

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REORGANIZATION/REGULAR MEETING – JANUARY 25, 2011
7:30 P.M.**

PRELIMINARY AGENDA

1. CALL TO ORDER AND SALUTE TO THE FLAG
2. SUNSHINE STATEMENT
3. ROLL CALL
4. SWEARING-IN AND SEATING OF NEW MEMBERS AND/OR ALTERNATES
5. ELECTION OF OFFICERS FOR 2011
 - A. Election of Board Chairman
 - B. Election of Board Vice Chairman
 - C. Election of Board Secretary
 - D. Election of Board Clerk
6. APPOINTMENT OF PROFESSIONAL STAFF
 - A. Appointment of Board Solicitor
 - B. Appointment of Board Engineer
 - C. Appointment of Board Planner
7. RESOLUTIONS
 - A. Resolution ZB-2011-01 authorizing the appointment of Zoning Board of Adjustment Solicitor, Engineer and Planner.
 - B. Resolution ZB-2011-02 establishing the Annual Schedule of regular meetings and other policies relating to the New Jersey Open Public Meetings Act.
 - C. Resolution ZB-2011-03 adopting rules and regulations for submission and review of applications before the Florence Township Zoning Board of Adjustment.
 - D. 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.

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- E. 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 of (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.
- F. 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. APPLICATIONS

- A. Application ZB#2010-14 for Joseph LaRocca. Applicant is requesting 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.
Jonas Singer, Esquire
Application received September 8, 2010 and continued to the January 25, 2011 meeting at the request of the applicant.

REPORTS/CORRESPONDENCE

- ZB#2010-14A Letter from applicant's attorney Jonas Singer to Florence Township Zoning Officer dated December 14, 2010 regarding conversion of existing warehouse with one apartment to a single family residence.
 - ZB#2010-14B Letter from applicant's attorney, Jonas Singer, requesting that the application be carried until the February 22, 2011 meeting and extending the Board's time for action through March 2011.
- B. 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.
Michael Murray, Esquire

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Application received October 14, 2010. Application deemed incomplete at the November 23, 2010 Board meeting and continued until the January 25, 2011 Board meeting.

REPORTS/CORRESPONDENCE

ZB#2010-16A Review letter from Engineer Guzzi dated January 12, 2011.

ZB#2010-16B Review letter from Planner Perry dated January 14, 2011.

- C. 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).

Denis Germano, Esquire

Application received December 1, 2010 and continued at the request of the applicant until the January 25, 2011 Board meeting

REPORTS/CORRESPONDENCE

ZB#2010-18A Review letter from Florence Township Environmental Commission dated January 7, 2011.

9. MINUTES Minutes from the regular meeting of November 23, 2010.

10. 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.”

11. VOUCHERS

There are no vouchers for review at this time.

12. OTHER BUSINESS

13. PUBLIC COMMENTS

14. ADJOURNMENT