

**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 Puccia, 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 Staszko, Secretary

**FLORENCE TOWNSHIP
ZONING BOARD OF ADJUSTMENT**

2025 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.

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

JAYA ALGONDA

Block 165.06, Lot 8

R District

Resolution ZB-2025-06: Granted Bulk Variance for impervious coverage, side yard setback for an addition.

	<u>Permitted</u>	<u>Existing/Proposed</u>
Impervious Coverage	25%	21%/28.5%
Side Yard Setback	20ft	12.5ft/12.5ft

GEORGIANNA JARRETT

Block 79, Lot 3

RA District

Resolution ZB-2025-07: Granted Bulk Variance 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

Resolution ZB-2025-12: 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

Resolution ZB-2025-13: 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

Resolution ZB-2025-14: Granted Use Variance for converting a single-family home into a multi-family home

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CHRIS CONTI

Block 77 Lot 5.05

RA District

Resolution ZB-2025-15: Granted Bulk Variance for Impervious Coverage for extending front porch

Permitted

Existing/Proposed

Impervious Coverage

25%

38%/40%

Front Yard Setback

25ft

22.5ft/21ft