



July 18, 2024

Board of Adjustment  
Township of Verona  
600 Bloomfield Avenue  
Verona, New Jersey 07044

Attention: Malak Metwaly, Secretary for the Board of Adjustment

Re: Fatjon Allteni  
**Review of Board of Adjustment  
Application – Rear Patio**  
15 Parkhurst Place  
Block 1604, Lot 41  
Township of Verona  
Our File No. VAES-187

Dear Board Members:

We have received copies of the following documents relative to the above referenced application:

- a. Township of Verona Board of Adjustment Application, received on May 31, 202.
- b. Zoning Denial Letter prepared by Kathleen Miesch, dated January 25, 2024.
- c. Site Plan (1 sheet) entitled, “Proposed Patio Pavers, 15 Parkhurst Place, Verona, New Jersey”, prepared by John Guadagnoli Architect, P.C., dated May 25, 2024.
- d. Survey (1 sheet) entitled, “Survey of Lands in Township of Verona, Essex County, New Jersey, Loy 41, Block 1604”, prepared by PMC Land Surveying, dated November 3, 2023.

**Application**

1. The Applicant/Owner in this matter is:

Fatjon Allteni  
15 Parkhurst Place  
Verona, New Jersey 07044

The Applicant must notify the Township of any changes in this information.

2. The site (Block 1604, Lot 41) is an interior lot located on the east side of Parkhurst Place, located within the R-70 Low-Density Single-Family Zone.
3. The lot is currently developed with a two-story single-family dwelling, detached garage, front concrete porch, steps, paver walk, rear deck, concrete patios, walls, and asphalt driveway.
4. A zoning violation was previously issued for the property for installing a new paver patio in the rear yard without obtaining permits.
5. The Applicant is now seeking approval for the recently constructed paver patio in the rear yard and to replace the existing concrete patio in the side yard with grass.
6. The Applicant received a zoning denial (# 2023-215) for the proposed improvements dated January 25, 2024 outlining variances associated with the application.

### **Submission Status**

7. The application is deemed **complete** for a public hearing with respect to the items of the Municipal Code the Municipal Engineer is charged to review.

### **Variations/Waivers**

8. The following variance(s) are required:
  - a. Minimum Patio Setback from Property Line: Per Section 150-5.3 C(6) the minimum required patio setback from property line is 5 feet. The new patio has side yard setback of 0 feet. A variance is required.
  - b. Maximum Impervious Coverage: Per Section 150-17.2 D(4) maximum permitted impervious coverage is 35% in the R-70 Zone. The overall increased impervious coverage is 73.3% with the new patio. A variance is required.
  - c. Maximum Aggregate Area Covered by Accessory Structures: Per Section 150-17.2 F(4) maximum permitted aggregate area covered by accessory structures is 15%. The overall increased rear yard coverage is 80.9% with the new patio. A variance is required.

### **Plot Plan**

9. Spaces for signature shall be provided for the Board Chairman, Board Secretary, and Township Engineer.
10. The Applicant shall provide testimony and summarize all site modifications proposed.

11. The site plan states that the existing impervious coverage 64.9%. The Applicant should provide testimony if they had received prior approval for impervious coverage at 64.9% where a maximum of 35% is permitted and if so, when was the approval granted.
12. The Applicants shall be aware of their responsibility to repair any damage to improvements within the Parkhurst Place Township Right-of-Way including, but not limited to, sidewalk, curb, and asphalt, caused by construction activities associated with the improvements on the subject lot.

### **Stormwater Management**

13. The Applicant should provide testimony as to where the roof leaders drain.
14. The proposed new patio limits extend to the north property line. The Applicant should provide testimony as to how the patio drains surface water so as not to affect the neighboring property.
15. The Applicant is proposing a net increase in impervious coverage of approximately 249 square feet therefore, stormwater management is not required per Section 150-25.7 of the Township Code. However, due to the significant overage in existing impervious coverage further exacerbated by 249 square feet, the Board should consider if stormwater management improvements be installed to handle the impervious coverage overage from the maximum permitted 35%, should this application receive approval.
16. The final grading of the lot must ensure additional surface runoff does not flow or get trapped on any adjoining properties. The Township reserves the right to direct regrading of the lot if it is not graded properly.

