

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – December 16, 2010
7:30 P.M.**

PRELIMINARY AGENDA

1. CALL TO ORDER AND SALUTE TO THE FLAG
2. SUNSHINE STATEMENT
3. ROLL CALL
4. OLD BUSINESS
 - A. Application ZB#2010-16 for T-Mobile Northeast, LLC. Applicant is requesting minor site plan with use and bulk variances to permit the co-location of nine (9) telecommunications antennas at a centerline height of 109 feet on an existing 120' lattice tower on property located at 2022 Route 130, Florence Township. Block 160.01, Lot 10.01.
Application received October 14, 2010. Application deemed incomplete at the November 23, 2010 Board meeting and continued until the December 16, 2010 Board meeting.
REPORTS/CORRESPONDENCE
5. NEW BUSINESS
 - A. Application ZB#2010-18 for Florence Family Dental, P.C. Applicant is requesting a Use variance to permit the expansion of existing non-conforming use for property located at 1001 Hornberger Avenue and a portion of 172 Delaware Avenue, Florence, NJ. Block 96, Lots 1, 2, 3 and a portion of Lot 5.01(AKA Lot 5).
Application received December 1, 2010.
REPORTS/CORRESPONDENCE
ZB#2010-18A Review letter from Engineer Guzzi dated December 7, 2010.
ZB#2010-18B Review letter from Planner Perry dated December 8, 2010.
6. MINUTES Minutes from the regular meeting of November 23, 2010.
7. RESOLUTIONS
 - A. Resolution ZB-2010-21 continuing the application of Joseph LaRocca for a Use variance and site plan waiver to permit conversion of a warehouse with one apartment into four apartments on property located at 312 Summer Street, Florence, NJ. Block 43, Lot 8 until the January 25, 2011 meeting.

- B. Resolution ZB#2010-22 deeming incomplete and continuing the application of T-Mobile Northeast, LLC for minor site plan with use and bulk variances to permit the co-location (9) telecommunications antennas at a centerline height of 109' on an existing 120' lattice tower on property located at 2022 Route 130 Florence Township. Block 160.01, Lot 10.01.
- C. Resolution ZB#2010-23 for Brian and Susan Petuch. The Board made the Interpretation of the Zoning Code that the proposal brought forth by the applicants to add an apartment over the garage with access via the home's front door and common utilities does not change the single family nature of the home for property located at 6 Fountain Boulevard, Florence Township. Block 171.10, Lot 3.

8. CORRESPONDENCE

- A. Letter from the Burlington County Planning Board dated November 10, 2010 regarding Fallon Office Building, Delaware Avenue, Florence Township.
- B. Letter from Joy Weiler, Township Clerk regarding Township Council Resolution No. 2010-250 "A Resolution Accepting the Recommendation of Township Planning Board Regarding Boundaries of Proposed Redevelopment Area For Griffin Pipe Properties Pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq."

9. VOUCHERS

10. OTHER BUSINESS

11. PUBLIC COMMENTS

12. ADJOURNMENT