

TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION 5/11/2022

CASE # 2022-07

PROPERTY ADDRESS 18 Franklin Street

BLOCK 51 LOT 90 ZONE R-60

APPLICANT'S NAME Craig & Jennifer Burden

PHONE # 973-699-5959 CELL PHONE # _____

EMAIL cburden825@hotmail.com

PROPERTY OWNER'S NAME Craig & Jennifer Burden

PROPERTY OWNER'S ADDRESS 18 Franklin Street, Verona, NJ 07044

PROPERTY OWNER'S PHONE # 973-699-5959 CELL # _____

PROPERTY OWNER'S EMAIL cburden825@hotmail.com

RELATIONSHIP OF APPLICANT TO OWNER Same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Installation of 468 s.f. deck and 157 s.f. above ground pool.

CONTRARY TO THE FOLLOWING:

Variance for Rear Yard Setback (11' vs 30'), Lot Coverage (27.5% vs 20%), Lot Coverage (48.3% vs 40%)

LOT SIZE: EXISTING 6240 s.f. PROPOSED 6240 s.f. TOTAL 6240 s.f.

HIEGHT: EXISTING 2 story PROPOSED 2 story

PERCENTAGE OF BUILDING COVERAGE: EXISTING 20% PROPOSED 27.5%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 32.6% PROPOSED 48.6%

PRESENT USE Residential PROPOSED USE Residential

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30</u>	<u>35.9</u>	<u>35.9</u>
REAR YARD	<u>30</u>	<u>26.8</u>	<u>11</u>
SIDE YARD (1)	<u>8</u>	<u>11.7</u>	<u>9.6</u>
SIDE YARD (2)	<u>18</u>	<u>23.4</u>	<u>21.3</u>

DATE PROPERTY WAS ACQUIRED 2015

Installation of 468 s.f. deck and 157 s.f. above ground pool.

.....

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	1,230	1,230	1,230
FIRST FLOOR	1,230	1,230	1,230
SECOND FLOOR	1,230	1,230	1,230
ATTIC			

NUMBER OF DWELLING UNITS: EXISTING ¹ _____ PROPOSED ¹ _____

NUMBER OF PARKING SPACES: EXISTING ³	PROPOSED ³
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
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98	98
99	99
100	100

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

Supply a statement of facts showing how relief can be granted without substantial detriment to the public good

A legible plot plan or survey to scale (not less than 1"=100') of the property indicating the existing and/or

A legible plot plan or survey to scale (not less than 1"=100') of the property indicating the existing and/or proposed structure and scale drawings of the existing and/or proposed structure must be provided.

A copy of any conditional contract relating to this application must be filed with this application.

If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided.

Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____

Expert witness(es) that will present evidence on behalf of this application:

Attorney: Name _____
Address _____
Phone # _____
Fax # _____
Email _____

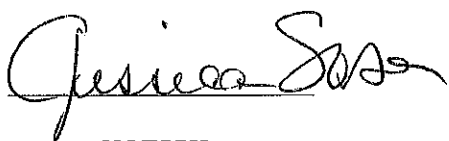
Architect/Engineer: Name Joseph P. Michiels, P.E. - BL Companies
Address 535 Route 38, Suite 250, Cherry Hill, NJ 08002
Phone # 856-485-8401
Fax # 856-485-8401
Email jmiichiels@blcompanies.com

Planner: Name _____
Address _____
Phone # _____
Fax # _____

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Craig Burden OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 18 Franklin St., IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT
Craig + Jennifer Burden IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,
SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS
BLOCK 51 AND LOT 90 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY
JESSICA SOSA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50085391
My Commission Expires 7/3/2023

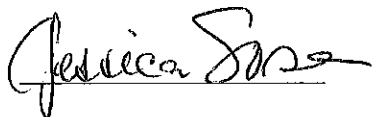


OWNER

AFFIDAVIT OF APPLICANT

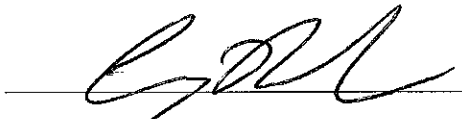
COUNTY OF ESSEX
STATE OF NEW JERSEY

Craig Burden OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON
OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED
HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9 DAY OF May
2022



NOTARY

JESSICA SOSA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50085391
My Commission Expires 7/3/2023



APPLICANT

18 Franklin Street SWM Sizing

BL Job # 211165

Date: 12/23/2021

Prepared By: Joseph Michiels, P.E.
BL Companies

Required per Vernon Twp SWM Ordinance	
New Impervious (sf)	625
Req'd Vol. (gal/sf)	2
Total Vol. (gal)	1250

Elevation	Area (sf)	Volume (cf)
384	16.25	25.25
384.5	116.53	58.45
385	314.83	166.29
385.1	358.06	199.93
Basin Total Vol. (gal)		1495
Meets Requirement (Y/N)		Yes

Joseph P. Michiels, P.E.
NJ PE #24GE04760500

March 21, 2022

18 Franklin Street
Township of Verona, NJ
Pool & Deck Plan
Variance Justification
BL Project No. 2101165

On behalf of our client, Craig & Jennifer Burden, please find the following justifications for variances from the Verona Township Ordinance:

- Lot Size (sq. ft): Required: 7,200 s.f., Existing: 7,200 s.f., Proposed 7,200 s.f.
 - This variance is an existing non-conformance that has existed since the creation of this lot.
- Rear Yard Setback (ft): Required: 30 ft, Existing 26.8 ft, Proposed 11 ft
 - A variance is being requested to provide an 11 ft proposed vs 30 ft allowable. An existing rear yard setback exists for the primary building, which has existed since the construction of the home. The proposed rear yard setback variance is to the proposed uncovered deck to support and provide access to the proposed above ground pool.
- Lot Coverage (% Building): Required: 25%, Existing 20%, Proposed 27.5%
 - A variance is being requested to provide 27.5% building coverage vs 25% allowable. The increase in building % lot coverage is due to the proposed 468 s.f. deck. The building is not being increased in area. The proposed deck is to supplement the proposed pool, and provide access from the house to the pool, while providing separation between structures.
- Improved Lot Coverage (% All): Required 40%, Existing 32.6%, Proposed 48.3%
 - A variance is being requested to provide 48.3% improved lot coverage vs 40% allowable. The increase is due to a proposed 468 s.f. raised deck and 157 s.f. above ground pool. The increase in impervious cover is being addressed with a proposed stormwater management facility, and the proposed deck, though considered impervious by the Township ordinance, is providing a gravel surface below the deck to provide some level of infiltration. Furthermore, the increase in impervious cover is fairly consistent with other surrounding lots with inground or above ground pools and surrounding concrete patios.

