

Memo

To: Board of Adjustment Chairperson McGinley and Secretary Kester
Verona Board of Adjustment (BoA)

From: Plan Review Committee of the Verona Environmental Commission

c: Verona Environmental Commission Chair

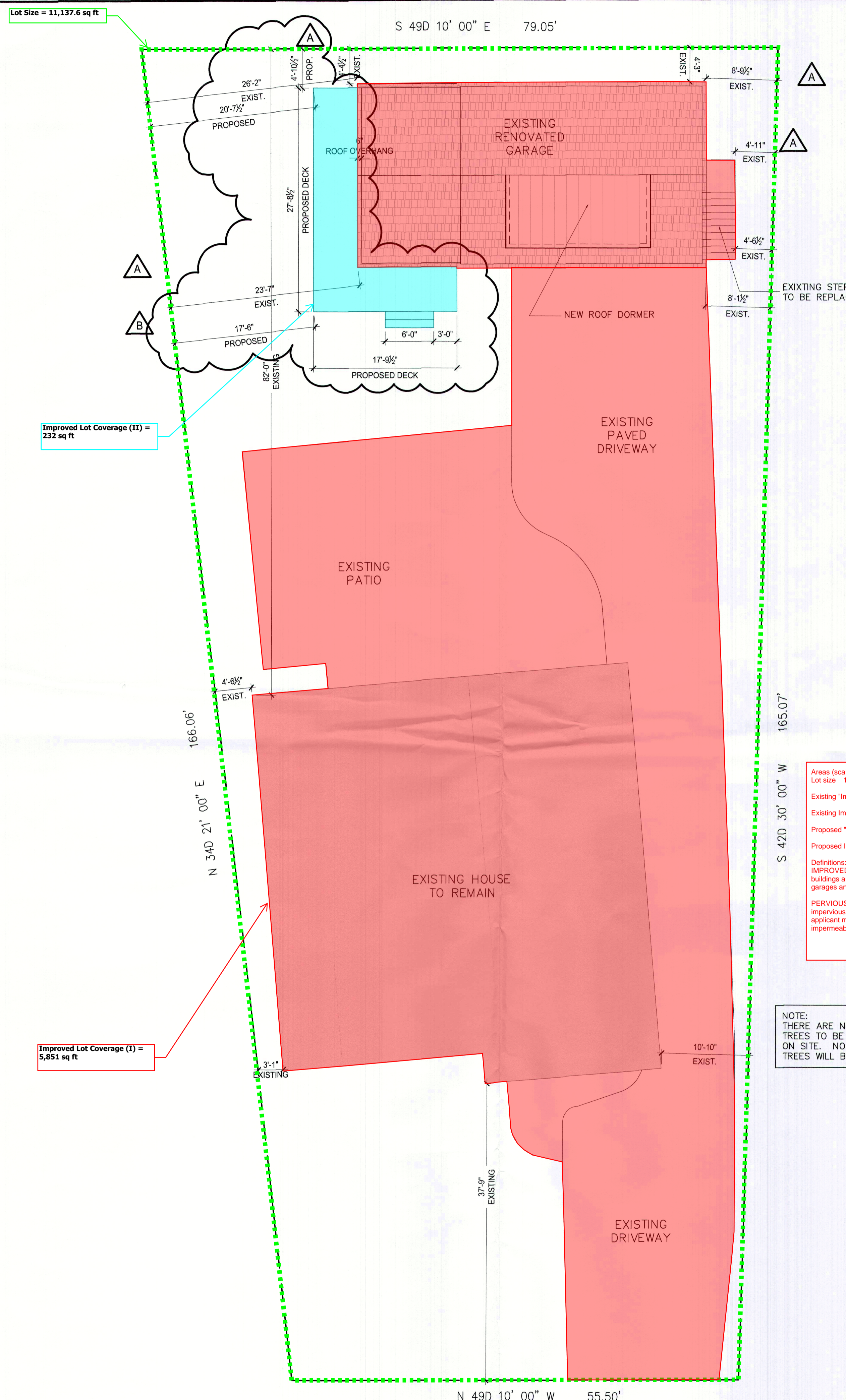
Date: December 4, 2024

Re: **Case # 2024-16**
30 Elk Road [Block 906, Lot 41]
Verona, New Jersey

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

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 30 Elk Road in Verona submitted by Evan Scott representing Peter Romanyshyn, which we received on November 19, 2024. We understand that the Applicant is seeking to obtain multiple variances for the installation of a detached garage addition and a deck, which will include an increase impervious coverage over the total allowable coverage for the R-50B Zone.

