

December 9, 2024

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

Attention: Ms. Caitlin Kester, Zoning Board Secretary

Re: Colin Lamond & Jenna Silberfeld
Board of Adjustment Application – Attached garage addition
61 Hillside Avenue
Block 1902, Lot 2
Township of Verona
Our File No. VAES-201

Dear Board Members:

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

- a. Township of Verona Board of Adjustment Application, no date, including the following:
 - Affidavit of Ownership, dated September 2024;
 - Addendum dated 9-21-2024
 - Tax map sheet 19
 - Site photos and nearby property photos
- b. Zoning Denial Letter prepared by Marisa Tiberi, dated July 17, 2024.
- c. Architectural Plans (2 sheets) entitled, "61 Hillside Avenue, Verona New Jersey", prepared by WSA Architecture LLC, dated through 10-30-2024.
- d. Survey updated 9-29-2024, prepared by John J. Vogel II, PLS.

Based on our review of the above referenced documents, we offer the following comments:

Application

1. The Applicants/Owners in this matter are:

Colin Lamond & Jenna Silberfeld
61 Hillside Avenue
Verona, New Jersey 07044

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

2. The site (Block 1902, Lot 2) is an interior lot located on the south side of Hillside Avenue. The site is located within the R-50 High-Density Single-Family Zone.



3. The lot is currently developed with a 2 ½ story single-family dwelling, front porch and patio, front walk, rear patio, shed and driveway.
4. The Applicant is now seeking approval to remove the existing rear patio, and construct an attached garage located partially on the existing driveway area.
5. The Applicant received a zoning denial (#2023-174) for the proposed improvements dated July 17, 2024 outlining variances associated with the application.

Submission Status

6. The application is deemed **complete** for a public hearing with respect to the items of the Municipal Code the Municipal Engineer is charged to review.

Variances

7. The following variances are required as indicated in the Zoning Denial Letter dated July 17, 2024:
 - a. Maximum Impervious Coverage: Per Section 150-17.5 D(4) the maximum permitted impervious coverage is 40%. The existing impervious coverage is non-conforming at 44.7% and the proposed coverage was provided at 45.9%. This would have required a variance. Since the issuance of the zoning denial, the applicant has revised the plans and is now proposing a decrease in impervious coverage at a conforming 39.8%. A variance is no longer required. We note the plan zoning chart has not been revised and still indicates the proposed coverage at 45.9%, however the coverage breakdown is correct indicating the 39.8%. The zoning chart should be revised and corrected for clarity.
 - b. Side Yard Setback: Per Section 150-17.5 E (2) the required minimum sideyard setback is 8 feet. The existing setback is non conforming at 4.9 feet. The proposed setback is further reduced to 2.0 feet. A variance is required.
 - c. Side Yard Setback (both sides): Per Section 150-17.5 E (3) the required combined minimum sideyard setback is 18 feet. The existing combined sideyard setback is conforming at 21.5 feet. The proposed setback is reduced to 6.9 feet. A variance is required.

Plot Plan

8. The Applicant shall provide testimony and summarize all site modifications.
9. The Applicants shall be aware of their responsibility to repair any damage to improvements within the Hillside Avenue Township Right-of-Way including, but not limited to, any sidewalk, curb, and asphalt, caused by construction activities associated with the improvements on the subject lot.
10. The limit of disturbance shall be mapped on the site plan and quantified in square feet.

Stormwater Management

11. Per Section 150-25.2, minor developments are defined as any development resulting in 400 or more square feet of new impervious surface. This application is proposing to decrease the overall impervious coverage by 337 square feet, therefore, the project does not qualify as a minor



development and stormwater management is not required in accordance with Section 150-25.7 of the Township Code.

12. Our office is required to inspect the construction of any drainage improvement. All inspection requests shall be made at least 48 hours prior to the required inspection.
13. The property owner is responsible for maintenance of any stormwater management facilities. All stormwater management facilities are recommended to be inspected annually.
14. Any final grading of the lot must ensure additional surface runoff does not adversely impact any adjoining properties. Any required modifications shall be the property owner's responsibility, in coordination with their engineer.

Tree Removal

15. The plan indicated no trees are proposed for removal.
16. The Township of Verona has a Tree Removal Ordinance (Chapter 493, Article II). Any trees to be removed are subject to review and approval by permit only. The permit application is available on-line at the Township website and shall be reviewed independently of this review letter by the Township Zoning Official.

Soil Movement

17. Any proposed excavation and fill shall be quantified in cubic yards and provided on the site plan. Any excess excavated soil shall be removed offsite.
18. 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.
19. The proposed site disturbance shall be quantified in square feet. If the disturbance area is less than 5,000 square feet, as anticipated, HEPSCD approval will not be required.
20. Any damage to the Township roadway, curb or storm drainage will be the responsibility of the property owner to satisfactorily address as per the Township Engineer. The contractor must maintain any needed soil erosion and sediment control measures throughout the duration of construction.

Roof Leaders, Sump Pump Discharge, Grading and Property Maintenance Guidelines

21. The owner/applicant must submit an as-built survey, post construction, mapping all the improvements, including the stormwater system. This survey must include finished elevations.
22. Sump pump, roof leaders and storm water pipe drain discharge shall preferably be directed onto an absorbent surface as grass, mulch, rock or soil so the discharge will be dissipated and not immediately drain to the Township Right-of-Way or adjacent properties. The discharge location shall be as approved by the Engineer or Public Works Manager or his/her designee. In the event it is not feasible to direct discharge on to an absorbent surface, the discharge may be directed to a storm sewer, swale, ditch, detention basin, drainage basin or other drainage facility or location as approved by the Engineer, Public Works Manager or his/her designee. If a connection to the storm



sewer is approved, a permit will be required from the Engineer, Public Works Manager prior to installation. The connection must also be inspected by the Engineer or Public Works Manager.

23. The discharge location shall not create a public nuisance. This includes any condition or act which is or may become injurious or hazardous to the public.
24. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
25. The discharge shall not be directed towards an adjacent property in such a manner as to cause damage to the adjacent property or create a nuisance.
26. No person shall connect, or cause or permit to be connected, any sump pump, pipe drain, floor drain, surface drain, subsoil drain or leader pipe with the house sanitary sewer, or to use the sanitary sewer connection or any pipe or drain connected therewith for the purpose of receiving and discharging drainage of any kind other than from plumbing fixtures.
27. Sump pump and pipe drain discharges may not be directed into a Township Street or Right-of-Way unless permission is granted by the Engineer, Public Works Manager or his/her designee.
28. Roofs and outdoor areas shall be sloped to direct water away from buildings. Roof drains shall be connected to an approved storm water drainage system where and when possible. If a subterranean leader system is to be utilized, the system must be approved by the Township Engineer.
29. Please note the following:
 - a. Water runoff which historically flowed from one property to another prior to an 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:
 - There is no diversion or channeling which results in the water flow being concentrated in one area, and;
 - There is no substantial construction on the uphill lot resulting in increased rates of surface run-off.
 - b. If a detrimental change in the natural pattern of drainage on an uphill lot has occurred, the uphill property owner is responsible for interception and piping or directing surface water to a natural drainage area or a storm water drainage system.
 - c. 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.
 - d. 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 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 be responsible for all measures necessary to abate the excess flow of stormwater.

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,

Peter C. Ten Kate, P.E.

PCTK/jm

Cc: Kathleen Miesch – via email
Caitlin Kester – via email