Due to the justifications above, it is my professional opinion that the above noted variances should be considered by the board.



Joseph P. Michiels, P.E.
NJPE #24GE04760500
BL Companies











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SHEET 17

THIS IS A PRINTED COPY OF THE TAX MAP PREPARED BY CASEY & KIELER, INC. AND IS ON FILED IN THE OFFICE OF THE ENGINEER.

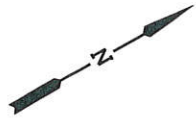
THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION DIVISION OF TAXATION ON NOVEMBER 27, 2015, SIGNED BY JUDY P. MILLER AND TIFFANY A. FIELDS AND ASSIGNED SERIAL NUMBER 1067

TAX MAP
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
JANUARY 1, 2017
PREPARED BY
JAMES M. HELB, P.E., P.L.S., P.P.
NEW JERSEY LICENSE NO. 24272
VERONA, NJ 07044

LEGEND
100 YEAR FLOODZONE
AREA OF LOT WITHIN FLOODZONE
100 YEAR FLOODZONE - 2500 GPM DRAINAGE PONDING RATE - 2500 GPM

SHEET 9

SHEET 11



MAYOR
ALEX ROMAN
DEPUTY MAYOR
CHRISTINE MCGRATH
COUNCILMEMBERS
JACK McEVoy
CYNTHIA L. M. HOLLAND
CHRISTOPHER H. TAMBURRO

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER
MATTHEW CAVALLLO
TOWNSHIP CLERK
JENNIFER KIERNAN
TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

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

March 11, 2022

Township of Verona
Engineering & Zoning Dept.
10 Commerce Court
Verona, NJ 07044

RE: Zoning Letter of Denial
Frame Deck and Above Ground Pool

Owner/Applicant: Craig and Jennifer Burden
18 Franklin Street
Verona, NJ 07044
Property: 18 Franklin Street
Lot 18 Block 1002
Zone: R-60 (Medium Density)

Zoning Request:

The applicant has constructed a frame deck and above ground swimming pool without the benefit of first obtaining zoning approval and then subsequently the approval, permit and inspection of the pool, pool equipment and the structural stability of the timber deck by the building department. The applicant's project at the time of this letter of denial is under a **"STOP WORK ORDER"** by the building department until such time that a decision can be made by the Board of Adjustment in regards to the variances which have been identified. The applicant has constructed a frame deck that measures 468 square feet and an above ground swimming pool that measures 157 square feet. Pool fencing is shown as required, however fencing for pools and self-latching gates are under the purview of the Township Building Department. No other requests have been submitted or reviewed by this office.

Plans Reviewed:

- Zoning Permit Application
- Boundary Survey of 18 Franklin Street, prepared by BL Companies, dated 7/13/21.
- Plot Plan of 18 Franklin Street, prepared by BL Companies, dated 7/13/21.

Existing Conditions:

The property gently slopes from the street towards the rear at roughly a 2% grade. The property does not contain any large or mature trees on the property. The zoning and engineering office have found no records in regards to open permits or violations concerning this property.

Proposed Conditions:

The applicants request(s) will add approximately 625 square feet of new impervious coverage to the property which will cause the property to exceed the maximum allowed for both lot and improved lot coverages. The proposed deck shall also exceed 20 percent (area) of the area of the existing dwelling since the dwelling is considered a non-conforming structure due to the insufficient rear yard setback.

Zoning Analysis: R-60 §150-17.3

Zone R-60 §150-17.3	Bulk Schedule			Compliance		Variance Required
	Required	Existing	Proposed	Existing	Proposed	
Lot Size (Sq.Ft.)	7,200	6,240	6,240	No	No	Exist. Non Comply
Lot Width (Ft.)	60	60.00	60.00	Yes	Yes	No
Front Yard Setback (Ft.)	30	35.90	35.90	Yes	Yes	No
Side Yard Setback One (Ft.)	8	11.70	9.60	Yes	Yes	No
Side Yard Setback Both (Ft.)	18	23.40	21.30	Yes	Yes	No
Side Yard Setback Both (Ft.) % of Lot Width	25	39.50	35.50	Yes	Yes	No
Rear Yard Setback (Ft.)	30	26.80	11.00	No	No	Yes
Building Height (Story/Ft.)	2.5/30	2 Story/Ht.<30	2 Story/<Ht. 30	Yes	Yes	No
Lot Coverage (% Building)	25	20.0	27.5	Yes	No	Yes
Improved Lot Coverage (% All)	40	32.6	48.3	Yes	No	Yes
Floor Area Ratio (%)	N/A	N/A	N/A	N/A	N/A	N/A

150-7.21 DECKS.

If an existing building fails to comply with zoning setback requirements, uncovered decks may be added, provided that all of the following conditions are met: (Existing non-conforming structure due to insufficient rear yard setback)

- A. That the deck does not exceed 20% of the building footprint. The existing dwelling is 1,248 sq.ft., the proposed deck is 468 sq.ft.; $468/1,248 = 0.375$ (37.5%) **DOES NOT COMPLY**
- B. That no portion of the deck shall be elevated more than four feet above grade, excluding handrails and guardrails. **COMPLIES**
- C. That the deck does not extend into the side yard beyond the line of the existing dwelling unless the deck meets the side yard setback requirements of this chapter. **COMPLIES**
- D. That the deck shall be no less than five feet from the side lot line and no less than 20 feet from the rear lot line. The rear yard setback of the proposed deck is 11 feet. **DOES NOT COMPLY**

150-7.5 PERMANENT AND PORTABLE SWIMMING POOLS.

