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DATE OF SUBMISSION: _____ RECEIVED BY: K Federico

X ZONING BOARD ___ PLANNING BOARD 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: THEODORA VANNOZZI
STREET ADDRESS: 8 FILLIPPONI CT
CITY: FLORENCE STATE: NJ ZIP: 08505
TELEPHONE: 609-947-2868

2.
OWNER NAME: Theodora KAKANIDIS - Vannozzi
STREET ADDRESS: 8 Fillipponi Ct
CITY: Bordentown STATE: NJ ZIP: 08505
TELEPHONE: 609-947-2868

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.

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

___Minor subdivision
___Major Sub-Prel*
___Major Sub-Final
___Minor Site Plan*
___Major Site Plan-Prel.*
___Major Site Plan – Final
___Conditional Use*
___Appeal of decision of an Administrative Officer
___Interpret zoning map or ordinance
✓ Bulk variances*
___Use variances*
___Informal Review
___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: _____
STREET: _____
CITY: _____ STATE: ___ ZIP: _____
TELEPHONE: _____

SITE PLANNER

NAME: _____
STREET: _____
CITY: _____ STATE: ___ ZIP: _____
TELEPHONE: _____

ENGINEER

NAME: _____
STREET: _____
CITY: _____ STATE: ___ ZIP: _____
TELEPHONE: _____
FAX: _____

ATTORNEY

NAME: _____
STREET: _____
CITY: _____ STATE: ___ ZIP: _____
TELEPHONE: _____
FAX: _____

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 8 FILLIPPONI CT
BLOCK NO. 165.03 LOT NO: 20

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
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
Present Use SHED, HOT TUB, ~~PLAYSET~~, ~~FENCE~~
Proposed Use _____
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				

Accessory building setback requirements (if applicable)

	Side	Rear
Required		
Existing		
Proposed		

No. of Parking Spaces & Loading

	Off Street	Loading
Required		
Existing		
Proposed		

Percent of Impervious Coverage
Allowed 25 %
Existing 30.6 %
Proposed 31.5 %

Gross Floor Area _____ _____

Height _____ _____

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 _____Existing _____Proposed

Electric _____Existing _____Proposed _____Above Ground _____Below Ground

11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

	YES	NO	MONTH/DAY/YEAR
1. New Jersey Dept. of Environmental Protection	____	____	_____
2. Burlington County Soil Conservation District	____	____	_____
3. Burlington County Planning Board	____	____	_____
4. N.J. Department of Transportation	____	____	_____
5._____	____	____	_____

SUBMISSION DATA

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

QUANTITY	DESCRIPTION OF ITEMS	MONTH/DAY/YEAR
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY:

X 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)
X NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)
SHED FOR TOOLS AND LAWN, POOL EQUIP.
~~PLAY SET FOR KIDS~~
HOT TUB FOR REC USE

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

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
_____	_____
_____	_____
_____	_____
_____	_____

18. AFFIDAVIT OF APPLICANT:

State of New Jersey
County of BURLINGTON :SS
THEODORA VANNOZZI 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.

Applicant to Sign Here

Sworn and subscribed before me
this 16 day of SEPT ,2021

JOSEPH MISIEWICZ NOTARY PUBLIC My Comm. Exp. 02-04-2024 No. 50097943

19. AFFIDAVIT OF OWNERSHIP:

State of New Jersey
County of BURLINGTON :SS
THEODORA VANNOZZI of full age, being duly sworn according to law, on oath deposes and says, that Theodora Vannozzi the deponent resides at 8 FILLIPPORI CT. in the Township of Florence in the County of BURLINGTON and in the State of NJ that Theodora Vannozzi 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 Block 165.03 Lot 20

Owner to Sign Here

Sworn and subscribed before me
this 16 day of SEPT ,2021

JOSEPH MISIEWICZ NOTARY PUBLIC My Comm. Exp. 02-04-2024 No. 50097943 NEW JERSEY

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:
THEODORA VANNOZZI is hereby authorized to make the within application.

