

45-49 Main Street, Roebling, NJ 08554

Response to Florence Township Zoning Board Design Comments From Pennoni

I. VARIANCE APPLICATION CHECKLIST

A. We have reviewed the application for completeness. Required submission waivers along with comments for the Board's Consideration are listed below.

Waivers of Submission Requirements

Submission Requirement	Comments
Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures.	Waiver required. The applicant shall provide a survey signed by a PLS as a condition of approval.

Waivers from submission requirements have been requested and/or are required prior to deeming the application complete, however, we do not support waivers for the items listed above that are in bold and underlined.

We find the application to be incomplete.

Comment Response: Survey Draft signed by PLS will be submitted prior to the final board review meeting

We have the following comments for the Board's consideration.

II. ZONING

A. NC- Neighborhood Commercial District

1. Dwelling quarters in the same building as the commercial use, which quarters must contain not less than 850 square feet of living space. (Section 91-227H) The applicant proposes to convert a portion of the second floor of the building into four apartments greater than 850 square feet. The applicant requests a use variance.

2. We defer comment to the Board Planner on the use variance.

III. GENERAL

A. The applicant proposes two 3-bedroom apartments and two 2-bedroom apartments. For the proposed apartment use, the required off-street parking spaces is 1.75 space for a 2-bedroom unit and 2 spaces for a 3-or-more-bedroom unit (Section 91-120). The Township standards are within RSIS standards. This requires a total of 8 parking spaces on the site. The applicant proposes four 9' x 35.5' parking spaces. The applicant shall provide testimony

concerning the adequacy of the parking on site and whether stacked parking is proposed.
The design has been revised to include two - 3 bedroom apartments, along with four non-stacked parking spaces measuring 9 ft x 18 ft each.

B. The applicant shall clarify if any other uses are on the site and the impacts to on-site parking.

There are no other intended uses for these parking spaces; they will be dedicated exclusively to the apartments. By reducing the total number of apartments from four to two, the remaining existing area has no impact on the required parking spaces.

C. The applicant shall clarify whether the pavement markings are proposed within the parking area.

Yes. Pavement markings identifying each apartment number will be added to the design.

D. Curb stops shall be provided to ensure that there is no interference with the existing doorways.

Yes. Curb stops will be added to the revised design. They will be located 18 feet from the back end of each parking space, with the width of the walkway included in the overall dimension.

E. There shall be at least one trash and garbage pickup location provided by each building, which shall be separated from the parking spaces by either a location within the building or in a pickup location outside of the building, which shall be a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of the three. (Section 91-234B) There is no trash enclosure shown on the plans. The applicant shall provide testimony concerning the method of trash pick-up for the existing and proposed uses.

A trash container (Dumpster) will be added to the parking plan, along with the proposed fence enclosure around it. A turning template for the garbage truck is not required, as the existing dumpster will remain in the same location and will continue to be serviced by the same township garbage truck. Therefore, a maneuverability assessment is not necessary.

F. The applicant shall address the maneuverability of the parking area with the proposed layout and the ability of a garbage truck to access the area. FLTZX26002 45-49 Main Street Florence Township Zoning Board February 18, 2026 Page 3 of 3

See comment response on E.

G. The applicant shall address ADA accessibility to the building.

There will be no ADA accessibility.

H. The applicant shall coordinate with the Water and Sewer Department for the change of use.

Comment acknowledged. A letter from the water and sewer authority confirming the change of use will be provided.

I. The applicant shall provide testimony concerning whether lot consolidation is proposed.

Testimony is no longer required, as stacked parking is no longer proposed.

This office reserves the right to make additional comments upon receipt of any additional or revised plans, reports, correspondence and testimony of the applicant or professionals representing the applicant.

The applicant's professional is advised that all plan revisions must be detailed in a cover letter and a revision date must be included on the plan with every revision.

