

October 23, 2024

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

Attention: Ms. Caitlin Kester, Zoning Board Secretary

Re: RDH Design Group
Board of Adjustment Application - Rear Patio and Outdoor Kitchen
95 Harrison Street
Block 2102, Lot 41
Township of Verona
Our File No. VAES-193

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 16, 2024, including the following:
 - Affidavit of Ownership, dated September 23, 2024
- b. Zoning Denial Letter prepared by Kathleen Miesch, dated August 23, 2024.
- c. Site Plans (2 sheets) entitled, "Lot 41, Block 2102, Spina Residence, 95 Harrison Street, Verona Township, Essex County, New Jersey", prepared by RHD Design Group, dated September 6, 2024.
- d. Survey (1 sheet) entitled, "Boundary and Topographic Survey Plan, Block 2102, Lot 41, #95 Harrison Street, Township of Verona, Essex County, New Jersey", prepared by Dykstra Walker Design Group, P.A., dated October 26, 2021, last revised October 24, 2023.

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

Application

1. The Applicant in this matter is:

RDH Design Group (Robert Hessels)
14 Blackwell Avenue
Morristown, New Jersey 07960



The Owner in this matter is:

Vincent and Liza Spina
95 Harrison Street
Verona, New Jersey 07044

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

2. The site (Block 2102, Lot 41) is a corner lot located at the intersection of Harrison Street and Forest Avenue. It lies in the R-60 Medium-Density Single-Family Zone.
3. The lot is currently developed with a single-family dwelling, front walk, slate walk, rear paver patio, outdoor kitchen, wood deck, composite deck, swim spa, stepping stone walk, and paved driveway.
4. The Applicant is seeking approval to install a generator in the front yard and construct a new paver patio, outdoor TV stand, bar counter, stepping stone walk, and stairs in the rear yard of the property.
5. The Applicant received a zoning denial (# 2024-145) for the proposed improvements dated August 23, 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.

Variances

7. The following variances are required as indicated in the Zoning Denial Letter dated August 23, 2024:
 - a. Minimum Front Yard Setback (Accessory Structure): Per Section 150-7.1 C, the minimum required front yard setback for accessory structures is 45 feet. The proposed front yard setback for the generator is 30.5 feet. A variance is required.
 - b. Minimum Patio Setback from Property Line: Per Section 150-5.3 C(6) the minimum required patio setback from the property line is 5 feet. The new patio has side yard setback of 1 foot. A variance is required.
 - c. Maximum Aggregate Area Covered by Accessory Structures: Per Section 150-17.3 F(4) maximum permitted aggregate area covered by accessory structures is 15%. The overall increased rear yard coverage is 32.7% with the new improvements. 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.



10. The minimum setback of the proposed patio from the rear property line shall be dimensioned on the plan, accurate to the tenth.
11. The proposed corner spotgrades for both rear and side yard proposed patios shall be provided on the plan, accurate to the tenth.
12. The minimum rear yard setback for the proposed stepping stones shall be provided, accurate to the tenth.
13. The minimum front yard setback for the stair walls from the Harrison Street Right-of-Way shall be provided, accurate to the tenth.
14. The elevation of the top of the TV structural posts shall be provided as well as the overall height of this support structure. If the TV height exceeds the rear property line fencing height, screening along the property line buffer area is recommended.
15. Screening for the front yard generator is recommended.
16. Construction details shall be provided for the proposed paver patio.
17. The Applicants shall be aware of their responsibility to repair any damage to improvements within the Harrison Street and Forest 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

18. Per Section 150-25.2, minor developments are defined as any development that results in 400 or more square feet of new impervious surface. The proposed net increase in impervious coverage is above 400 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 stormwater plan shall be submitted. A detailed stormwater review will be provided under separate cover should the application receive Board approval.

19. 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.
20. The property owner is responsible for maintenance of the stormwater management facilities. All stormwater management facilities are recommended to be inspected annually.
21. 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

22. The Applicant shall indicate if any tree removal is proposed. If no trees are proposed to be removed, same shall be noted on the plan.



23. 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

24. Soil movement estimated excavation and fill quantities in cubic yards shall be provided on plan for the proposed improvements.
25. 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.
26. The proposed site disturbance of 2,211 square feet is less than 5,000 square feet therefore, HEPSCD approval is not required.
27. 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

28. 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.
29. 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.
30. 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.
31. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
32. 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.
33. 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.



34. 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.
35. 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.
36. 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/mt/lv

Cc: RDH Design Group – via email
Vincent and Liza Spina – via email
Kristin Spatola – via email
Kathleen Miesch – via email
Caitlin Kester – via email.
Marisa Tiberi P.E. – via email
Sarfeen Tanweer – via email
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