

Memo

To: Board of Adjustment Chairperson McGinley and Zoning Official Miesche
Verona Board of Adjustment (BoA)

From: Plan Review Committee of the Verona Environmental Commission

c: Verona Environmental Commission Chair

Date: April 29, 2024

Re: **Case # 2024-07**
114 Park Avenue [Block 611, Lot 1]
Verona, New Jersey

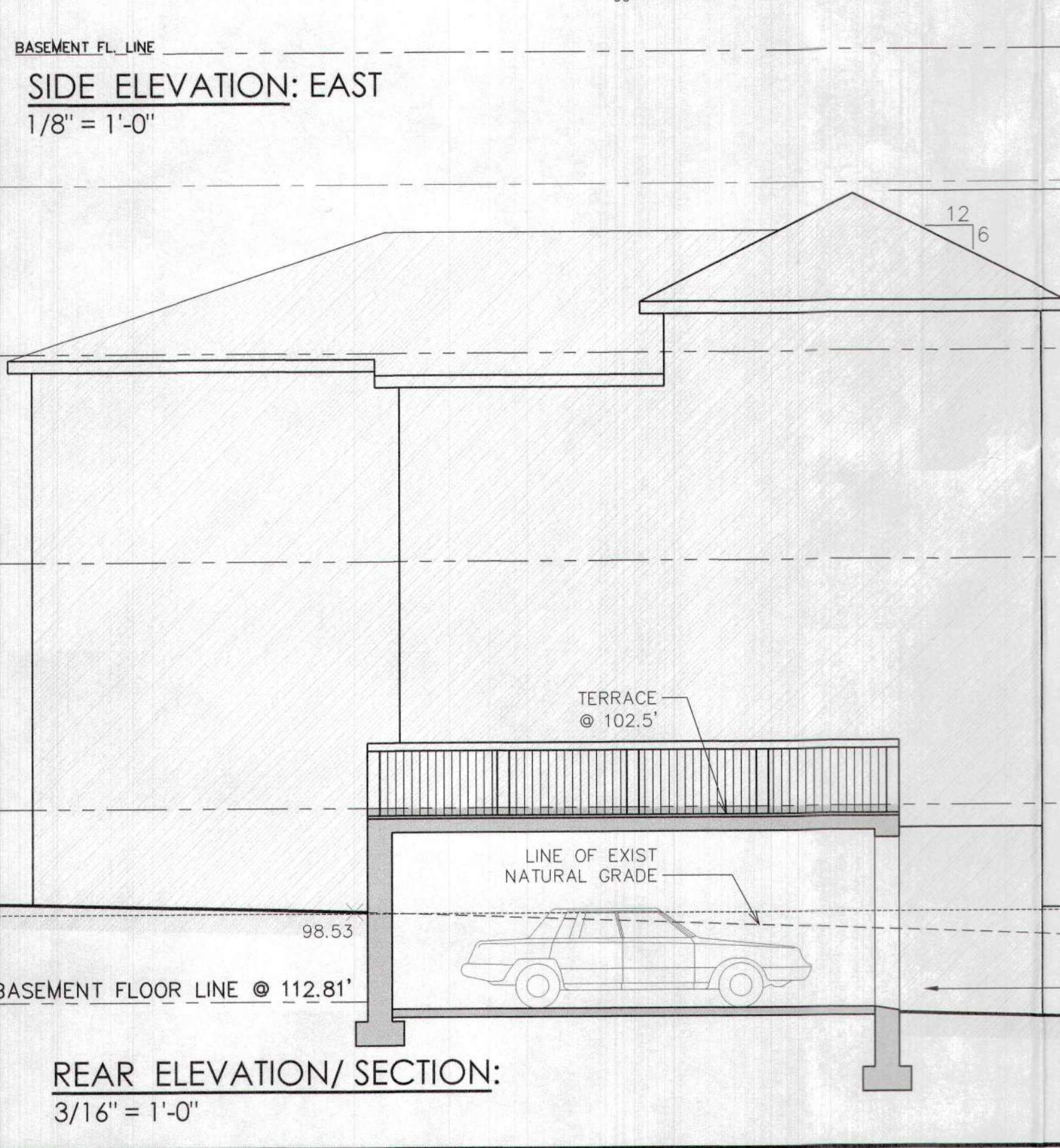
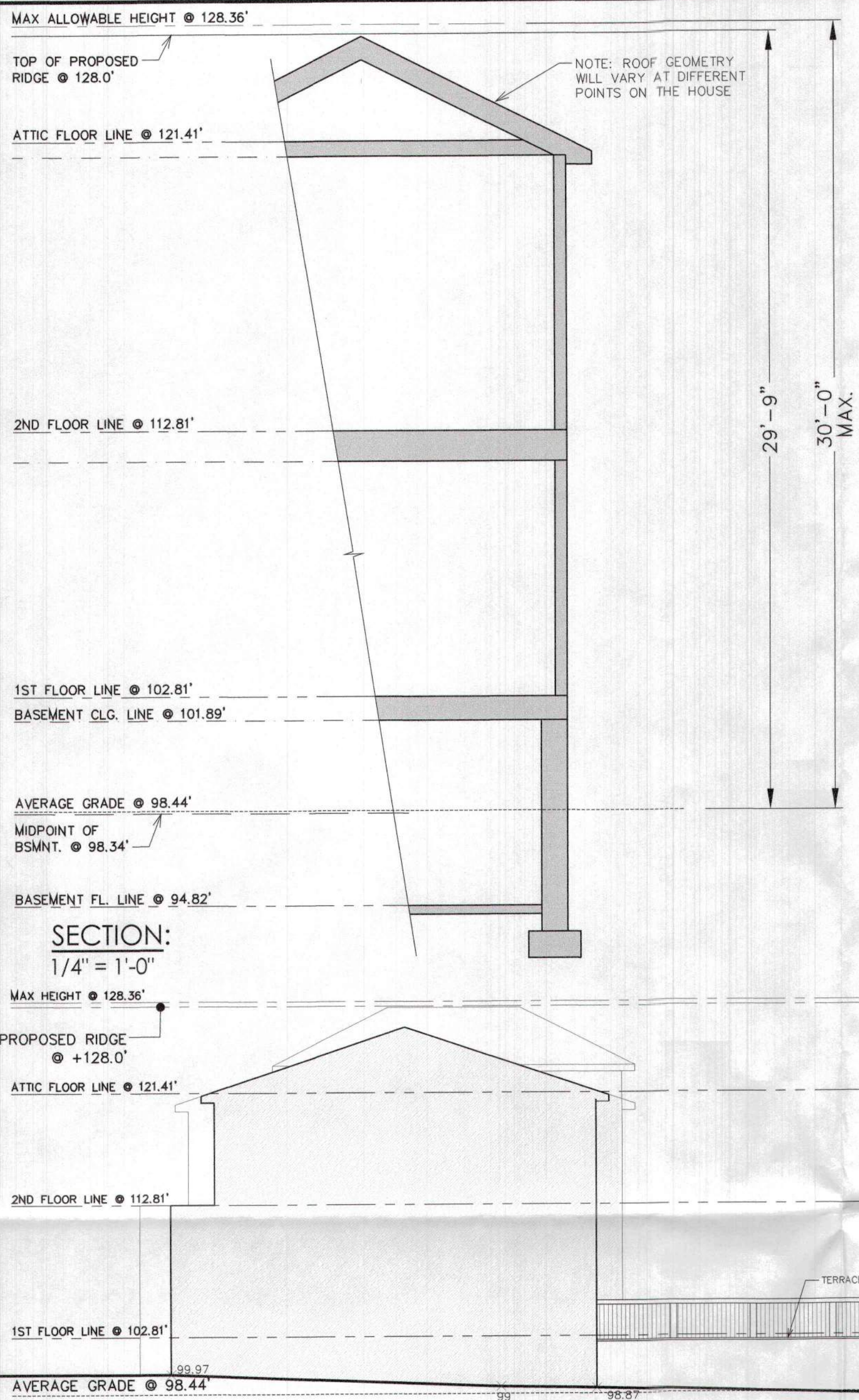
Zone: R-50B (Residential Medium High Density)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 114 Park Avenue in Verona submitted by Mr. Michael Symeonides, which we received on April 12, 2024. We understand that the Applicant is seeking to obtain variances in conjunction with locating a new driveway on the south side of the property and building an attached garage with a rooftop deck on the southwest side of the property. The comments below are provided for the Board's consideration:

- 1) The VEC PRC understands that the applicant intends to remove a tree from the south side of the home in order to construct the driveway/garage, however it appears that there are multiple trees that exist in that area.
- 2) Existing and Proposed Improved Lot Coverage is listed as 42.2% and 39.2% on the application, respectively. Scaling off the drawing, we calculated an Existing Improved Lot Coverage of 42.1% based on an Existing "Improved Area" of 3,361.1 ft² (please see attached annotated pdf). Furthermore, we calculated a Proposed Improved Lot Coverage of 40.2% based on a Proposed "Improved Area" of 3,205.8 ft². We understand that the maximum Improved Lot Coverage for the R-50B Zone is 40%.
- 3) Verona's Ordinance, Tree Protection, Removal and Replacement, listed under [Chapter 493, Article II](#), contains many requirements for tree removals. Accordingly, the site plans should show all trees slated for removal, along with their DPMs (diameter at point of measurement) and species. The plans should also depict all of the trees that shall remain; the current plans do not identify trees on the property. This is especially important for this property due to the fact that some of the trees at the site are on Essex County property. The ordinance also calls for a replacement plan and schedule for any trees removed that have DPMs larger than 6 inches. In accordance with [Recommended Plant Selection List](#) included in Verona's Zoning Code §150, we recommend that the Applicant list replacement trees and locate the area(s) of the site where those trees will be planted.
- 4) Additionally, all trees to remain are required to be protected during the construction phase as per [§493-20](#).

- 5) We recommend that downspout pipes on the home be disconnected from storm drains and redirected to flow away from the home, over the property's permeable areas, gardens, and lawns.
- 6) In addition to the above comments, please see attached the Low Impact Planning and Construction Checklist. This suggested list was compiled by the VEC based on best available practices.

[JP/STD/WS]
VEC_2024-04-29 Comments 114 Park Ave.docx



REAR ELEVATION/ SECTION:
3/16" = 1'-0"

ZONE R-50B / LOT 1 / BLOCK 611 / VERONA, NEW JERSEY

BULK REQUIREMENTS/ CONFORMANCE				
	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA	7,500 SF	7,936 SF	UNCHANGED	NO
MINIMUM LOT WIDTH	50 FT	65 FT	UNCHANGED	NO
MAXIMUM LOT BUILDING COVERAGE	25 %	25.7 %	24.1 %	NO
MAXIMUM IMPERVIOUS LOT COVERAGE	40 %	42.2 %	39.2 %	NO
YARDS - MINIMUM FRONT	30 FT	* 26.37 FT	30 FT	NO
MINIMUM REAR	30 FT	± 38.58 FT	36 FT	NO
MINIMUM ONE SIDE	8 FT	9.25 FT	9.25 FT	NO
MINIMUM	18 FT	21.67 FT	21.67 FT	NO
MAXIMUM HEIGHT	30 FT	FT	29.76 FT	NO
	2 1/2 STY	1 1/2 STY	2 1/2 STY	NO

* PRIOR NON-CONFORMING UNNEFFECTED BY PROPOSED WORK

COVERAGE CALCULATIONS

BUILDING COVERAGE	EXISTING	PROPOSED
HOUSE	1,518 SF	1,478 SF
DECK	276 SF	0 SF
GARAGE	251 SF	0 SF
REAR TERRACE/ATTACHED GARAGE	0 SF	486 SF
TOTAL BUILDING COVERAGE	2,045 SF	1,911 SF
IMPERVIOUS COVERAGE		
DRIVEWAY	815 SF	1,082 SF
FRONT WALK/ STEPS	105 SF	62 SF
REAR WALK	141 SF	0 SF
SLATE PATIO	161 SF	0 SF
REAR CONC. STEPS & WALL	77 SF	0 SF
TOTAL IMPERVIOUS COVERAGE	3,344 SF	3,108 SF

KEY PLAN:
N.T.S.