Dated 9-16-21

Owner to Sign Here

CERTIFICATION

Date 9-16-21

I, THEODORA VANNOZZI, 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 sane format as the above pursuant to NJSA 40:55D-48.2)

Title

TOWNSHIP OF FLORENCE

711 BROAD STREET • FLORENCE, NEW JERSEY 08518-2323
PHONE: (609) 499-2525 • WWW.FLORENCE-NJ.GOV

August 31, 2021

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SEP 27 2021
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Theodora Kakarides
8 Fillipponi Ct.
Bordentown NJ 08505

Dear Theodora,

I have reviewed your zoning application for the shed and hot tub on your property and denied them based on the information provided. You have an existing impervious coverage of 30.6%. With the addition of the shed and hot tub the new impervious coverage would be 31.5%. Your home is located in the R Zone where 20% is allowed for the house, driveways and walkways and an additional 5% is allowed for any patio, swimming pools/hot tubs and sheds for a total of 25%.

While going over your survey I also noticed the location of your fence and shed may not be on your property. No permit is on file for the newer 6' vinyl fence so a current survey may be necessary to verify the proper location of these items.

If you have any questions, please contact me direct at 609-499-2525.

Sincerely,

Theodore Lovenduski

Theodore Lovenduski
Administrative Assistant / Zoning Officer

TOWNSHIP OF FLORENCE

VARIANCE APPLICATIONS
CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:

Name of Applicant: THEODORA VANNOTTI
Location of Subject Property:
Street Address: 8 FILLIPPONI CT
Block: 165.03 **Lot:** 20
Date Submitted to Florence Land Use Office: 9-16-21

RECEIVED

FOR OFFICIAL USE ONLY:

Date Received at Florence Land Use Office: SEP 27 2021 **By:** K Federico

Completeness Review By (required by both): ZB 2021/11

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	
✓	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.
✓	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.

ıbmission Items

ı he 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:

Provided	Waiver Requested	
		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 Sup day of 17, 2021

_____

_____

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TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS

TAX COLLECTOR'S CERTIFICATION

Applicant's Name, Address and Telephone Number: THEODORA VANNOZZI
8 FILLIPPONI CT 609-947-2868

Block/s: 165.03 Lot/s: 20

Street Address: 8 FILLIPPONI CT

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: 9/17/2021

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

FLORENCE TOWNSHIP

ZONING OFFICER'S CERTIFICATION

__X_____ZONING BOARD OF ADJUSTMENT _____ PLANNING BOARD

Applicant's Name, Address and Telephone Number:

Theodora Kakarides-Vannozzi, 8 Fillipponi Court, Bordentown, NJ 08505

Location of Property:

8 Fillipponi Court, Bordentown, NJ 08505

Zoning Classification:

R - Residential Zoning District

Block/s: 165.03 Lot/s: 20

Type of Variance/s Required:

Hardship _____ Bulk ___X_____ Use _____

Site Plan Required:

Yes _____ No ___X____

Site Plan Waiver Requested:

Yes _____ No ___X____

Relief is being sought from Section Numbers: 91-180.A(2d) and any and all other sections as the board may require ___ of the Code of the Township of Florence Land Use Chapter 91 to legalize an already constructed hot tub and 10' x 12' shed which exceeds the permitted 25% maximum lot coverage. Impervious coverage prior to constructing the shed and hot tub was already in exceedance of permitted amount at 30.6%. The constructed shed and hot tub bring the impervious coverage amount to 31.5%

