

RECEIVED

JUN 12 2020

DATE OF SUBMISSION: ZB 2020 / 03
 ZONING BOARD PLANNING BOARD

RECEIVED BY: K Fedenro
APPLICATION NO. _____

TOWNSHIP OF FLORENCE
LAND DEVELOPMENT APPLICATION

If you are not familiar with the Florence Township Ordinance requirements please ask to see a member of the Planning/Zoning Staff prior to filling out the application.

A. BASIC INFORMATION

1. APPLICANT NAME: Komika Benjamin 2. OWNER NAME: Vicki + Ralph Ashwood
STREET ADDRESS: 1013 W 4th St. STREET ADDRESS: 644 New York Ave
CITY: Florence STATE: MS ZIP: 08518 CITY: Columbus STATE: MS ZIP: 08518
TELEPHONE: 609-420-4560 TELEPHONE: 609-424-4943

3. If applicant is not owner, set forth in detail the nature and source of the legal beneficial right by which you can claim to submit this application. Applicant is Tenant

4. TYPE OF APPLICATION: (check as many items as applicable)
Starred (*) application require a public hearing with notice and legal advertisement.

- | | | |
|---|--|--|
| <input type="checkbox"/> Minor subdivision | <input type="checkbox"/> Major Site Plan - Final | <input type="checkbox"/> Interpret zoning map or ordinance |
| <input type="checkbox"/> Major Sub-Prel* | <input type="checkbox"/> Conditional Use* | <input checked="" type="checkbox"/> Bulk variances* |
| <input type="checkbox"/> Major Sub-Final | | <input type="checkbox"/> Use variances* |
| <input type="checkbox"/> Minor Site Plan* | | <input type="checkbox"/> Informal Review |
| <input type="checkbox"/> Major Site Plan-Prel.* | <input type="checkbox"/> Appeal of decision of an Administrative Officer | <input type="checkbox"/> Other |

NOTE: If a variance is requested in conjunction with this application the exact nature of the variance must be indicated on the application Form - SEE No. 15.

5. LIST OF INDIVIDUALS WHO PREPARED PLANS:

ARCHITECT

NAME: n/a
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____

SITE PLANNER

NAME: n/a
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____

ENGINEER

NAME: n/a
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____
FAX: _____

ATTORNEY

NAME: n/a
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____
FAX: _____

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 1013 W 4th St. Florence MS 08518
BLOCK NO. 3 LOT NO: 13

7. TYPE OF ROAD FRONTAGE: Rt. 130 Collector Secondary Local Road
 Arterial Primary Local Road
8. ZONE DISTRICTS: (Circle one)

R Residential	AGR Agricultural	GM General Manufacturing
<u>RA Residential</u>	HC Highway Commercial	SM Special Manufacturing
<u>RB Residential</u>	NC Neighborhood Commercial	P Park
RC Residential	OP Office Park	H Historic

9. DESCRIPTION OF PROPOSED USE

Present Use _____
 Proposed Use Storage of lawn Equipment, motorcycle, etc.
 Number of Lots _____

Lot Size	Frontages	Square Feet	Acres
Required	_____	_____	_____
Existing	_____	_____	_____
Proposed	_____	_____	_____

Primary Building Setback Requirements

	Front	One Side	Second Side	Rear
Required	_____	_____	_____	_____
Existing	_____	_____	_____	_____
Proposed	<u>89 ft</u>	<u>48 8 ft</u>	<u>7.1 ft</u>	<u>18 ft</u>

Accessory building setback requirements (if applicable)

	Side	Rear	No. of Parking Spaces & Loading	Off Street	Loading
Required	_____	_____	_____	_____	_____
Existing	_____	_____	_____	<u>n/a</u>	_____
Proposed	<u>8 ft</u>	<u>8 ft</u>	_____	_____	_____

Percent of Impervious Coverage

Allowed 33%
 Existing 45%
 Proposed _____

Gross Floor Area

120 sq ft
 Existing _____
 Proposed _____

Height

8 ft
 Existing _____
 Proposed _____

10. UTILITIES

Public Water

Yes No
 Will this proposal require new water supply?
 Is there an existing municipal water connection?
 Can an existing connection service this proposal?
 Are additional connections required?
 Is the municipal water supply available?
 Has application been made for municipal sewer conn.?
 Date _____ No. of Connections _____

Well

Yes No
 Is there an existing well?
 Can the existing system service this proposal?
 Is a new well proposed?
 Has application been made?
 Has application been approved or denied?
 Date _____

Municipal Sewer

Yes No
 Will the proposal require new sewerage lines?
 Is there an existing Municipal sewer connection?
 Can the existing connection service the proposal?
 Are additional sewer connections required?
 Is sewer capacity available?
 Has application been made for municipal sewer conn.?
 Has application been approved or denied?