Areas (scaled off plan)
Lot size = 7,982.9 ft²

Existing "Improved Area" = 1,437.0 (I) + 403.6 (II) + 73.4 (III) + 45.5 (IV) + 1,179.8 (V) + 161.4 (VI) + 60.4 (VII) = 3,361.1 ft²

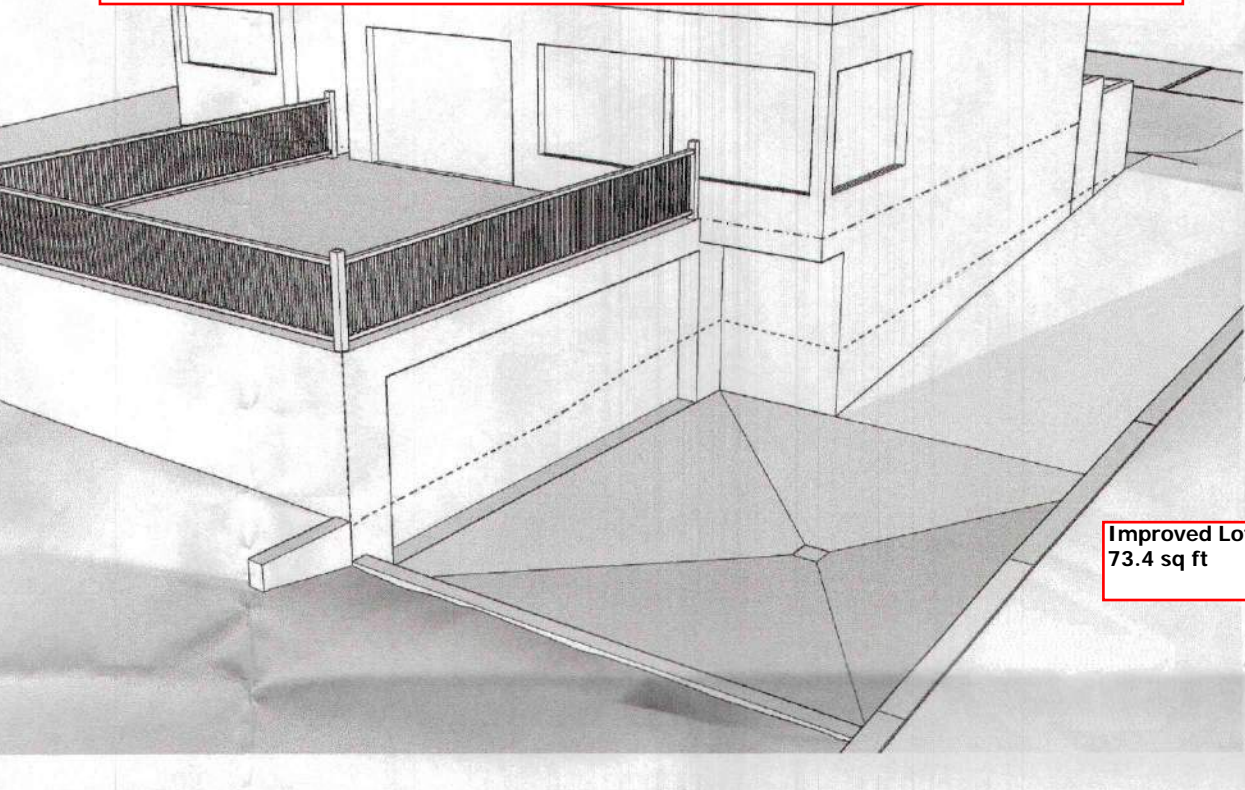
Existing Improved Lot Coverage = 3,361.1 + 7,982.9 = 42.1%