- A. Permanent and portable swimming pools accessory to a residential use shall be erected on the same zone lot as the principal structure. Said pool may be erected in the rear yard of the zone lot. The wall of the swimming pool shall be located no closer than ten feet to a side or rear yard line nor closer to a street than the principal building to which it is accessory, or within ten feet of the principal building. All such pools shall be suitably fenced in accordance with the Township of Verona requirements.
 - The proposed pool is 16 feet from the right side property line, 10 feet required. **COMPLIES**
 - The proposed pool is 11 feet from the rear property line, 10 feet required. **COMPLIES**
 - The proposed pool is 4 feet from the existing dwelling, 10 feet required. **DOES NOT COMPLY**
- B. All filtration equipment and pumps shall be located not less than five feet from any property line.
 - The proposed pool equipment is greater than 5 feet from any property line. **COMPLIES**

Variances Required (post-factum): Pursuant to N.J.S.A. 40:55D-70 (c).

- §150-17.3 D, 3: Request exceeds maximum allowed Lot Coverage. 25% permitted, 27.5% requested.
- §150-17.3 D, 4: Request exceeds maximum allowed Imp. Lot Coverage. 40% permitted, 48.3% requested.
- §150-7.5 A: Pool exceeds minimum setback to principal building. 10 feet required, 4 feet requested.
- §150-7.21 A: Deck exceeds maximum percentage of building footprint. 20% permitted, 37.5% requested.
- §150-7.21 D: Deck exceeds minimum rear yard setback. 20 feet required, 11 feet requested.

Zoning Decision:

Based on the zoning review and variances required this office has **DENIED** the applicants request for zoning approval at this time. If a formal application is made to the Township of Verona Board of Adjustment the applicant may need to address the following as well.

- Address any comments as per the Township Engineer. (If any)
- Address any comments as per the Township Building Department. (If any)
- Address any comments or additional variances as per the Twp. Board of Adjustment. (If any)

Notes:

1. No electrical, plumbing or building codes were reviewed as part of this application. Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required.
2. No security fencing, self-latching gates, electrical or plumbing codes were reviewed as part of this application. Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required.
3. Any change or deviations from the plans which were provided and reviewed as part of this zoning permit at this location must first be approved by the Zoning Official or Zoning Administrator prior to obtaining a construction permit. The owner/applicant should be aware that any future change may require formal application to the Verona Board of Adjustment for variance governed by the rules and conditions pursuant to N.J.S.A. 40:55D-70d

Please feel free to contact this office should you have any questions,

Respectfully Submitted,

Michael C. DeCarlo

Michael C. DeCarlo
Engineering Manager – Zoning Official

Note:

Appeals to the zoning board of adjustment from the decision of an administrative officer must be taken within 20 days by filing a notice of appeal with the officer from whom the appeal is taken specifying the grounds of such appeal. N.J.S. 40:55D-72a. Failure to adhere to the time for appeal will result in the zoning board not having jurisdiction to consider the appeal.

MAYOR
ALEX ROMAN
DEPUTY MAYOR
CHRISTINE MCGRATH
COUNCILMEMBERS
JACK McEVoy
CYNTHIA L. M. HOLLAND
CHRISTOPHER H. TAMBURRO

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER
MATTHEW CAVALLO
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March 11, 2022

Township of Verona
Engineering & Zoning Dept.
10 Commerce Court
Verona, NJ 07044

RE: Engineering Review Letter
Frame Deck and Above Ground Pool

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Verona, NJ 07044
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Proposed Conditions:

The applicants request(s) will add approximately 625 square feet of new impervious coverage to the property which will cause the property to exceed the maximum allowed for both lot and improved lot coverages. The proposed deck shall also exceed 20 percent (area) of the area of the existing dwelling since the dwelling is considered a non-conforming structure due to the insufficient rear yard setback.

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:

- As of March 3rd 2021 the Township has adopted a new stormwater ordinance in compliance with the new NJDEP requirements. The new ordinance requires that all zoning permit requests that seek to add 400 square feet or more of impervious coverage to comply with the new regulations. Since the current zoning request is for a total of 625 square feet of new impervious coverage. The applicant must submit a grading and drainage plan in compliance with the Township of Verona's Stormwater Ordinance, Chapter 455 of the Municipal Code.

We shall require the following;

1. The applicant's engineer that designs the said stormwater mitigation system must inspect the excavation, construction and final grades of the entire system.
 2. The applicant's engineer must submit a letter to the Township engineer that said system was installed in accordance with the design which was submitted. This letter must be signed and sealed by a profession engineer that is licensed in the State of NJ.
 3. The applicant must submit an as-built survey that accurately shows all the improvements, including the stormwater system. This survey must include all existing and finished grades.
- **The owner is responsible for the discharge of any and all pool water in regards to pool cleaning or pool mechanical equipment backwashing. All pool water which is discharged must be directed away from the adjoining properties. The owner shall be the sole person responsible for any rutting, erosion or water ponding and flooding as a result from the discharge of pool water either above or below the ground on this property or on adjoining properties as well.**
 - **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. That permit application is available on-line at the Township website.**

- 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.

