

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 2/7/22 CASE # 2022-02

PROPERTY ADDRESS 48 Kenwood Ave.

BLOCK 1503 LOT 42 ZONE R-50B

APPLICANT'S NAME Dana + Daniel Zarfino (Daniel) Dana

PHONE # _____ CELL PHONE # 973-789-5116 / (862) 812-30

EMAIL Dzarfino@Belconservice.com + Danarae97@aol.com

PROPERTY OWNER'S NAME Dana + Daniel Zarfino

PROPERTY OWNER'S ADDRESS 48 Kenwood Ave. (Daniel) (Dana

PROPERTY OWNER'S PHONE # _____ CELL # (973) 789-5116 / (862) 812-

PROPERTY OWNER'S EMAIL Dzarfino@Belconservice.com + Danarae97 3953

RELATIONSHIP OF APPLICANT TO OWNER self (aol.com)

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

- 150-17.4D - 150-17.4F
- 150-17.4F VARIANCES REQUIRED ATTACHED
- 150-17.5F

CONTRARY TO THE FOLLOWING:

RECEIVED
 2022 FEB - 7 AM 9:06
 TOWNSHIP OF VERONA
 COUNTY OF ESSEX, N.J.

LOT SIZE: EXISTING _____ PROPOSED _____ TOTAL _____

HIEGHT: EXISTING _____ PROPOSED _____

PERCENTAGE OF BUILDING COVERAGE: EXISTING ~~34%~~ 21% PROPOSED 18.9%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 34% PROPOSED 50.6%

PRESENT USE YARD PROPOSED USE Pool AND PATIO

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	_____	_____
REAR YARD	_____	_____	_____
SIDE YARD (1)	<u>8</u>	<u>3.2</u>	<u>3.2 (RELOCATED)</u>
SIDE YARD (2)	<u>10</u>	<u>9.5</u>	<u>8.1 (RELOCATED)</u>

DATE PROPERTY WAS ACQUIRED 2010

TYPE OF CONSTRUCTION PROPOSED:

N/A

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

N/A

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	_____	_____	_____
FIRST FLOOR	_____	_____	_____
SECOND FLOOR	_____	_____	_____
ATTIC	_____	_____	_____

NUMBER OF DWELLING UNITS: EXISTING _____ PROPOSED _____

NUMBER OF PARKING SPACES: EXISTING _____ PROPOSED _____

History of any previous appeals to the Board of Adjustments and the Planning Board

None

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 and without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance

History of any deed restrictions:

None

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 N/A
Address _____
Phone # _____
Fax # _____
Email _____

Architect/Engineer:

Name Jeff Egarian
Address 271 Rt. 46 W Suite 6208
Phone # (973) 898-1401
Fax # (862) 702-3017
Email jeffegarian@djegarian.com

Planner:

Name N/A
Address _____
Phone # _____
Fax # _____

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Dana Zarfino OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 48 Kenwood Ave. Verona, NJ 07044, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT
Dana Zarfino 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 1503 AND LOT 42 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

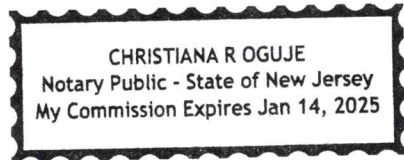
[Signature] 02/07/2022

NOTARY

Dana Zarfino

OWNER

AFFIDAVIT OF APPLICANT



COUNTY OF ESSEX
STATE OF NEW JERSEY

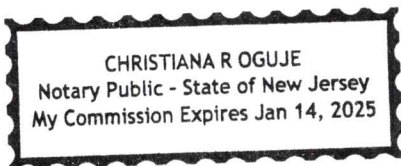
Dana Zarfino OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON
OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED
HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 7th DAY OF February
2022

[Signature] 02/07/2022

NOTARY

Dana Zarfino

APPLICANT



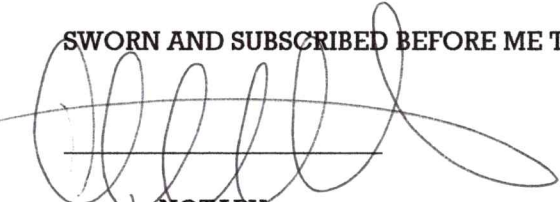
AUTHORIZATION

IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

TO THE BOARD OF ADJUSTMENT

Dana Zarhno IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 7th DAY OF February 2022.


NOTARY
02/07/2022

Dana Zarhno
APPLICANT



SHEET 23

SHEET 27

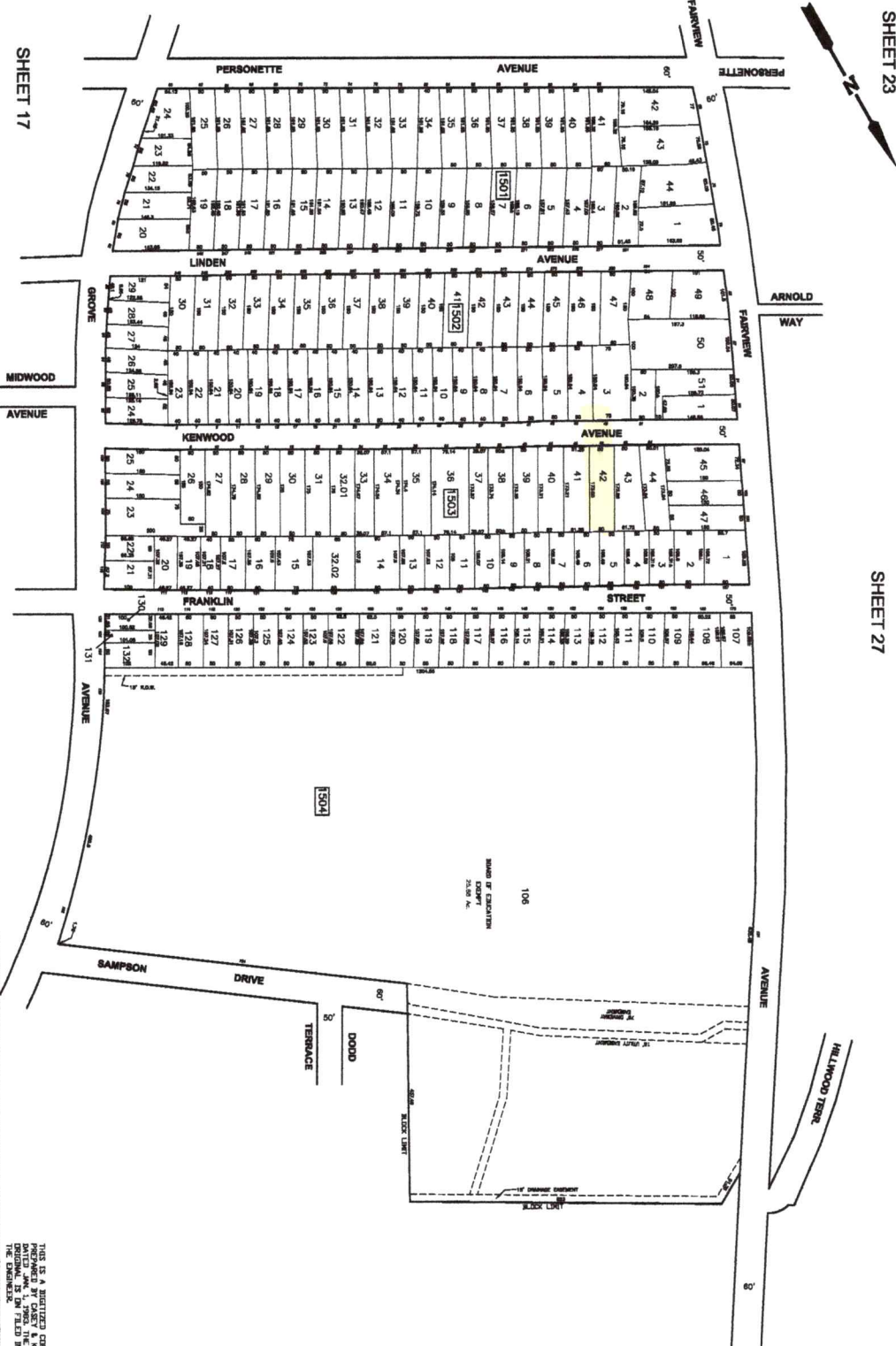
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SHEET 17

