



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: David Keefe  
**Review of Board of Adjustment  
Application – Shed**  
83 Fairview Avenue  
Block 1502, Lot 49  
Township of Verona  
Our File No. VAES-186

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 April 22, 2024 with Affidavit of Ownership and Key Map.
- b. Zoning Denial Letter prepared by Kathleen Miesch, dated April 18, 2024.
- c. Marked Survey (1 sheet) entitled, “Map of Survey of Property Located at Lot 49 in Block 76, Verona, Essex County, New Jersey, 83 Fairview Avenue, Verona, NJ”, prepared by Caufield Associates, LLP, dated April 27, 2017, last revised March 20, 2024.
- d. Survey (1 sheet) entitled, “Map of Survey of Property Located at Lot 49 in Block 76, Verona, Essex County, New Jersey, 83 Fairview Avenue, Verona, NJ”, prepared by Caufield Associates, LLP, dated April 27, 2017, last revised March 20, 2024.
- e. Seven (7) Site Photos.

**Application**

1. The Applicant/Owner in this matter is:

David Keefe  
83 Fairview Avenue  
Verona, New Jersey 07044

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

2. The site (Block 1502, Lot 49) is a corner lot located at the intersection of Fairview Avenue and Linden Avenue, located in the R-60 Medium-Density Single Family Zone.
3. The lot is currently developed with a three-story single-family dwelling, front porch, steps, concrete walk, side porch, rear patio, and macadam driveway.
4. The Applicant is proposing to construct a 120 square foot shed in the side yard of the property.
5. The Applicant received a zoning denial (# 2024-061) for the proposed shed dated April 18, 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.

#### **Variations/Waivers**

7. The following variance(s) are required:
  - a. Minimum Accessory Structure Side Yard Setback: Per Section 150-17.3 F(1) minimum required side yard setback for accessory structures is 8 feet. The proposed side yard setback for the shed is 2 feet. A variance is required.
  - b. Minimum Distance Between Accessory and Principal Structures: Per Section 150-17.3 F(3) the minimum required distance between accessory and principal structures is 10 feet. The proposed distance between the dwelling and shed is 5 feet. A variance is required.

#### **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 proposed.
10. The Applicant shall provide testimony regarding the materials to be stored in the proposed shed.

11. The Applicants shall be aware of their responsibility to repair any damage to improvements within the Fairview Avenue and Linden Avenue Township Right-of-Ways including, but not limited to, sidewalk, curb, and asphalt, caused by construction activities associated with the improvements on the subject lot.

### **Stormwater Management**

12. The Applicant is proposing a net increase in impervious coverage of approximately 120 square feet therefore, stormwater management is not required per Section 150-25.7 of the Township Code.
13. Any final grading of the lot must ensure that 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.
14. The discharge from the roof leaders must not be directed towards adjoining properties.

### **Tree Removal**

15. No tree removal is required for the proposed shed as per the site photos provided. The Applicant shall confirm same.

### **Soil Movement**

16. Soil movement quantities shall be provided on plan.
17. 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.
18. We anticipate the proposed disturbance will be less than 5,000 square feet. Therefore, approval from HEPSCD is not required.
19. The plan shall address silt fencing alignment onsite and provide a wheel cleaning blanket for the proposed construction access. 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**

20. 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.
21. 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.

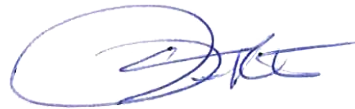
22. The discharge location shall not create a public nuisance. This includes any condition or act which is or may become injurious or hazardous to the public.
23. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
24. The 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.
25. 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.
26. 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.
27. 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.
28. 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: David Keefe – 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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