

MEMORANDUM – 01

TO: Sarfeen Tanweer, P.E.

FROM: Alvaro Gonzalez, Ph.D., P.E.

DATE: July 28, 2026

SUBJECT: **Review of the Stormwater Management Report**
22 Lakeside Ave
Block 1906, Lot 13
Township of Verona
Essex County, New Jersey
Our File No. 26VAP103

I have reviewed the Applicant's documents (presented in the table below) for the above referenced application for stormwater management improvements and offer the following comments.

Documents Reviewed:

Name	Dated	Comments
"Stormwater Mangement Report.pdf" (sic)	July 21, 2026	Stormwater Management Report. Prepared by Bright View Engineering and signed by James Giurintano, PE (NJ License No. 43104). Total pages: 173.
"Site Plan- 22 Lakeside Ave-OLLChurch.pdf"	May 15, 2026	Full Set of Plans (11 sheets). Prepared by prepared by Bright View Engineering and signed by James Giurintano, PE (NJ License No. 43104). Relevant Sheets: Existing Conditions & Demolition Plan (Sheet C2), Parking Lot Improvements Site Plan (Sheet C3), Drainage & Utility Plan (SheetC5), Construction Details (Sheets 6 and 6.1), and Soil Erosion and Sediment Control Plan (Sheet C9).

Stormwater Management Report and Site Plans

1. The New Jersey Department of Environmental Protection (NJDEP) has amended N.J.A.C 7:8 and the NJDEP Stormwater Best Stormwater Management Practices (BMP) on January 20, 2026. This office has reviewed the Applicant's documents in accordance with the most recent version of N.J.A.C. 7:8 and the NJDEP BMP Manual.
2. The Applicant is proposing the improvement in the existing lot by demolishing an existing single-family home and the reconstruction of the existing in the area to be demolished. Parish parking lot redevelopment involving the disturbance of 7.96 acres. The project also involves the demolition of



a detached 2-car garage and the construction of a new detached 3-car garage. According to the Applicant, more than one acre of land will be disturbed. Thus, this project is considered a *Major Development*, subject to water quantity, water quality and groundwater recharge compliance. However, the project is exempt to comply with the latter as the area of interest is located within a PA-1 State Planning Area.

3. With respect to disturbance, the NJDEP establishes that “*the stormwater runoff standards at NJAC 7:8-5-5(a) are applicable when the major development results in an increase of one-quarter acre or more of regulated motor vehicle surface or the reconstruction of one-quarter acre or more of motor vehicle surface. “Reconstruction” means the replacement, rebuilding, or restoration of a lawfully existing structure. [...] However, replacement or reconstruction of pavement beyond milling and repaving is disturbance and reconstruction of a surface and will count toward both thresholds in the definition of major development. If the motor vehicle surface to be reconstructed is equal to or greater than 0.25 acres, the reconstructed motor vehicle surface is subject to the stormwater runoff quality standards, even if there is no increase in the motor vehicle surface.*”

On the other hand, the Applicant fails to provide a detail breakdown of the square footage of (a) the total area to be disturbed; (b) impervious areas to be demolished; and (c) proposed impervious and motor vehicle areas. Once the Applicant provides this office with that information, the need for compliance of the water quality standards will be assessed based on the NJDEP’s statement above. Furthermore, the Applicant shall be aware that the [Township’s stormwater management code](#) is more stringent than the [NJAC 7:8](#).

Also, on page 5 of the Stormwater Management Report, the Applicant affirms that “*[...] it should be noted that water quality treatment is being provided via pervious pavement, which is also being provided for quantity control, and will treat 73% (0.70 acres) of the vehicle use area on site.*” Likewise, Plan Sheet C5 (Drainage & Utility Plan) displays a callout for a “*proposed pervious pavement area (typ.) – see pervious pavement table*” on the west side of the lot. However, there is not such table nor the corresponding construction detail in Sheets C6 and 6.1 of the Site Plans.

Consequently, the Applicant shall: (a) provide the details of the proposed porous pavement on Sheets C5, 6, and 6.1 of the Site Plans; (b) design the porous pavement per [Chapter 9.6](#) of the NJDEP BMP Manual; (c) if the porous pavement is to be open bottom, then a soil study and a groundwater mounding analysis shall be performed, respectively, per Chapters [12](#) and [13](#) of the NJDEP BMP Manual (please, see page 12 of Chapter 12 regarding the time of the year during which the testing can be performed); and (d) calculate the drain time, which has to be less than 72 hours.

Action: Address and resubmit.

4. Regarding the water quantity standards, the Applicant does not specify which scenario of the NJAC 7:8-5.6 will be used to comply with the water quantity standards. On page 4 of the Stormwater Management Report, the Applicant provides two tables, namely: “*Existing vs. Proposed Flow*



Summary Current Adjusted Precipitation Depths” and “*Existing vs. Proposed Flow Summary Future Adjusted Precipitation Depths*.” It can be observed, for instance, that the percentage of peak flow reduction established by NJAC 7:8-5.6(3) are not fully met/complied.

Action: Address and resubmit.

5. The Applicant shall provide a digital copy of the HydroCAD model in format “*.hcp,” so that this office may assess the hydrologic and hydraulic analysis more thoroughly.

Action: Address and resubmit.

6. The Applicant shall provide a Maintenance Manual/Plan per NJAC 7:8-5.8 and Township Code [§150-25.4](#).

Action: Address and resubmit.

If you have any questions, please advise me.