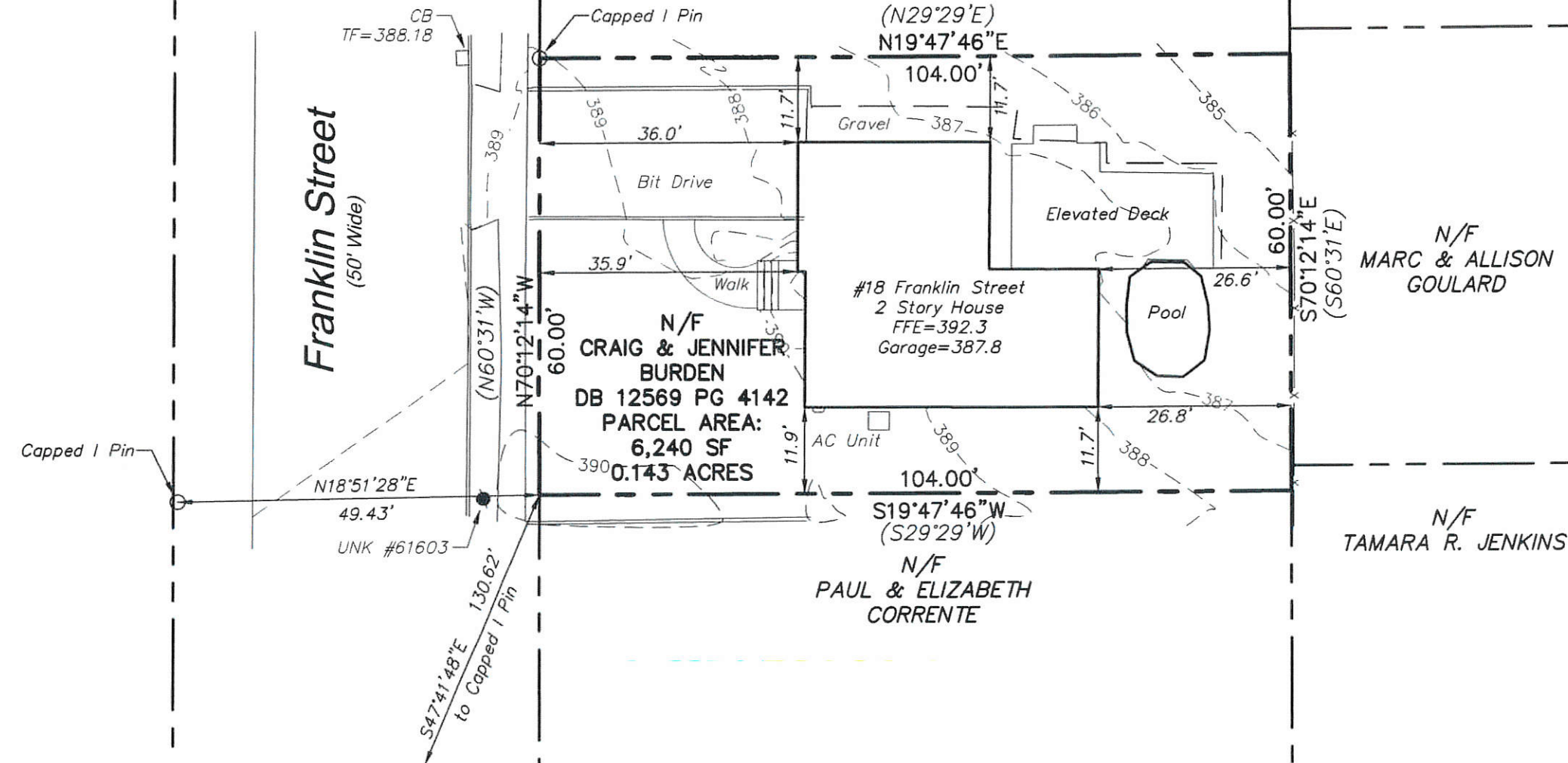
Due to the inherent difficulty in accurately predicting post-construction water flow from a property, changes in water flow may not be discovered until well after the construction is completed. In such cases, if it is determined that the lot is generating an additional flow or intensity of storm-water 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 – Zoning Official

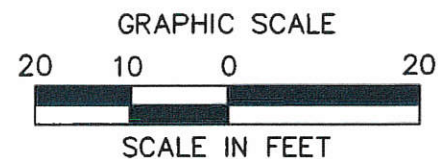
GENERAL NOTES

1. NORTH ARROW AND BEARINGS REFER TO NJSPCS NAD 83 ON ARE BASED ON GPS OBSERVATIONS BY BL COMPANIES DURING JULY 2021 REFERENCED TO THE KEYNET VRS NETWORK.
2. ELEVATIONS AND CONTOURS REFER TO NAVD 88 AND ARE BASED ON GPS OBSERVATIONS BY BL COMPANIES DURING JULY 2021 REFERENCED TO THE KEYNET VRS NETWORK.
3. PROPERTY IS LOCATED IN FLOOD ZONE X AS DEPICTED ON F.I.R.M. COMMUNITY-PANEL NO. 34013C0103F REVISED 06/04/2007.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
5. REFERENCE IS MADE TO THE FOLLOWING MAP:
"PROPERTY OF VERONA GARDEN BUILDERS, SECTION NO. 3, VERONA, N.J." SCALE: 1 IN=50 FT., DATE: FEB. 2, 1953. MAP PREPARED BY FARRO BROS, ENG. & SURVEYORS, CEDAR GROVE, NJ.



LEGEND

---	Property Line
-x-x-	Fence
●	Utility Pole
●*	Utility Pole w/ Light
□	Catch Basin
(S29°29'W)	Record Bearing



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(856) 485-8400

LAND OF
CRAIG & JENNIFER BURDEN

18 FRANKLIN STREET
VERONA, ESSEX COUNTY, NJ



REVISIONS		
No.	Date	Description

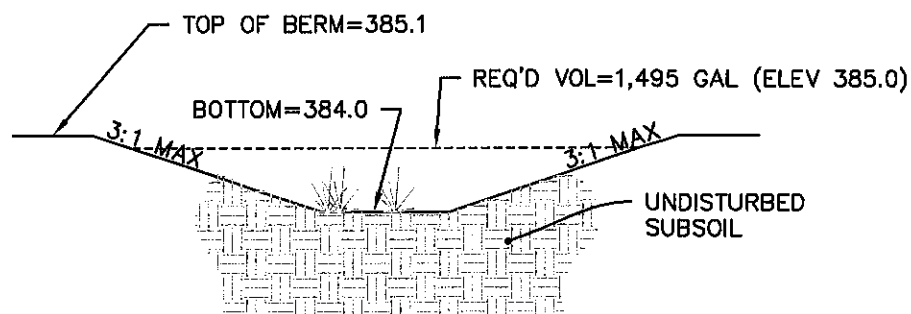
Edward S. Ruchin
EDWARD S. RUCHIN, PLS
NJ P.L.S. #24GS043388
COA NO. 24GA28101800

