

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 |
| <input checked="" type="radio"/> RA Residential | HC Highway Commercial | SM Special Manufacturing |
| RB Residential | NC Neighborhood Commercial | P Park |
| RC Residential | OP Office Park | H Historic |

9. DESCRIPTION OF PROPOSED USE N/A
 Present Use _____
 Proposed Use _____
 Number of Lots _____

Lot Size	Frontages	Square Feet	Acres
Required	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Existing	<u>77.75' on front 100' on third</u>	<u>7775</u>	<u>.01335</u>
Proposed	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Primary Building Setback Requirements N/A

	Front	One Side	Second Side	Rear
Required	_____	_____	_____	_____
Existing	_____	_____	_____	_____
Proposed	_____	_____	_____	_____

Accessory building setback requirements (if applicable)

	Side	Rear	No. of Parking Spaces & Loading	Off Street	Loading
Required	<u>3'</u>	<u>5'</u>	Required	<u>N/A</u>	<u>N/A</u>
Existing	<u>6' 6"</u>	<u>4' 6"</u>	Existing	<u>N/A</u>	<u>N/A</u>
Proposed	<u>6' 11"</u>	<u>15'</u>	Proposed	<u>N/A</u>	<u>N/A</u>

Percent of Impervious Coverage	Gross Floor Area	Height
Allowed <u>25%</u>	<u>N/A</u>	<u>20'</u>
Existing <u>31.7%</u>	<u>~ 100 sq ft</u>	<u>8' 12"</u>
Proposed <u>34%</u>	<u>336 sq ft</u>	<u>8' 12"</u>

10. UTILITIES

Public Water N/A

Yes	No	Well	Yes	No
_____	_____	<input checked="" type="radio"/> N/A	_____	_____
<input checked="" type="checkbox"/> Will this proposal require new water supply?	_____	_____	<input checked="" type="checkbox"/> Is there an existing well?	_____
<input checked="" type="checkbox"/> Is there an existing municipal water connection?	_____	_____	<input checked="" type="checkbox"/> Can the existing system service this proposal?	_____
<input checked="" type="checkbox"/> Can an existing connection service this proposal?	_____	_____	<input checked="" type="checkbox"/> Is a new well proposed?	_____
<input checked="" type="checkbox"/> Are additional connections required?	_____	_____	<input checked="" type="checkbox"/> Has application been made?	_____
<input checked="" type="checkbox"/> Is the municipal water supply available?	_____	_____	<input checked="" type="checkbox"/> Has application been approved or denied?	_____
<input checked="" type="checkbox"/> Has application been made for municipal sewer conn.?	_____	_____	<input checked="" type="checkbox"/> Date _____	_____
<input checked="" type="checkbox"/> Date _____	No. of Connections _____	_____	_____	_____

Municipal Sewer N/A

Yes	No	On Site Sewerage Treatment	Yes	No
_____	_____	<input checked="" type="radio"/> N/A	_____	_____
<input checked="" type="checkbox"/> Will the proposal require new sewerage lines?	_____	_____	<input checked="" type="checkbox"/> Is there an existing septic system?	_____
<input checked="" type="checkbox"/> Is there an existing Municipal sewer connection?	_____	_____	<input checked="" type="checkbox"/> Can the existing system service this proposal?	_____
<input checked="" type="checkbox"/> Can the existing connection service the proposal?	_____	_____	<input checked="" type="checkbox"/> Is a new system proposed?	_____
<input checked="" type="checkbox"/> Are additional sewer connections required?	_____	_____	<input checked="" type="checkbox"/> Type _____ conventional septic	_____
<input checked="" type="checkbox"/> Is sewer capacity available?	_____	_____	<input checked="" type="checkbox"/> _____ alternative sewer	_____
<input checked="" type="checkbox"/> Has application been made for municipal sewer conn.?	_____	_____	<input checked="" type="checkbox"/> _____ waterless covert w/gray water	_____
<input checked="" type="checkbox"/> Has application been approved or denied?	_____	_____	_____	_____

Gas N/A Natural Gas _____ Existing _____ Proposed _____

Propane N/A _____ Existing _____ Proposed _____

Electric _____ Existing _____ Above Ground _____ Proposed _____ Below Ground _____