SHEET 10

SHEET 11

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THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION DIVISION
 OF TAXATION ON NOVEMBER 27,
 2016, SIGNED BY JUDY P. MILLER
 AND TIFFANY A. FIELDS AND
 ASSIGNED SERIAL NUMBER 1067

TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY
TAXMAP
 PREPARED BY
JAMES M. HELB, P.E., P.L.S., P.P.
 TOWNSHIP ENGINEER
 NEW JERSEY LICENSE NO. 24272
 VERONA, NJ 07094

THIS IS A REPRODUCED COPY OF THE TAX MAP
 PREPARED BY JAMES M. HELB, P.E., P.L.S., P.P.
 DATED JAN. 1, 2017. THE APPROVED
 SERIAL NUMBER IS 1067. THIS IS THE OFFICIAL COPY
 OF THE ENGINEER.

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
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

February 1, 2022

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

Re: Zoning Letter of Denial

Owner: Mr. Daniel and Mrs. Dana Zarfino
Applicant 48 Kenwood Avenue
Verona, NJ 07044
Property: 48 Kenwood Avenue
Lot 42 Block 1503
Zone: R-50B (Medium High Density)

Submittals:

This office is in receipt of the following applications, drawings, reports, specifications which were submitted by the owner/applicant for review and consideration.

- Township of Verona Zoning Permit Application.
- Engineering Plans Entitled "Pool Location and Grading Plan for the Zarfino Residence" prepared by DJ Egarian & Associates Inc. Plans dated 01/20/22 and last revised 01/31/22. Sheet No. 1 of 1.

Zoning Request:

Based upon the zoning permit application and the plans submitted we understand that the owner/applicant is seeking approval from the zoning and engineering department demolish a majority of the rear yard area. The proposed plan calls for the relocation of the existing shed (106 ± sq.ft.) from the left rear corner to the right rear corner of the property. The applicant is seeking approval to construct an in-ground swimming pool, multiple retaining walls, patio sun deck, and fire pit sitting area and an outdoor kitchen on a raised patio.

Existing Zoning:

Based upon review of the property survey and the area, yard and bulk regulations chart, the existing dwelling does not currently meet the following, which therefore makes the principal structure an existing non-conforming structure.

- Min. Front Yard Setback (30 feet required) 26.8 feet existing.
- Min. Side Setback (One) (8 feet required) 7.6 feet existing. (Prop. Const. Entry)
- Min. Side Setback (Both) (18 feet required) 16.8 existing.

Existing Conditions:

The plans only show elevation topography within the area of work (rear yard). The natural grade slopes from the rear property line towards the dwelling at roughly 10½ percent and has a natural cross slope from right to left of approximately of roughly 10 percent as well (Excluding exist. walls). The rear yard is leveled off by means of a series of walls which terrace off the uppermost area and then terrace down from there to the home. This property is exempt from the regulatory constraints of the Townships Steep Slope Ordinance based on the zone it is in.

Zoning Analysis:

Retaining walls.

§150-7.12 A. No retaining wall shall exceed four feet in height in the minimum front yard setback and six feet in height elsewhere.

- The applicant's plans indicate the use of multiple walls each not to exceed 4 feet in vertical height

Permitted accessory uses:

§150-17.4 B. (6) Sheds: Number of Sheds Permitted (1) Maximum Total Area (sq.ft.) 150

- The existing/proposed shed which is scheduled to be relocated is 106 sq.ft.

Area, yard and bulk regulations for principal and accessory structures and uses:

§150-17.4 D. (4) Maximum improved lot coverage: 40%

- The existing maximum improved lot coverage is: 34%
- The proposed maximum improved lot coverage is 50.6%

Area, yard and bulk regulations for accessory structures and uses:

§150-17.4 F. (1) Minimum side yard setback (one): 8 feet.

- The existing shed is 3.2 feet.
- The proposed shed is 3.2 feet (relocated)

§150-17.5 F. (2) Minimum rear yard setback: 10 feet.

- The existing shed is currently 9.5 feet.
- The proposed shed is 8.1 feet (relocated)

§150-17.4 F. (4) Maximum aggregate area covered by accessory structure in the yard it is located: 15%

YARD, REAR: A yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of the principal building. Chapter 150 – definitions.

- The total area of the "rear yard": 1,500 ± sq.ft.
- The existing total area covered by accessory structure: 246 ± sq.ft. = 16%
- The proposed total area covered by accessory structure: 763 ± sq.ft. = 50%

Permanent and Portable Swimming Pools:

§150-7.5 A. Required Swimming Pool Setback to a Side Yard 10 (Feet)

- 10.0 feet proposed
Required Swimming Pool Setback to a Rear Yard 10 (Feet)
- 10.0 feet proposed.
Required Swimming Pool Setback to a Principal Bldg. 10 (Feet)
- 50 ± feet proposed.
B. All Filtration Equipment shall be located not less than 5 feet from a property line.
- 3.2 feet proposed.

Zoning Decision:

The zoning department has **DENIED** your request for zoning approval at this time for the following for the following reasons:

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.

VARIANCES REQUIRED

§150-17.4 D. (4) Exceeds maximum improved lot coverage: 40% permitted, 50.6% proposed.

§150-17.4 F. (1) Shed does not meet minimum side yard setback (one): 8 feet required, 3.2 feet proposed.

§150-17.5 F. (2) Shed does not meet minimum rear yard setback: 10 feet required, 8.1 feet proposed.