- 1) Existing and Proposed Total Improved Lot Coverage is listed as 54% and 56.23% on the application, respectively. The application cites an increase of 249 new square feet of impervious surface.
- 2) Scaling off the drawing, we calculated an Existing Improved Lot Coverage of 52.5% based on an Existing "Improved Area" of 5,851 ft² (please see attached annotated plan). Furthermore, we calculated a Proposed Improved Lot Coverage of 54.6% based on a Proposed "Improved Area" of 6,083 ft² (an increase of about 232 ft²). We understand that the maximum Improved Lot Coverage for the R-50B Zone is 40%.
- 3) The VEC PRC understands that the Applicant will not be adding 400 ft², or more of new impervious. However, due to the site's existing and proposed impervious surface, we recommend that the Applicant add some sort of green infrastructure to the site to help mitigate stormwater runoff.
- 4) The Applicant may also provide any planned planting lists in accordance with [Recommended Plant Selection List](#) included in Verona's Zoning Code, §150.
- 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.



ROMANYSHYN RESIDENCE

30 ELK ROAD
VERONA, NEW JERSEY

ZONING DISTRICT: RESIDENTIAL - R-50B
CLIMATE ZONE: 4A
TAX BLOCK: 906
TAX LOT: 41

LOADS

1. ROOF DEAD LOAD:	20 PSF
2. ROOF LIVE LOAD:	30 PSF
3. FLOOR DEAD LOAD (AT WOOD FINISH):	20 PSF
4. FLOOR DEAD LOAD (AT TILE FINISH):	30 PSF
5. FLOOR LIVE LOAD:	40 PSF
6. ATTIC WITHOUT STORAGE:	10 PSF
7. GUARDRAILS AND HANDRAILS:	200 PSF
8. GUARDRAIL INFILL COMPONENTS:	50 PSF
9. STAIRS:	40 PSF
10. SNOW LOAD:	30 PSF
11. WIND LOAD:	115 MPH, 3-SEC GUSTS
12. RISK CATEGORY:	II

BULK CALCULATIONS

LOT AREA:	11,100 SQ.FT.
BUILDING COVERAGE EXISTING:	2,707 SF / 11,100 SF = 24.39%
EXISTING HOUSE:	1,805 SF
EXISTING GARAGE:	902 SF
IMPERVIOUS COVERAGE EXISTING:	5,993 SF / 11,100 SF = 53.99%
EXISTING HOUSE:	1,805 SF
EXIST REAR PATIO:	1,126 SF
EXIST DRIVEWAY:	2,160 SF
EXIST GARAGE:	902 SF

BUILDING COVERAGE PROPOSED:	2,956 SF / 11,100 SF = 26.63%
EXISTING HOUSE:	1,805 SF
EXISTING GARAGE:	902 SF
PROPOSED DECK:	249 SF
IMPERVIOUS COVERAGE PROPOSED:	6,242 SF / 11,100 SF = 56.23%
EXISTING HOUSE:	1,805 SF
EXIST REAR PATIO:	1,126 SF
EXIST DRIVEWAY:	2,160 SF
EXIST GARAGE:	902 SF
PROPOSED DECK:	249 SF