11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

N/A

	YES	NO	MONTH/DAY/YEAR
1. New Jersey Dept. of Environmental Protection		<input checked="" type="checkbox"/>	
2. Burlington County Soil Conservation District		<input checked="" type="checkbox"/>	
3. Burlington County Planning Board		<input checked="" type="checkbox"/>	
4. N.J. Department of Transportation		<input checked="" type="checkbox"/>	
5. _____		<input checked="" type="checkbox"/>	

SUBMISSION DATA

12. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING APPLICATION
(attach supplemental sheet if necessary)

QUANTITY	DESCRIPTION OF ITEMS	MONTH/DAY/YEAR
<u>14</u>	<u>Surveying Map</u>	<u>03/16/2013</u>
<u>14</u>	<u>Sketch plan</u>	<u>06/04/2020</u>
<u>14</u>	<u>Zone Application</u>	<u>06/04/2020</u>
<u>14</u>	<u>checklist</u>	<u>06/19/2020</u>
<u>14</u>	<u>Tax collector Certification</u>	<u>06/19/2020</u>

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY:

NO YES IF YES
MONTH/DAY/YEAR

TYPE OF ACTION APPROVED DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: YES (attach copy if yes)
 NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)
See Attached

16. WAIVERS OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach sheet if necessary)
N/A

17. EXPERT WITNESSES FOR APPLICANT: (when applicable) N/A

NAME	TYPE OF TESTIMONY
_____	_____
_____	_____
_____	_____

18. AFFIDAVIT OF APPLICANT:

State of New Jersey
County of Burlington :SS
Drew Ruffini

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.

Drew Ruffini
Applicant to Sign Here

Sworn and subscribed before me
this 16 day of June, 2020 ASHLEY DANIELLE COX
ADNEY CX NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 8, 2022

19. AFFIDAVIT OF OWNERSHIP:

State of New Jersey
County of Burlington :SS
Drew Ruffini

of full age, being duly sworn according to law, on oath deposes and says, that Drew Ruffini the deponent resides at 897 Grove Street in the Town of Florence in the County of Burlington and in the State of NJ that Drew Ruffini 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 897 Grove St Lot 3.01/1.01 Block 92

Drew Ruffini
Owner to Sign Here

Sworn and subscribed before me
this 16 day of June, 2020 ASHLEY DANIELLE COX
ADNEY CX NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 8, 2022

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:
_____ is hereby authorized to make the within application.

Dated _____
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 NJSA40:55D-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 NJSA 40:55D-48.2)

Title

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JUN 17 2020

ZB 2020 / 04

Drew Ruffini
898 Grove Street
Florence, NJ 08518

609-499-1521
druffini@sscinc.com

6/19/2020

Zoning Board
Township of Florence
711 Broad Street, Florence NJ 08158

To Members of the Zoning Board:

I am hereby appealing to the board for a bulk variance for impervious coverage and possible setbacks to the property located at 898 Grove Street, Block 92, Lot 3.01 & 1.01, Florence Township. The intent is to improve the property by removing a wood structure shed that is currently located on the property with its associated concrete foundation and to replace with a larger shed and associated stone pad foundation on a different section of the property. The current shed (year installed unknown) is showing age and is becoming visually unappealing. Furthermore, in my opinion, the structural sound of the existing shed is questionable, as the wood is beginning to deteriorate. Finally, this shed is located .6 (less than a foot) feet away from the property line with Block 92 Lot 1.02/3.02 (827 E Third Street) and 4.1 feet away from the property line with Block 92 Lot 4 (872 Grove Street). The removal of this shed would be beneficial to these neighbors as this placement is extremely close to these property lines.

The new shed, with a stone pad foundation, will be located further into the lot, with the structure being at least 6 feet away for Block 92 Lot 1.02/3.02 (827 E Third Street) and 15 feet away from Block 92 Lot 4 (872 Grove Street). The proposed shed, 12x28, will increase the square footage of non-permeable coverage on the property by approximately 226 feet (considering the removal of the existing shed at over approximately 100 square feet). This puts the property in

violation (and hence the appeal for the variance) of the lot's impervious coverage. I ask you to take the following into consideration when considering my variance appeal:

1. The property doesn't have a garage, and this is the only structure that can allow me to have outdoor equipment needed to care for the property. The current shed size makes it virtually impossible to keep all equipment needed (for all seasons) and the increased space will be beneficial.
2. The current home was built in the 1920's. The lots associated with this home/property is unique and would not meet today's current standards. For instance, the easement line on the East 3rd Street side of the property is the foundation of the house. Therefore, I believe it warranted to say that this property has been grandfathered in over the years. This should be considered when looking at today's impervious coverage standards versus the age of this property.
3. This shed will be installed on a stone pad foundation, rather than a concrete foundation, therefore any runoff from the roof of the new shed will go into the stone pad (Stone pad will measure 14x30).
4. The new shed will be more visually appealing to the property, increasing the property value, and ultimately the appraisal of the property.