§150-17.4 F. (4) Exceeds maximum aggregate area covered by accessory structure(s) in the yard it is Located: 15% permitted, 50% proposed.

Address any comments as per the Township Engineer. (If any)

Address any comments as per the Township Building Department. (If any)

Notes:

1. 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 exceeds that amount of new impervious coverage you are required to submit a grading and drainage plan and calculations that shows how you will mitigate for the additional stormwater runoff in accordance with the ordinance. This plan should also be a condition of any and all approvals given by the Board of Adjustment in regards to the applicants request for relief from the zoning ordinance. (Variances).
2. The applicant's engineer must submit all soils data including USDA soils classification, soils permeability (K Value) as well as sizing calculations for the system. The engineering/zoning office strongly recommends the use of **GREEN INFRASTRUCURE** for management of stormwater runoff derived from the additional impervious areas.
3. The applicant's engineer that designs the said stormwater mitigation system must inspect the excavation, construction and final grades of the entire system.
4. 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.
5. 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.
6. The applicant's plans which were reviewed **DO** indicate that the anticipated work calls for the removal of several trees. The Township allows permission for the removal of trees **ONLY** under the conditions per Chapter 493 of the Municipal Code. The exact number of tree to be removed and how those trees are to be mitigated for should be presented to the Board and included as part of any condition(s) of their approval.
7. A condition of any Board approval should require that a tree removal permit must be filed and approved and all permit and mitigation fees paid prior to the cutting, pruning and removal of any and all trees on the property prior to the commencement of any and all work on site.
8. Any retaining wall in excess of 4 feet in vertical height will require that structural stability calculations be submitted to the engineering and building department for review and approval prior to any work being performed.
9. It appears that the existing grade in the rear yard area is being raised by more than 6 inches. The applicants engineer or contractor must submit to the engineer/zoning office a letter which indicates where the fill material is coming from and a letter that certifies that it is "clean fill". Recycled aggregate(s), construction debris and organic material(s) of any kind are not permitted as fill.
10. Any and all fill material placed should comply with all State of NJ Soil Erosion and Sediment Control Standards and that of the Hudson Essex Passaic Soil Conservation Districts (HEPSCD) regulations for soil compaction in regards to land grading and top soil.
11. Many areas within the Township are very sensitive to storm water runoff, land disturbance and increases in impervious coverages. Therefore we are requiring that you seek a Letter of No Interest or "Exemption" from the Soil Conservation District, by submitting a "Request for Determination of Non-Applicability" to the Hudson Essex Passaic Soil Conservation District. Please provide a copy of that determination to the township engineer's office once it is obtained. If the Soil Erosion District has determined that the site does not fall under their jurisdiction the Township of Verona shall require that the owner/applicant install and maintain proper soil erosion measures as outlined under the State of New Jersey "Standards for Soil Erosion and Sediment Control in New Jersey" 7th edition revised through July 2017. A complete soil erosion and sediment control plan that also includes both temporary and final soil stabilization must be submitted to the engineer for review and approval prior to receiving a building permit.

12. 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.
13. Leader drains, sump pumps and discharge from behind all retaining walls 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.
14. 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.

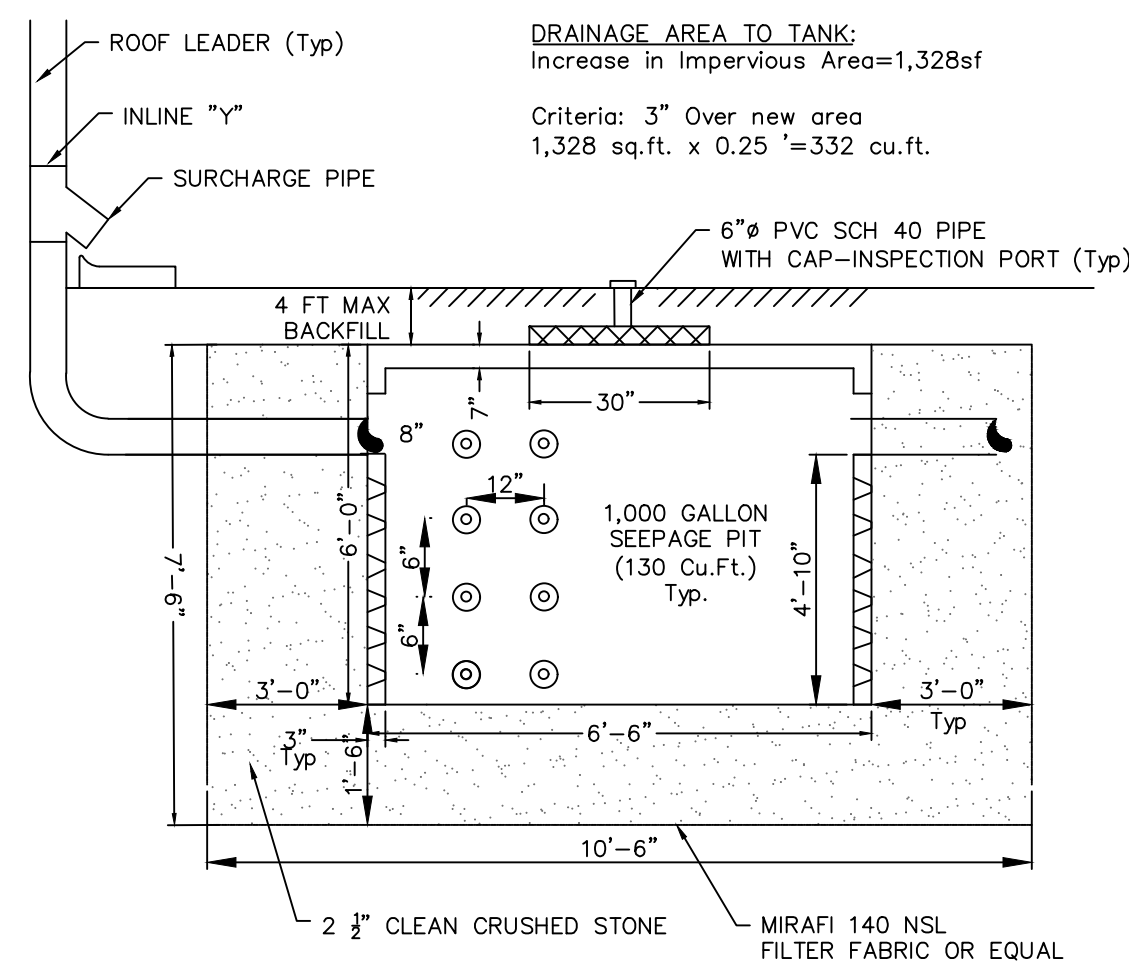
Due to the inherent difficulty in accurately predicting post-construction water flow from a property, changes in water flow may not be discovered until well after the construction is completed. In such cases, if it is determined that the lot is generating an additional flow or intensity of storm-water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