Proposed "Improved Area" = 3,361.1 - 1,179.8 (V) - 161.4 (VI) - 60.4 (VII) + 1,193.9 (VIII) + 33.4 (IX) + 19.0 (X) = 3,205.8 ft²

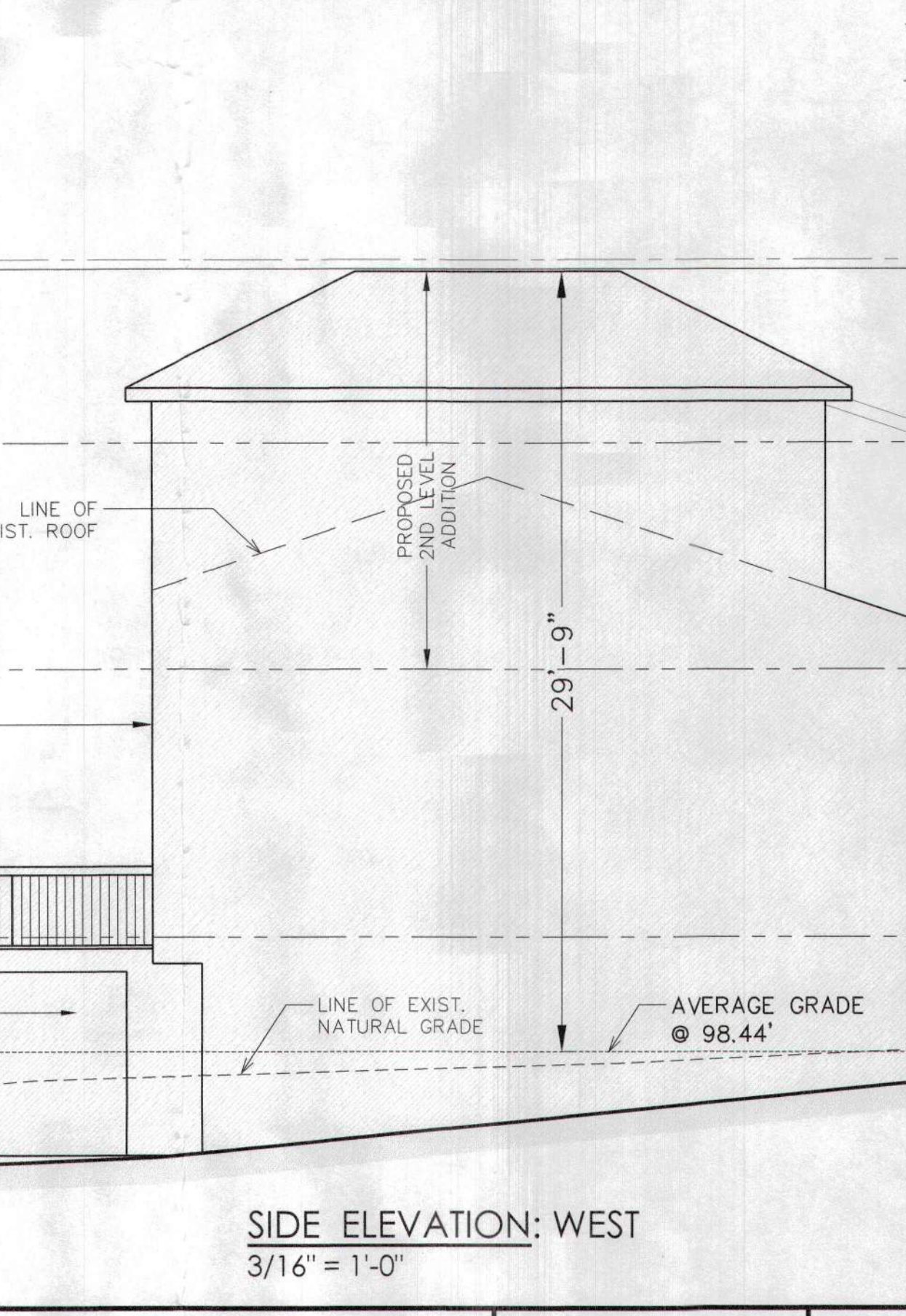
Proposed Improved Lot Coverage = 3,205.8 + 7,982.9 = 40.2%

Definitions:
IMPROVED LOT COVERAGE = The percentage of lot area which is improved with principal and accessory buildings and structures, including all impervious surface areas such as buildings, driveways, parking lots and garages and other man-made improvements, and swimming pools.