On Site Sewerage Treatment

Yes No
 Is there an existing septic system?
 Can the existing system service this proposal?
 Is a new system proposed?
 Type _____ conventional septic
 _____ alternative sewer
 _____ waterless covert w/gray water

Gas Natural Gas Existing
 Proposed

Propane n/a Existing
 Proposed

Electric Existing
 Proposed

n/a Above Ground
 Below Ground

18. AFFIDAVIT OF APPLICANT:

State of New Jersey

County of Burlington:SS

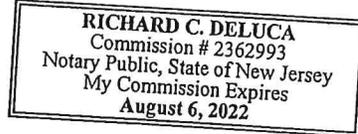
Komika Benjamin of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true.

Komika Benjamin
Applicant to Sign Here

Sworn and subscribed before me

this 11 day of June, 2020

Richard C. Deluca



19. AFFIDAVIT OF OWNERSHIP:

State of New Jersey

County of Burlington:SS

Dicki Ashwood of full age, being duly sworn according to law, on oath deposes and says, that Komika Benjamin the deponent resides at 1013 W 4th St

in the Township of Florence in the County of Burlington

and in the State of NJ that Dicki Ashwood is the owner of all that certain lot,

piece of land situated, lying and being in the municipality aforesaid, and known and designated as number

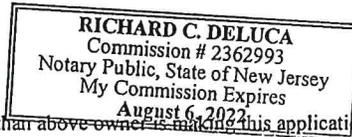
Lot 18 / Block 3

Dicki Ashwood
Owner to Sign Here

Sworn and subscribed before me

this 16 day of June, 2020

Richard C. Deluca



20. AUTHORIZATION BY OWNER: (If anyone other than above owner is making this application, the following authorization must be executed.)

To the Approving Board of the Township of Florence:

Komika Benjamin is hereby authorized to make the within application.

Dated 6/17/2020

Dicki Ashwood
Owner to Sign Here

CERTIFICATION

Date _____

I, _____, an authorized representative of which is a corporation, or partnership, applying to the Planning Board or Zoning Board of Adjustment of the Township of Florence for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units, or for the approval of a site to be used for commercial purposes, do hereby disclose, pursuant to the requirements of NJS40:55D-48.1. The name and address of all stockholders or individual partners owning at least 10% of the interest in the partnership which are hereby listed as follows:

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to NJS40:55D-48.2)

Title

Komika Benjamin
1013 W 4th Street • Florence, NJ 08518
609-456-7708 • komika_benjamin@comcast.net

RECEIVED
JUN 12 2020
ZB 2020 / 03

June 10, 2020

Zoning Board of Adjustment
Township of Florence
711 Broad Street
Florence, NJ 08518

Re: Land Use Application to the Zoning Board

Dear Sirs and Madams of the Board,

Thank you in advance for considering my Land Use Application to place a plastic shed (8' D x 15' W X 8' H) at 1013 W. 4th Street, Florence, NJ 08518 (Block 3; Lot 18).

Included you will find all of the required documents to fully review the request, including the *Land Development Application* with the required notary and signatures, letter for the property owner of providing permission to me to seek this application, copies of the surveys (regular survey as well as one outlining the location of requested variance) and the required fees (application and escrow).

Please be advised that the intention is to remove the current small shed (4'x 8' x 4') on the property and add the larger one to house lawn equipment, household maintenance supplies and a motorcycle. Please understand that we are requesting this to remove the clutter our neighbors see from their yards as well as to protect our belongings from the dust/debris and increase in traffic that has increased due to the recent construction (warehouse) in our area.

I look forward meeting with you at future *Zoning Board of Adjustment* meeting to further discuss this request and any concerns there may be.