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

Respectfully Submitted,

Michael C. DeCarlo

Michael C. DeCarlo
Engineering Manager – Zoning Official



SEEPAGE TANK DETAIL

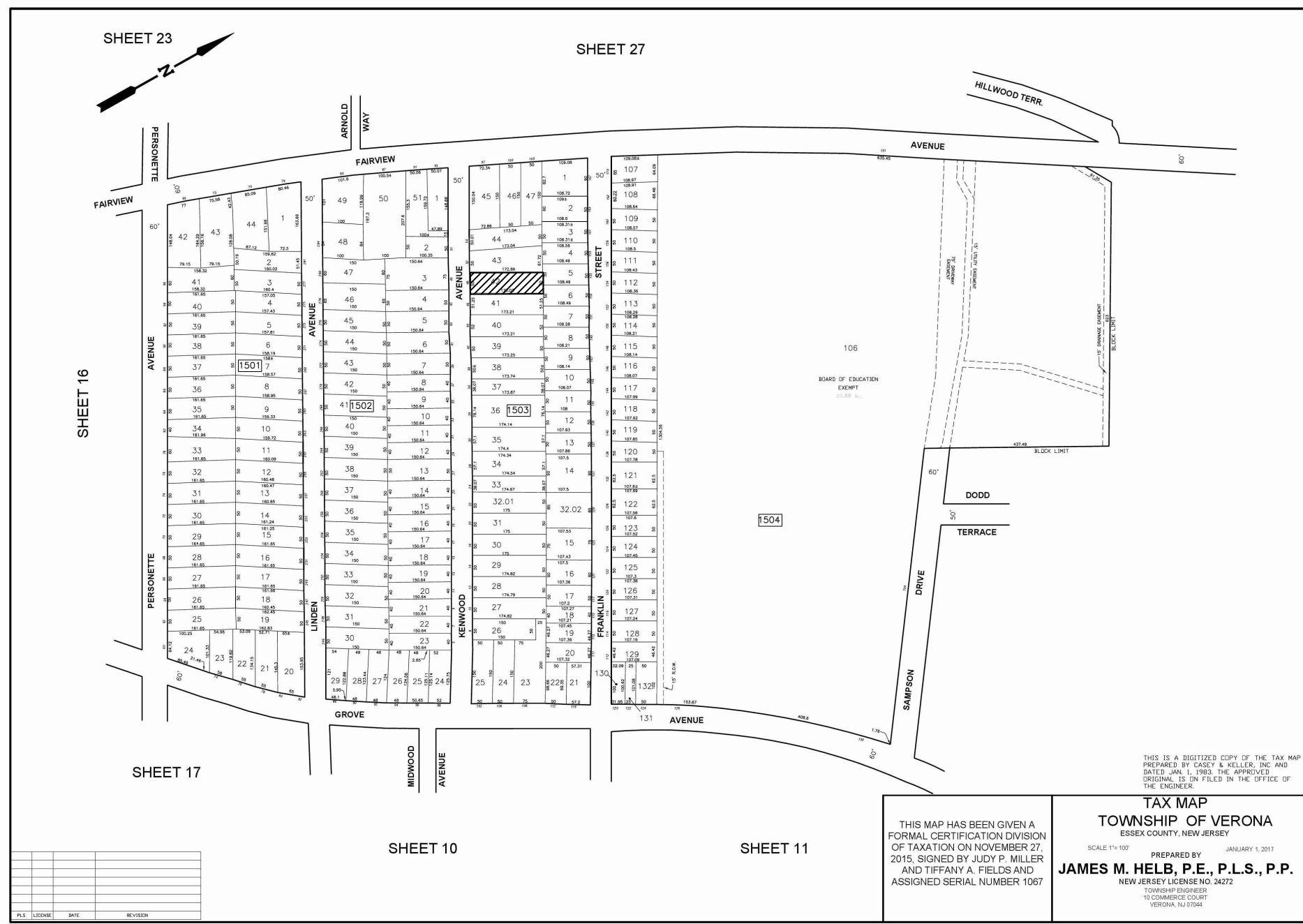
NOTE: SURROUND TANK WITH 2 1/2" CRUSHED STONE WITH FILTER FABRIC MIRAFI 140 NSL OR EQUAL.

PROVIDED: 1-1,000 GAL DRY WELL = 130 cu.ft.

STONE STORAGE (40% VOIDS):
 PIT=12.5x12.5x6.33=989 cu.ft. (Outside Volume below invert)=829 cu.ft. stone
 ASSUME 33% VOID RATIO
 829 cu.ft. x 0.33=274 cu.ft.
 274 cu.ft.+130 cu.ft.=404 cu.ft. storage

LEGEND

- Existing Spot Elevation
- Existing Contour
- Proposed Spot Elevation
- Proposed Contour
- Proposed Top of Wall
- Proposed Bottom of Wall
- Existing Top of Wall
- Existing Bottom of Wall