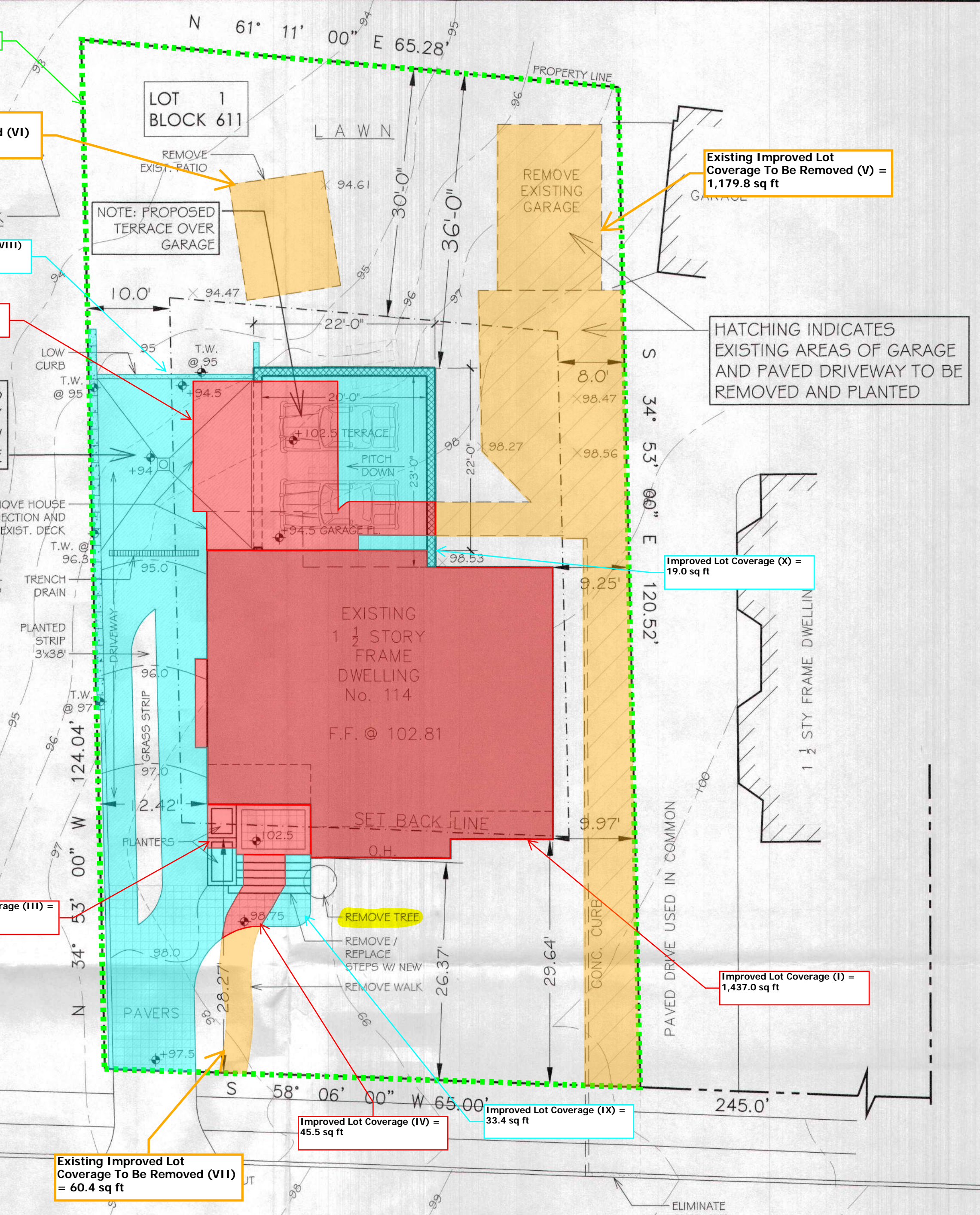
PERVIOUS INTERLOCKING PAVERS = Any pavers with a void area of 20% or less will be considered completely impervious for the purposes of the Stormwater Management rules. In pavers with greater than 20% void area, the applicant may count only the non-void area as impervious, provided the void areas are not grouted or made impermeable in any way.



