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Colliers
Engineering & Design

October 30, 2026

Development Review Committee
Township of East Hanover
411 Ridgedale Avenue
East Hanover, NJ 07936

Re: **ENGINEERING REVIEW II**
Michael Lanzo
LUPB No. 2026-11
16 Stimis Lane
Block 5, Lot 87.02
Colliers Engineering & Design Project No. EHP0204

Dear Committee Members,

Michael Lanzo, the Applicant, seeks Variance Relief approval for the construction of a patio, addition, and associated site improvements.

The following documents have been submitted and reviewed in support of the Application:

1. Application to East Hanover Land Use Planning Board, signed, dated July 10, 2026.
2. Checklist for Variance/Site Plan Applications dated undated.
3. Tax Identification Certification, signed, dated July 10, 2026.
4. Zoning Application Denial, Z-265-065, signed, dated April 15, 2026.
5. Right of Way Grant, signed, dated March 13, 1964.
6. Right of Way Grant, signed, dated August 11, 1964.
7. List of Property Owner's within 200 Feet, signed, dated June 1, 2026.
8. ***Plans entitled, "Site Grading Plan, 16 Stimis Lane, Block 5, Lot 87.02, East Hanover, New Jersey 07936", prepared by Richard B. Vollmar PE, LS of Blue Line Stone Home & Engineering, consisting of one (1) sheet, unsigned, dated May 4, 2026, last revised August 12, 2026.***
9. ***Architectural Plans, prepared by Daniel J. Allocca, AIA of DJA Architect, consisting of five (5) sheets, unsigned, dated June 4, 2026, last revised August 12, 2026.***
10. ***Engineering Response Letter prepared by Richard B. Vollmar PE, LS of Blue Line Stone Home & Engineering, consisting of six (6) pages, signed, dated September 26, 2026.***
11. ***Percolation Test Results, prepared by Blue Line Stone Home & Engineering dated 10/8/26.***

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General

The subject property, known as Block 5, Lot 87.02, is located on Stimis Lane. The subject property is in the R-120 Residential Zone. The size of Lot 87.02 is approximately 11,723 square feet or 0.269 acres. Currently on site there is a 1.5 story frame residential home totaling 878 sq. feet, along with a rear patio, front paver walkway, and an asphalt driveway which fronts on Stimis Lane. The site is adjacent to single-family dwellings on both side yards. The site's rear property line abuts a wooded area. The Applicant has submitted this application for the construction of a 422 square foot addition to the southerly side of the existing principal structure, the construction of a 180 square foot paver patio, and the widening of the northerly side of the existing asphalt driveway. The applicant proposes additional site improvements including updated fencing, partial removal of the existing driveway, and a stormwater system. This application is for purposes of variance requests in support of the property improvements.

This application was heard at a Developmental Review Committee (DRC) meeting on Wednesday August 12, 2026. This second review is of submission materials provided by the Applicant as based off comments from the DRC meeting.

Variances and Waivers

Unless as referred to below, we defer to the Board Planner's report for a complete list of variances and waivers required for this application.

Comments

General & Site Plan

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

1. The property appears to be located in Flood Zone AE (areas determined to be inside the 1% annual chance Flood Hazard Area), as well as the State of New Jersey's Delineation of Floodway and Flood Hazard Area of the Whippany River. The proposed improvements are classified as a regulated activity pursuant to N.J.A.C. 7:13. The Applicant should provide the necessary documents to verify compliance with the Flood Hazard Area (FHA) Rules and Regulations. ***Comment outstanding, the Applicant has stated they are in the process of obtaining the necessary permit(s) for the improvements. This comment may be satisfied as a condition of approval.***

2. The Applicant shall demonstrate compliance with Chapter 87-12 (Establishing the Local Design Flood Elevation) of the Township ordinance. The (LDFE) is established in the flood hazard areas determined in Chapter 87-11, which requires that the effective Flood Insurance Rate Map, most recent preliminary FEMA mapping and flood studies, and Department delineations be compared to determine the most restrictive mapping. This information should be added to the site plan. ***Comment outstanding, LDFE information is to be provided and may be satisfied as a condition of approval.***