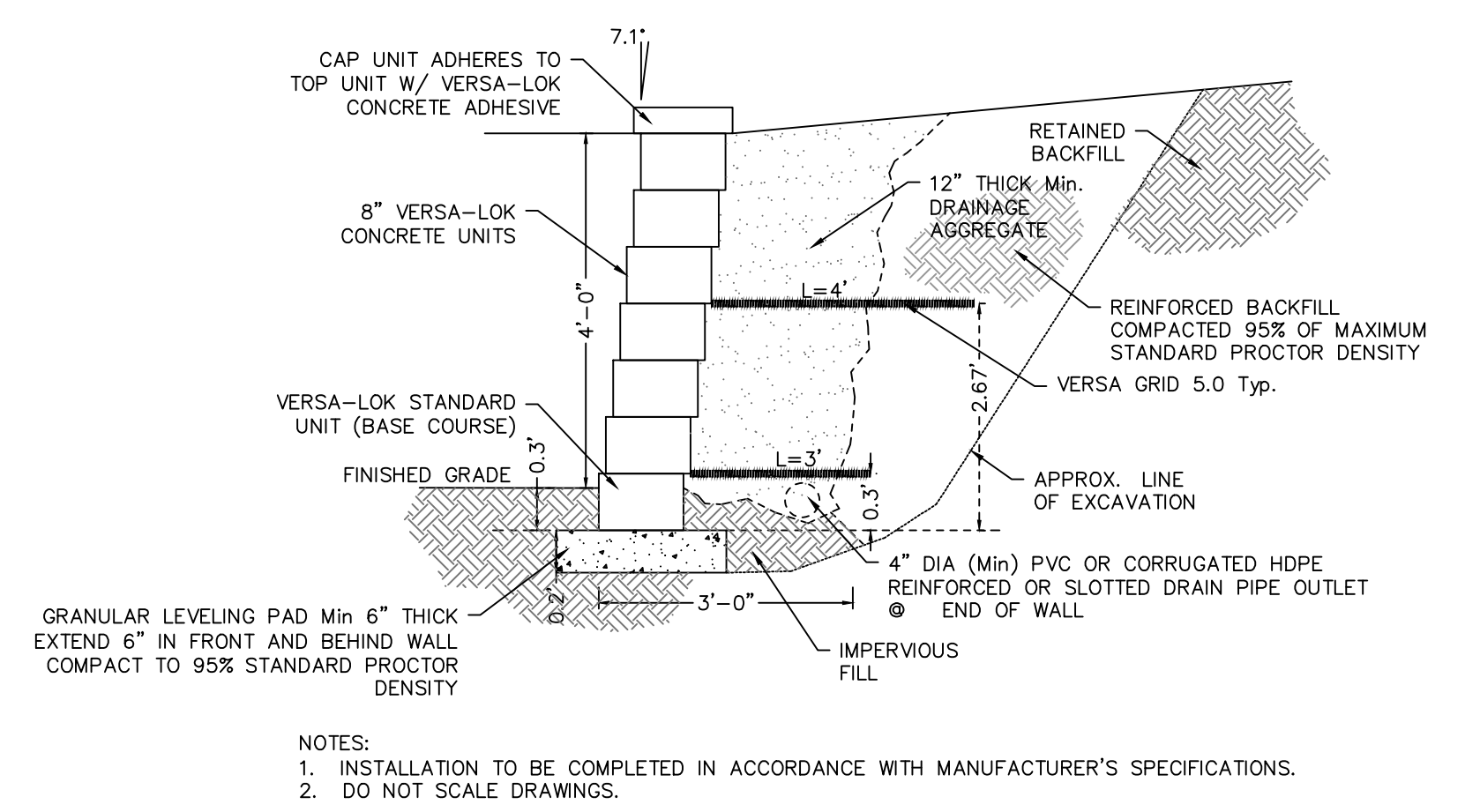
AREA MAP

ZONING DATA-POOL CONSTRUCTION

	REQUIRED	PROPOSED	Variance Req'd
Zone: R-50B			
Block 1503 Lot 42			
Owner: Zarfino			
Side Yard Setback	10'	10.0'	No
Rear Yard Setback	10'	10.0'	No
Side Yard to Pool Filter	5'	10.8'	No
Rear Yard to Pool Filter	5'	3.2'	Yes
Side Yard to Shed	8'	3.0'	Yes
Rear Yard to Shed	10'	8.1'	Yes
Lot Coverage (%)	25%	20.1%	No
Improved Lot Coverage (%)	40%	50.6%	Yes

LOT COVERAGE

Item	Existing (sf)	Proposed (sf)	Variance
Lot Area	8,647		
House	1,634	1,634	
Shed	106	106	
Driveway	474	474	
Front Walk/Patio	190	190	
Rear Patio/Walks	520	699	
A/C Pads	18	8	
Prop. Pool/Coping		630	
Prop. Pool Patio		611	
Equip Pads		24	
Lot Coverage	1,740	1,740	
	20.1%	20.1%	No
Improved Lot Coverage	2,942	4,376	
	34.0%	50.6%	Yes



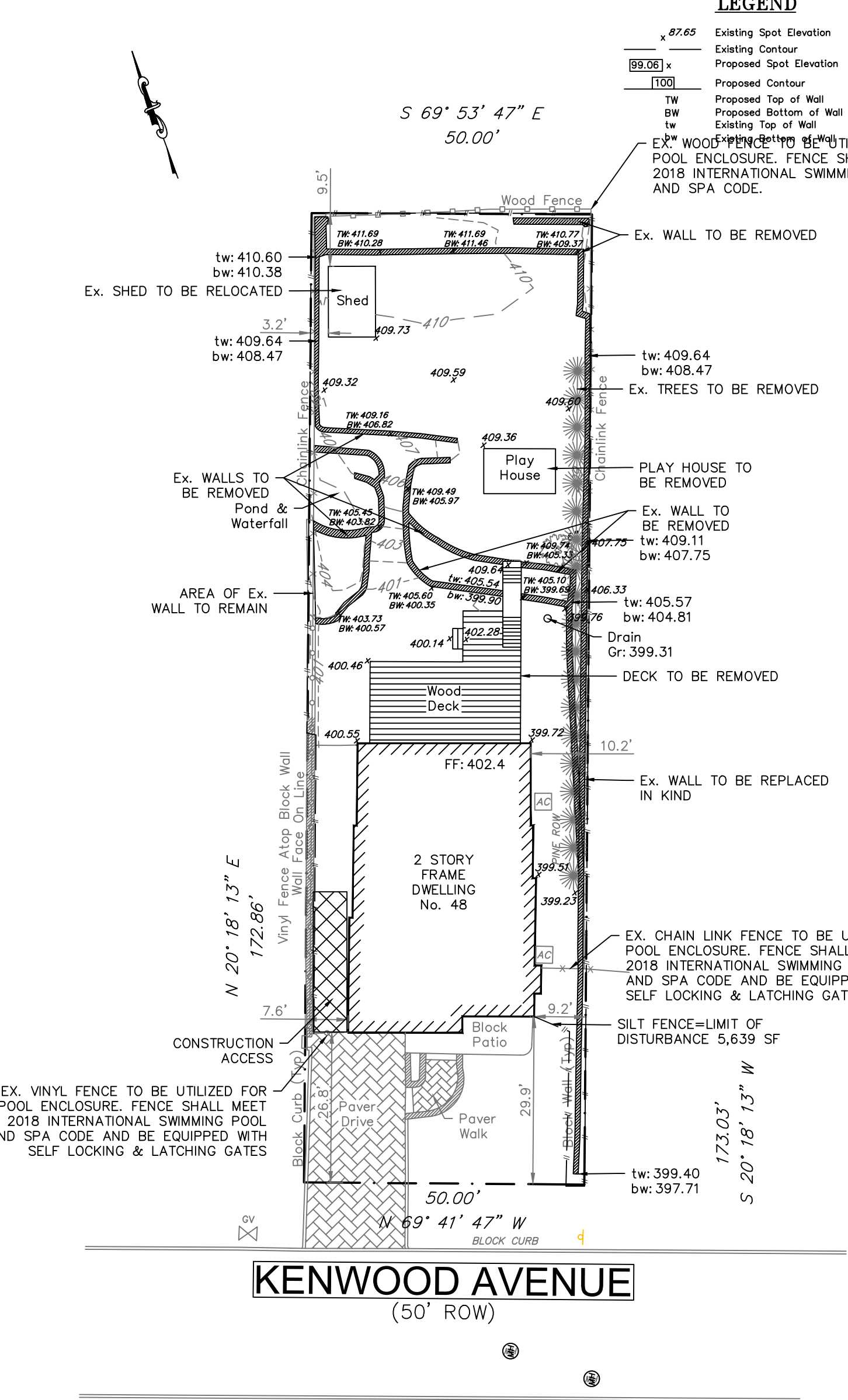
- NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

4.0FT. HIGH REINFORCED RETAINING WALL

N.T.S.