PERSPECTIVE VIEW OF PROPOSED GARAGE AND DRIVEWAY:



SIDE ELEVATION: WEST
3/16" = 1'-0"



SITE PLAN:
1" = 10'-0"

NOTE:
INFORMATION ON SITE PLAN TAKEN FROM SURVEY
PREPARED BY: RICHARD J HINGOS JR. NJ PLS LIC No. 43231
539 VALLEY ROAD, UPPER MONTCLAIR, NJ.

SCALE: 0 10 20 30 40

ZONING BOARD CHAIR	DATE
ZONING BOARD SECRETARY	DATE
TOWNSHIP ENGINEER	DATE
MUNICIPAL CLERK	DATE

JOHN GUADAGNOLI
ARCHITECT PC
224 LORRAINE AVE - REAR BUILDING, 1ST FLOOR
MONTCLAIR, NJ 07043
TEL: (973) 783-1955
EMAIL: INFO@JGUADARCH.NET

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NJ 11393

A-1

SITE PLAN/ ZONING/ NOTES

REVISION NO.	DATE OF REVISION	DESCRIPTION OF REVISION
02/25/2024	02/25/2024	REVISED IMPERVIOUS COVERAGE & MISCELLANEOUS INFORMATION AS PER ZONING REVIEW

NOTE:
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REPRODUCED, DISSEMINATED, OR RELEASD UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF JOHN GUADAGNOLI ARCHITECT.

PROJECT # 23-36 DATE: 09/27/2023
DRAWN BY: MP SCALE: AS NOTED

PROPOSED
2-STY ADDITION
114 PARK AVENUE, VERONA NEW JERSEY

Low Impact Checklist: Construction

This suggested list has been compiled by the Verona Environmental Commission based on best available practices. This is not a requirement of the uniform construction code. It is intended to be beneficial to all residents considering renovations and new construction. The purposes of this list are to 1) assist those planning construction projects to do so in a manner that causes the least disruption to the environment; 2) establish a healthy setting for those occupying the new or renovated space; and 3) reduce waste and save resources. Implementing environmentally friendly practices can be economical when considered at pre-construction stages and are often beneficial in the long term.

General Construction

- Recycle and/or salvage non-hazardous construction and demolition debris
- Use renewable building material and products
- Incorporate renewable energy (i.e. geothermal, solar)
- Use local products (i.e. local and sustainable woods)
- Use local construction products and companies
- Conserve energy and reduce electricity use as much as possible

Grounds & Landscaping

- Create a sedimentation control plan to prevent sediment from moving off site.
- Use native plantings (Native plants are adapted to thrive in local conditions)
- Use captured rainwater or recycled grey water for irrigation
- Provide bicycle parking to help reduce overcrowded streets and CO2 emissions.

Storm Water Management

- Avoid runoff to other properties by installing an underground cistern or rain garden. This will keep water on your own property and out of the sewer system.
- Limit impervious surfaces – use an open grid pavement system (at least 50% pervious)
- Promote infiltration that captures and treats storm water runoff from rainfall
- Use a water retention system (i.e. rain barrel) to collect rainwater for non-potable uses

Lighting

- Choose LED lights (the most environmentally-efficient option)
- Purchase renewable electricity, either directly from your power supplier, from an independent clean power generator, or through renewable energy certificates.
- Use skylights or solo tubes for natural daytime lighting. Use sensor controls in commercial or industrial settings and solar lighting outdoors.

