

Memo

To: Mrs. Ashley Neale
Verona Board of Adjustment (BoA) Secretary

From: Plan Review Committee of the Verona Environmental Commission

c: Verona Environmental Commission Chair

Date: July 1, 2021

Re: **Case # 2021-17**
23 Hamilton Road [Block 801, Lot 37]
Verona, New Jersey

Zone: R-50 (High Density Single Family)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 23 Hamilton Road in Verona submitted by Ms. Cara O'Flynn and Mr. Adam Bell, which we received on June 9, 2021. We understand that the Applicant is seeking to obtain a variance to exceed total improved lot coverage by approximately 6%. The comments below are provided for the Board's consideration:

- 1) We understand that the total allowable improved lot coverage is 40% and that the Applicant seeks to increase that total to 46.1%. We also understand that the additional impervious coverage sought is less than the 400 ft², which would have required green infrastructure stormwater mitigation on site. Nevertheless, due to frequent flooding, the Applicant has chosen to add stormwater controls on site in the form of a 1,000 -gallon concrete seepage pit.
- 2) We recommend the addition of green infrastructure to aid in stormwater runoff control and flooding mitigation for the homeowners. For instance, adding small scale bioretention basins (rain gardens) or a small grass swale would further help with withholding of water from the home. The Applicant may also consider the use of pervious paving systems; any paver system with greater than 20% void area may have its void area count towards pervious cover, provided the void areas are not grouted or made impermeable in any way. Any pavers with a void area of 20% or less will be considered completely impervious for the purposes of the Stormwater Management rules.
- 3) We understand that the seepage pit will be located upgradient of the proposed impervious surface as the site generally slopes downwards from east to west towards Hamilton Road. We recommend that testimony be provided on how the runoff will reach the seepage pit at its chosen location on the Applicant's drawings. The VEC PRC recommends that the Applicant's professional also provide calculations to verify seepage pit sizing in general accordance with Verona Stormwater Ordinance No. 2021-09 § 455-17.

[STD/JP/AC]
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