



November 2, 2023

FLTZX23009

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

**RE: MAIPU DURAN  
400 OAK STREET  
BLOCK 89, LOT 5  
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: Ms. Maipu Duran, 400 Oak Street, Florence, NJ 08518.

We have reviewed the application and supporting documents.

Overview

The property is located on Oak Street, in the RA – Low Density Residential District. The lot is irregularly shaped and contains a 1-story single family dwelling, a driveway, a pool and a shed. The lot size is estimated to be 7,689 SF.

The applicant seeks a bulk variance for impervious cover to widen the existing driveway in the front of the dwelling and construct an irregularly shaped concrete patio of unspecified size in the rear yard. The existing survey indicates that a 10-ft wide drainage easement, 5 feet of which is on the property, exists at the rear of the lot. The proposed patio will encroach into the easement.

The lot is nonconforming with regard to lot size, side yard setback, pool setback from an easement, shed setback from an easement (the shed is located within the drainage easement).

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 "Survey and Plan", by a Licensed Professional Engineer 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 and Accessory Uses are attached. The minimum lot size required is 10,000 SF. The existing lot is estimated to be 7,689 SF. The lot is also nonconforming for side yard setback, pool setback from an easement, shed setback from an easement (the existing shed is located within the drainage easement).
2. A private residential swimming pool is a permitted accessory use.
3. A shed (accessory building less than 250 square feet) is a permitted accessory use.
4. Pending a determination on the purpose of the “10’ Wide Drainage Easement” area, a variance may be required to allow the installation of the concrete patio in this area.
5. The applicant requires a bulk variance for exceeding the maximum lot coverage of 25% (20% plus 5% for deck, pools, etc.); 31% impervious cover is proposed as calculated by the Zoning Officer. **A variance is required.**
6. 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).
7. 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).

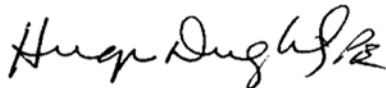
Outside Agencies

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  
Ms. Maipu Duran, 400 Oak Street, Florence, NJ 08518

Attachments Area and Bulk Standards