GENERAL NOTES

- OWNER:
CRAIG BURDEN & JENNIFER BURDEN
18 FRANKLIN STREET
VERONA, NJ 07044
- PROPERTY LOCATION:
18 FRANKLIN STREET
VERONA, NJ 07044
BLOCK 51, LOT 12
- LOT AREA: 6,240 SF
- THE PURPOSE OF THIS PLAN IS A PROPOSED MULTI-LEVEL DECK AND ABOVE GROUND POOL AT 18 FRANKLIN STREET, VERONA, NJ.
- ALL PROPOSED CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CONSTRUCTION AND BUILDING CODE REQUIREMENTS.
- ALL PROPOSED FENCING SHALL CONTAIN APPROPRIATE SELF-LATCHING GATES AS REQUIRED AND MEET ALL HEIGHT AND SPINDLE SPACING REQUIREMENTS AS PER THE APPLICABLE BUILDING CODE REQUIREMENTS.
- EXISTING TOPOGRAPHIC AND SURVEY DATA AS PER "LAND OF CRAIG AND JENNIFER BURDGEN, 18 FRANKLIN STREET, VERONA, NJ" PREPARED BY BL COMPANIES, DATED JULY 13, 2021.
- BL COMPANIES HAS NOT PERFORMED A ZONING REVIEW OF THE SUBJECT PROPERTY IN REGARDS TO ANY POTENTIAL VARIANCES THAT MAY EXIST.
- THE ENGINEER IS NOT RESPONSIBLE FOR ANY ON-SITE CONSTRUCTION MEASURES AND METHODS.
- ALL POOL PUMP, ELECTRICAL SUPPLY AND APPURTENANCES SHALL BE LOCATED AND INSTALLED AS PER THE APPROPRIATE BUILDING CODE AS OF THE DATE OF THIS PLAN.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL 72 HOURS BEFORE COMMENCEMENT OF WORK AT 1-800-272-1000 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
- CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- THESE PLANS PRIOR TO TOWNSHIP SIGNATURE ARE NOT CONSIDERED FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM COUNTY AND MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY.

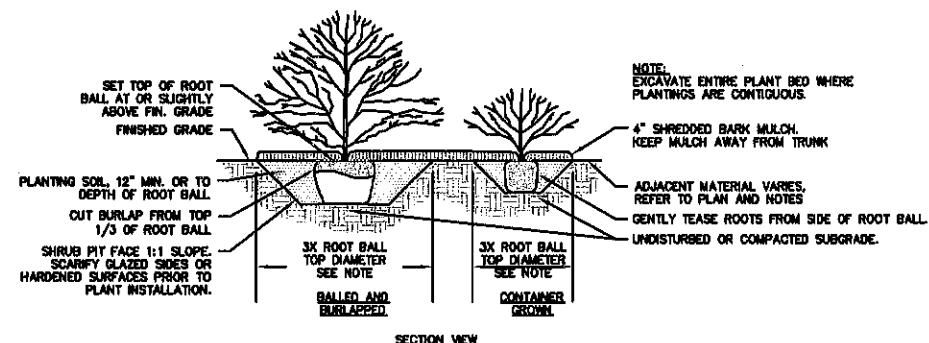
- CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
- THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
- PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE NJDEP AND THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION DISTRICT WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- ALL DISTURBED GRASS AREAS SHALL BE TOPSOILED AND SEEDED.
- ALL PROPOSED GRADING SHALL MAINTAIN A MINIMUM 2% GRADE IN OPEN AREAS OR 1.5% GRADE IN SWALES.

SEED MIX NOTES



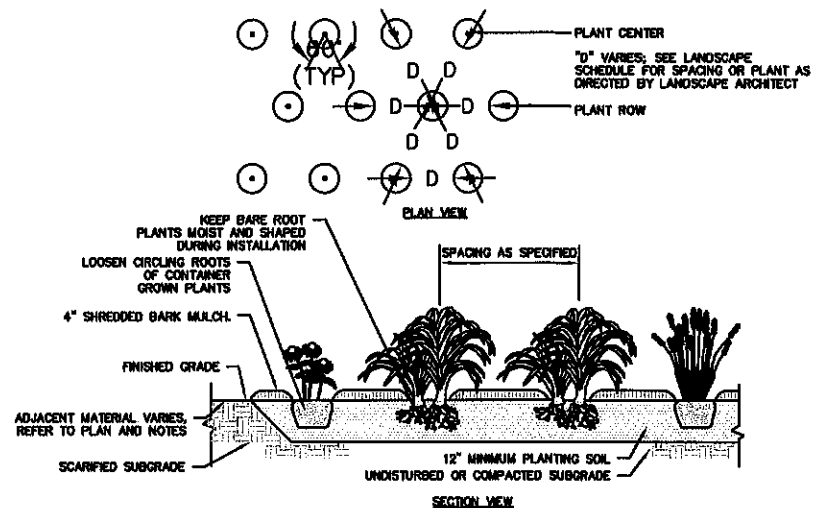
STORMWATER BASIN CROSS-SECTION DETAIL

N.T.S.



BASIN PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING

N.T.S.