BUILDING AREA

EXISTING FIRST FLOOR:	902 SQ.FT.
ADDITION TO FIRST FLOOR:	0 SQ.FT.
TOTAL FIRST FLOOR:	902 SQ.FT.
EXISTING SECOND FLOOR:	662 SQ.FT.
ADDITION TO SECOND FLOOR:	0 SQ.FT.
TOTAL SECOND:	662 SQ.FT.
TOTAL FLOOR AREA:	1,564 SQ.FT.
TOTAL FLOOR AREA RATIO:	1,564 SQ.FT. / LOT 11,100 SQ.FT. = 14.09%
PROPOSED ADDITION VOLUME:	0 CU.FT. FIRST FLOOR 0 CU.FT. SECOND FLOOR

BUILDING HEIGHT

EXISTING HEIGHT: 1.5 STORY W/ BASEMENT
± 29'-0"

SETBACKS

SOUTH FRONT SETBACK:	PROPOSED 137'-9" EXISTING	REQUIRED 10'-0"
NORTH REAR SETBACK:	4'-3" EXISTING	10'-0"
EAST SIDE SETBACK:	4'-6.5" EXISTING	10'
WEST SIDE SETBACK:	23'-7" EXISTING	10' (18' TOTAL REQ'D)

CODE COMPLIANCE

- GOVERNING CODE OF NEW ADDITION AND INTERIOR ALTERATIONS TO BE PER:
- INTERNATIONAL RESIDENTIAL CODE, NJ ADDITION 2021
 - REHABILITATION SUBCODE - NJAC 5:23-6
 - NATIONAL ELECTRICAL CODE, 2020
 - NATIONAL STANDARD PLUMBING CODE, 2021
 - INTERNATIONAL ENERGY CONSERVATION CODE, 2021 (RESIDENTIAL)

HEIGHT CALCULATION

1. FINISHED FIRST FLOOR:	0'-0"
2. FRONT RIGHT CORNER:	0'-0"
3. RIGHT SIDE MIDDLE:	-0'-11"
4. RIGHT SIDE REAR:	-0'-5"
5. LEFT SIDE REAR:	-2'-9"
6. LEFT SIDE MIDDLE:	-2'-6"
7. LEFT SIDE FRONT:	-2'-4"
8. FRONT MIDDLE:	0'-0"
AVERAGE GRADE HEIGHT:	-1'-7.02"
ROOF LINE ABOVE FINISHED FIRST FLOOR:	18'-10"
HEIGHT OF NEW BUILDING ABOVE GRADE:	20'-5"

