Memo

To:	Board of Adjustment Chairperson McGinley and Secretary Metwaly Verona Board of Adjustment (BoA)
From:	Plan Review Committee of the Verona Environmental Commission
c:	Verona Environmental Commission Chair
Date:	July 29, 2024
Re:	**Case # 2024-12** 15 Parkhurst Street [Block 1604, Lot 41] Verona, New Jersey
Zone:	R-70 (Low Density Single Family)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 15 Parkhurst Street in Verona submitted by Mr. Allteni, which we received on July 9, 2024. We understand that the Applicant is seeking to obtain variances for the installation of a rear yard patio, installed without permits, for exceeding total allowable lot coverage and without the required installation of stormwater mitigation. The comments below are provided for the Board's consideration:

1) The VEC PRC notes that the total improved lot coverage on the property, prior to the installation of the paver patio, was presented as nearly 65% in the application. However, in the existing condition at the site (patio already installed without permit), the existing total improved lot coverage on the property is about 73%, as indicated in Township of Verona Zoning Department Letter dated January 25, 2024. The proposed property alterations, which include the paver patio, result in a proposed total improved lot coverage of nearly 69%, as presented in the application. The for each site condition presented, the total improved lot coverage for the property exceeds the allowable limits of 35% by nearly double.

2) Existing and Proposed Improved Lot Coverage is listed as 64.9% and 68.7% on the application, respectively. Scaling off the drawing, we calculated an Existing Improved Lot Coverage of 65.8% based on an Existing "Improved Area" of 3,959.6 ft^2 (please see attached annotated pdf). Furthermore, we calculated a Proposed Improved Lot Coverage of 69.5% based on a Proposed "Improved Area" of 4,180.6 ft^2. We understand that the maximum Improved Lot Coverage for the R-70 Zone is 35%.

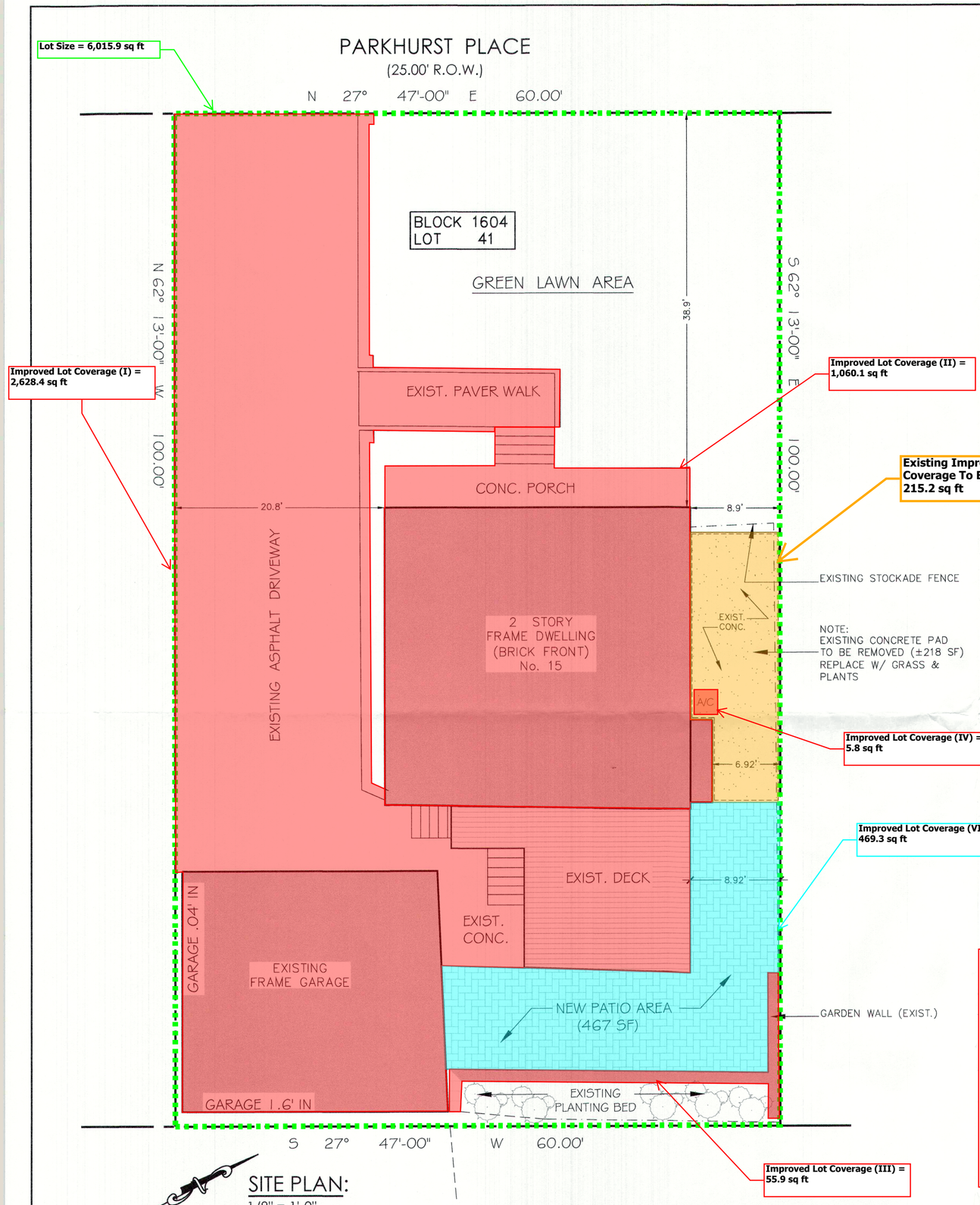
3) The removal of the 218 ft^2 of concrete on the north side of the home is a step in the right direction. However, even this modest removal of impervious surface will not mitigate the excessive impervious coverage that exists or is proposed for this site. The Applicant is still proposing an increase in new impervious coverage of about 467 ft^2 for the new patio area.