In conclusion, I thank you for your time and consideration and I am looking forward to discussing any further concerns at the zoning board meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "David Spiff". The signature is fluid and cursive, with a large, sweeping flourish at the end.

TOWNSHIP OF FLORENCE

VARIANCE APPLICATIONS CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:

Name of Applicant: Drew Ruffini
Location of Subject Property:
Street Address: 898 Grove Street
Block: 92 Lot: 3.01 + 1.01
Date Submitted to Florence Land Use Office: 6/19/2020

FOR OFFICIAL USE ONLY:

RECEIVED

Date Received at Florence Land Use Office: JUN 17 2020 By: K Fedenco
Completeness Review By (required by both): ZB 2020/04

Complete	Incomplete	Reviewed by	Signature	Date Reviewed
<input type="checkbox"/>	<input type="checkbox"/>	Board Engineer	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	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	
✓	Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies.
✓	Application Form. Original and thirteen (13) copies, completed and notarized.
✓	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
✓	Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies.
N/A	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	
✓		Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
✓		A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies.
✓		A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office).
✓		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:

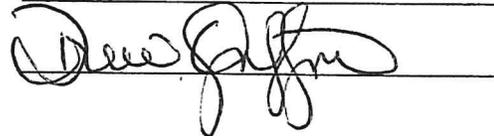
N/A

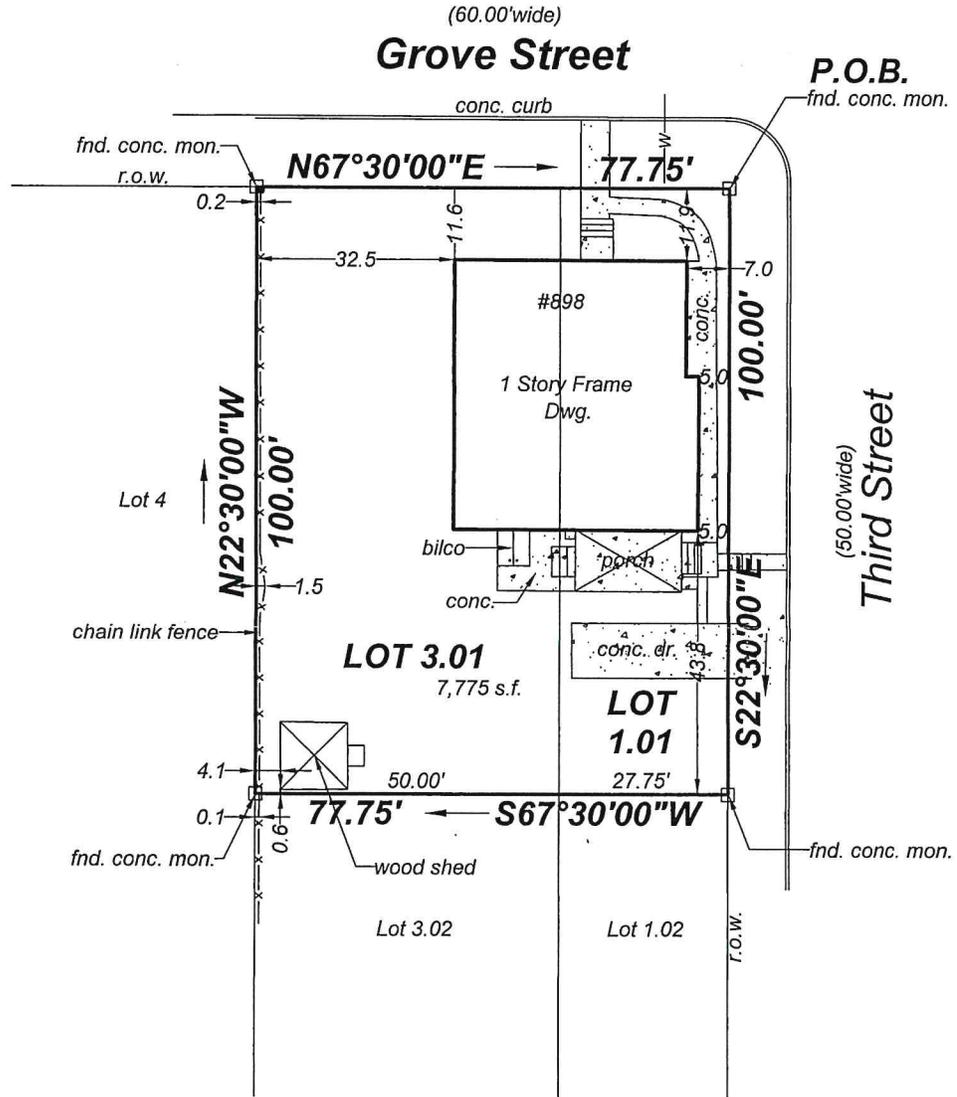
Provided	Waiver Requested	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A written statement describing and providing legal justification for the exact proposed use requested. Original and thirteen (13) copies