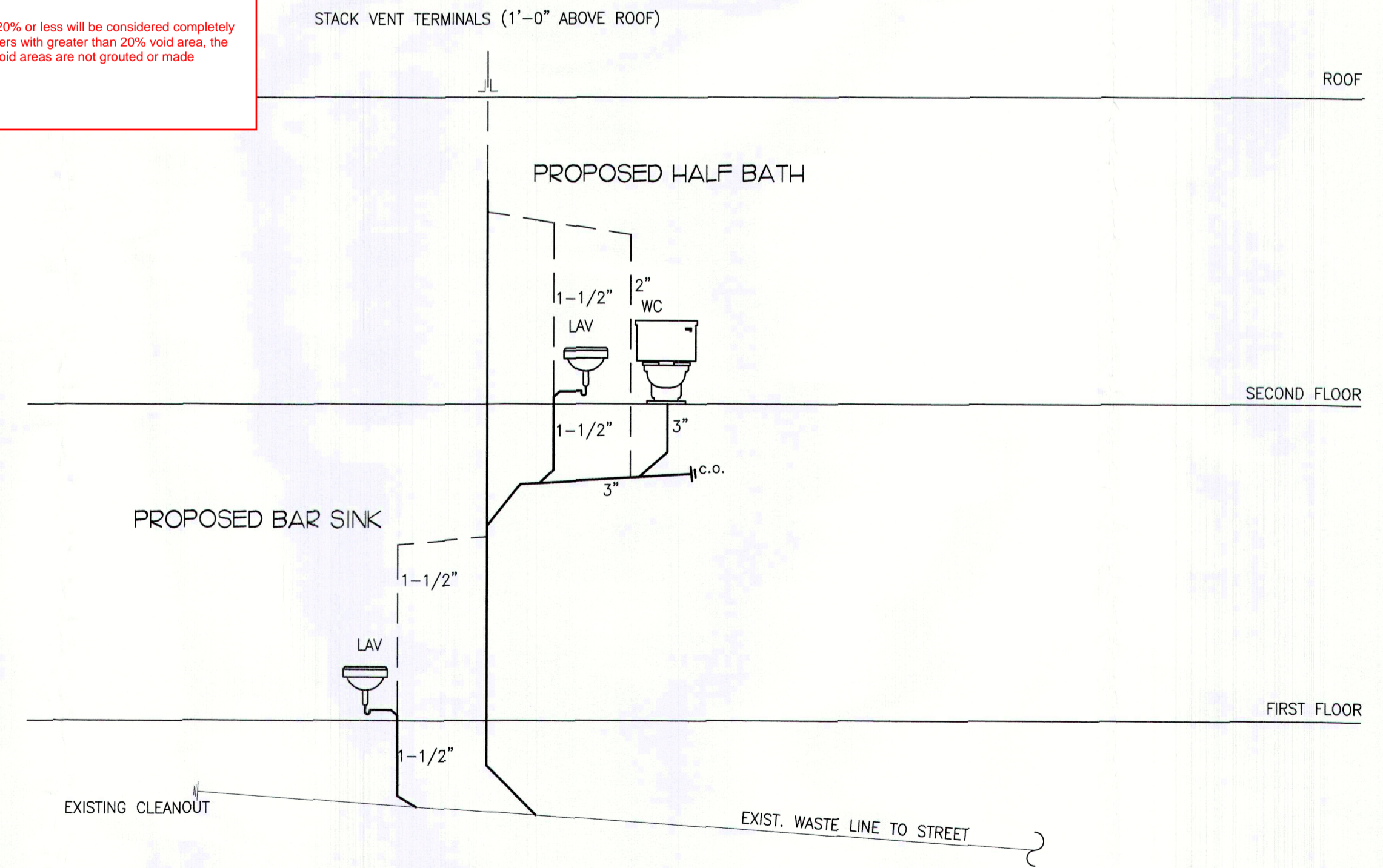
§ 150-5.4 MAXIMUM LOT COVERAGE.

- A. THE MAXIMUM PERCENTAGE OF LOT COVERAGE BY BUILDINGS OR STRUCTURES AND THE REQUIRED AREA OF FRONT, REAR AND SIDE YARDS SHALL BE AS NOTED IN THE SCHEDULE OF ZONE DISTRICT REGULATIONS.[1]
[1] EDITOR'S NOTE: SEE ARTICLE XVII.
B. ALL ACCESSORY BUILDINGS SHALL BE COMPUTED WITH THE PRINCIPAL BUILDING IN DETERMINING THE COVERAGE OF THE LAND.

Areas (scaled off plan)
Lot size 11,137.6 sq ft
Existing "Improved Area" = 5,851 (I) = 5,851 sq ft
Existing Improved Lot Coverage = 5,851 + 11,137.6 = 52.5%
Proposed "Improved Area" = 5,851 + 232 (II) = 6,083 sq ft
Proposed Improved Lot Coverage = 6,083 + 11,137.6 = 54.6%

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.

