

December 4, 2024

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

Attention: Ms. Caitlin Kester, Zoning Board Secretary

Re: Thomas & Susan Monroe  
**Board of Adjustment Application – Deck & Spa**  
57 Hillside Avenue  
Block 100, Lot 4  
Township of Verona  
Our File No. VAES-198

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, dated September 5, 2024, including the following:
  - Affidavit of Ownership, dated September 5, 2024;
  - List of Variances Requested;
- b. Zoning Denial Letter prepared by Kathleen Miesch, dated August 29, 2024.
- c. Architectural Plans (2 sheets) entitled, “Deck Reconstruction for the Monroe Residence, 57 Hillside Avenue”, prepared by Kurt H. Schmitt Architect, dated July 16, 2024, last revised August 20, 2024.

Based on our review of the above referenced documents, we offer the following comments:

### **Application**

1. The Applicants/Owners in this matter are:

Thomas & Susan Monroe  
57 Hillside Avenue  
Verona, New Jersey 07044

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

2. The site (Block 100, Lot 4) is an interior lot located on the south side of Hillside Avenue. The site is located within the R-50 High-Density Single-Family Zone.



3. The lot is currently developed with a 2-story single-family dwelling, steps, walk, rear decks, detached garage and asphalt driveway.
4. The Applicant is now seeking approval to remove a damaged deck, construct a deck with steps and partial roofed area, a new hot tub, landscape plantings along the west side yard, removal of an existing paver walk and construction of a new paver walk.
5. The Applicant received a zoning denial (#2024-069) for the proposed improvements dated August 29, 2024 outlining variances associated with the application.

#### **Submission Status**

6. 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.

#### **Variances**

7. The following variances are required as indicated in the Zoning Denial Letter dated August 29, 2024:
  - a. Maximum Impervious Coverage: Per Section 150-17.5 D(4) maximum permitted impervious coverage is 40%. The existing impervious coverage is non-conforming at 55.71% and the proposed coverage is provided at 57.37%, an increase of 118 square feet. A variance is required.
  - b. Maximum Aggregate Area Covered by Accessory Structures: Per Section 150-17.4 F (4) maximum permitted aggregate area covered by accessory structures is 15%. The existing aggregate coverage is non-conforming at 20.08% and the proposed coverage is indicated at 23.09%, an increase of 106 square feet. A variance is required.

#### **Plot Plan**

8. The Applicant shall provide testimony and summarize all site modifications.
9. The Applicants shall be aware of their responsibility to repair any damage to improvements within the Hillside Avenue Township Right-of-Way including, but not limited to, any sidewalk, curb, and asphalt, caused by construction activities associated with the improvements on the subject lot.
10. The limit of disturbance shall be mapped on the site plan and quantified in square feet.

#### **Stormwater Management**

11. Per Section 150-25.2, minor developments are defined as any development resulting in 400 or more square feet of new impervious surface. The proposed net increase in impervious coverage is 118 square feet, therefore, the project does not qualify as a minor development and stormwater management is not required in accordance with Section 150-25.7 of the Township Code.

The Applicant should provide testimony as to what additional stormwater management measures can be installed to mitigate the total impervious coverage of 1,233 s.f. over the permitted impervious coverage as a positive benefit to the requested impervious coverage variance.



12. Should any drainage improvements be imposed, our office is required to inspect the construction of the drainage improvements. All inspection requests shall be made at least 48 hours prior to the required inspection.
13. The property owner is responsible for maintenance of any stormwater management facilities. All stormwater management facilities are recommended to be inspected annually.
14. Any final grading of the lot must ensure additional surface runoff does not adversely impact any adjoining properties. Any required modifications shall be the property owner's responsibility, in coordination with their engineer.

### **Tree Removal**

15. The Applicant shall address if any trees are proposed to be removed. If no tree removal is proposed, this shall be noted on the site plan.
16. The Township of Verona has a Tree Removal Ordinance (Chapter 493, Article II). Any trees to be removed are subject to review and approval by permit only. The permit application is available on-line at the Township website and shall be reviewed independently of this review letter by the Township Zoning Official.

### **Soil Movement**

17. Any proposed excavation and fill shall be quantified in cubic yards and provided on the site plan. Any excess excavated soil shall be removed offsite.
18. 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.
19. The proposed site disturbance shall be quantified in square feet. If the disturbance area is less than 5,000 square feet, as anticipated, HEPSCD approval will not be required.
20. 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 any needed soil erosion and sediment control measures throughout the duration of construction.

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

21. 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.
22. 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.



23. 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.
24. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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,

Peter C. Ten Kate, P.E.

PCTK/jm

Cc: Kristin Spatola – via email  
Kathleen Miesch – via email  
Caitlin Kester – via email