

**FLORENCE TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

RESOLUTION ZB-2026-04

ADOPTION OF 2025 ANNUAL REPORT

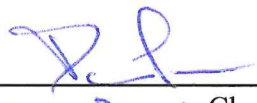
WHEREAS, *N.J.S.A* 40:55D-70.1 requires that the Zoning Board of Adjustment shall annually review its decision on applications and appeals for variances and prepare and adopt a report on its findings of zoning ordinances provisions which were the subject of variance requires and its recommendations for zoning ordinance amendment or revision, if any, and forward same to the governing body and planning board; and

WHEREAS, an Annual Report for 2025 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 2025 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.

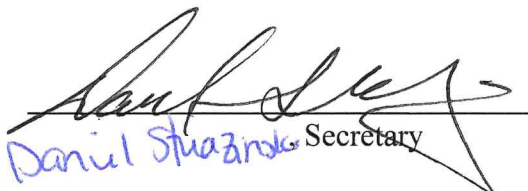
Date: 01/12/2026


Dennis Ricci 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 January 12, 2026 and memorializes a decision taken by the Board on January 12, 2026.

Date: 01/12/2026


Daniel Stazinski Secretary

2025 ANNUAL REPORT

YOLANDA STONE **Block 123 , Lot 31** **NC District**
Resolution ZB-2025-05: Dismissed without prejudice application for Use Variance to allow commercial to
residential conversion

GEORGIANNA JARRETT	Block 79, Lot 3	RA District
<u>Resolution ZB-2025-07:</u> Granted <u>Bulk Variance</u> for impervious cover, rear and side yard setbacks to construct a new single-family home		
	<u>Permitted/Required:</u>	<u>Existing/Proposed:</u>
Impervious Coverage	25%	0%/45.4%
Side Yard Setback	15ft	0ft/10.5ft
Rear Yard Setback	35ft	0ft/20.2ft

FLORENCE PLAZA **Block 159 Lot 5.02** **HC District**

Resolution ZB-2025-11: Granted Extension of Approval for Use Variance for Preliminary and Final Major Site Plan

ELIZABETH HAUPT	Block 57 Lot 7	RA District
<u>Resolution ZB-2025-12:</u> Granted Bulk Variance for impervious coverage to shed and above ground pool		
	<u>Permitted</u>	<u>Existing/Proposed:</u>
	25%	32.3%

REGINALD LEWIS GROUP	Block 38 Lot 3	RA District
<u>Resolution ZB-2025-13:</u> Granted Use and Density Variance, Preliminary and Final Major Subdivision with Bulk Variances to create two new lots with semi-detached duplex residential building		
	<u>Permitted/Required</u>	<u>Existing/Proposed:</u>
Impervious Coverage	25%	27.7%; 27.7%; 29.5%
Front Yard Setback	25ft	20ft
Density	4 units/acre	8.7 units/acre

JOAN BUDDIE **Block 35 Lot 2** **RA District**

CHRIS CONTI	Block 77 Lot 5.05	RA District
<u>Resolution ZB-2025-15: Granted Bulk</u>	Variance for Impervious Coverage for extending front porch	
	<u>Permitted</u>	<u>Existing/Proposed</u>
Impervious Coverage	25%	38%/40%
Front Yard Setback	25ft	22.5ft/21ft