NOTE:
THERE ARE NO EXISTING TREES TO BE REMOVED ON SITE. NO EXISTING TREES WILL BE REMOVED

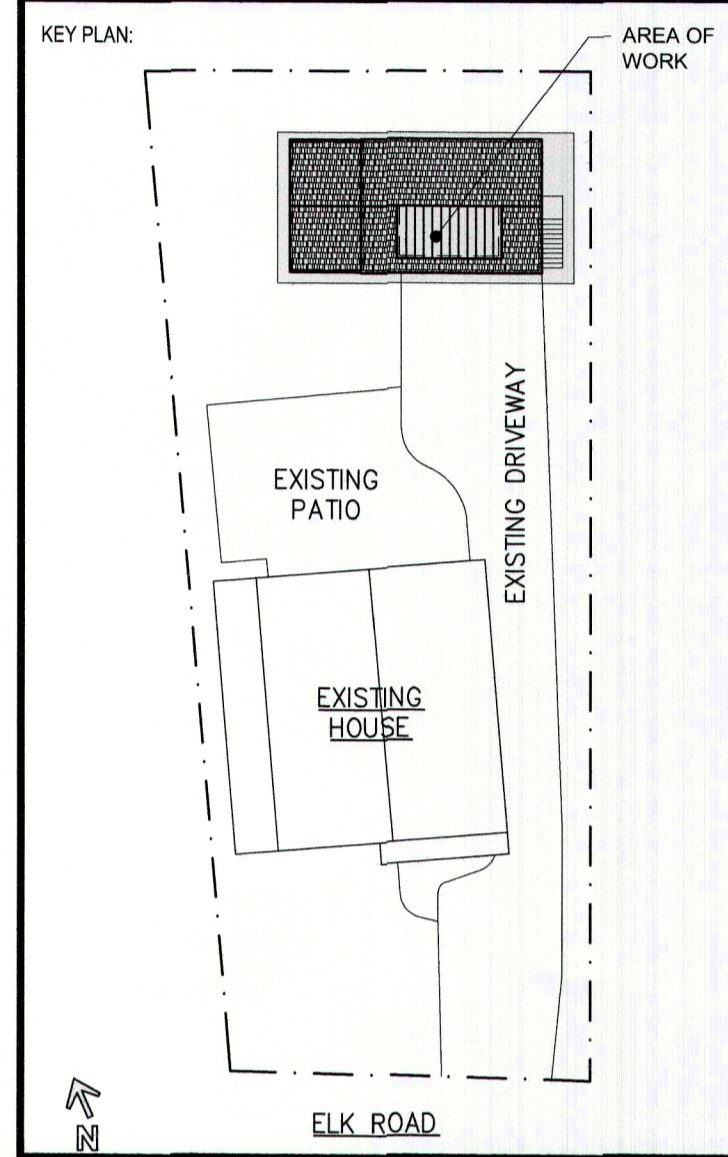


1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
A-01

2 PLUMBING RISER DIAGRAM
SCALE: NTS
A-01

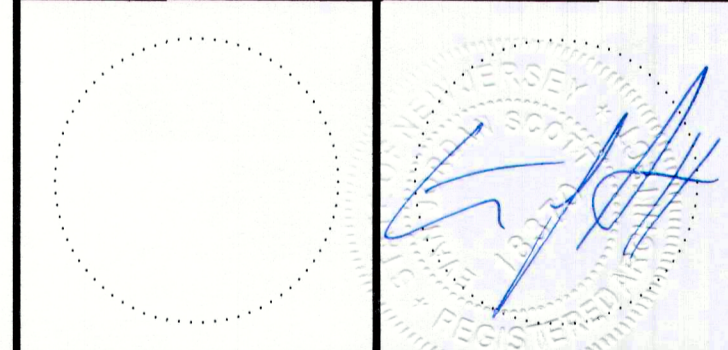


EScott Architects, LLC
28 Arlington Avenue
Caldwell, NJ 07006
P. 973.552.8886 | F. 973.650.1905 | info@escottarchitects.com



NO.	DATE	DESCRIPTION
4	05/10/24	ISSUED FOR NEW DECK-AMEND B
3	11/20/23	ISSUED FOR ZONING RESPONSE-AMEND A
2	10/05/23	ISSUED FOR PERMIT
1	05/03/23	ISSUED FOR BID

PROJECT:
ROMANYSHYN RESIDENCE
30 ELK ROAD
VERONA, NJ 07044



DRAWING TITLE:
**SITE PLAN
CODES AND
PLUMBING RISER**

DRAWN BY:	CHECKED BY:
ES	ES
DATE:	PROJECT NO.:
OCTOBER 2023	ES-2311

DRAWING NO.:
A-01
SHEET: 2 OF 13

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>