and construction of a shed in second front yard.		
	<u>permitted/required</u>	<u>existing/proposed</u>
Accessory Structure Setback	30 ft.	19 ft.
Impervious Lot Coverage	30%	21.9% / 31.9%

EDUARDO HURTADO	Block 90 , Lot 9	RA District
<u>Resolution ZB-2021-11:</u> Granted principal structure & driveway impervious lot coverage variance for construction of a new home on an existing undersized lot.		
Impervious Lot Coverage	<u>permitted/required</u> 20%	<u>existing/proposed</u> 0% / 24%
KRISTIN HUNT	Block 156.07, Lot 6	RA District
<u>Resolution ZB-2021-12:</u> Granted impervious lot coverage variance for installation of inground pool with 3' wide walk around.		
Impervious Lot Coverage	<u>permitted/required</u> 25%	<u>existing/proposed</u> 21% / 27.3%
ALFRED & KATE PRISTASH	Block 129 , Lot 21	RB District
<u>Resolution ZB-2021-13:</u> Granted impervious lot coverage variance to legalize already constructed 8' x 10' deck.		
Impervious Lot Coverage	<u>permitted/required</u> 33%	<u>existing/proposed</u> 39.8% / 42.5%
WILLIAM FITZPATRICK	Block 62 , Lot 13	RA District
<u>Resolution ZB-2021-14:</u> Granted impervious lot coverage variance for installation of above ground pool.		
Impervious Lot Coverage	<u>permitted/required</u> 25%	<u>existing/proposed</u> 27% / 32%
SUMON SAHA	Block 99.01 , Lot 21	HC District
<u>Resolution ZB-2021-15:</u> Granted Bulk Variances for front and side yard setbacks and impervious lot coverage variance for construction of an enclosed front porch, 3-season room and enclosing existing rear porch.		
Front Yard Setback	<u>permitted/required</u> 75 ft.	<u>existing/proposed</u> 15 ft. / 8 ft.
Side Yard Setback	25 ft.	14.3 & 20 ft. / 14.3 & 4.5 ft.
Impervious Lot Coverage	30%	31%
THEODORA KAKARIDES-VANNOZZI	Block 165.03 , Lot 20	R District
<u>Resolution ZB-2021-16:</u> Granted impervious lot coverage variance to legalize already constructed shed and hot tub.		
Impervious Lot Coverage	<u>permitted/required</u> 30%	<u>existing/proposed</u> 30.6% / 31.5%
OLIVIA & JULIAN RAMIEZ	Block 166.10 , Lot 7	R District
<u>Resolution ZB-2021-17:</u> Granted impervious lot coverage variance for installation of inground pool with 3' wide concrete walk around.		
Impervious Lot Coverage	<u>permitted/required</u> 30%	<u>existing/proposed</u> 28.9% / 36.1%