

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

November 23, 2021

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

**RE: Engineering Review Letter**

In-Ground Pool, Pavilion, Patio, Fire Pit  
Hot Tub/Spa and Paver Patio

**Owner/Applicant:** Mr. Mark Idrovo  
54 Durrell Street  
Verona, NJ 07044

**Property:** 54 Durrell Street  
Lot 13.01 Block 1306

**Zone:** A-3 (Townhouse)

**Request:**

The applicant is seeking zoning/engineering approval to construct a new in-ground swimming pool and pool patio, spa-hot tub and related mechanical equipment, pavilion, shed and stone/gravel walkways. Pool fencing is shown as required, however fencing for pools and self-latching gates are under the purview of the Township Building Department. No other requests have been submitted or reviewed by this office.

**Plans Reviewed:**

- Pool Location & Grading Plan prepared by DJ Egarian & Associates Inc. Plan dated 09/21/21
- Soil Erosion & Sediment Control Plan prepared by DJ Egarian & Associates Inc. Plan dated 09/21/21

**Existing Conditions:**

The property is an open lot with no mature trees, the site gently slopes from left to right roughly 3.5%. A majority of the site is lawn and considered pervious. The existing lot coverage (Buildings) is 12.9% where 20% is the maximum permitted. The existing improved lot coverage (All) is 19.8% where 35% is the maximum permitted.

**Proposed Conditions:**

The applicants request(s) will add approximately 4,392 square feet of new impervious coverage to the property which will cause the property to exceed the maximum allowed for improved lot coverage. The maximum permitted is 35% where the applicant requests 44.2%.

Based on the filter fabric fencing shown on the soil erosion plan submitted and reviewed it would appear that the limit of ground disturbance is over 15,000 square feet or 0.34 acres and therefore is considered a "Minor Development" in accordance with Chapter 455 of the Verona Code known as Stormwater Management.

**Township of Verona Steep Slope Ordinance**

The property in question **IS** situated within a zone area defined as steep slopes as per Ordinance 3-16 and is therefore is **NOT** exempt from those requirements, however given that this lot has an average existing grade of approximately less than 5% the engineering office is granting the applicant a waiver from the requirement of the Steep Slope Ordinance. However, being that the applicants request had already been denied zoning approval due to the variances required the applicant should be aware that the Board of Adjustment may still require that the requirements of the Steep Slope Ordinance be complied with as a condition of any possible approval(s).

**Engineering Review and Comments:**

- As of March 3<sup>rd</sup> 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 is for a total of 4,392 square feet of new impervious coverage. The applicant must submit a grading and drainage plan in compliance with the Township of Verona's Stormwater Ordinance, Chapter 455 of the Municipal Code.

We shall require the following;

1. 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 office strongly recommends the use of GREEN INFRASTRUCTURE for management of stormwater runoff derived from the additional impervious areas.
  2. The applicant's engineer that designs the said stormwater mitigation system must inspect the excavation, construction and final grades of the entire system.
  3. 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.
  4. 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.
- 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.

- **The applicant should be aware that the Township of Verona has a Tree Removal Ordinance and any trees sought to be removed for this project are subject to review and approval by permit only. That permit application is available on-line at the Township website.**
- 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” 7<sup>th</sup> 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.

<https://www.nj.gov/agriculture/divisions/anr/pdf/2014NJSoilErosionControlStandardsComplete.pdf>

### **Roof Leaders – Sump Pump Discharge, Grading and Property Maintenance Guidelines**

Leader drains and sump pumps 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.

Exposed gutters and downspouts should try to be colored to blend in with the surface to which they are attached.

Slope all roofs and outdoor areas to positively direct water away from buildings. Connect all roof drains to an approved storm water drainage system where and when possible. If a subterranean leader system is to be utilized then that system must be approved by the Township Engineer.

**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.

*Michael C. DeCarlo*

---

Michael C. DeCarlo  
Engineering Manager – Zoning Official