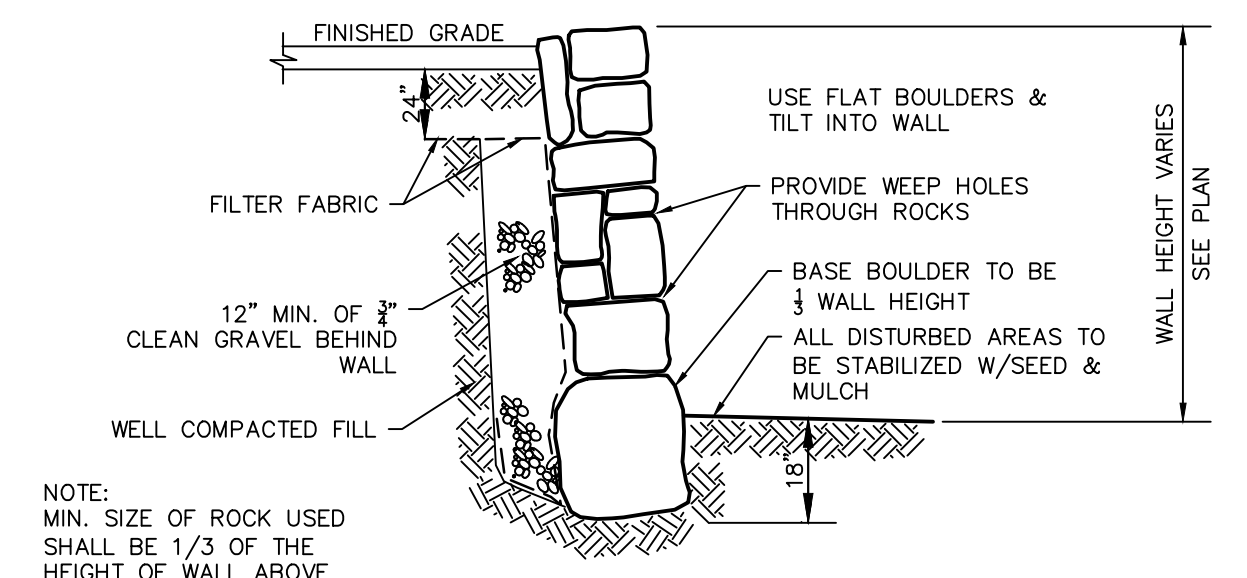
LEGEND

- Existing Spot Elevation
- Existing Contour
- Proposed Spot Elevation
- Proposed Contour
- Proposed Top of Wall
- Proposed Bottom of Wall
- Existing Top of Wall
- Existing Bottom of Wall



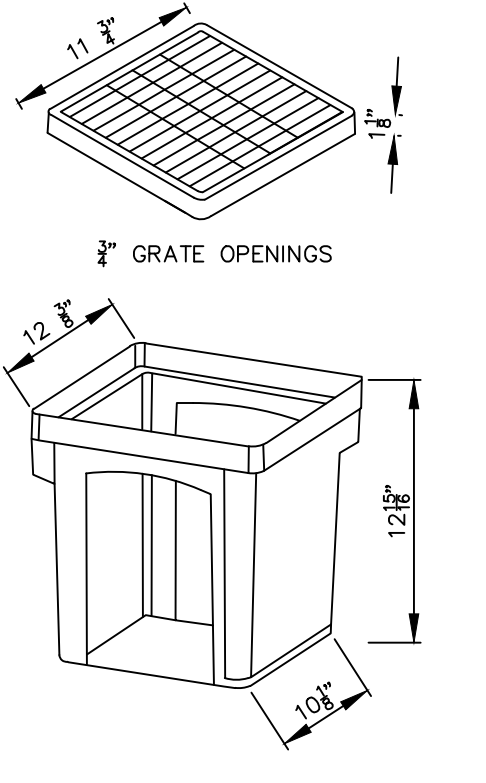
EXISTING CONDITIONS & REMOVAL PLAN

SCALE: 1"=20'



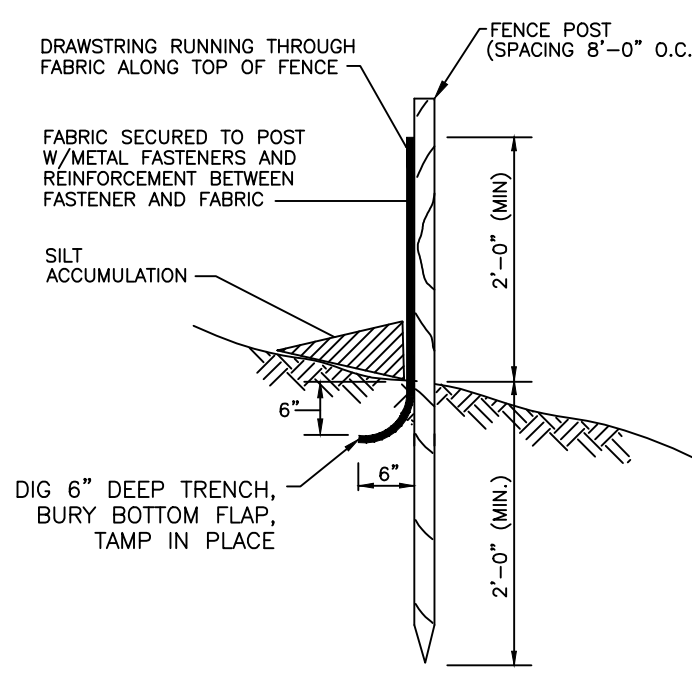
ROCK RETAINING WALL DETAIL

N.T.S.



12" CATCH BASIN DETAIL

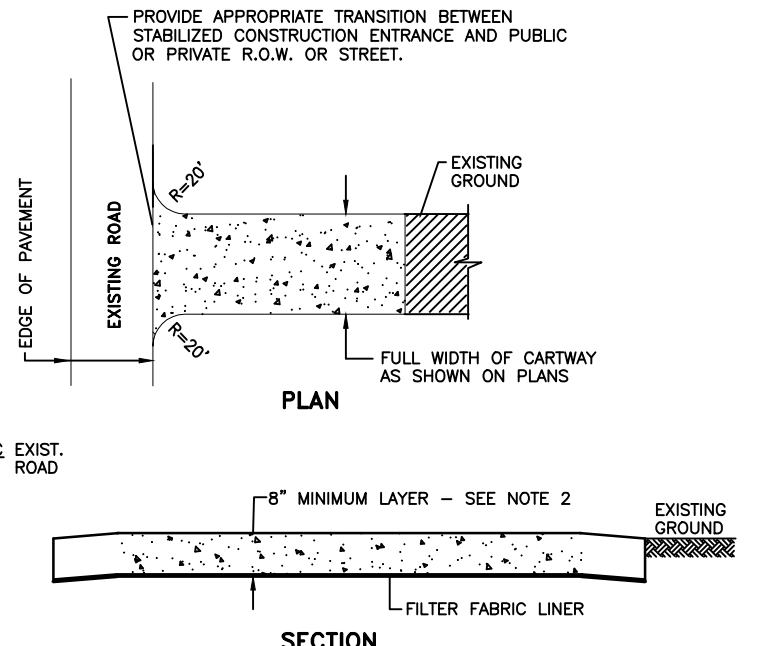
N.T.S.