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535 Route 38 East
Suite 250
Cherry Hill, NJ 08002
(856) 485-8400

GENERAL NOTES & DETAILS

18 FRANKLIN STREET
VERONA, ESSEX COUNTY, NJ

Designed J.P.M.
Drawn N.C.
Reviewed J.P.M.
Scale N.T.S.
Project No. 2101165
Date 07/13/2021
Sheet 3 OF 5

REVISIONS		
No.	Date	Description
1	12/23/2021	REVISED PER TWP REVIEW

JOSEPH P. MICHIELS, P.E.
NJ P.E. #24GE04760500
COA NO. 24GA28101800

GENERAL NOTES FOR CONSTRUCTION

1. THE ARCHITECT/ENGINEER SHALL NOT BE IN CHARGE OR RESPONSIBLE FOR THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE CONSTRUCTION WORK OR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OWNER, OR ANY OTHER PERSON PERFORMING ANY WORK, OR FAILURE OF ANYONE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CODES. ALSO, THE ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR SITE CONDITIONS. PRIOR TO BIDDING OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS AND FIELD CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

2. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" DEEP FROM THE FINISHED GRADE AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL OF A MINIMUM OF 2500 P.S.F. IF A WATER CONDITION OR SOIL CONDITION OTHER THAN FIRM GRANULAR SOIL IS ENCOUNTERED, THE CONTRACTOR SHALL INFORM THE ARCHITECT/ENGINEER PRIOR TO PRECEDING WITH CONSTRUCTION IN ORDER THAT THE FOOTING CAN BE REDESIGNED.

3. ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI IN 28 DAYS.

4. ALL SILL PLATES SHALL BE A MINIMUM OF 8" ABOVE THE FINISHED GRADE AND PRESSURE TREATED WITH A FOAM SEAL AND/OR TERMITE SHIELD.

5. GRADING SHALL SLOPE AWAY FROM DWELLING A MINIMUM OF 8" THE FIRST 8' (WITH ALLOWANCES FOR SETTLEMENT), THEN THE YARD SHALL BE GRADED 1/4" PER FT. MINIMUM, EXCEPT SWALES WHICH MAY BE GRADED AT 1/8" PER FT.

6. WOOD FRAMING SHALL BE HEM-FIR SPECIES No. 2 GRADE OR BETTER. STUDS MAY BE STUD GRADE. JOISTS SHALL BE BRIDGED AT 8'-0" MAXIMUM CENTER TO CENTER.

7. ALL WORK SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE 2015, N.J. VERSION.

8. ALL FASTENERS TO BE INSTALLED AS PER MANUFACTURER AND BUILDING CODE REQUIREMENTS AND SPECIFICATIONS.

RAILING AND HANDRAILS

1. ALL PORCHES, BALCONIES, AND RAISED FLOOR SURFACES MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH. OPEN SIDES OF STAIRS WITH A TOTAL RISE MORE THAN 36" SHALL HAVE GUARDS A MINIMUM OF 34" HIGH. MEASURED FROM THE NOSING OF THE TREADS.

2. ALL RAILINGS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE. GUARDS SHALL NOT BE CONSTRUCTED OF HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERNS THAT RESULT IN A LADDER EFFECT. TRIANGULAR OPENINGS CREATED BY THE RISER, TREAD, AND BOTTOM RAIL OF THE GUARD SHALL NOT ALLOW PASSAGE OF A 6" DIAMETER SPHERE.

3. STAIRS HAVING TWO OR MORE RISERS SHALL REQUIRE A HANDRAIL ON AT LEAST ONE SIDE A MINIMUM HEIGHT OF 34" AND MAXIMUM HEIGHT OF 38" ABOVE THE NOSING OF THE TREAD AND A MINIMUM 1 1/2" FROM THE WALL OR GUARDRAIL. ALL HANDRAILS SHALL BE CONTINUOUS AND BE RETURNED OR TERMINATE AT NEWEL POSTS.

4. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION A MINIMUM DIAMETER OF 1 1/4" AND A MAXIMUM DIAMETER OF 2 3/8". OTHER HANDRAIL SHAPES SHALL HAVE AN EQUIVALENT GRASPING SURFACE WITH A MINIMUM RADIUS OF 1/8".