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3. Per Section 130-2 of the Township Ordinance, runoff from patios shall be collected in stone trenches or yard drain inlet structures and piped to the proposed stormwater management system. The Applicant should revise the proposed stormwater management system to include the patio runoff. ***The Applicant has stated they intend to pitch the runoff from the patio away from the structure and allow it to infiltrate into the adjacent lawn; applicant to provide testimony to substantiate their position. It is preferred that all drainage on this property is to be captured and put into the proposed drainage system.***

4. Chapter 87 Floodplain Management Regulations of the Township ordinance defines substantial improvement as, "Any reconstruction, rehabilitation, addition, or other improvement of a structure taking place, the cost of which equals or exceeds 50% of the market value of the structure before the start of construction of the improvement." The Applicant shall provide a cost for the improvements. ***The Applicant is to provide a cost estimate in regards to the proposed improvements. This comment may be satisfied as a condition of approval.***

5. Soil permeability testing must be provided prior to the installation of an underground stormwater management system. The soil testing shall be completed as specified in Chapter 12 of the NJSBMP manual. Soil tests shall include information regarding the seasonal high-water table (SHWT). Per NJSBMP manual, separation between the bottom of the proposed stormwater management system and the Seasonal High-Water Table (SHWT) should be confirmed. ***A Soil permeability report has been provided and we do not exception to the results. Comment satisfied.***

6. While there are no observed wetlands areas onsite, wetlands are possibly present off the rear property line, the Applicant shall confirm any/all wetlands permitting requirements are met. ***The Applicant has indicated they are in the process of obtaining the necessary permit(s). This comment may be satisfied as a condition of approval.***

7. The Applicant is proposing to remove a section of the existing driveway. We note the existing driveway is situated on the property line, additional information on the impact to the adjoining property should be provided. The limit of disturbance should remain on the Applicants site, Lot 87.02. ***The Applicant is to provide testimony.***

8. Any applicable temporary soil erosion and sediment control measures shall be indicated on the site plan such as a soil stockpile, silt fence, and a stabilized construction entrance per the Soil Conservation Standards. Corresponding details and notes shall be provided. ***The Applicant is to provide testimony.***

9. The property owner shall be aware of their responsibility to repair any damage to improvements within the Township right-of-way including, but not limited to, sidewalk, curb, and asphalt caused by construction activities associated with the installation of the improvements on the subject lot. ***The Applicant shall stipulate and confirm their understanding of this item.***

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10. Applicant shall submit a survey that is signed, sealed to the Township. ***Comment outstanding. This comment may be satisfied as a condition of approval.***

11. All areas where soil is spread on or across the yard, shall be topsoiled (4-inch minimum) and seeded immediately following grading operations. ***Continuing comment.***

12. Any excavated soil not to be used for regrading shall be removed and disposed of off-site. ***Continuing comment.***

13. Foundation and overall construction details will need to be provided to the Building Department for review associated with the proposed garage addition. ***Continuing comment.***

14. The Applicant is not proposing to change grades onsite. The Applicant should be aware that if this changes, a separate Grading Permit Application will be required. ***If the Board is inclined to approve the variances in regards to this application, the Applicant will be required to receive all appropriate construction department approvals.***

Based upon our review, we recommend the application be deemed **complete** and can be scheduled on an agenda for the next available planning board meeting.

We reserve the right to make additional comments based upon further review or submission of revised plans or new information.

If you have any questions, please contact our office.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)

Craig Zimmermann, PE, CME
Township Board Engineer
Senior Project Manager

CZ/nv/bt

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cc: Land Use Board Secretary (lisak@easthanovertownship.com)
Alan Elwood, Board Chairman (alanelwood@aol.com)
William J. Rush, Board Attorney (wjrush@rushlaw.org)
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