Foundation & Basement

- Use environmentally friendly foundation sealants (rather than black tar)
- Prevent sump pump water from flowing into the sewer system

Roofing

- Use light color roofing materials to limit heat absorption created by darker roofs
- Use roofing material with a solar reflectance index (SRI) equal to or greater than 78 for low roofs and 29 for steep-sloped roofs
- Install tile or metal roofs
- Consider installing a vegetated roof

Heating & Cooling

- Use 2 x 6 studs instead of 2 x 4 to increase amount of insulation
- Install programmable thermostats that adjust temperatures throughout the day
- Use occupant sensing and/or remote control thermostat technologies
- Install heat pumps to transfer energy heat and cold Use high-efficiency boilers/furnaces
- Use attic fans to regulate heating and cooling

Windows

- Choose ultraviolet window protection to protect against sun damage
- Install triple pane windows or windows with Argon or Kryton gas between panes

Products

- Choose products with low VOCs (VOCs are found in adhesives, interior paints, cabinets, etc)
- Avoid products that contain hazardous chemicals such as formaldehyde and cyanide
- Choose ENERGY STAR® appliances
- Install dual flush toilets Install low flow shower heads
- Avoid garbage disposals and make provisions for composting

Verona Environmental Commission

Low Impact Checklist: Planning

This suggested list has been compiled by the Verona Environmental Commission based on best available practices. This list is intended to assist individuals involved in planning and building projects in Verona Township towards submitting low impact plans. The goal of a low impact plan is not only to increase cost savings and add value to your project but to make environmentally responsible choices and eliminate project delays in early stages of the planning process.

General Construction & Design

- Provide occupants with connection to outdoor space through increased natural light and views
- Orient buildings facing southwest to maximize potential solar installation
- Use orientation and design to maximize passive solar heat/cooling
- Use proper planning to prevent damage to surrounding properties and public spaces
- Minimize disturbance to soils and vegetation
- Recycle and/or salvage non-hazardous construction and demolition debris
- Use renewable building materials and products
- Use local and sustainable woods
- Incorporate renewable energy and reduce energy use

Grounds & Landscaping

- Create a sedimentation control plan Limit altering steep slope areas
- Encourage landscaping that requires limited moving, trimming, and watering
- Create landscapes that limit the need for lawn chemicals and maintenance
- Position evergreens to the north to shield wind/ Position deciduous trees to the south to cool buildings
- Use native plantings (Native plants are adapted to thrive in local conditions)
- Place parking spaces in shaded areas
- Place bicycle parking racks in secure areas near entrances
- Use paving materials with an SRI value >29. This will reflect, not absorb solar heat.

Storm Water Management

- Limit impervious surfaces – use an open grid pavement system (at least 50% pervious)
- Reduce impervious cover to promote infiltration that captures and treats storm water
- Use a water retention system (i.e. rain barrel) to collect rainwater or recycled gray water for non-potable uses

Foundation & Basement

- Use alternative practices (rather than black tar) for foundation sealants
- Encourage aeration and ventilation
- Draw sunlight into basement areas through access windows

Roofing

- Use light color roofing materials to limit heat absorbed by dark colored roofs
- Use roofing material with a solar reflectance index (SRI) equal to or greater than 78 for low roofs and 29 for steep sloped roofs
- Consider Tile or Metal roofs
- Construct roofs that can support solar installations

Lighting

- Use solar lighting outdoors
- Use skylights or solo tubes for natural daytime lighting
- Use motion sensor lighting where applicable
- Choose energy-efficient light bulbs

Products

- Avoid products that contain hazardous chemicals such as formaldehyde and cyanide
- Use local products (i.e. local and sustainable woods)
- Use local construction equipment and companies when possible

For more information and resources please see:

The Native Plant Society of New Jersey - <http://www.npsnj.org>

The Association of New Jersey Environmental Commissions - <http://www.anjec.org>

US Green Building Council NJ Chapter - <http://usgbc.org>

New Jersey Green Building Manual - <http://greenmanual.rutgers.edu>

The New Jersey Department of Transportation Master Plan - <http://njbikepedplan.com>

Rutgers Center for Green Building - <http://greenbuilding.rutgers.edu>

The Verona Environmental Commission - <http://www.veronaec.org>