FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING – MONDAY, JULY 11, 2022 - 7:30 P.M.

FINAL AGENDA

Meeting Date: Monday, July 11, 2022
Meeting Time: 7:30 P.M.
Location: In Person: Municipal Building, 711 Broad Street, Florence
(Face Masks Are Encouraged)

OR: Zoom Meeting Information - Meeting Number: 934 8066 7012
Password: 2525

Join By Phone: 929-205-6099 OR
Find your local number: https://zoom.us/u/a0mwm8Gcx

Join By PC:
https://zoom.us/j/93480667012?pwd=MEFHOTY1YWdzUkZqR1NORFZVUI1ZtZz09

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ATTEND VIRTUALLY

-------------------------------------------------------------------------------------------------

1. CALL TO ORDER AND SALUTE TO THE FLAG

2. SUNSHINE STATEMENT

3. ROLL CALL

4. RESOLUTIONS
   A. Resolution ZB-2022-10: Denial of application submitted by NFI Real Estate, LLC for Preliminary Major Site Plan with Use Variance to construct a warehouse in Mansfield Township with basins, parking and associated improvements to be located in Florence Township on property located at 1091 Florence Columbus Road, Florence Township. (Wainwright Tract); Block 167.01, Lots 2.01, 2.05, 3.01, 3.02 & 4.

   B. Resolution ZB-2022-11: Approval granted to ASA Investment & Management LLC for Amended Use Variance to reconfigure prior approved 4 units at property located at 18/20 W. Front Street, Florence; Block 48, Lot 7.

5. MINUTES
   A. Special Meeting of May 31, 2022
   B. Regular Meeting of June 2, 2022

6. CORRESPONDENCE
   A. 6/24/22: Letter from NFI’s attorney requesting adjournment to 8/1/22 meeting.

7. APPLICATIONS
   A. Application ZB#2022-02: Application by 2039 Route 130 Florence LLC for a Use Variance and Minor Site Plan with Bulk Variances to expand the existing building on site and operate a truck repair facility on property located at 2039 Route 130, Florence Township; Block 159, lot 4.01. Application received 1/31/2022, deemed complete 5/2/22, heard 6/2/22, adjourned to 7/11/22.
7. APPLICATIONS (continued)
   A. Application ZB#2022-02: Application by 2039 Route 130 Florence LLC
      REPORTS/CORRESPONDENCE
      ZB#2022-02B: Review memo dated 3/11/22 from the Environmental Commission
      ZB#2022-02C: Review memo dated 3/14/22 from Police Chief Boldizar
      ZB#2022-02D: Review letter dated 3/24/22 from Engineer Dougherty
      ZB#2022-02E: Review letter dated 3/24/22 from Planner Fegley
      ZB#2022-02F: Review letter dated 4/20/22 from Fire Marshal Richardson
      ZB#2022-02G: Review letter #2 dated 7/6/22 from Fire Marshal Richardson
      ZB#2022-02H: Review letter #2 dated 7/7/22 from Engineer Dougherty

   B. Application ZB#2022-04: Application by Florence Plaza, LLC, for Preliminary & Final Site Plan with Use Variance and Minor Subdivision to construct a 5-story self-storage facility on property located at 2043 Route 130, Florence Township; Block 159, Lot 5.06. Application received 3/21/22, deemed complete 6/2/22, adjourned to 7/11/22.
      REPORTS/CORRESPONDENCE
      ZB#2022-04A: Review memo from Environmental Commission dated 5/20/22
      ZB#2022-04B: Review memo from Chief Boldizar dated 6/3/22
      ZB#2022-04C: Review letter from Fire Marshal Richardson dated 6/22/22
      ZB#2022-04D: Review letter from Planner Fegley dated 6/21/22
      ZB#2022-04E: Review letter from Engineer Dougherty dated 6/23/22

8. OTHER BUSINESS
9. PUBLIC COMMENTS
10. ADJOURNMENT