

## Memo

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

**From:** Plan Review Committee of the Verona Environmental Commission

**c:** Verona Environmental Commission Chair

**Date:** June 28, 2021

**Re:** **Case # 2021-14**  
261 Grove Avenue [Block 1201, Lot 8]  
Verona, New Jersey

**Zone:** R-50B (Medium/High Density Single Family)

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The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 261 Grove Avenue in Verona submitted by Ms. Danielle Leonardo, which we received on June 9, 2021. We understand that the Applicant is seeking to obtain multiple variances for constructing a paver patio, installing an above ground pool and constructing a detached pool deck prior to securing permits. The comments below are provided for the Board's consideration:

- 1) We are disappointed that the Applicant added extensive coverage to the site without following the proper Township protocols. These instances lead to the development of water issues on neighboring properties. They can also endanger the homeowner and family members when Township construction inspections are not carried out on the site.
- 2) Existing and Proposed Improved Lot Coverage was not listed on the application. Scaling off the drawing, we calculated an Existing Improved Lot Coverage of 38.1% based on an Existing "Improved Area" of 3,887 ft<sup>2</sup> (please see attached annotated pdf). Furthermore, we calculated a Proposed Improved Lot Coverage of 49.8% based on a Proposed "Improved Area" of 5,083 ft<sup>2</sup>. We understand that the maximum Improved Lot Coverage for the R-50B Zone is 40%.
- 3) The VEC PRC asks whether any trees were removed in preparation of the installation of the pool, the decking, or the paver patio. If tree(s) were removed, the Applicant should be required to replace it (them) according to the tree replacement schedule in § 493-26.
- 4) We further recommend that this Applicant be required to adhere to the Verona Stormwater Ordinance No. 2021-09 for Minor Developments as described in § 455-17. This would partially mitigate some of the stormwater runoff created by of the addition of the impervious coverage on the site.
- 5) We recommend that the paver patio is reduced in area to address the approximately 10% overage of total improved lot coverage.

[STD/JP/AC]  
VEC\_2021-06-28 Comments 261 Grove Ave.docx

BEING LOT 16 ON MAP ENTITLED, "PROPERTY OF OZONE ESTATES, VERONA, N.J.", DATED MARCH 1951, FILED NOVEMBER 1, 1951 AS MAP NO. 1836

ALSO BEING LOT 8 - BLOCK 1201, VERONA TAX MAP

AREA = 10,243 SQ. FT. or 0.23 ACRES

# GROVE 60' WIDE AVENUE

Lot Size = 10,206.5 sq ft

Unimproved Lot Coverage Size (V) = 15.5 sq ft

Existing Improved Lot Coverage (I) = 3,821.3 sq ft

Existing Improved Lot Coverage (II) = 33.1 sq ft

Existing Improved Lot Coverage (III) = 32.1 sq ft

Proposed Improved Lot Coverage (VI) = 1,194.0 sq ft

Existing Improved Lot Coverage (IV) = 15.9 sq ft

Areas (scaled off plan)  
Lot size 10,206.5 ft<sup>2</sup>

Existing "Improved Area" = 3,821.3 (I) + 33.1 (II) + 32.1 (III) + 15.9 (IV) - 15.5 (V) = 3,886.9 ft<sup>2</sup>