EXTERIOR DECK AND WOOD

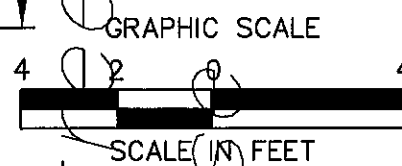
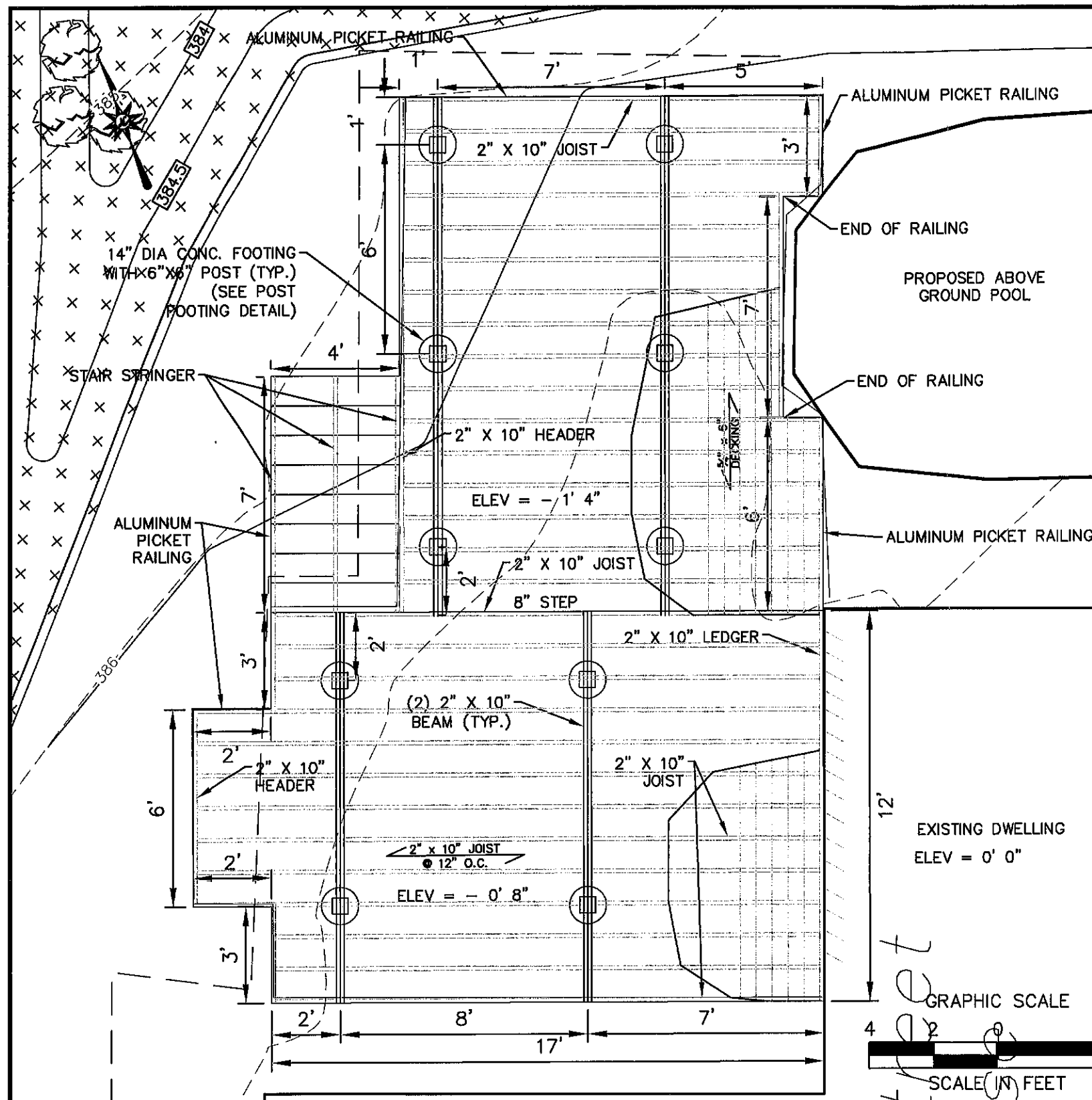
1. ALL WOOD SHALL BE F=1200 OR BETTER, ALL CARRIAGE BOLTS, NUTS, WASHERS, TAG SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED. ALL CONNECTORS SHALL BE STAINLESS STEEL OR GALVANIZED WITH VYCOR DECK PROTECTOR BY GRACE OR APPROVED EQUAL.

2. ALL WOOD IN CONTACT WITH GROUND SHALL BE PRESSURE TREATED TO 0.40 LBS./C.F. AND ALL OTHER WOOD SHALL BE PRESSURE TREATED TO 0.25 LBS./C.F. (ACQ PRESERVATIVE). OWNER MAY SELECT CEDAR OR OTHER NATURALLY RESISTANT WOODS IN LIEU OF PRESSURE TREATED WOOD.

3. OPTIONAL DECKING TO BE 'TREX' ENGINEERED DECKING OR APPROVED EQUAL TO BE INSTALLED AND FINISHED PER MANUFACTURER SPECIFICATIONS IN LIEU OF PRESSURE TREATED DECKING.

4. CONTRACTOR MAY INSTALL UNDER DECK FASTENERS THAT ARE APPROVED IN LIEU OF SCREWING THROUGH THE TOP FACE OF THE DECKING BOARDS.

5. INSTALL FLOOR JOISTS AT 12" O.C. WHERE DECKING IS INSTALLED AT AN ANGLE.



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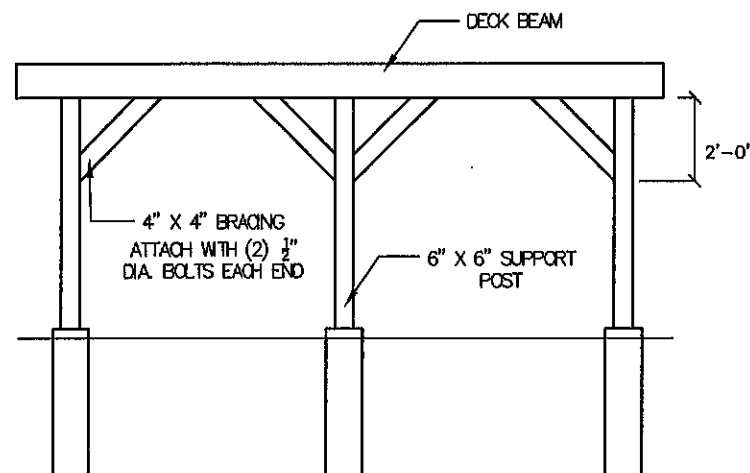
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DECK PLAN

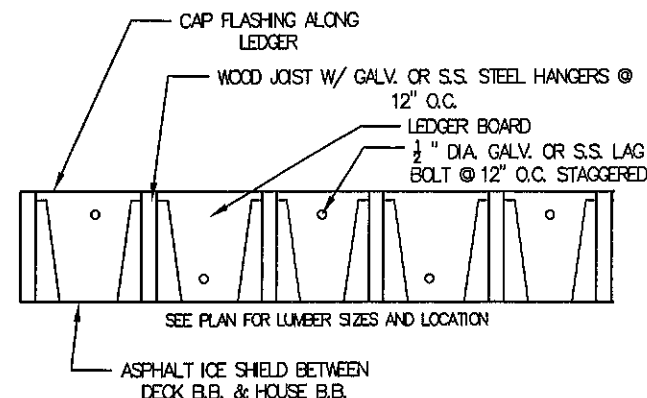
18 FRANKLIN STREET
VERONA, ESSEX COUNTY, NJ

Designed J.P.M.
Drawn N.C.
Reviewed J.P.M.
Scale 1"=4'
Project No. 2101165
Date 07/13/2021
Sheet 4 OF 5