### **Tree Removal**

17. As noted on plan, no trees were removed during construction of the patio.

### **Soil Movement**

18. Soil movement quantities shall be provided on plan.
19. The Township of Verona has a Soil Removal Ordinance (Section 440) and any soil to be moved is subject to review and approval by Township Council.
20. We estimate the disturbance was less than 5,000 square feet. Therefore, post construction approval from HEPSCD is not required.
21. Any damage to the Township roadway, curb or storm drainage will be the responsibility of the property owner to satisfactorily address as per the Township Engineer. The contractor must maintain soil erosion and sediment control measures throughout the duration of construction.

### **Roof Leaders, Sump Pump Discharge, Grading and Property Maintenance Guidelines**

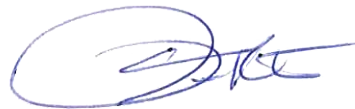
22. The owner/applicant must submit an as-built survey, post construction, mapping all the improvements, including the stormwater system. This survey must include finished elevations.
23. Sump pump, roof leaders and storm water pipe drain discharge shall preferably be directed onto an absorbent surface as grass, mulch, rock or soil so the discharge will be dissipated and not immediately drain to the Township Right-of-Way or adjacent properties. The discharge location shall be as approved by the Engineer or Public Works Manager or his/her designee. In the event it is not feasible to direct discharge on to an absorbent surface, the discharge may be directed to a storm sewer, swale, ditch, detention basin, drainage basin or other drainage facility or location as approved by the Engineer, Public Works Manager or his/her designee. If a connection to the storm sewer is approved, a permit will be required from the Engineer, Public Works Manager prior to installation. The connection must also be inspected by the Engineer or Public Works Manager.
24. The discharge location shall not create a public nuisance. This includes any condition or act which is or may become injurious or hazardous to the public.
25. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
26. The discharge shall not be directed towards an adjacent property in such a manner as to cause damage to the adjacent property or create a nuisance.
27. No person shall connect, or cause or permit to be connected, any sump pump, pipe drain, floor drain, surface drain, subsoil drain or leader pipe with the house sanitary sewer, or to use the sanitary sewer connection or any pipe or drain connected therewith for the purpose of receiving and discharging drainage of any kind other than from plumbing fixtures.
28. Sump pump and pipe drain discharges may not be directed into a Township Street or Right-of-Way unless permission is granted by the Engineer, Public Works Manager or his/her designee.
29. Roofs and outdoor areas shall be sloped to direct water away from buildings. Roof drains shall be connected to an approved storm water drainage system where and when possible. If a subterranean leader system is to be utilized, the system must be approved by the Township Engineer.
30. Please note the following:

- a. Water runoff which historically flowed from one property to another prior to an uphill home or developed area being built may continue to flow in the same direction after the home is built or area developed only if:
  - There is no diversion or channeling which results in the water flow being concentrated in one area, and;
  - There is no substantial construction on the uphill lot resulting in increased rates of surface run-off.
- b. If a detrimental change in the natural pattern of drainage on an uphill lot has occurred, the uphill property owner is responsible for interception and piping or directing surface water to a natural drainage area or a storm water drainage system.
- c. The downhill property owner is responsible for providing proper drainage for water flow that occurs in accordance with natural drainage patterns, which existed prior to construction.
- d. Due to the inherent difficulty in accurately predicting post-construction water flow from a property, changes in water flow may not be discovered until well after the construction is completed. In such cases, if it is determined the lot is generating an additional flow or intensity of storm-water across an adjacent property, in excess of what existed prior to construction, the Applicant, at the Applicant's expense, will be responsible for all measures necessary to abate the excess flow of stormwater.

Thank you for your kind attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

BOSWELL ENGINEERING



Peter C. Ten Kate, P.E.

PCTK/jm

Cc: Fatjon Allteni – via email  
John Guadagnoli Architect, P.C. - via email  
Kristin Spatola – via email  
Kathleen Miesch – via email  
Malak Metwaly – via email.  
Marisa Tiberi P.E. – via email  
Sarfeen Tanweer – via email

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