

August 12, 2026

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

Attention: Ms. Dolores Carpinelli, Planning and Zoning Board Secretary

Re: Christopher Muskopf and Jenna Krauter-Muskopf
Board of Adjustment Application – In-ground Pool and Patio
151 Forest Avenue
Block 1902, Lot 45
Township of Verona
Our File No. 26VAZ114

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 with Proposal Statement, dated June 24, 2026, including the following:
 - Affidavit of Ownership, dated June 24, 2026;
 - Tax Certification, dated June 25, 2026;
 - Property Deed, dated March 24, 2023;
 - OPRA Request Response, dated June 24, 2026, and;
 - Tax Map Sheet No. 19
- b. Zoning Denial Letter prepared by Kathleen Miesch, dated May 12, 2026.
- c. Plan (1 sheet) entitled, "Pool Plan, Soil Erosion and Sediment Control Plan, Notes, and Details for Krauter-Muskopf located in the Township of Verona, Essex County, New Jersey, Lot 45, Block 1902, 151 Forest Avenue", prepared by Paul Gdanski, P.E., PLLC, last revised July 1, 2026.
- d. Survey (1 sheet) entitled, "Survey of Property, Lot 45 Block 1902, Township of Verona, County of Essex, New Jersey", prepared by Morgan Engineering, LLC, dated March 17, 2023.

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

Application

1. The Applicant/Owner in this matter is:

Christopher Muskopf and Jenna Krauter-Muskopf
151 Forest Avenue
Verona, New Jersey 07044

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



2. The site (Block 1902, Lot 45) is an interior lot located on the east side of Forest Avenue. The site is located in the R-50 High Density Single-Family Zone.
3. The lot is currently developed with a 2-story single-family dwelling, attached garage, front enclosed porch, pavers, rear deck, shed, and asphalt driveway.
4. The Applicant is seeking approval to construct an in-ground pool, equipment pad, permeable paver patio, and associated drainage improvements in the rear yard of the property.
5. The Applicant received a zoning denial (#2026-069) for the proposed improvements dated May 12, 2026, 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 May 12, 2026:
 - a. Maximum Impervious Coverage: Per Section 150-17.5 D (4) maximum permitted impervious coverage is 40%. The existing coverage is non-conforming at 41.5% and/or 2,431 square feet. The proposed coverage exacerbates this non-compliant coverage at a calculated 52.4% and/or 3,066 square feet. A variance is required.
 - b. Maximum Aggregate Area Covered by Accessory Structures: Per Section 150-17.5 F(4) the maximum permitted aggregate area covered by accessory structures is 15%, which calculates at 306 square feet. The overall increased rear yard coverage is proposed at 40.7% and/or 929 square feet with the new improvements. A variance is required.
 - c. Minimum Pool Setback: Per Section 150-7.5 A, the minimum rear and side yard setback to the pool is 10 feet. The proposed pool is 8.5 feet from the attached rear deck. A variance is required.
 - d. Pool Equipment Location: Per Section 150-7.5E, pool equipment is only permitted to be located in the rear yard of the property. The proposed pool equipment pad is located in the side yard of the property. A variance is required.

Plot Plan

8. The Applicant shall confirm Sheet 1 of 1 is to scale and indicate the correct drawing scale on plan.
9. Spaces for signature shall be provided for the Board Chairman, Board Secretary, and Township Engineer.
10. The Applicant shall provide testimony and summarize all site modifications.
11. The existing wood picket fence is proposed to be upgraded with self-closer to comply with Code. The Applicant shall address the following:



- a. The Applicant shall provide testimony regarding the condition of the existing fence.
 - b. As per Section 150-7.3G, fencing is required to be a minimum of 6 inches from the side and rear property lines. The existing fence encroaches onto neighboring properties along the north and south property lines. As per Section 150-7.3J these encroachments must be eliminated. The Township does not have the authority to allow for any improvement/encroachment onto another property.
 - c. The pool enclosure fence shall meet all applicable building codes including the utilization of self-latching and locking double gate.
12. The Applicants shall be aware of their responsibility to repair any damage to improvements within the Forest 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.

Stormwater Management

13. The Applicant proposes to direct runoff from the proposed improvements to two (2) Cultec Recharger 330XLHD Chambers in the rear yard of the property.
14. Per Section 150-25.2, minor developments are defined as any development resulting in 400 or more square feet of new impervious surface. The proposed net increase in impervious coverage is 635 square feet; therefore, the project qualifies as a minor development, and stormwater management is required in accordance with Section 150-25.9 of the Township Code.
15. Per Section 150-25.9 A(1), for each square foot of increased impervious surface, three (3") inches per square foot of stormwater shall be managed using green infrastructure practices for minor developments.

The minimum required runoff storage volume is 159 CF. The proposed Cultec chambers provide sufficient capacity with proposed storage volume of approximately 226 CF.

16. The filter fabric for the chambers shall be installed on top and sides of the stone only.
17. Percolation tests must be performed prior to installation of the drainage system to ensure the system drains adequately per NJDEP BMP Manual Chapter 12. The Township should be contacted when a test is scheduled, and the results should be forwarded to our office. The test should show that:
- The system lies above the seasonal high-water table. The minimum distance required between the basin bottom and seasonal high-water table is 2 feet.
 - The soil is sufficiently permeable to drain the system free of water within a 36-hour period.
18. Our office is required to inspect the construction of the drainage improvements. All inspection requests shall be made at least 48 hours prior to the required inspection.
19. The property owner is responsible for maintenance of the stormwater management facilities. All stormwater management facilities are recommended to be inspected annually.



20. The 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

21. No trees are proposed to be removed on site as per Note 11 on Sheet 1 of 1.
22. 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 online at the Township website and shall be reviewed independently of this review letter by the Township Zoning Official.

Soil Movement

23. The Applicant is proposing a total of 73 CY cut as shown on Sheet 1 of 1.
24. 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.
25. The proposed site disturbance is noted to be 2,700 SF on Sheet 1 of 1. The application does not require Soil Erosion Sediment Control Plan Certification from the Hudson-Essex-Passaic Soil Conservation District.
26. The Applicant shall clarify why the construction entrance is proposed from the southern side yard rather than the existing driveway and indicate whether any existing shrubs or fencing will need to be removed to accommodate this access.
27. Any damage to the Township roadway, any 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

28. 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.
29. 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 drained 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.
30. 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.



31. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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,

Sarfeen Tanweer, P.E.



ST/da

cc: Kathleen Miesch – via email
Michael G. Caggiano, P.E. – via email