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 5, 2024
Re:	**Case # 2024-21** 57 Hillside Avenue [Block 100, Lot 4] Verona, New Jersey
Zone:	R-50 (Residential High Density)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 57 Hillside Avenue in Verona submitted by Thomas Monroe, which we received on November 19, 2024. We understand that the Applicant is seeking to obtain variances to reconstruct a deck with a hot tub and accessory walkways and propose to increase impervious coverage by 118 ft^2. The comments below are provided for the Board's consideration:

1) Existing and Proposed Improved Lot Coverage is listed as 55.37% and 57.71% on the application, respectively. Scaling off the drawing, we calculated an Existing Improved Lot Coverage of 55.9% based on an Existing "Improved Area" of 3,954.6 ft^2 (please see attached annotated plan). Furthermore, we calculated a Proposed Improved Lot Coverage of 56.9% based on a Proposed "Improved Area" of 4,028 ft^2 (an increase of about 73.4 ft^2). We understand that the maximum Improved Lot Coverage for the R-50 Zone is 40%.

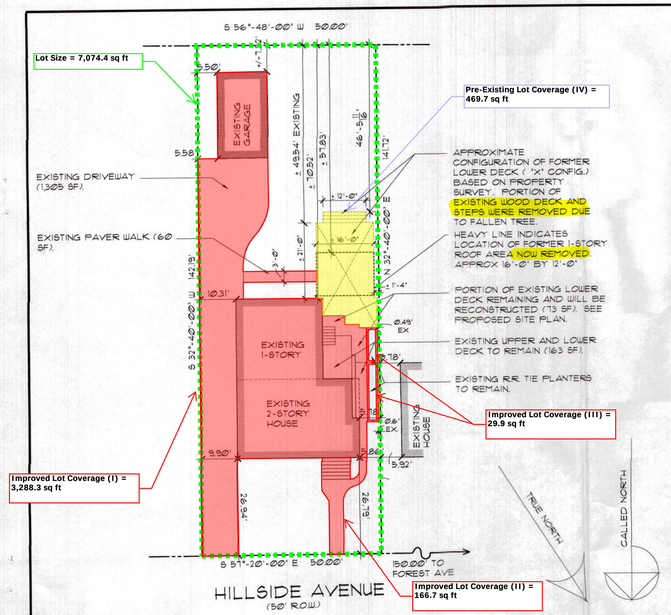
2) The VEC PRC understands that the Applicant proposed a net increase of impervious surface on the site (considering existing conditions before removed impervious surface from tree fall damage) of only 118 ft^2, which is below the 400 ft^2 threshold that triggers Verona's Minor Development criteria for stormwater management. However, the Applicant site still has an excessive amount of impervious coverage and we, therefore, recommend that the Applicant consider onsite mitigation for stormwater runoff.

3) The Applicant has plans to add plantings to their site, but has not provided any list of proposed plantings. We recommend that these plantings are in accordance with the Recommended Plant Selection List included in Verona's Zoning Code, §150.

4) 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.

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_2024-12-05 Comments 57 Hillside Ave.docx



EXISTING SITE PLAN

SCALE: 1" = 20'-0"

SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY DMC ASSOCIATES, INC., LAND SURVEYORS, 135 KINNELON ROAD, KINNELON, NJ 07405, BY ROBERT L. CIGOL, NJLS No 40261, DATED 6/17/02 AND FROM FIELD OBSERVATIONS MADE BY THE ARCHITECT ON 6/18/2024.

