

**FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – March 7, 2016
7:30 P.M.**

FINAL AGENDA

1. CALL TO ORDER AND SALUTE TO THE FLAG
2. SUNSHINE STATEMENT
3. ROLL CALL
4. APPLICATIONS
 - A. Application ZB#2015-15 for Matthew Everett. Applicant is requesting a Use variance to allow legalization and continuation of a non-conforming commercial use (roadside mechanic business), as well as the construction of an approximately 30' x 50' x 16' pole barn to house both personal vehicles and equipment associated with the mechanic business on property located at 2030 Bustleton Road, Florence Township. Block 170, Lot 3.04.
Aaron Liller, Esq.
Application received on October 23, 2015 and was scheduled for public hearing on the December 7, 2015 meeting but was postponed due to insufficient public notice. Public hearing was opened on January 11, 2016 and continued at the Request of the applicant to March 7, 2016.
REPORTS/CORRESPONDENCE
 - B. Application ZB#2015-16 for 150 Alden Property- Florence LLC. Applicant is requesting Use and bulk variances to permit conversion of existing pizza restaurant with one residential unit on second floor to five (5) residential units on property located at 150 Alden Avenue, Roebing. Block 118, Lot 7.
Rosalind Westlake, Esq.
Application received January 7, 2016. Public hearing was opened on February 1, 2016 and continued at the request of the applicant to March 7, 2016.
REPORTS/CORRESPONDENCE
ZB#2015-16A Revised architectural elevations and floor plans dated 02-16-16.
ZB#2015-16B Review letter from Engineer LaRosa dated March 3, 2016.
ZB#2015-16C Review letter from Planner Fegley dated March 3, 2016.
 - C. Application ZB#2016-01 for Ritchard and Patti Woolston. Applicant is requesting a bulk variance to legalize an existing reduced setback for an existing private detached residential garage which was constructed within the required five feet setback from the rear property line on property located at 2050 Bustleton Road. Block 170, Lot 4.01.
Application received February 10, 2016.
REPORTS/CORRESPONDENCE
ZB#2016-01A Review letter from Engineer LaRosa dated February 29, 2016.

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5. RESOLUTIONS

- A. Resolution ZB-2016-05 continuing the application of 150 Alden Property-Florence, LLC for a Use variance and bulk variances to permit conversion of Existing pizza restaurant with second floor apartment to 5 residential units on Property located as 150 Alden Avenue, Roebing. Block 170, Lot 4.01.

6. MINUTES Regular meeting of November 5, 2015.
Regular meeting of December 7, 2015.

7. CORRESPONDENCE

8. VOUCHERS

9. OTHER BUSINESS

10. PUBLIC COMMENTS

11. ADJOURNMENT