

**FLORENCE TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

RESOLUTION PB-2020-07

ADOPTION OF 2019 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 2019 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 2019 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: May 4, 2020 Anant Patel
Anant Patel, 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 March 2, 2020 and memorializes a decision taken by the Board on May 4, 2020.

Date: May 4, 2020 Larry Lutz
Larry Lutz, Secretary

Please note: Due to the coronavirus pandemic of 2020, the signatures above are done electronically. The minutes reflect the actions taken for the memorialization of this resolution.

**FLORENCE TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

2019 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.

In addition to the below list, the Board has observed a trend in which owners of residential properties are seeking approvals to construct residential accessory buildings, for use as garages for vehicles, boats, and recreational vehicles, and for residential accessory hobbies, that are significantly larger than allowed under applicable ordinance standards. In some cases, these accessory structures are larger than the dwellings to which they are accessory, and the Township Zoning Officer has justifiably denied approval because these structures are not “...clearly incidental and subordinate to the principal permitted use.” People are accumulating more things which require storage, and innovations in construction techniques (pole structures) have reduced the per square foot costs, so people want bigger buildings. The Board respectfully recommends that current size standards for residential accessory building be reviewed.

The Board also notes that current ordinance standards concerning what qualifies as an impervious surface sometimes yield results that may not be desirable. At present, pavers, regardless of substrate and installation methods, qualify as a pervious surface. Our Engineer has advised us that some paver systems that pay close attention to creation of a porous substrate and installation with gaps between paver blocks, may be pervious to water to some extent. Other systems, act much like any other paving and completely block the infiltration of water. It is possible under current standards to cover almost an entire parcel with pavers that do not trigger impervious surface limitations even though the pavers may in fact be essentially impervious. The other current oddity with regard to what is considered to be impervious pertains to wooden decks. Wooden decks are considered to be impervious even though there are often gaps between deck boards that allow what to flow through the deck surface and such decks may be built over soils that allow infiltration of rainwater. The Board respectfully recommends that current standards for what surfaces qualify as pervious and impervious be reviewed.

FOXDALE PROPERTIES, LLC	Block 147.01, Lots 3.01 & 3.03	SM District
Resolution ZB-2019-04: Granted preliminary & final major site plan approval with height & bulk variances.		
	<u>permitted/required</u>	<u>existing/proposed</u>
Height of Building	30 ft.	48.3 ft.
Sound Wall Height	8 ft.	24 ft.
Sound Wall Front Yard Setback (L. 4.02)	75 ft.	8 ft.
Sound Wall Front Yard Setback (5 th Street)	75 ft.	14 ft.
Design Exception for “over-infiltration” of stormwater		

BRYAN POCINO & MARIA MINILLI	Block 171.01, Lot 5.04	AGR District
Resolution ZB-2019-05: Granted bulk variance for area of accessory structure with side yard setback.		
	<u>permitted/required</u>	<u>existing/proposed</u>
Accessory Building Size	600 sq. ft.	1,200 sq. ft.
Side Yard Setback	50 ft.	17 ft.

ROBERT BATES, JR.	Block 97, Lot 6	RA District
Resolution ZB-2010-06: Granted bulk variance for area of accessory structure.		
	<u>permitted/required</u>	<u>existing/proposed</u>
Accessory Building Size	250 sq. ft.	960 sq. ft.

DIAMOND POOLS	Block 165.04, Lot 45	R District
Resolution ZB-2019-07: Granted impervious lot cover variance for installation of inground pool, concrete apron, paved walkways, and shed.		
Impervious Lot Coverage	<u>permitted/required</u> 25%	<u>existing/proposed</u> 32%
JOHN LAROCCO	Block 171.02, Lot 24	AGR District
Resolution ZB-2019-08: Granted impervious lot cover variance for installation of inground pool, surrounding concrete and patio.		
Impervious Lot Coverage	<u>permitted/required</u> 25%	<u>existing/proposed</u> 29%
PATRICIA PRENDERGAST	Block 165.01, Lot 2.12	R District
Resolution ZB-2019-09: Granted use variance to construct agricultural use accessory building in a residential district.		

SILVIA SECELEAN	Block 166, Lot 12.01	R District
Resolution ZB-2019-11: Granted second amended use variance to construct additional living space (336 sq. ft.) to a prior approved garage conversion to a 1-bedroom apartment (576 sq. ft.).		
JOSEPH AND JANE CROUCHMAN	Block 146.04, Lot 1	RA District
Resolution ZB-2019-13: Granted front yard setback and impervious lot coverage variances to install wooden deck and ramp for handicapped accessibility.		
Impervious Lot Coverage	<u>permitted/required</u> 25%	<u>existing/proposed</u> 28.5%
Front Yard Setback	25 ft.	8.75 ft.