SITE AND BUILDING DATA

ZONE: R-50 (HIGH DENSITY SINGLE FAMILY) BLOCK: 1902, LOT 4

USE: 1-FAMILY RESIDENCE EXISTING, UNCHANGED

ZONING CRITERIA:	REQUIREMENT:	EXISTING:	PROPOSED:	COMMENT:
MINIMUM LOT AREA:	5,000 SF.	7097.75 SF.	7097.75 SF.	COMPLIES
MINIMUM LOT WIDTH:	50 FEET	50 FEET	50 FEET	COMPLIES
MINIMUM LOT DEPTH:	NO REQUIREMENT	141.72 FEET	141.72 FEET	
SETBACKS OF PRINCIPAL BUILDING:				
FRONT YARD:	30 FEET	26.79 FEET	26.79 FEET	EXISTING CONDITION. NO CHANGES WITH PROPOSED WORK.
SIDE YARD				
AT HOUSE - ONE SIDE (WEST)	8 FEET	5.78 FEET	5.78 FEET	EXISTING CONDITION & PROPOSED WORK DOES NOT MAKE HOUSE CONDITION WORSE.
- BOTH SIDES	18 FEET OR 25% (12.5 FEET) WHICH EVER IS GREATER	15.68 BOTH SIDES	15.68 BOTH SIDES	
AT COVERED DECK ROOF	+/- 1'-4"	+/- 3'-4"	+/- 3'-4"	COVERED DECK AREA SETBACK IS INCREASED BY +/-2'-0".
REAR YARD:	30 FEET			
AT HOUSE		+/-70.52 FEET (SCALED)	+/-70.52 FEET (SCALED)	COMPLIES
AT COVERED DECK ROOF		+/- 57.83 FEET	+/- 57.83 FEET	COMPLIES
AT REAR STAIR OF DECK:		+/- 49.54 FEET	+/- 42.48 FEET	COMPLIES
PRINCIPAL BUILDING HEIGHT:	2-½ STORY / 35 FEET	2 STORY, +/-29'-10"	2 STORY, +/-29'-10"	NO CHANGE - COMPLIES
MAXIMUM BUILDING COVERAGE (INCLUDES HOUSE, COVERED DECK ROOF AND DETACHED GARAGE).	30% (2,129.33 SF. MAX. OF ACTUAL LOT AREA)	25.71% (1,825 SF.)	25.71% (1,825 SF.)	NO CHANGE - COMPLIES
MAX IMPERVIOUS AREA & COVERAGE: (HOUSE, COVERED DECK ROOF, DETACHED GARAGE, STAIRS, PAVEMENTS, WALKS AND NEW HOT TUB)	40% (2,839.10 SF. MAX. OF ACTUAL LOT AREA)	55.71% (3,954 SF.)	57.37% (4,072 SF.)	INCREASE OF 1.66% (118 SF.) VARIANCE REQUIRED.
MAX AGGREGATE AREAS COVERED BY ACCESSORY STRUCTURES LOCATED IN THE REAR 15 15%.	REAR YARD (FROM BACK WALL OF EXISTING HOUSE TO REAR PROPERTY LINE) IS 3,926 SF. 15% IS 529.90 SF.)	20.08% (708 SF.)	23.09% (814 SF.)	INCREASE OF 3.01% (106 SF.) VARIANCE REQUIRED.

SITE AND BUILDING AREAS:

EXISTING CONDITIONS		PROPOSED CONDITIONS	
BREAKDOWN OF BUILDING COVERAGE AREAS:		BREAKDOWN OF BUILDING COVERAGE AREAS:	
EXISTING HOUSE:	1,297 SF	EXISTING HOUSE:	1,297 SF
EXISTING ROOFED DECK:	192 SF	NEW ROOFED DECK:	192 SF
EXISTING GARAGE:	336 SF	EXISTING GARAGE:	336 SF
TOTAL BUILDING AREAS:	1,825 SF	TOTAL BUILDING AREAS:	1,825 SF
BREAKDOWN OF IMPERVIOUS COVERAGE AREAS (NON-BUILDING):		BREAKDOWN OF IMPERVIOUS AREAS (NON-BUILDING):	
EXISTING FRONT STEPS & WALK:	180 SF	EXISTING FRONT STEPS & WALK:	180 SF
EXISTING REAR PAVER WALK:	60 SF	NEW PAVER WALK:	29 SF
EXISTING DRIVEWAY:	1,305 SF	EXISTING DRIVEWAY:	1,305 SF
EXISTING UNCOVERED DECKS (NOT IN BUILDING AREA ABOVE.) AND INCLUDES FORMER DECK AREA THAT WAS REMOVED DUE TO STORM DAMAGE AND PARTIAL AREA TO BE RECONSTRUCTED.):	584 SF	EXISTING UPPER AND PARTIAL LOWER UNCOVERED DECK AREAS TO REMAIN (NOT IN BUILDING AREA ABOVE.)	163 SF
		EXISTING PARTIAL DECK AREA TO BE RECONSTRUCTED	73 SF
		NEW DECK AREA (NOT INCLUDING BUILDING AREA ABOVE):	433 SF
		NEW HOT TUB AREA:	64 SF
TOTAL NON-BUILDING IMPERVIOUS AREAS:	2,129 SF	TOTAL NON-BUILDING IMPERVIOUS AREAS:	2,247 SF
ALL BUILDING AND IMPERVIOUS COVERAGE AREAS:		ALL BUILDING AND IMPERVIOUS COVERAGE AREAS:	
EXISTING BUILDINGS:	1,825 SF	EXISTING BUILDINGS:	1,825 SF
EXISTING IMPERVIOUS:	2,129 SF	EXISTING/NEW IMPERVIOUS:	2247 SF
TOTAL AREAS:	3,954 SF	TOTAL AREAS:	4,072 SF

APPLICANT:

THOMAS & SUSAN MONROE
57 HILLSIDE AVENUE
VERONA, NJ 07044

APPROVED BY VERONA TOWNSHIP LAND USE BOARD

BOARD CHAIR _____ DATE _____

BOARD SECRETARY _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

Areas (scaled off plan)
Lot size =#7,074.4 ft2

Existing "Improved Area" = 3,288.3 (I) + 166.7 (II) + 29.9 (III) + 469.7 (IV) = 3,954.6 ft2

