



May 31, 2023

Board of Adjustment
Township of Verona
600 Bloomfield Avenue
Verona, New Jersey 07044

Attention: Marcie Maccarelli, Acting Secretary for the Board of Adjustment

Re: Timothy and Mary Rush
Board of Adjustment Application - Driveway
110 Forest Avenue
Block 2102, Lot 94
Township of Verona
Our File No. VAES-131

Dear Members of the Zoning:

We have received copies of the following documents relative to the above referenced application:

- a. Township of Verona Board of Adjustment Application, dated May 22, 2023.
- b. Site Plan (1 sheet) entitled, "Site Plan / Grading Plan, Proposed New Residential Driveway, Tax Map Lot 94, Block 2102, Zoning District R-50, The Township of Verona, Essex County, New Jersey", prepared by Cunningham Engineering and Design, LLC, dated April 20, 2023.
- c. Site Photos and Tax Map Sheet 21.
- d. Zoning Denial Letter prepared by Marisa Tiberi, dated April 27, 2023.

Application

1. The Applicant/Owner in this matter is:

Timothy and Mary Rush
110 Forest Avenue
Verona, New Jersey 07044

The Applicant must notify the Township of any changes in this information.

2. Lot 94 in Block 2102 is approximately 5,247 square feet in area and is located in the High-Density Single Family (R-50) Zone. This lot is bordered on all sides by the R-50 Zone.
3. The subject property is a corner lot situated at the intersection of Forest Avenue and Marion Road.
4. The lot is currently developed with a 2-story, single-family dwelling, front porch, paver walkway, rear paver patio, shed, walls, and asphalt driveway.
5. The Applicant proposes to remove a portion of the existing paver walkway to construct a new driveway and curb cut along Marion Road. The paver walk is also proposed to be reconstructed to align with the new driveway edge.
6. Each single-family parcel is permitted only one (1) curb cut (Section 150-12.4 B(3)). There is an existing driveway and curb cut along Forest Avenue. A variance is required for the new driveway and curb cut along Marion Road.

Submission Status

7. We find the before mentioned plans and accompanying application to be **complete** with respect to the items of the Municipal Code that the Township Engineer is charged to review.
8. The comments in this report must be satisfactorily addressed prior to this Application being approved.

Variances/Waivers

9. The Applicant has requested the following variance:
 - a. Number of Curb Cuts: Per Sections 150-12.4 B(3), and 150-17.4, each single-family parcel is permitted only one (1) curb cut.

An existing driveway and curb cut is present along Forest Avenue. A variance is required for the new driveway and curb cut along Marion Road.
10. The following existing non-conformities was noted during our review:
 - a. Minimum Front Yard Setback: Section 150-17.5 E(1) requires a minimum front yard setback of 30 feet.

The dwelling has an existing front yard setback of 19.87 feet along Marion Road and 29.25 feet along Forest Avenue. These existing non-conformities are not proposed to be exacerbated.

- b. Minimum Side Yard Setback (One): Section 150-17.5 E(2) requires a minimum side yard setback of 8 feet.

The dwelling has an existing side yard setback of 7.9 feet. This existing non-conformity is not proposed to be exacerbated.

- c. Minimum Accessory Structure Side Yard Setback (One): Section 150-17.5 F(1) requires a minimum side yard setback of 8 feet for accessory structures.

The shed has an existing side yard setback of 3.5 feet. This existing non-conformity is not proposed to be exacerbated.

Plot Plan

11. The Applicant shall provide testimony with respect to the proposed driveway and curb cut.

Stormwater Management

12. The driveway addition will result in 205 square feet of new impervious area.
13. The final grading of the lot must ensure that additional surface runoff does not flow or get trapped on any adjoining properties. The Township reserves the right to direct regrading of the lot if it is not graded properly
14. 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 applicant's expense, will undertake all measures necessary to abate the excess flow of storm-water.

Tree Removal

15. The Applicant has indicated on plan that no trees are proposed to be removed.
16. The applicant should be aware that the Township of Verona has a Tree Removal Ordinance (Chapter 493, Article II) and any trees to be removed are subject to review and approval by Township Zoning Official.

Soil Movement

17. The applicant should be aware that the Township of Verona has a Soil Removal Ordinance (Section 440) and any soil to be moved is subject to review and approval by Township Council.
18. The contractor must maintain soil erosion and sediment control measures during the entire time of construction.

Thank you for your kind attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

BOSWELL ENGINEERING



Peter C. Ten Kate, P.E.

PCTK/st/jm
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