Planning Review: Comment Responses

Zoning Review

Use Requirements

1. The subject site is located within the NC Neighborhood Commercial District. § 91-227H allows dwelling quarters in the same building as commercial uses provided, they are larger than 850 square feet of living space. The proposed dwelling quarters are greater than 850 square feet, therefore the proposed use is permitted.

2. Pursuant to §91-187, the maximum gross density in the District is four (4) dwelling units per one (1) acre. The subject property is approximately 25,000 square feet (.57-acres), and with four (4) dwelling units proposed, the proposed density is four (4) dwelling units per .57 acres. The proposed density exceeds the maximum permitted density in the District, therefore d(5) variance relief is required.

The proposed design has been revised to reduce the number of dwelling units from four to two apartments.

3. Pursuant to §91-232A, one building may contain more than one use, provided the total building coverage of the combined uses does not exceed the maximum permitted building coverage. Each use must occupy a minimum gross floor area of 400 square feet. The Applicant has not specified the building coverage or the floor area of the uses, this should be provided to determine if additional variance relief may be required.

The first floor of the building is already utilized for its permitted building coverage. This application is limited to the second floor, which will be used exclusively for two apartments. The remaining area will be identified as "Existing" on the plan and will not be used or occupied as part of the proposed use.

Parking

4. Pursuant to §91-120 the required off-street parking is 1.75 space for a 2-bedroom unit and 2 spaces for a 3-or-more-bedroom unit, resulting in eight (8) total required spaces. Four (4) spaces are proposed, therefore variance relief is required.

A variance is no longer required, as the design has been revised to reduce the number of apartments from four to two. The revised design provides a total of four parking spaces, which meets the parking requirements.

Variances Required

5. The application requires the following variance relief:

- a. Maximum Gross Density §91-187: The maximum gross density is four (4) dwelling units per acre. The subject property is approximately 25,000 square feet (.57-acres), and with four (4) dwelling units proposed, the proposed density is four (4) dwelling units per .57 acres.
- b. Minimum Parking Spaces §91-232A: The minimum required off-street parking is eight (8) total spaces, four (4) spaces are proposed.

A variance is no longer required, as the design has been revised to reduce the number of apartments from four to two. The revised design provides a total of four parking spaces, which meets the parking requirements.

General Comments

6. The proposed improvements appear to include Block 136 Lot 15.02 and 15.01. Floor plan details are limited to Block 136 Lot 15.02. All lots should be included in all plans and surveys.

The application is only proposing improvements for Block 136 Lot 15.02.

7. The Overall Site Plan calls out a 10' Wide Alley between Lot 15.02 and 15.01. Testimony should be provided regarding control of this right-of-way.

The application is only proposing improvements for Block 136 Lot 15.02.

8. Testimony should be provided regarding all proposed improvements. It appears that no exterior improvements are proposed, however confirmation should be provided.

Confirmed.

9. Testimony should be provided regarding access to dwelling units. It appears access will be via steps; however confirmation should be provided.

Confirmed. Access to units is only through stairs.

10. Testimony should be provided regarding the proposed trash storage, disposal, and pickup.

A trash container (Dumpster) will be added to the parking plan, along with the proposed fence enclosure around it. The existing dumpster will remain in the same location and will continue to be serviced by the same township garbage truck. Therefore, a maneuverability assessment is not necessary.

11. The Applicant should provide testimony regarding the subject property's historic character given it is located in the Roebling Historic District. For reference, the following is provided in the Township's Historic Preservation Plan Element:

The Roebling Historic District includes the housing and small commercial district adjacent to the industrial plant built 1905-1911, as currently listed on the State and National Registers of Historic Places. Charles G. Roebling planned a complete town for the company's workers, many of whom were enticed to leave their rural homes in Eastern Europe for steady employment in America. Virtually all of the original housing survives in this unique context.

Administrative Comments

We reserve the opportunity to provide further comments based on any additional information provided by the Applicant, as well as other comments from the Board, its other professionals, and public testimony.

Should you or the Applicant have any comments or questions regarding this matter, please do not hesitate to contact our office.