SILT FENCE DETAIL

N.T.S.

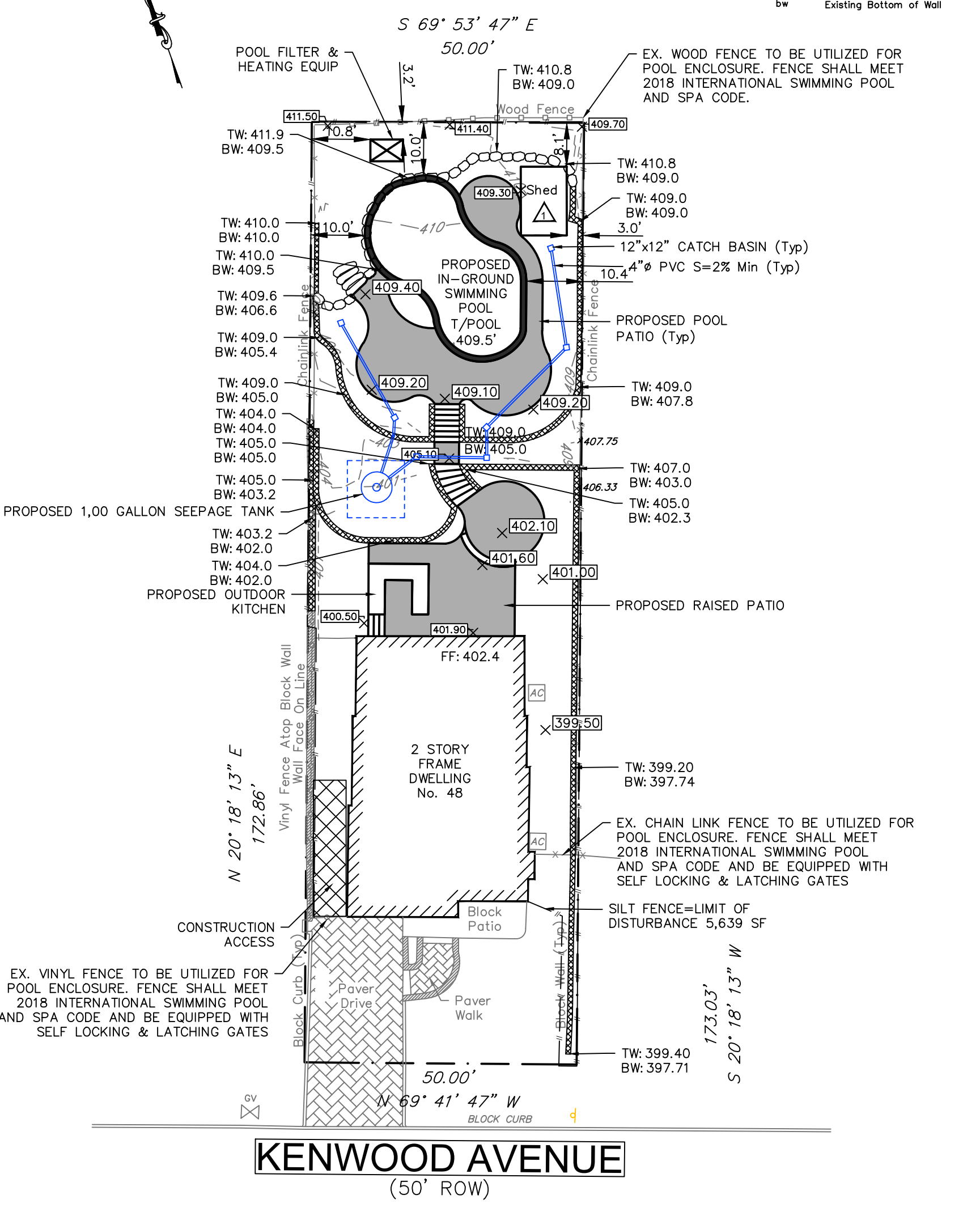
REQUIREMENTS FOR SILT FENCE:
 1. FENCE POSTS SHALL BE SPACED 8 FT. CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
 2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
 3. A GEOTEXTILE FABRIC RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE PORTION OF THE FENCE FOR ADDED STRENGTH.



TRACKING PAD DETAIL

N.T.S.