Existing Improved Lot Coverage = 3,886.9 ÷ 10,206.5 = 38.1%

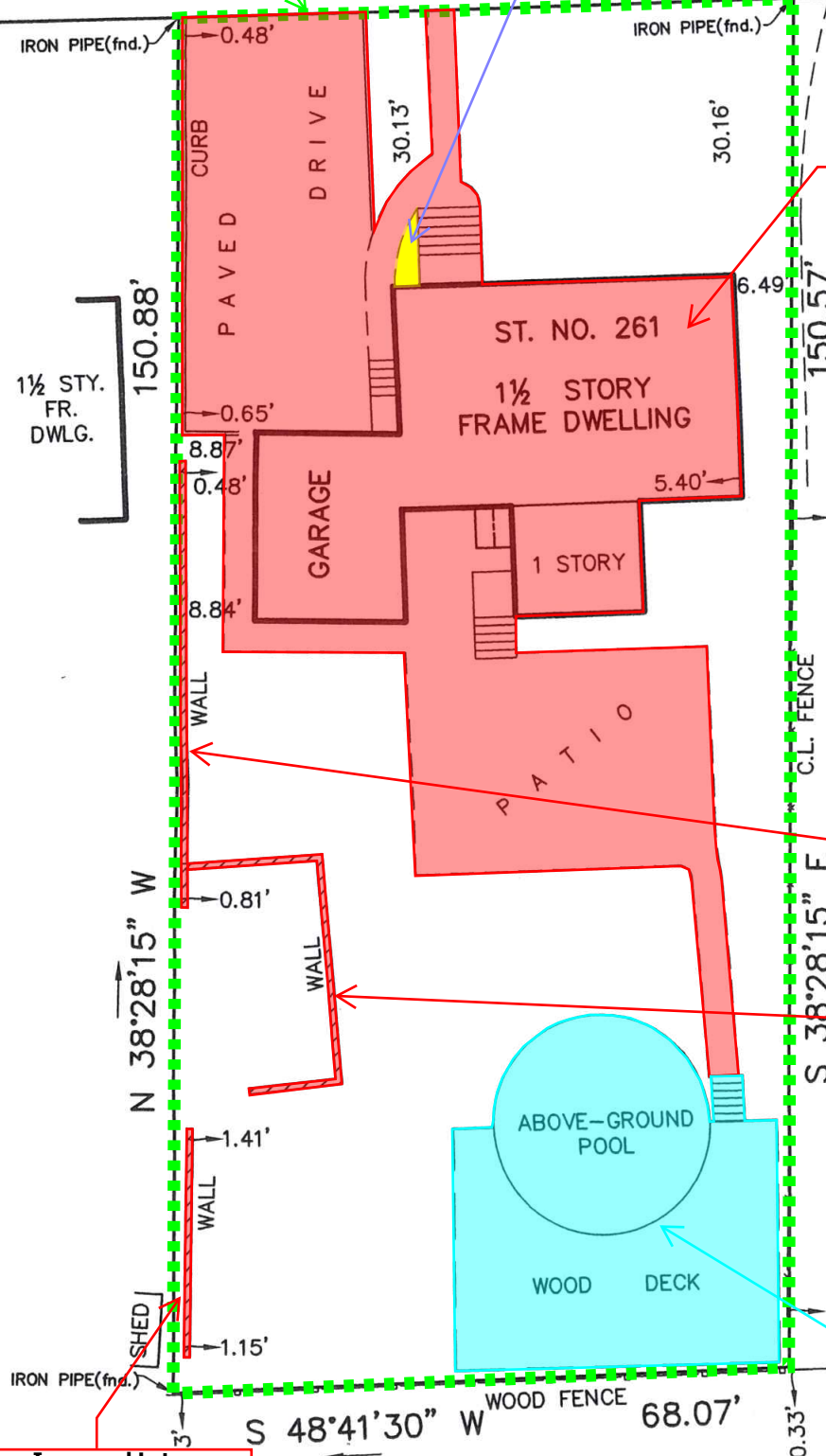
Proposed "Improved Area" = 3,888.9 + 1,194.0 (III) = 5,082.9 ft<sup>2</sup>

Proposed Improved Lot Coverage = 5,082.9 ÷ 10,206.5 = 49.8%

**Definitions:**

**IMPROVED LOT COVERAGE** = The percentage of lot area which is improved with principal and accessory buildings and structures, including all impervious surface areas such as buildings, driveways, parking lots and garages and other man-made improvements, and swimming pools.

**PERVIOUS INTERLOCKING PAVERS** = Any pavers with a void area of 20% or less will be considered completely impervious for the purposes of the Stormwater Management rules. In pavers with greater than 20% void area, the applicant may count only the non-void area as impervious, provided the void areas are not grouted or made impermeable in any way.



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**CHARD T. WATSON**  
AND SURVEYOR NEW JERSEY LICENSE NO. 34884  
3, 2020 SCALE: 1" = 20'