4) The VEC PRC understands that the Applicant has exceeded the 400 ft^2 of new impervious surface, which requires stormwater management mitigation using green infrastructure as per §150-25.7 Stormwater Management Requirements for Minor De

velopment. The PRC recommends that the Applicant provide testimony as to which green infrastructural best management practices are planned for installation and where they will be installed on the property. The Applicant should also provide any planned planting lists in accordance with Recommended Plant Selection List included in Verona's Zoning Code, §150.

5) 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_2024-07-29 Comments 15 Parkhurst Street.docx



SITE PLAN:
1/8" = 1'-0"

NOTE:
INFORMATION ON SITE PLAN TAKEN FROM SURVEY
PREPARED BY: PATRICK A. CIBELLIS, INC P.L.S.
P.O. BOX 92 DENVILLE, NJ 07834
SURVEY DATED: 11-03-2023

PROJECT INFORMATION

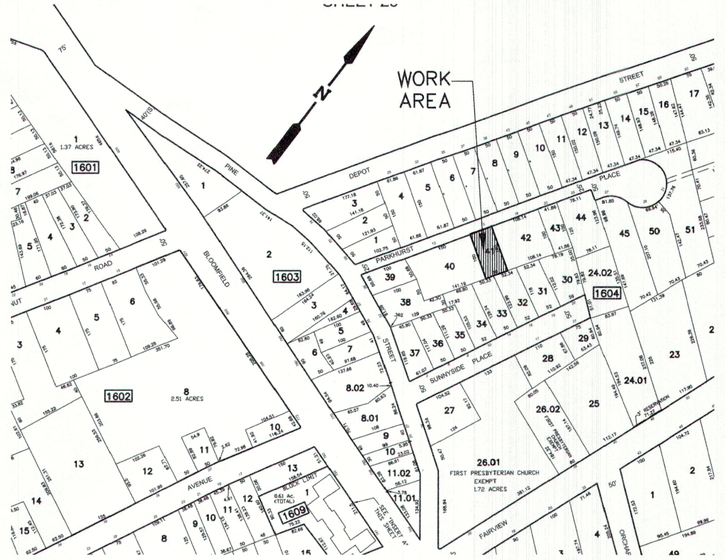
OCCUPATION USE GROUP : R-5 (RESIDENTIAL - ONE FAMILY)

BLDG CONSTRUCTION TYPE : TYPE 5B - FRAME CONSTRUCTION

PROJECT INVOLVES A PAVED TERRACE AREA IN THE REAR YARD AND REMOVAL OF CONCRETE PAVED SIDE YARD.

AREAS

NEW PAVED AREA	=	467 S.F.
EXISTING CONCRETE AREA TO BE REMOVED	=	-218 S.F.
ADDITIONAL IMPERVIOUS AREA	=	249 S.F.



TAX MAP PLAN:
N.T.S.

Areas (scaled off plan)
Lot size ≈6,015.9 ft2

Existing "Improved Area" = 2,628.4 (I) + 1,060.1 (II) + 55.9 (III) + 215.2 (V) = 3,959.6 ft2

Existing Improved Lot Coverage = 3,959.6 ÷ 6,015.9 = 65.8%

Proposed "Improved Area" = 3,959.6 + 469.3 (VI) - 215.2 (V) + 5.8 (IV) = 4,180.6 ft2

Proposed Improved Lot Coverage = 4,180.6 ÷ 6,015.9 = 69.5%

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.

ZONE R-70 / LOT 41 / BLOCK 1604 / VERONA ,NEW JERSEY

BULK REQUIREMENTS / CONFORMANCE

	PERMITTED / REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA	8,400 SF	6,000 SF	UNCHANGED	NO
MINIMUM LOT WIDTH	70 FT	60 FT	UNCHANGED	NO
MAXIMUM IMPERVIOUS COVERAGE	35 %	64.9 %	68.7 %	YES
MAXIMUM REAR YARD COVERAGE	15 %	54.6 %	78.76 %	YES
PATIO SETBACKS				
MINIMUM REAR	5 FT	5 FT	5 FT	NO
MINIMUM SIDE	5 FT	6.92 FT	0 FT	YES

NOTE: NO TREES WERE REMOVED IN CONSTRUCTING THE PATIO.

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NJ 11393

A-1

STIE PLAN NOTES

PROJECT #	24-04	DATE:	05/25/2024
DRAWN BY:	MP	SCALE:	AS NOTED

PROPOSED
PATIO PAVERS
15 PARKHURST PLACE, VERONA, NEW JERSEY

Verona Environmental Commission

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 plans 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 plans 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