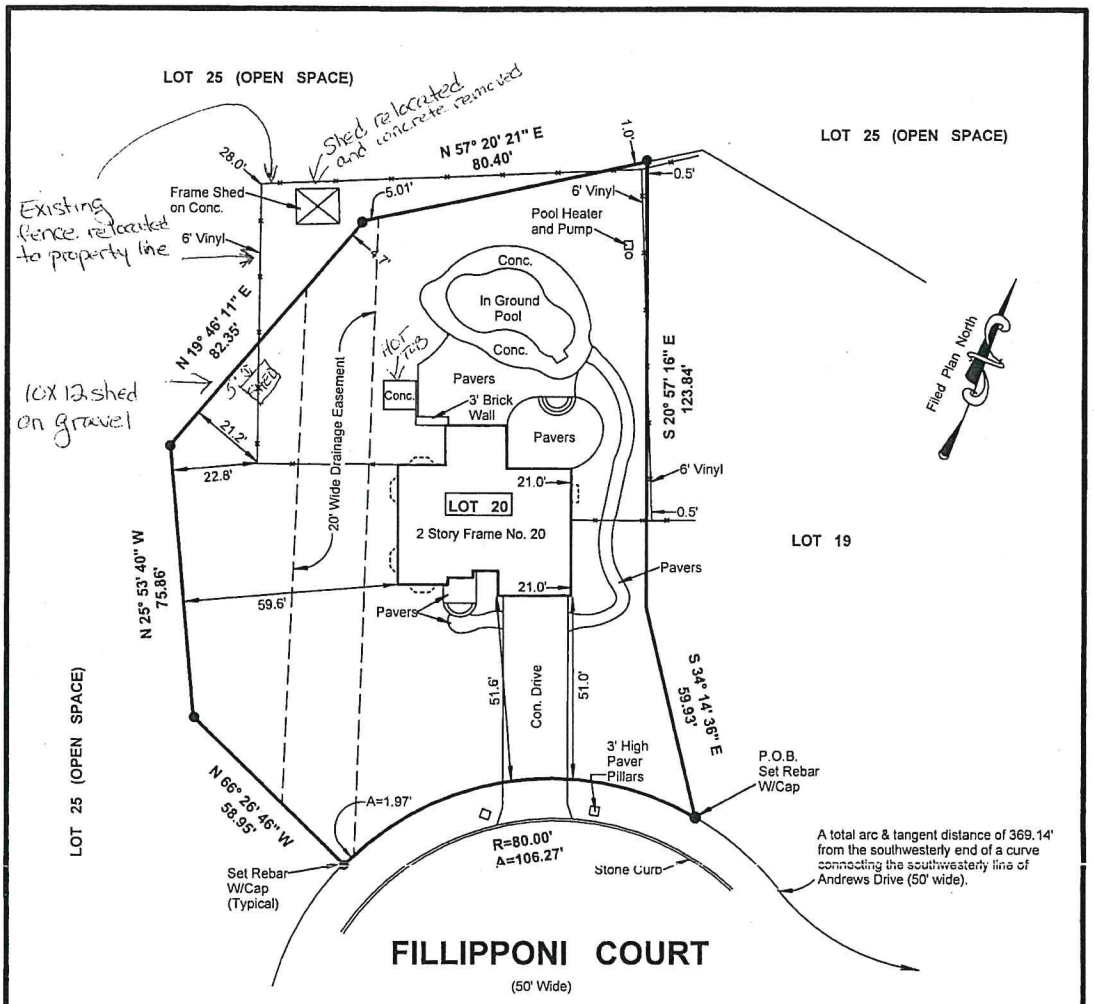
PLEASE NOTE: A COMPLETE APPLICATION MUST SPECIFICALLY REQUEST EACH AND EVERY VARIANCE INVOLVED IN THE PROPOSED DEVELOPMENT. IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO LEARN WHAT ASPECTS OF THE PROPOSED DEVELOPMENT REQUIRES VARIANCES. RELIANCE ON COMMENTS CONTAINED IN THIS FORM WILL NOT BIND THE FLORENCE 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.

Theodore Lovenduski 9-29-21

THEODORE LOVENDUSKI DATE

Zoning Officer

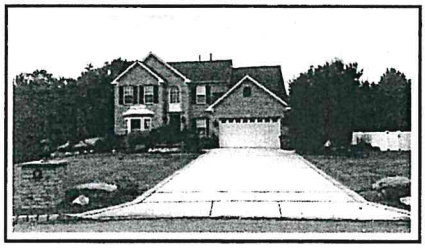
PLEASE NOTE: THIS FORM IS PART OF YOUR APPLICATION AND THE REQUIRED NUMBER OF COPIES *MUST BE SUBMITTED* AT THE TIME YOUR COMPLETED APPLICATION IS PRESENTED TO THE BOARD CLERK.



20,118 Sq. Ft. (0.46 Ac.)

Being known as Lot 20, Block 165.03, Tax Map.

AKA Lot 20, Block 165.03, "Preserve at Brookside," filed 1-24-2001 as Map No. 3480028.



TO: Theodora Kakarides

"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."

8 Fillipponi Ct.

REV.	DATE	DESCRIPTION

Cleo E. McCall

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

PLAN OF SURVEY

LOT 20 BLOCK 165.03
TOWNSHIP OF FLORENCE
BURLINGTON COUNTY, NEW JERSEY

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

SCALE: 1"=30'	DATE: 9-19-21	DRAWN BY: CEM	PROJECT NO.21-603

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