Sincerely,


Komika Benjamin

Vicki Ashwood

644 New York Ave • Columbus, NJ 08022
609-424-4943 • vmeems@yahoo.com

RECEIVED

JUN 12 2020

ZB 2020 / 03

June 10, 2020

Zoning Board of Adjustment
Township of Florence
711 Broad Street
Florence, NJ 08518

Re: Land Use Application to the Zoning Board

To who this may concern:

As a co-owner of the property located at 1013 W. 4th Street, Florence, NJ 08518 (Block 3, Lot 18), I am giving permission to our daughter, Komika Benjamin, to seek application approval for placement of a shed on noted property.

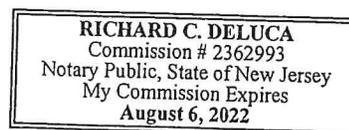
Please note that we are aware that the proposed building is a plastic garden shed, 8' D x 15' W X 8' H, expected to be used to store lawn equipment, a motor cycle and other home maintenance material.

Please reach out to me using the contact information above if there are any questions or concerns regarding our permission being provided to Komika Benjamin to seek application approval.

Sincerely,



Vicki Ashwood,



06-11-2020

TOWNSHIP OF FLORENCE

VARIANCE APPLICATIONS CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:

Name of Applicant: Komika Benjamin

Location of Subject Property:
 Street Address: 1013 W 4th St. Florence, NJ 08518
 Block: 3 Lot: 18

Date Submitted to Florence Land Use Office: 6/12/2020

RECEIVED

FOR OFFICIAL USE ONLY:

JUN 12 2020

Date Received at Florence Land Use Office: 28 2020 / 03 By: K Fedele

Completeness Review By (required by both):

Complete	Incomplete	Reviewed by	Signature	Date Reviewed
___		Board Engineer	_____	_____
___		Board Attorney	_____	_____

(If incomplete indicate the missing items on this form and return it to the applicant)

Date Returned to Applicant: _____ By: _____

INSTRUCTIONS

You should first obtain the "GENERAL INSTRUCTIONS FOR APPLICATIONS", from the Land Use Office. Read it carefully for a detailed explanation of the application process. Be sure that you have the correct checklist before you begin compiling your application. This checklist relates to steps 1 and 2 in the process (as described in the General Instructions) and can be used only for **variance applications**. It is your responsibility, as an applicant, to provide a complete "picture" of your application. Only after you have provided the information listed below can your application be certified as "complete" and submitted to the Planning Board or Zoning Board for their review. In some cases (indicated below), specific checklist items may be requested to be waived by checking the appropriate box under "waiver requested". Be sure that you address each of the items listed in this checklist in your application submission. Failure to do so will result in it being classified "incomplete". An "incomplete" application has no legal status.

SUBMISSION OF MATERIALS to the LAND USE OFFICE

At the time of the original submission of your application to the Florence Land Use Office, your application must be in 14 complete sets (original and 13 copies). All maps must be folded and a complete set must be sent directly to the Board’s professional staff (addresses can be obtained from the Land Use Office). As noted below, the application fee is a non-waivable submission item. However, because the application fee is non-refundable, you are not required to submit the application fee until after your application is certified “complete” (and scheduled on the Board’s meeting agenda).

Non-waivable Submission Items

The following items must accompany all applications at the time of the original submission. They cannot be waived. Please check the appropriate box when provided:

Provided	
<input checked="" type="checkbox"/>	Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	Application Form. Original and thirteen (13) copies, completed and notarized.
<input checked="" type="checkbox"/>	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
<input checked="" type="checkbox"/>	Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	If the property is under agreement, either a copy of the agreement or a letter from the owner granting permission to seek application approval.

PLEASE NOTE: The application fee is also a non-waivable submission item; but because it is non-refundable, you may submit it after your application is certified as “complete” and scheduled on a Board meeting agenda.

Submission Items

The following items are required by ordinance to be submitted with all variance applications. You may request that a specific item be waived by marking the appropriate “waiver requested” box and providing written justification for the request. A determination on any waiver request will be made based upon the written justification that must accompany any waiver request. Waivers will be granted only for good and sufficient reason and the request to waive a major item will substantially delay the process. Please check the appropriate boxes:

Provided	Waiver Requested	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A complete “Request for Certified List of Property Owners” form (obtain from Land Use Office).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A certificate from the Zoning Officer setting forth the reasons for the denial of the zoning permit. If you have retained an attorney or planner, they may provide the written description of the needed variance(s).