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 17th day of June, 2020

DREW RUFFINI




ALL LOT & BLOCK NUMBERS REFER TO:
FLORENCE TOWNSHIP TAX MAP

THIS SURVEY WAS MADE WITHOUT BENEFIT OF
A TITLE REPORT

TO: DREW RUFFINI
INFINITY TITLE AGENCY, INC.
US HOME CAPITAL LLC, its
successors and/or assigns, as their interest
may appear

ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER
PARTY OF INTEREST:
"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY,
I HEREBY CERTIFY, IN MY OPINION, TO ITS ACCURACY AS OF THIS
DATE EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED
BELOW THE SURFACE OF THE LANDS AND/OR ON THE SURFACE OF
THE LANDS AND NOT VISIBLE AS AN INDUCEMENT FOR ANY
INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND
PREMISES SHOWN THEREON"

DATE 03/16/13

SCALE 1"= 20'

REV.

DRAWN TJM

PLAN OF SURVEY
LOT 1.01 & 3.01 IN BLOCK 92
FLORENCE TOWNSHIP
BURLINGTON COUNTY NEW JERSEY

MASER SURVEYING LLC

LAND SURVEYORS

416 NEW ROAD, SOUTHAMPTON, NEW JERSEY 08088
(609) 859-4470 Tel. (609) 859-4471 Fax
masersurveying@aol.com

TIM J. MASER

PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC.#35958

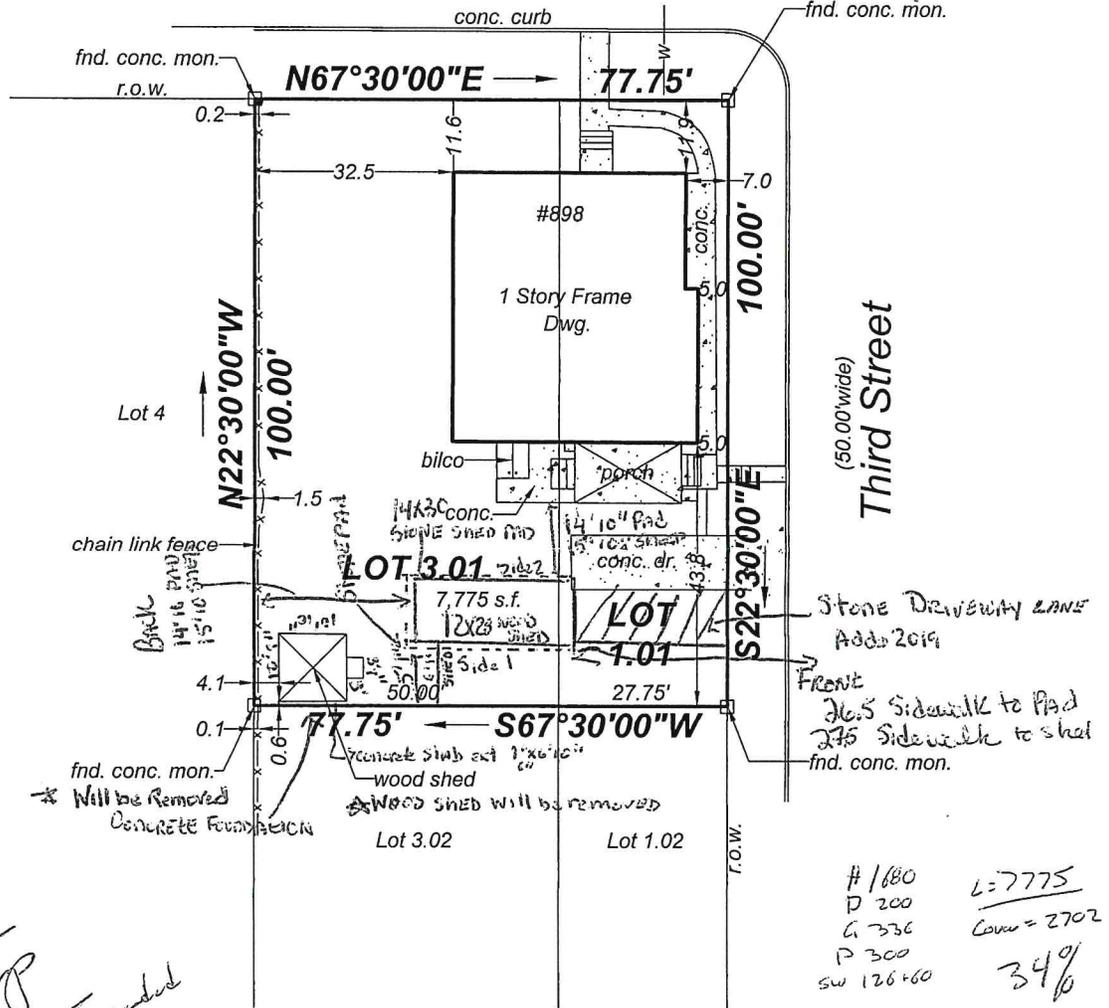
FILE#13-5388

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JUN 17 2020
ZB 2020/04



(60.00'wide)
Grove Street

P.O.B.
fnd. conc. mon.



*Imp
Surfaced Extended
Reg's known*

[Signature]
6/14/20

Amendments to this Survey are
NOT TO SCALE
THIS SURVEY WAS MADE WITHOUT BENEFIT OF
A TITLE REPORT

ALL LOT & BLOCK NUMBERS REFER TO:
FLORENCE TOWNSHIP TAX MAP

TO: DREW RUFFINI
INFINITY TITLE AGENCY, INC.
US HOME CAPITAL LLC, its
successors and/or assigns, as their interest
may appear

ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER
