

Memo

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

From: Plan Review Committee of the Verona Environmental Commission

c: Verona Environmental Commission Chair

Date: January 24, 2022

Re: **Case # 2021-22**
12 Beechwood Rd. [Block 1301, Lot 9]
Verona, New Jersey

Zone: R-50 (High Density Single Family)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 12 Beechwood Road in Verona submitted by Mr. Peter Gaynor and Mrs. Catherine Gaynor, which we received on January 11, 2022. We understand that the Applicant is seeking to obtain a variance for the unpermitted installation of a 305 ft² paver patio that encroaches 2 feet into the required 5-foot, side yard setback. The comments below are provided for the Board's consideration:

- 1) Based on the photos provided on the installed patio, the patio stones do not appear to have sufficient gap spacing to be considered a pervious interlocking paving system. Therefore, we consider the patio installation to be an impervious surface.
- 2) Existing and Proposed Improved Lot Coverage was not provided on the application. Scaling off the drawing, we calculated an Existing Improved Lot Coverage of 50.0% based on an Existing "Improved Area" of 3,512 ft² (please see attached annotated pdf). Furthermore, we calculated a Proposed Improved Lot Coverage of 53.0% based on a Proposed "Improved Area" of 3,728 ft². We understand that the maximum Improved Lot Coverage for the R-50 Zone is 40%.
- 3) Should variances for this application be approved, the VEC PRC recommends that as a condition of approval the Applicant should mitigate the cumulative Impervious Lot Coverage over the allowable value for the Zone.
- 4) It is unknown whether any trees were removed for the installation of the patio. We recommend that the applicant provide testimony as to the potential removal of any trees and subsequent replacement plans, should they apply.
- 5) Although the patio does not meet the 400 ft² threshold, we recommend that the applicant add plantings, shrubs, or an ornamental tree at the rear of the patio that would aid in stormwater runoff infiltration.

[STD/JP/AC]
VEC_2022-01-24 Comments 12 Beechwood Rd.docx

