



November 3, 2020

Whiting, Verona – ZBA Application / Site Plan Submittal

Township of Verona
Municipal Building
600 Bloomfield Avenue
Verona, New Jersey 07044

Attn: Township of Verona
Engineering Department
Michael C DeCarlo, Zoning Official

**Re: Whiting Residence Pool & Poolscape Project
#175 Grove Avenue
Lot 6.01 - Block 1101
Township of Verona
Essex County, New Jersey**

Dear Mr DeCarlo,

Please be advised, Ms Seneta Whiting has retained Onello Engineering to provide site plan documents (zoning & soil movement) in-support of a previously filed Zoning Board of Adjustment application

Enclosed within this transmittal package, please review the following documents:

Enclosures

Item	Description	Date	# Copies
A	Site Plan, Pool & Poolscape Site Plan, Pool & Poolscape for Whiting Residence, Zoning Board of Adjustment, #175 Grove Avenue, Lot 6.01 – Block 1101, Township of Verona, Essex County, New Jersey, by Onello Engineering, Angelo Onello, PE	November 3, 2020	3

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Engineering Review / Summary

The enclosed Onello Engineering site plan shall supersede prior submitted application design plans, (an alphanumeric grid-guide is provided for plan sheet location references)

Drawing #2 – Existing Conditions

Site specific Lot 6.01 – Block 1101 (#175 Grove Avenue), based on as-built survey, McCumsey, 2008

Extended offsite property lines (and property areas) as per municipal tax map; improvements as per digitized aerial GIS mapping

Estimated lot coverage tables provided for each adjacent property

Adjacent property Lot 6.02 – Block 1101 (#177 Grove Avenue) improvements and lot coverage as per available design records (Verona ZBA #2020-03); observed to be under construction as of September 17, 2020

On-site observations for rear deck measurements, landscape vegetation, and over-lawn drainage patterns, as per Onello Engineering, Angelo Onello, PE, September 17, 2020

- [D/E-5] - Drainage path under fence-line (at southeast property corner) into Lot 15 landscaped areas
- [D/E-7] – Drainage path along bottom of perimeter retaining wall (south property corner) into Lot 16 lawn areas; Lot
- [E-8 through I-8] – Drainage swale (lawn) along shared property line (with adjacent Lot 5) into Lot 16
- [F/G-8 & H-8] – Lot 5 roof gutter downspout leader pipes and sump pump discharge lines drain directly into lawn swale (towards and into Lot 16)
- [J-5/6] – As per review of prior drainage records (for Lot 6.01), all residence roof leaders would appear to be directly connected to the Grove Avenue stormwater catch-basin
- [I-7] – Front walkway & asphalt driveway are pitched to drain via sheet-flow out to the Grove Avenue gutter-line (along the curb-line)
- [F-6] – Stormwater runoff from the rear deck (with patio partially below) drains via sheet-flow, over lawn areas, into the back of the retaining wall at the south corner of the property, (and continually into Lot 16 thereafter)

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Drawing #3 - Design Layout & Zoning Analysis

[E-6] - Proposed in-ground swimming pool (394 ft² water-surface area) + perimeter pool coping (87 ft²)

[E/F-5/6] - Pool patio (curved edge) at northside of pool

[F-6] – Existing deck to remain as-is

Pool patio to connect the bottom of the deck steps to a pool perimeter walkway (around three sides of the pool); back-side of pool, beyond coping, to be lawn / landscaping

Pool patio (total combined areas) 388 ft²

Perimeter fence shall meet pool codes, completely encompass / enclose swimming pool, and securely abut residence building

- All access gate(s) shall meet pool code (self-closing & self-latching)

Perimeter retaining wall to be re-aligned closer to property line; minimum 1.0' offset (from face of wall to property line)

- D/E-6/7] - Wall alignment offset a greater distance along south property line to better-protect tree root mass; tree within Lot 16

Rear yard to be surrounded with heavy arborvitae vegetation planted atop / along new retaining wall

[F/G-5] – Pool mechanical equipment pad, within side-yard at east corner of residence; immediately across-from adjacent property (Lot 6.02) pool equipment

[F-13] – Lot coverage table (existing versus proposed) provided

- Increase in lot coverage calculated at +872 ft², bringing the 'proposed conditions' lot coverage to 49.75%; it is understood, a variance is required

[C-14] – Schedule of bulk zoning criteria provided; variance condition for lot coverage

Drawing #4 – Site Engineering

Pool coping elevation set at existing bottom of deck steps elevation

All patio areas shall drain 'down & away' from pool coping into patio perimeter drainage facilities (perforated piping within clean stone and/or 12" catch-basins)

[F-5 & F-7/8] - All new drainage facilities shall directly-connect to existing roof leaders, routed for continual discharge at the Grove Avenue stormwater catch-basin

- As a prior rear yard drywell (from the original construction of the residence) had been negated in-lieu of a direct connection of the residence roof leaders to the Grove Avenue stormwater facilities, the proposed conditions drainage piping specifies a continuance of the same

[E-5] – A narrow section of lawn area is to continually drain into Lot 15

- Due to the collection of stormwater runoff from the new pool patio areas under proposed conditions, there will be a zero net increase in rate of stormwater runoff (and volume) draining into Lot 15; a net reduction of the same is anticipated ✓

[E-7/8] – A section of lawn area is to drain into an elongated infiltrator drain (perforated PVC piping encased within clean stone); please refer to call-out notation at D/E-9

- Any through passage of stormwater is to continually drain into Lots 5 & 16
- Due to the collection of stormwater runoff from the new patio and lawn areas under proposed conditions, there will be a zero net increase in rate of stormwater runoff (and volume) draining into Lots 5 & 16; a net reduction of the same is anticipated ✓

[E-13] – Soil movement calculation provided; new movement 33 CY export; total movement 83 CY

Drawing #5 – Soil Erosion Control

[B-4] – Call-out notation for 'Limit of Disturbance Area' 3,610 ft² (0.083 AC) < 5,000 SF; HEPSCD SESC certification is not applicable ✓

Standard soil erosion & sediment control plan requirements are provided throughout the site plan

Soil erosion control notes, compaction exemption, & sequence of construction, provided on the right-side of the plan sheet

[C-9/10 & H-9] – Call-out notations provided for: 'All property lines shall be staked-out & silt-fence installed prior to any site disturbance, (typical)'

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Drawing #6 – Construction Details

Applicable construction details provided throughout the plan sheet

Soil erosion control details provided throughout the plan sheet

In Closing

As per the information provided herein, along with the associated design plan amendments, we request continued review of the Application

If there are any questions or additional requirements, please contact the undersigned directly

Thank you for your assistance,



Angelo Onello, PE

(201) 774-1444

Angelo@OnelloEng.com

Cc: Whiting, Seneta