PARTY OF INTEREST:
"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY,
I HEREBY CERTIFY, IN MY OPINION, TO ITS ACCURACY AS OF THIS
DATE EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED
BELOW THE SURFACE OF THE LANDS AND/OR ON THE SURFACE OF
THE LANDS AND NOT VISIBLE AS AN INDUCEMENT FOR ANY
INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND
PREMISES SHOWN THEREON"

DATE 03/16/13

SCALE 1"= 20'

REV.

DRAWN TJM

PLAN OF SURVEY
LOT 1.01 & 3.01 IN BLOCK 92
FLORENCE TOWNSHIP
BURLINGTON COUNTY NEW JERSEY

MASER SURVEYING LLC
LAND SURVEYORS
416 NEW ROAD, SOUTHAMPTON, NEW JERSEY 08088
(609) 859-4470 Tel. (609) 859-4471 Fax
masersurveying@aol.com

[Signature]
TIM J. MASER
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC.#35958

FILE#13-5388

RECEIVED
JUN 17 2020
ZB 2020 / 04

TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS

TAX COLLECTOR'S CERTIFICATION

RECEIVED

JUN 17 2020

ZB 2020/04

Applicant's Name, Address and Telephone Number: Drew Ruffini
898 Grove Street, Florence, NJ 08518 609-499-1521

Block/s: 92 Lot/s: 3.01 + 1.01

Street Address: 898 Grove Street

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

I HEREBY CERTIFY THAT:

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

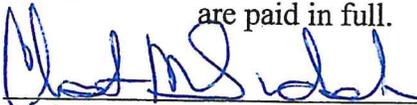
Taxes: \$ —

Assessments: \$ —

Water and/or Sewer Charges: \$ —

TOTAL: \$ —

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



Christine, M. Swiderski, Tax Collector

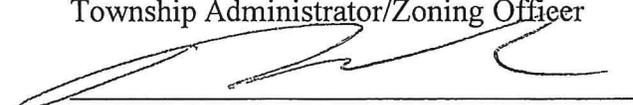
Date: 6/15/2020

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

DATE



THOMAS A. SAHOL
Assistant Administrator/Zoning Officer

June 17, 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.