

November 25, 2024
Revised: November 26, 2024

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

Attention: Ms. Caitlin Kester, Zoning Board Secretary

Re: Elyse & Eric Toglia
Board of Adjustment Application – Additions, Porch, Garage, Patio
63 Hillside Avenue (AKA 149 Forest Avenue)
Block 1902, Lot 1
Township of Verona
Our File No. VAES-200

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 10, 2024, including the following:
 - Affidavit of Ownership, dated September 13, 2024
 - Tax map copy – sheet 19
 - Site Photographs
- b. Zoning Denial Letter prepared by Kathleen Miesch, dated August 27, 2024.
- c. Architectural Plans (5 sheets) entitled, “Toglia Residence, 149 Forest Avenue, Verona, New Jersey 07044”, prepared by Escott Architects LLC., dated April 2024, revised June 11, 2024.

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

Application

1. The Applicant in this matter is:

Evan Scott (Architect)
28 Arlington Avenue
Caldwell, New Jersey 07006

The Owners in this matter are:

Elyse & Eric Toglia
63 Hillside Avenue
Verona, New Jersey 07044



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

2. The site (Block 1902, Lot 1) is a corner lot located at the southeast intersection of Hillside Avenue and Forest Avenue. The site is located within in the R-50 High-Density Single-Family Zone.
3. The lot is currently developed with a 2.5 story single-family dwelling, front walk, side patio, shed, fencing and paved driveway.
4. The Applicant is proposing to construct and install the following: wrap around porch, attached garage addition, new front walk off of Hillside Avenue, two (2) condenser units, patio, house side addition and 2nd story addition.
5. The Applicant received a zoning denial (# 2024-133) for the proposed improvements dated August 27, 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 that the Municipal Engineer is charged to review. The applicant is reminded that stormwater plans and calculations are required should this application be approved as described in the "Stormwater Management" section of this letter.

Variances

7. The following variances are required as indicated in the Zoning Denial Letter dated August 27, 2024:
 - a. Minimum Front Yard Setback: Per Section 150-17.5 E(1), the minimum required front yard setback is 30 feet. The proposed new garage front yard setback is 13'-6". A variance is required.
 - b. Minimum Front Yard Setback: Per Section 150-5.3 G(1) for porches, the minimum required front setback from the property line is 25 feet. The new porch has a front setback of 10'-8" from Forest Avenue and 24'-9.5" from Hillside Avenue. A variance is required for each front yard.
 - c. Per Section 150-5.3 G(1) porches are allowed a maximum projection of 5 foot into a required setback. The new porch has an 8 foot projection into the Forest Avenue setback.
 - d. Per Section 150-5.3 G(1) unenclosed porches may have a roof over same within the front yard areas of maximum 35 square feet. The new porch has a total of 97 square feet on frontage of Hillside Avenue and 416 square feet on frontage of Forest Avenue. A variance is required for each.
 - e. Per Section 150-7.13 A no mechanical equipment is permitted in a minimum yard requirement. For this it is 8 foot and 12 foot. The two (2) condenser units are proposed 3'-5" from the northwest property line. Variances are required (per unit).

Plot Plan

8. Spaces for signature shall be provided for the Board Chairman, Board Secretary, and Township Engineer.



9. The Applicant shall provide testimony and summarize all site modifications.
10. A Grading Plan is required for this application inclusive of existing topography and proposed elevations. The elevation information shall be provided for all building corners, walkway, garage floor, porch floor, patio corners, etc.
11. Construction details shall be provided for the proposed patio, walkway, etc.
12. The Applicants shall be aware of their responsibility to repair any damage to improvements within the Hillside Avenue and Forest Avenue Township Right-of-Ways including, but not limited to any, sidewalk, curb, and asphalt, caused by construction activities associated with the improvements on the subject lot.
13. We note the existing fencing is located within the Forest Avenue Right of Way as well as onto the neighboring property to the south, lot 45. The Applicant shall address the elimination of these encroachments or obtain approval from the Township and private property owner for the respective encroachments to remain.
14. The impervious coverage proposed is indicated as "2,6345" square feet within the bulk calculation chart. Please correct for clarity (2,645).

Stormwater Management

15. 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 above 400 square feet, at 588 square feet, therefore the project qualifies as a minor development and stormwater management is required in accordance with Section 150-25.7 of the Township Code.

A grading and drainage plan shall be submitted for review. The Applicant shall utilize green infrastructure practices in Tables 7 and 8 of Section 150-25.7 A to mitigate stormwater runoff on site.

16. Per Section 150-25.7 A (1), for each square foot of new impervious surface, two gallons of stormwater is required to be managed using green infrastructure practices for minor developments.

Support drainage calculations shall be provided to confirm the required and proposed runoff storage volume.

17. 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.
18. The property owner is responsible for maintenance of the stormwater management facilities. All stormwater management facilities are recommended to be inspected annually.
19. The 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

20. The Plan notes no tree removal is proposed.
21. 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

22. Soil movement estimated excavation and fill quantities in cubic yards shall be provided on plan for the proposed improvements.
23. 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.
24. The limit of disturbance shall be mapped & quantified in square feet. If the disturbance area is 5,000 square feet or more, HEPSCD approval will be required.
25. The plan shall address silt fencing alignment onsite. A construction entrance shall also be indicated on plan. If the access is not through the existing driveway, a wheel cleaning blanket and detail shall be provided on the plan. 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

26. 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.
27. 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.
28. 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.
29. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
30. 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.



31. 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.
32. 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.
33. 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.
34. 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: Kathleen Miesch – via email