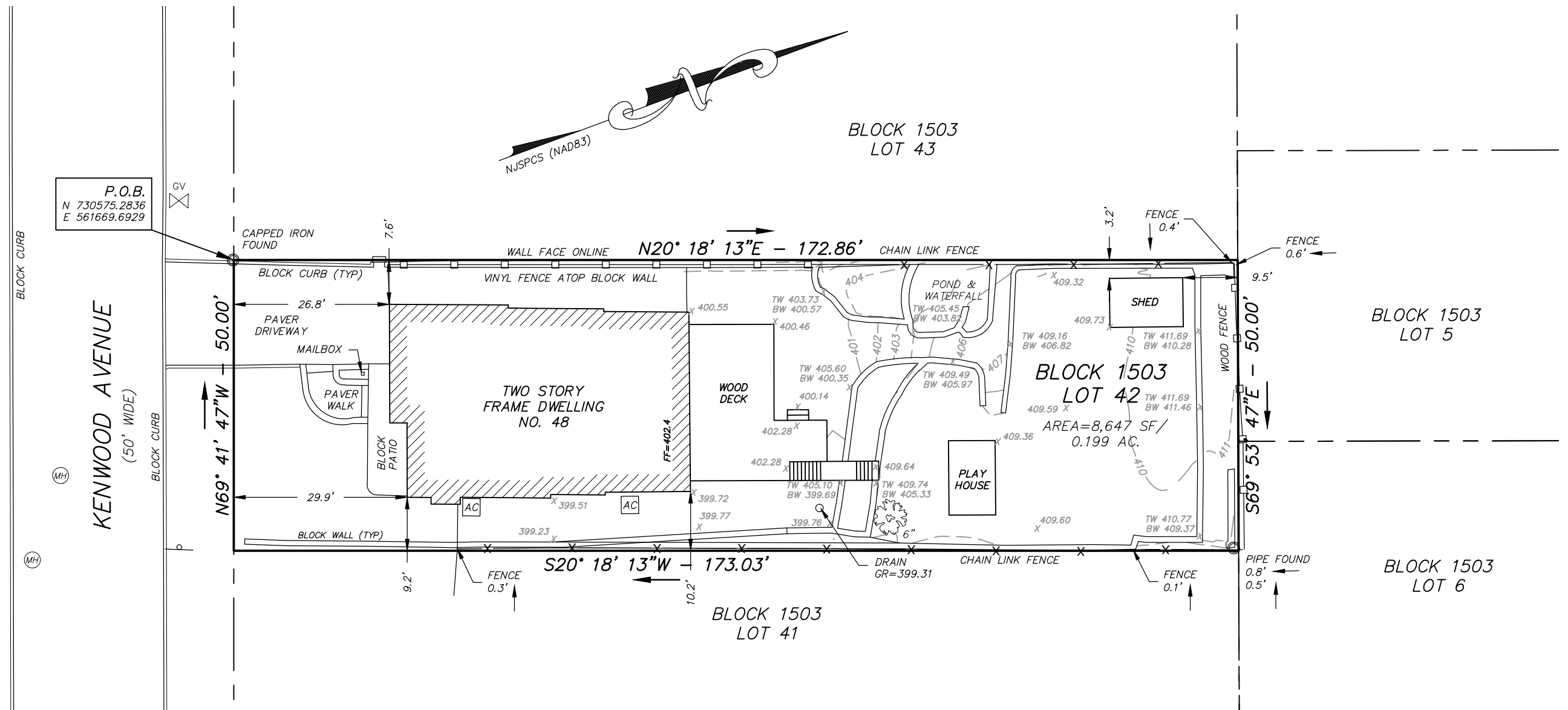
- NOTES:
 1. EXISTING BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY SOLISTICE SURVEYING DATED 10.26.21.
 2. OWNER OR CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN WHICH MAY AFFECT THE VERTICAL AND/OR HORIZONTAL POSITION OF THE POOL.
 3. CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT OF THE POOL BOTH VERTICALLY AND HORIZONTALLY.
 4. POOL SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI/APSP-5 PER THE INTERNATIONAL RESIDENTIAL CODE.
 5. IF ANY TREES OR ROOT STRUCTURES ARE DAMAGED DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE HOMEOWNER/CONTRACTOR TO CONTACT AN ARBORIST TO ASSESS THE DAMAGE TO THE TREES.
 6. DRIVEWAY TO BE UTILIZED FOR CONSTRUCTION ACCESS.
 7. A PERCOLATION TEST WILL BE PERFORMED AT THE TIME OF EXCAVATION. CONTRACTOR AND/OR HOME OWNER SHALL NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXCAVATION.
 8. IF IMPERVIOUS MATERIAL OR GROUND WATER IS ENCOUNTERED AT THE DRY WELL LOCATION DURING EXCAVATION, CONTACT THE ENGINEER.
 9. SET DRY WELL TO CONFORM WITH INLET ELEVATION OF DRAIN PIPE.
 10. POOL EMPTYING PROCEDURES SHALL BE IN ACCORDANCE WITH NJDEP REGULATIONS.
 11. ALL EXCESS SOIL SHALL BE REMOVED FROM THE PROPERTY.



POOL LOCATION & GRADING PLAN

SCALE: 1"=20'

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF D.J. EGARIAN & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION: 24GA28060300	ADDED SHED; AMENDED ZONING TABLE	01.31.22	DJE	DESIGNER: JDE DRAWN BY: JDE CHECK BY: DJE DATE: 01.20.22 SCALE: 1" = 20' PROJECT NO.: 22015	DJ EGARIAN & ASSOCIATES Inc. Civil/Mechanical/Environmental Engineering Services 271 Route 46 Suite G208, Fairfield, NJ 07004 Ph:(973)898-1401 Fax:(862)702-3017 www.djegarian.com	POOL LOCATION & GRADING PLAN FOR THE ZARFINO RESIDENCE 48 KENWOOD AVE BLOCK 1503 LOT 42 TOWNSHIP OF VERONA, ESSEX COUNTY, NJ	DRAWING NO: 1
	REVISION	DATE APPROVED	DAVID J. EGARIAN, P.E. N.J. LIC. NO. 24GE0262900	SHEET 1 OF 1			

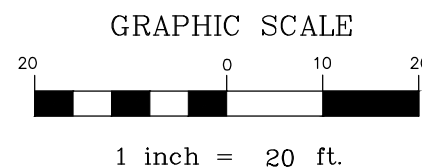


NOTES:

- 1) THIS SURVEY WAS PREPARED FOR DANA AND DANIEL ZARFINO FOR THE PURPOSE OF PROPOSED POOL AND ASSOCIATED REAR YARD DESIGN IMPROVEMENTS..
- 2) THE SUBJECT PROPERTY IS KNOWN AS TAX LOT 42 IN BLOCK 1503 IN THE TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY (MORE COMMONLY KNOWN AS 48 KENWOOD AVE, VERONA, NJ).
- 3) THIS SURVEY IS BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED ON 10/12/2021. PLANIMETRIC AND TOPOGRAPHIC FEATURES REPRESENT CONDITIONS AS THEY EXISTED ON THAT DATE.
- 4) HORIZONTAL DATUM IS BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83, 2011 ADJUSTMENT). VERTICAL DATUM IS NAVD88.
- 5) BEARINGS PROVIDED HEREON HAVE BEEN ROTATED TO NAD83. TO CONVERT TO DEED BEARINGS A CLOCKWISE ROTATION OF 08°06'47" MUST BE APPLIED.
- 6) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT A FULL TITLE REPORT MAY DISCLOSE.
- 7) UNDERGROUND UTILITY INVESTIGATION WAS NOT PERFORMED AS PART OF THIS SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUNDS PRIOR TO GROUND DISTURBANCE.
- 8) THE ABSENCE OF OFFSET MEASUREMENTS TO FOUND CORNER MARKERS IMPLIES THAT MARKER WAS FOUND LESS THAN 0.1' FROM CALCULATED CORNER.
- 9) A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D).

REFERENCES:

- 1) DEED OF RECORD: INSTRUMENT NO. 2020025716
- 2) OFFICIAL TAX MAP OF THE TOWNSHIP OF VERONA, SHEET NO. 15.



BOUNDARY AND TOPOGRAPHIC SURVEY
 OF PROPERTY SITUATED AT
 TAX LOT 42 IN BLOCK 1503
 TOWNSHIP OF VERONA
 ESSEX COUNTY NEW JERSEY

SOLSTICE SURVEYING
 113 Upper Sunset Rd.,
 Long Valley, NJ 07853
 Ph: (973)647-8664
 www.solsticesurveying.com

NJ Certificate of Authorization No. 24GA28209800

David P. Aguanno, P.L.S. DATE
 NJ PROFESSIONAL LAND SURVEYOR LIC. No. 24GS04330500
 WARNING: IF THIS PLAN DOES NOT CONTAIN A RAISED IMPRESSION SEAL
 OVER THE PROFESSIONAL SIGNATURE IT IS NOT AN AUTHORIZED OFFICIAL COPY.

DES. BY: K.V.S.

CHK'D BY: D.P.A.

SCALE: 1" = 20'

DATE: 10/26/2021

JOB NO.: 2021073

SHEET 1 OF 1