“d” (“USE”) VARIANCE (under C40:55D-70d) SUBMISSION REQUIREMENTS

If your application is for or includes a “d” (use) variance the following information must be provided in addition to the submission items listed above:

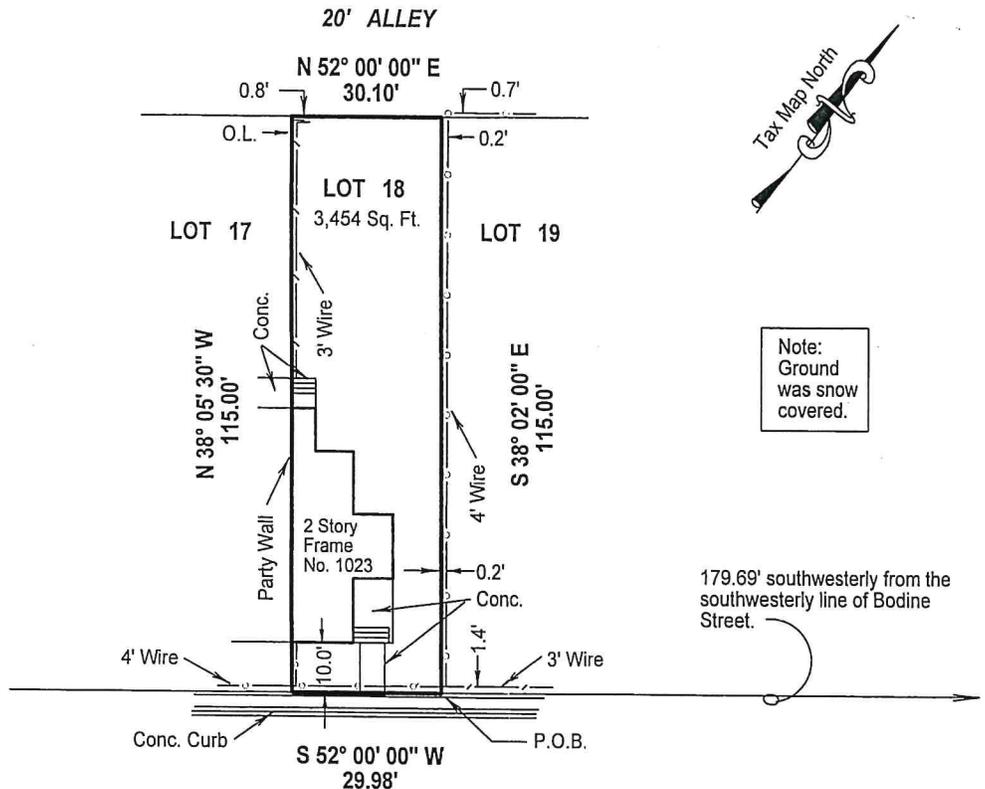
Provided	Waiver Requested	
N/A		A written statement describing and providing legal justification for the exact proposed use requested. Original and thirteen (13) copies

APPLICANT’S CERTIFICATION

The undersigned (applicant) hereby acknowledges that the information contained herein is true and complete to the best of his/her knowledge.

Date: This 11th day of June, 2020

Kenika Benjamin



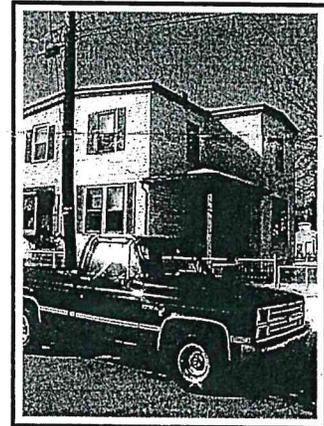
Note:
Ground
was snow
covered.

179.69' southwesterly from the
southwesterly line of Bodine
Street.

FOURTH STREET
(50' Wide)

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to the Board of Professional Engineers and Land Surveyors Regulation NJAC 13:40-5.1(d).

Being known as Lot 18, Block 3, Tax Map.



- TO: 1. Ralph A. Ashwood, Jr., and Vicki L. Ashwood
 2. Affiliated Title Of South Jersey 2998S
 3. Dalton Mortgage,
 its successors and/or assigns, as their interests may appear

"In consideration of the fee paid for performing this survey, I hereby declare its accuracy to the best of my professional knowledge and belief (except such easements, if any, that may be located below the surface of the land (s), or on the surface of land (s) not visible) as an inducement for any insurer of title to the land (s) and premises thereon. This responsibility is limited to the current matter as of the date of this survey. This survey is limited only to the above named parties."