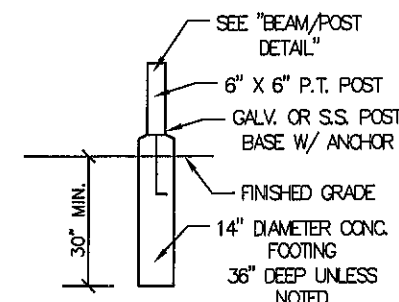
JOSEPH P. MICHIELS, P.E.
NJ P.E. #24GE04760500
COA NO. 24GA28101800



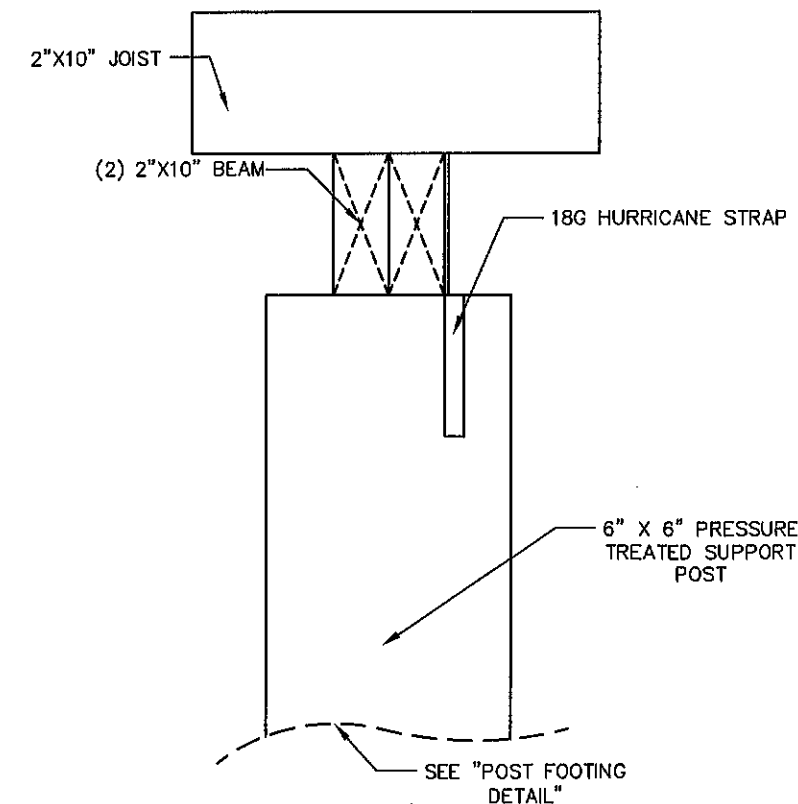
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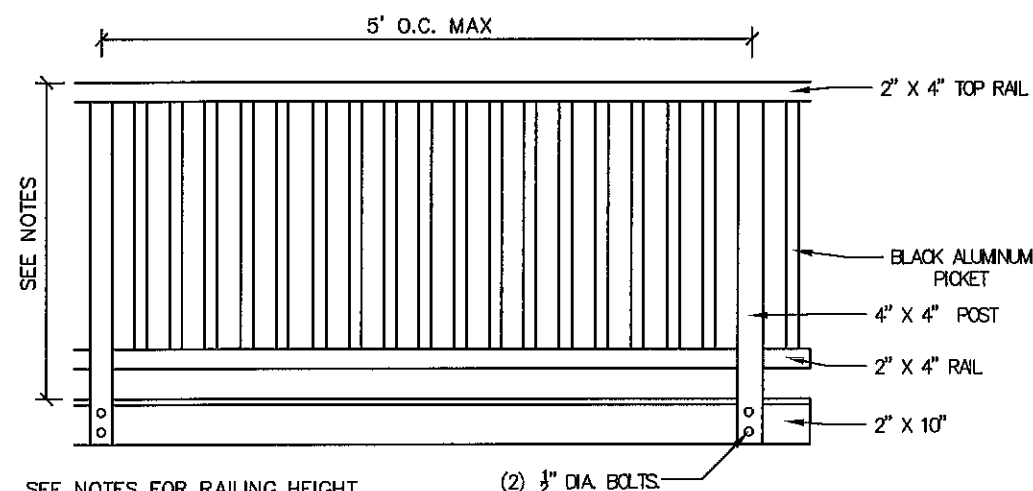
LEDGER DETAIL
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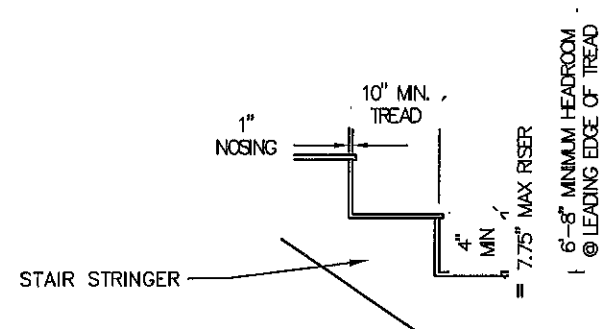
POST FOOTING DETAIL
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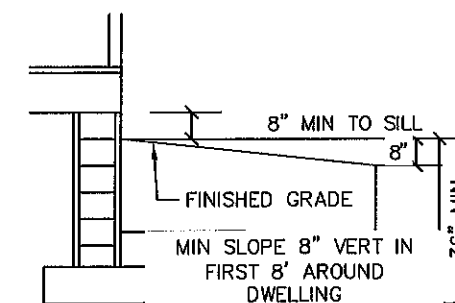
BEAM/POST DETAIL
NOT TO SCALE



RAILING DETAIL
NOT TO SCALE



STAIR DETAIL
NOT TO SCALE



PROTECTIVE SLOPE
NOT TO SCALE



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CONSTRUCTION DETAILS

18 FRANKLIN STREET
VERONA, ESSEX COUNTY, NJ

Designed J.P.M.
Drawn N.C.
Reviewed J.P.M.
Scale N.T.S.
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