

Memo

To: Board of Adjustment Chairperson McGinley and Zoning Official Miesche
Verona Board of Adjustment (BoA)

From: Plan Review Committee of the Verona Environmental Commission

c: Verona Environmental Commission Chair

Date: May 1, 2024

Re: **Case # 2024-08**
48 Durrell Street [Block 1306, Lot 14.01]
Verona, New Jersey

Zone: A-3 (Townhouse)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 48 Durrell Street in Verona submitted by Mr. Joseph Venezia, which we received on April 12, 2024. We understand that the Applicant is seeking to obtain multiple variances in conjunction with the installation of an in-ground pool, paver patio, gravel patio, 576-ft² cabana, equipment pads and fencing totaling 4,119 ft² of proposed new impervious coverage. The comments below are provided for the Board's consideration:

- 1) The VEC PRC understands that the Applicant is proposing to add 4,119 ft² of new impervious coverage. However, based on the history of development at the site and the application, 3,763 ft² of new impervious coverage has already been installed at the site after February 2, 2004 and the additional impervious coverage depicted in the proposed plans would result in 7,882 ft² of impervious coverage at the site. According to the Stormwater Ordinance in Verona's Zoning Code [§150, Article 25](#), if 5,000 ft² or more of impervious coverage is proposed for a site after February 2, 2004 it is considered a Major Development, subject to the submission requirements consistent with that designation, including a Site Development Stormwater Plan. The proposed plans meet the threshold requirement for a Major Development, and we recommend that the Applicant resubmit a complete application to the Board of Adjustment per Verona's Zoning Code.

[JP/STD/WS]
VEC_2024-05-01 Comments 48 Durrell Street.docx