

## Memo

**To:** Planning Board Chairperson and Secretary  
**From:** Plan Review Committee of the Verona Environmental Commission  
**copy:** Verona Environmental Commission Chair  
**Date:** August 20, 2026  
**Re:** **Case # 2026-04**  
22 Lakeside Avenue [Block 1906, Lot 13]  
Verona, New Jersey  
**Zone:** SP (Semi Public)

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The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 22 Lakeside Avenue in Verona submitted by the Church of Our Lady of the Lake, which we received on July 22, 2026 with revisions on September 1, 2026. We understand that the Applicant is seeking to demolish a house structure and reconstruct their parking lot with frontage on Montrose Avenue to provide additional parking spaces, improve vehicle and pedestrian circulation, improve stormwater management, construct a 864-ft<sup>2</sup>, 3-car garage, and perform tree removal and mitigation. The comments below are provided for the Board's consideration:

- 1) The Plan Review Committee recommends that the Applicant provide testimony as to why the stucco garage foundation noted on Sheet C2 will remain, "as required support for adjacent garage." Is the stucco garage on the Church property supporting a garage off site on a neighboring residential lot or supporting the proposed 3-car garage on Church property?
- 2) Stormwater Management
  - a. We understand that that the proposed disturbance area is indicated as 1.35 acres and that the project is classified as a Major Development. However, there is no explicit documentation in the application submissions of existing and proposed impervious areas on site, just the percent improved lot coverage percentage.
  - b. We understand that pervious pavement has been removed from the design drawings. As a Major Development, Verona Stormwater Ordinance requires that the minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity shall be met by incorporating green infrastructure. The present design does not identify green infrastructure installations.

According to the NJDEP MTD Laboratory Certification, the Rapterra Offline and Peak Diversion vaults may only be considered Green Infrastructure if the soils below the vault meet the minimum tested infiltration rate of 1 inch per hour, have at least 2 feet of separation from the seasonal high water table, and infiltrate into the subsoil. There has been no documentation submitted by the Applicant regarding a site-specific soil investigation.

- c. The Applicant's plans call for five Rapterra Offline and one Rapterra Peak Diversion vaults to support stormwater management at the site, which are specified to use shade-tolerant grasses. However, the design documents do not identify which shade-tolerant grasses will be used on this project.
- d. We recommend that the Applicant incorporate curb cuts to allow for sheet flow infiltration into landscaped areas that are adjacent to paved areas. Plantings in the landscaped area could be enhanced to help with water retention and infiltration.
- e. According to the USDA Web Soil Survey, this soil is generally well drained, which could suggest that infiltration into the subsurface may be feasible using green infrastructure. However, the survey also suggests that the restrictive fragipan layer may exist less than 2 feet below the surface. Have test pits been conducted to estimate the depth of seasonal high water table (SHWT). An estimated depth of the SHWT is required for Green Infrastructure

installations.

**Essex County, New Jersey**

**PecuuB—Peckmantown - Urban land, Peckmantown substratum complex, 0 to 8 percent slopes**

**Map Unit Setting**

*National map unit symbol: w8qf*  
*Landscape: Delta plains*  
*Elevation: 260 to 540 feet*  
*Mean annual precipitation: 30 to 64 inches*  
*Mean annual air temperature: 46 to 79 degrees F*  
*Frost-free period: 131 to 178 days*  
*Farmland classification: Not prime farmland*

**Map Unit Composition**

*Peckmantown and similar soils: 55 percent*  
*Urban land, peckmantown substratum: 40 percent*  
*Minor components: 5 percent*

*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Peckmantown**

**Setting**

*Landscape: Delta plains*  
*Landform: Outwash plains*  
*Landform position (three-dimensional): Tread*  
*Down-slope shape: Linear*  
*Across-slope shape: Linear*  
*Parent material: Coarse-silty glaciolacustrine deposits derived from basalt*

**Typical profile**

*A - 0 to 2 inches: silt loam*  
*Ap - 2 to 8 inches: loam*  
*BAt - 8 to 14 inches: loam*  
*Bt - 14 to 27 inches: silt loam*  
*Btx1 - 27 to 37 inches: loam*  
*Btx2 - 37 to 40 inches: silt loam*  
*BCtx - 40 to 59 inches: silt loam*  
*2C1 - 59 to 63 inches: gravelly loamy coarse sand*  
*2C2 - 63 to 74 inches: coarse sand*  
*2C3 - 74 to 88 inches: coarse sand*

**Properties and qualities**

*Slope: 3 to 8 percent*  
*Depth to restrictive feature: 20 to 40 inches to fragipan*  
*Drainage class: Well drained*  
*Runoff class: Medium*  
*Capacity of the most limiting layer to transmit water (Ksat):*  
*Moderately low to moderately high (0.06 to 0.20 in/hr)*  
*Depth to water table: More than 80 inches*  
*Frequency of flooding: None*  
*Frequency of ponding: None*  
*Available water supply, 0 to 60 inches: Low (about 4.7 inches)*

**Interpretive groups**

*Land capability classification (irrigated): None specified*  
*Land capability classification (nonirrigated): 2e*  
*Hydrologic Soil Group: C*  
*Ecological site: F144AY017NH - Well Drained Lake Plain*  
*Hydric soil rating: No*

- f. The Applicant has assessed the soils to be from HSG group C (CN 74) but lists "HSG D" soils" on the chart on page 3 of the Stormwater Management Report.

- 3) The Applicant appears to be removing coniferous trees that exist surrounding the home structure to be demolished. Verona's Tree Ordinance, Chapter 496, assesses replacement values of evergreen or coniferous trees by the height of those trees. Only deciduous trees are assessed for replacements as per their diameter at point of measure (DPM). From § 493-28 Tree replacement.

"For each coniferous tree to be removed, that is: 1) between 10 feet and under 25 feet in height, replacement shall be by a single replacement tree; 2) 25 feet and over in height, replacement shall be by two replacement trees. A list showing species and size of all proposed replacement trees shall be submitted for review and approval prior to the issuance of a tree removal permit. Only native and noninvasive species shall be planted."

The Applicant has supplied a tree planting plan that would most likely cover the replacement values of the trees to be removed, but the Applicant should add the trees to be removed with their sizes to the planting plans. The plans should mark those trees to show that they are proposed for removal with a calculation of replacement trees required.

No deciduous trees are planned for removal.

- 4) Tree Removal Plan dated July 15, 2026 as new plantings are being shown where existing. The Sheet C2 Landscaping Plan, revised August 13, 2026, includes 15 red twig dogwoods which are very susceptible to deer browsing. Although we are unsure as to deer appearing on OLL's property, we know that many homes in the area are regularly visited by them. We suggest the Applicant find a more deer resistant shrub that will succeed in growing. We further suggest that the Applicant utilize deer fencing around the shade and ornamental deciduous trees until the canopies grow above the reach of deer.