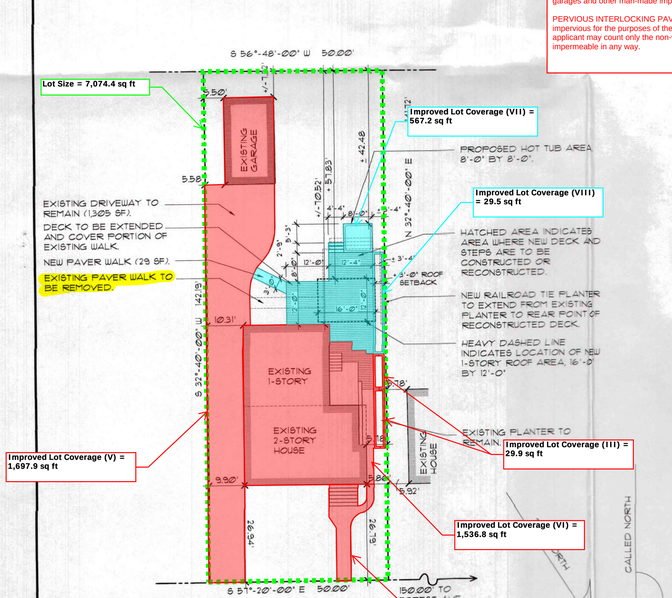
Existing Improved Lot Coverage = 3,954.6 ÷ 7,074.4 = 55.9%

Proposed "Improved Area" = 166.7 (II) + 29.9 (III) + 1,697.9 (V) + 1,536.8 (VI) + 567.2 (VII) + 29.5 (VIII) = 4,028 ft2

Proposed Improved Lot Coverage = 4,028 ÷ 7,074.4 = 56.9%

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.

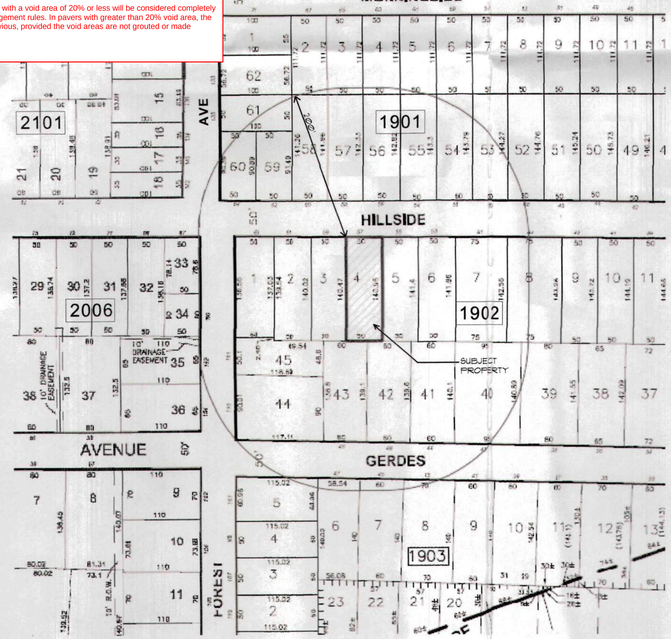
PERVIOUS INTERLOCKING PAVERS = Any pavers with a void area of 20% or less will be considered completely impervious for the purposes of the Stormwater Management rules. In pavers with greater than 20% void area, the applicant may count only the non-void area as impervious, provided the void areas are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



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY DMC ASSOCIATES, INC., LAND SURVEYORS, 135 KINNELON ROAD, KINNELON, NJ 07405, BY ROBERT L. CIGOL, NJLS No 40261, DATED 6/17/02 AND FROM FIELD OBSERVATIONS MADE BY THE ARCHITECT ON 6/18/2024.



TAX AND VICINITY MAP

SCALE: 1" = 100'-0"

DO NOT SCALE DRAWINGS. ACTUAL FIELD CONDITIONS SHALL BE MEASURED AND VERIFIED PRIOR TO PERFORMING ANY WORK.

KURT H. SCHMITT ARCHITECT
7 SHAWNEE TRAIL, DENVILLE, NJ 07834
TELEPHONE: 862-432-9895
EMAIL: kurtschmitt@optonline.net
NJ LIC. No. AI-09190

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT

DECK RECONSTRUCTION FOR THE MONROE RESIDENCE
57 HILLSIDE AVENUE
VERONA, NEW JERSEY

SITE PLANS, ZONING INFORMATION

REVISIONS:
AUG 16, 2024

DATE: JULY 16, 2024
DRAWN BY: KHS
CHECKED BY: KHS
PROJECT NUMBER: 24346

SHEET: 1 OF: 2

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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