1013 Fourth Street

REV.	DATE	DESCRIPTION
------	------	-------------

JUN 12 2020

ZB 2020 / 03

Cleo E. McCall

Cleo E. McCall
 N.J. PROFESSIONAL LICENSED
 LAND SURVEYOR No. 33532

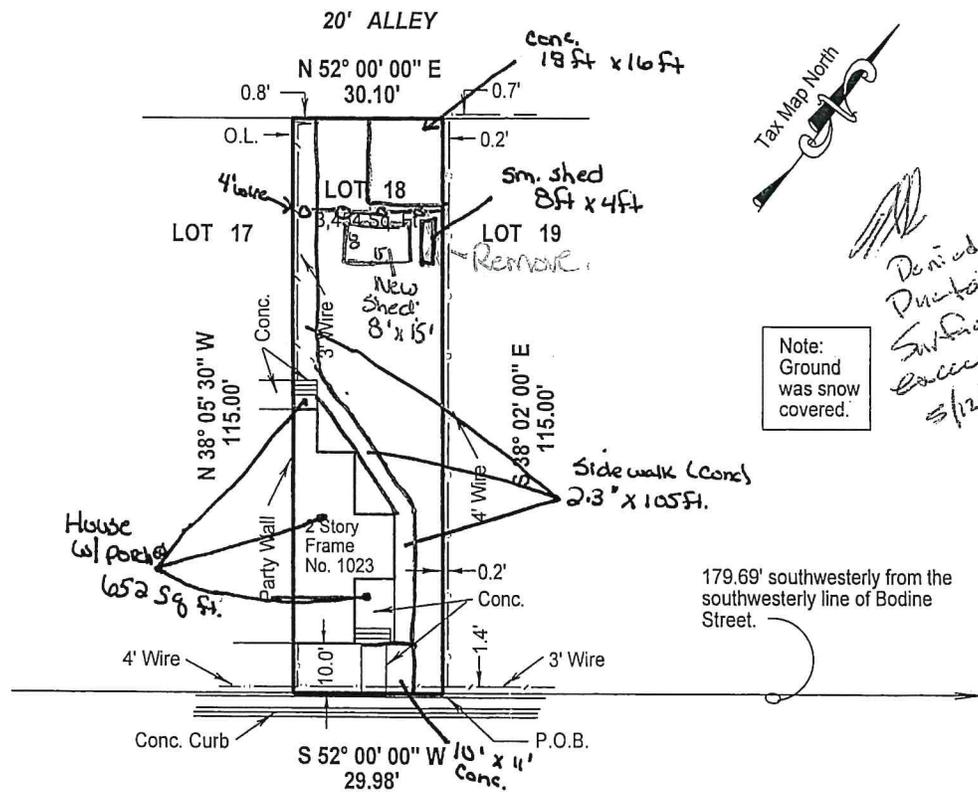
PLAN OF SURVEY

LOT 18 BLOCK 3
 TOWNSHIP OF FLORENCE
 BURLINGTON COUNTY, NEW JERSEY

APEX SURVEYS

26 MERIBROOK CIRCLE
 WILLINGBORO, NEW JERSEY 08046
 (609) 835-1379

SCALE: 1"=30'	DATE: 2-11-05	DRAWN BY: CEM	PROJECT NO. 05-240
---------------	---------------	---------------	--------------------



*Denial
Duct to Furnace
Surface
Excavated
5/12/20*

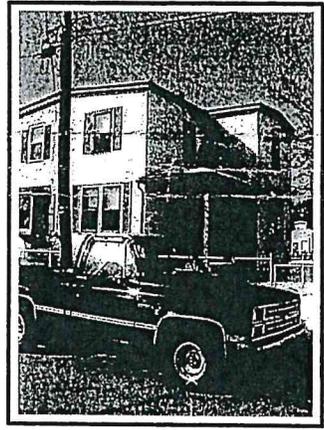
Note:
Ground
was snow
covered.

179.69' southwesterly from the
southwesterly line of Bodine
Street.

