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VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

November 13, 2020

(973) 239-3220
WWW.VERONANJ.ORG

Township of Verona Engineering Dept.
Re: Engineering Review Letter

Owner: Mr. Marco and Amanda Zarfino
Applicant 79 Franklin Street
Verona, NJ 07044
Property: 79 Franklin Street
Lot 11 Block 1001
Zone: R-50B (Medium-High Density)

This office is in receipt of the following documents and drawings which were submitted by the owner/applicant for consideration.

- Architectural Plan entitled "Site Plan, Zoning Analysis, Plans and Elevations." Prepared by Julie Anne Cecere Architect. Plans dated 11/06/2019. Sheet number A-1.

Based upon our initial review the applicant is seeking the following;
The demolition of the existing concrete patio, Construction of a 608 sq.ft. 2 story addition and a new second story over the existing 1 story portion of the dwelling. The existing front covered portico is shown to remain, however the plans do call for a roughly 9 sq.ft. expansion of the existing landing.

Township of Verona Steep Slope Ordinance

The property in question is not situated within the areas defined as steep slopes as per Ordinance 3-16 and is therefore exempt from those requirements.

Engineering Review and Comments:

- The subject property is slightly impacted by the FEMA 100 yr. Flood Hazard Area. The survey shown on the plans indicates that no habitable space of the existing home nor the proposed addition are situated within that area and therefore no special FEMA or NJDEP Land Use Regulation Permits are required. A portion of the addition is within the 50 foot transition area as measured from the top of bank of the State regulated open waters of the Peckman River. Construction in this area is permissible under the State of NJ Dept. of Environmental Protection Flood Hazard Area Control Act Rules: "Permit by Rule"

7:13-7.12 Permit-by-rule 12 – construction of an addition(s) to a lawfully existing habitable building

(a) Permit-by-rule 12 authorizes the construction of one or more additions above or adjoining a lawfully existing habitable building located outside a floodway at the time of the construction, provided the conditions at N.J.A.C. 7:13-6.7 are met and:

- The addition is not located within a floodway; **COMPLIES**
- The footprint of the existing building does not increase by more than 400 square feet,

cumulatively, since November 5, 2007; **COMPLIES**

3. The lowest floor of the addition is constructed at least one foot above the flood hazard area design flood elevation, and no lower than the elevation required under the Uniform Construction Code, N.J.A.C. 5:23; **COMPLIES**

4. The construction of the addition, in combination with all other proposed improvements, does not result in a substantial improvement to the building; **COMPLIES**

- Typically when an applicant requests an increase of impervious coverage this office always suggests that a NJDEP approved ground water recharge system (BMP) be installed to help mitigate any local flooding derived from the additional impervious surfaces, since this property is near the Peckman River and the lowest portion of the property is within the FEMA 100 yr. Flood Hazard Area any subsurface system would be inundated by flood waters and subject to high seasonal ground water which would render the system useless. Therefore the applicant must collect all the roof runoff off and discharge that runoff into the public storm sewer system. The applicant must submit a detailed plan that collection system and show the location of lines, cleanout, inverts and the connection into the nearest municipal storm sewer structure.
- **The applicant should be aware that the Township of Verona has a Tree Removal Ordinance and any trees sought to be removed for this project are subject to review and approval by permit only.**
- The owner shall be required to install and maintain throughout the duration of the project until its completion all necessary soil erosion and sediment control measures to ensure that no sediment leaves the immediate project area. The owner should review and understand what (if any) measures are necessary by following the guidelines for soil erosion and sediment control in the State of NJ defined in "The Standards for Soil Erosion and Sediment Control in NJ", 7th Edition January 2014 revised July 2017.

<https://www.nj.gov/agriculture/divisions/anr/pdf/2014NJSoilErosionControlStandardsComplete.pdf>

Roof Leaders – Sump Pump Discharge, Grading and Property Maintenance Guidelines

Leader drains and sump pumps must be discharged in a fashion that controls the run off onto neighboring and common properties and further, does not cause erosion on any property. The surface discharge of leader drains and sump pumps must not be directly pointed towards the adjoining properties. Erosion control measures should be utilized at each point of discharge to prevent scouring and rutting of the existing grade. An example of this would be to secure the end of the leader with river rock stone. This will provide an energy dispersal of the waters emanating from the point of discharge. All residents should be mindful of how their properties stormwater might be negatively impacting the surrounding properties.

Exposed gutters and downspouts should try to be colored to blend in with the surface to which they are attached.

Slope all roofs and outdoor areas to positively direct water away from buildings. Connect all roof drains to an approved storm water drainage system where and when possible. If a subterranean leader system is to be utilized then that system must be approved by the Township Engineer.

Direct discharge of storm water and sump pump discharges onto the public roadway through the curb creates hazardous icing conditions during the winter and therefore is not permitted, any existing discharge onto the street through the curb can remain until such time the street is fully reconstructed, at that time an underdrain system will be provided within the right of way so that each property has the ability to make a positive connection into the municipal drainage system thereby reducing the amount of on-site drainage discharge.

Please be reminded of the following;

Water which historically flowed from one property to another prior to the 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 ;

(1) There is no diversion or channeling which results in the water flow being concentrated in one area and

(2) There is no substantial construction on the uphill lot resulting in increased rates of surface run-off.

If a detrimental change in the natural pattern of drainage on the uphill lot has occurred, the uphill property owner is responsible for interception and piping or directing surface water to natural drainage areas or the storm water drainage system.

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.

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 that 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 applicants expense, will undertake all measures necessary to abate the excess flow of storm-water.

Michael C. DeCarlo

Michael C. DeCarlo
Engineering Manager