



November 7, 2023

FLTZX23009

**Florence Township Zoning Board  
Municipal Complex  
711 Broad Street  
Florence, NJ 08518-2323 RE**

**RE: TODD & DEBBIE KLIMENT  
469 STATION RD, ROEBLING  
BLOCK 146.05, LOT 22  
BULK VARIANCE  
COMPLETENESS REVIEW NO. 1**

**Dear Board Members:**

In connection with the referenced application, we have received a Bulk Variance application for review. Information regarding the application is as follows:

- Applicant/Owner: Todd & Debbie KLIMENT, 469 Station Rd, Roebling, NJ 08554.

We have reviewed the application and supporting documents.

Overview

The property is located on Station Road, in the RA – Low Density Residential District. The lot is encumbered by ROW easements from Bennett Street (a paper street) and Station Road and contains a 2-story single family dwelling, a driveway, service walks, a screened porch and a pool.

The applicant seeks a bulk variance for impervious cover to install a slide amenity and paver extensions to the existing pool deck. 25 % impervious cover is permitted in the zone; 37% impervious is proposed.

The applicant has submitted a Variance Application Checklist of Submission Requirements. We have reviewed the submission and have the following comments for consideration:

**I. VARIANCE APPLICATION CHECKLIST**

**A. Submission Items**

1. A completed variance checklist was submitted.
2. A "Plan of Survey", by a Licensed Professional Surveyor, was submitted.

The application is complete.

**II. ZONING**

**A. RA – Low Density Residential District/Permitted Accessory Uses (Section 91-189 and 91-178)**

1. The Area and Bulk Requirements for the RA District is attached. The minimum lot size required is 10,000 SF. The existing lot is 10,575 SF. The lot is conforming.
2. A private residential swimming pool is a permitted accessory use.
3. The applicant requires a bulk variance for exceeding the maximum lot coverage of 25% (20% plus 5% for deck, pools, etc.); 37% impervious cover is proposed as calculated by the Zoning Officer. **A variance is required.**
4. The applicant should describe the project and provide testimony on the need for the variance(s) including:
  - i. Character of neighboring homes and surrounding area;
  - ii. Existing and proposed use of the space;
  - iii. Materials to be used;
  - iv. Appearance;
  - v. Grading/drainage patterns (to ensure runoff is not increased beyond what is existing).
5. No grades are shown on the plan. Pending the outcome of testimony regarding stormwater runoff and direction of flow, the Board may wish to consider mitigation in the form of "Green Infrastructure" to reduce impacts due to increase in runoff from the impervious areas (see "Healthy Community Planning Report" excerpt attached).

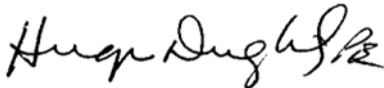
Outside Agencies

The plan is subject to the review and approval of the following outside agencies. Evidence of their approval shall be submitted as a condition of any approval this Board may grant. Any changes required by outside agencies shall be incorporated into and become part of these plans and applications.

- Florence Township Construction Office.

Sincerely,

**PENNONI ASSOCIATES INC.**



Hugh J. Dougherty, PE, CME, Vice President  
Board Engineer

cc: Anne-Marie Hellmann, Land Use Clerk  
David C. Frank, Esquire, Zoning Board Solicitor  
Todd & Debbie KLIMENT, 469 Station Rd, Roebling, NJ 08554

Attachments