FOURTH STREET
(50' Wide)

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to the Board of Professional Engineers and Land Surveyors Regulation NJAC 13:40-5.1(d).

Being known as Lot 18, Block 3, Tax Map.



- TO: 1. Ralph A. Ashwood, Jr., and Vicki L. Ashwood
2. Affiliated Title Of South Jersey 2998S
3. Dalton Mortgage,
its successors and/or assigns, as their interests may appear

"In consideration of the fee paid for performing this survey, I hereby declare its accuracy to the best of my professional knowledge and belief (except such easements, if any, that may be located below the surface of the land (s), or on the surface of land (s) not visible) as an inducement for any insurer of title to the land (s) and premises thereon. This responsibility is limited to the current matter as of the date of this survey. This survey is limited only to the above named parties."

<p>1013 Fourth Street</p> <p>RECEIVED</p> <p>JUN 12 2020</p> <p>ZB 2020 / 03</p> <p><i>Cleo E. McCall</i></p> <p>Cleo E. McCall</p> <p>N.J. PROFESSIONAL LICENSED LAND SURVEYOR No. 33532</p>	REV.	DATE	DESCRIPTION
	PLAN OF SURVEY		
	<p>LOT 18 BLOCK 3</p> <p>TOWNSHIP OF FLORENCE</p> <p>BURLINGTON COUNTY, NEW JERSEY</p>		
	<p>APEX SURVEYS</p> <p>26 MERIBROOK CIRCLE</p> <p>WILLINGBORO, NEW JERSEY 08046</p> <p>(609) 835-1379</p>		
SCALE: 1"=30'	DATE: 2-11-05	DRAWN BY: CEM	PROJECT NO. 05-240

**TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS**

TAX COLLECTOR'S CERTIFICATION

RECEIVED

JUN 12 2020

ZB 2020 / 03

Applicant's Name, Address and Telephone Number: _____

Komika Benjamin (Tenant) 609-456-7708
1013 W 4th St, Florence, NJ 08518

Block/s: ~~18~~ 3 Lot/s: ~~13~~ 18

Street Address: 1013 W 4th St, Florence, NJ 08518

Property Owner's Name, Address and Telephone Number **IF DIFFERENT FROM APPLICANT:**

Vicki & Ralph Ashwood 609-424-4943
644 New York Ave
Columbus, NJ 08022

I HEREBY CERTIFY THAT:

() There is due to the Township of Florence, on the above property, the following amounts:

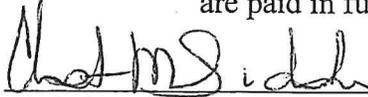
Taxes: \$ _____

Assessments: \$ _____

Water and/or Sewer Charges: \$ _____

TOTAL: \$ _____

() ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.



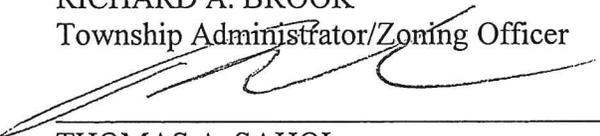
Christine, M. Swiderski, Tax Collector

Date: 5/28/2020

PLEASE NOTE: This document must be completed by the Tax Office BEFORE it is submitted with the application package.

PLEASE NOTE: A COMPLETE APPLICATION MUST SPECIFICALLY REQUEST EACH AND EVERY VARIANCE INVOLVED IN THE PROPOSED DEVELOPMENT. IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO LEARN WHAT ASPECTS OF THE PROPOSED DEVELOPMENT REQUIRES VARIANCES. RELIANCE ON COMMENTS CONTAINED IN THIS FORM WILL NOT BIND THE FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT/PLANNING BOARD AND WILL NOT EXCUSE THE APPLICANT FROM STRICT COMPLIANCE WITH THE PROVISIONS OF THE FLORENCE TOWNSHIP ZONING ORDINANCE AND THE LAND USE ACT OF THE STATE OF NEW JERSEY.

RICHARD A. BROOK
Township Administrator/Zoning Officer



THOMAS A. SAHOL
Assistant Administrator/Zoning Officer

DATE

June 15, 2020

DATE

PLEASE NOTE: THIS FORM IS PART OF YOUR APPLICATION AND THE REQUIRED NUMBER OF COPIES *MUST BE SUBMITTED* AT THE TIME YOUR COMPLETED APPLICATION IS PRESENTED TO THE BOARD CLERK.