

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 # 2024-16**
63 Hillside Avenue (149 Forest Avenue) [Block 1902, Lot 1]
Verona, New Jersey

Zone: R-50 (Residential High Density)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 63 Hillside Avenue in Verona submitted by Evan Scott representing Elyse and Eric Toglia, which we received on November 19, 2024. We understand that the Applicant is seeking to obtain multiple variances for the construction of an attached garage, removal and relocation of walkways and a wrap-around porch addition, which will increase impervious coverage to require stormwater management.

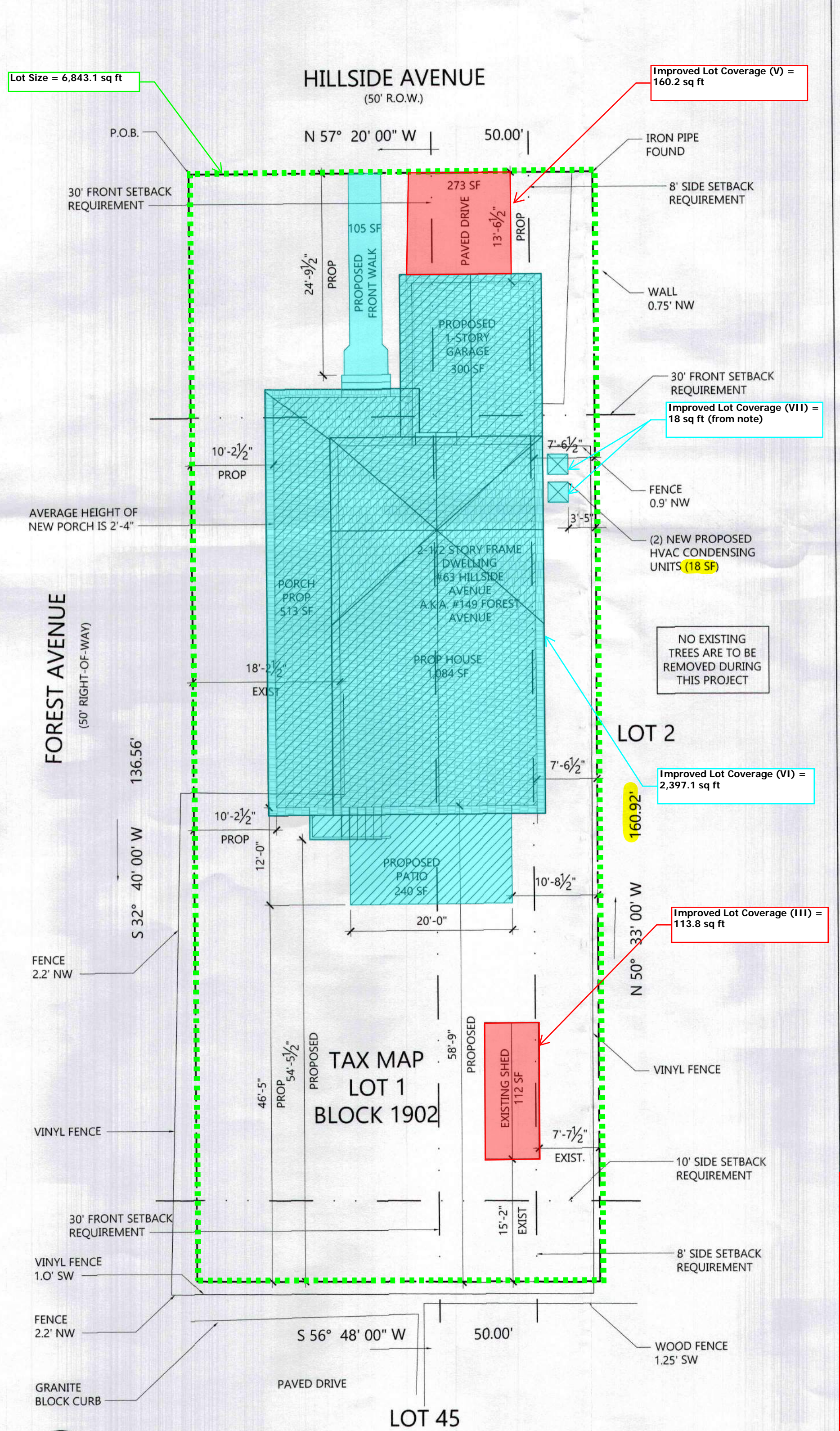
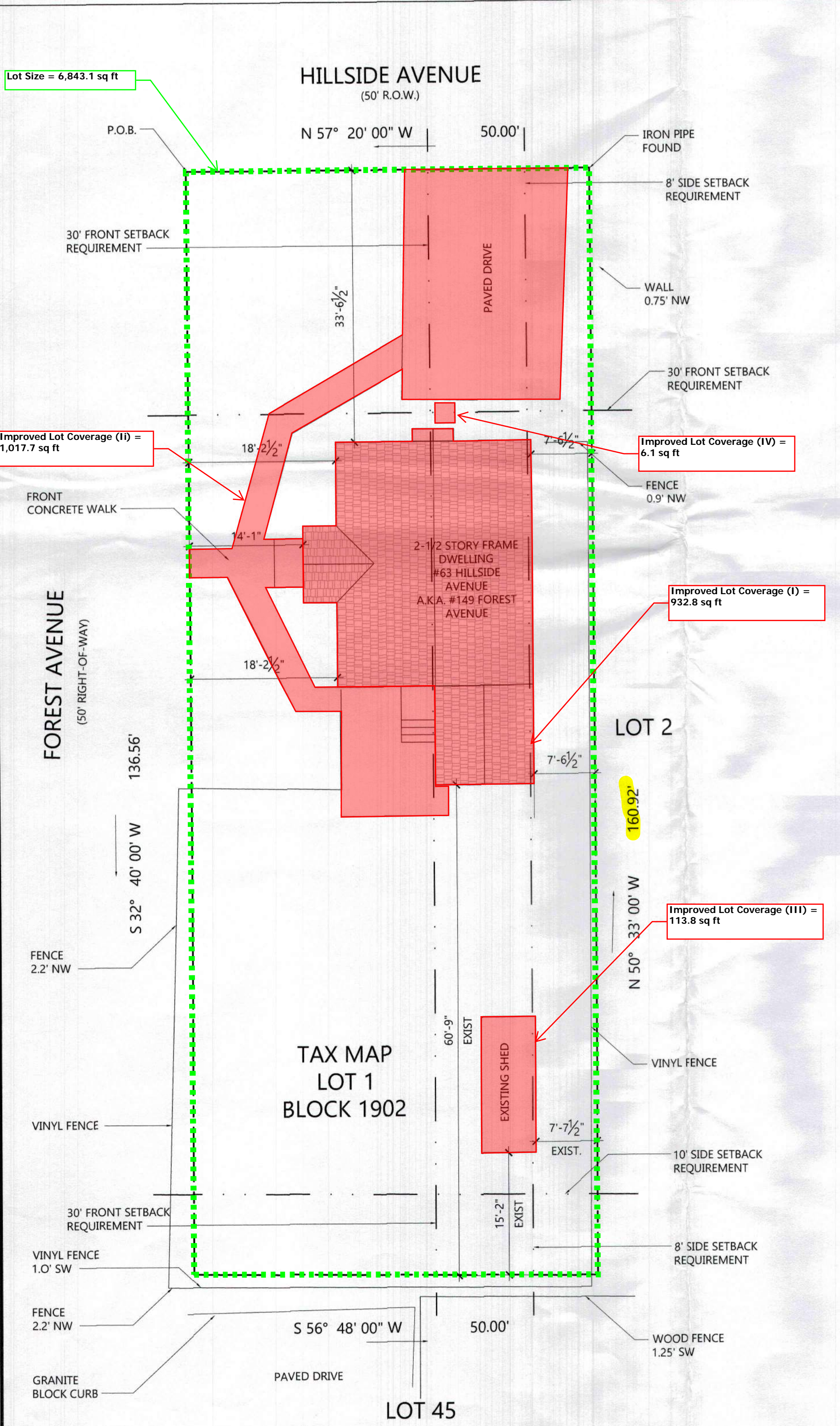
- 1) Existing and Proposed Total Improved Lot Coverage is listed as 30.10% and 38.53% on the application, respectively. The application cites a 579 ft² net increase of new impervious surface.
- 2) Scaling off the drawing, we calculated an Existing Improved Lot Coverage of 30.3% based on an Existing "Improved Area" of 2,070.4 ft² (please see attached annotated plan). Furthermore, we calculated a Proposed Improved Lot Coverage of 39.3% based on a Proposed "Improved Area" of 2,689.1 ft² (an increase of about 619 ft²). We understand that the maximum Improved Lot Coverage for the R-50 Zone is 40%.
- 3) The VEC PRC understands that the Applicant intends to increase impervious surface on the site beyond 400 ft², which triggers Verona's Minor Development criteria for stormwater management. However, the Applicant has not included any mitigation BMPs (best management practices) on their plans nor filed the Minor Development stormwater management application nor submitted other necessary documents for Board and Engineer review, as required in Zoning Code [§150-25-10](#).
- 4) According to the Stormwater Ordinance in Verona's Zoning Code recommends the use of green infrastructure for on-site retention for minor developments. Table 7 lists multiple green infrastructure BMP's (best management practices) for potential installation and use. The strategies include pervious paving systems, small scale bioretention basins, cisterns, swales, etc. The Applicant may also consider planting trees on the site to help aid in stormwater retention. Therefore, we recommend that the Applicant revise plans to include a proposed stormwater system at a viable location on the site and calculations as to the capacity of a proposed system.

- 5) The Applicant may also provide any planned planting lists in accordance with [Recommended Plant Selection List](#) included in Verona's Zoning Code, §150.
- 6) 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.
- 7) 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 63 Hillside Ave (149 Forest Ave).docx

ABBREVIATIONS

@	AT	DEM	DEMOLISH (TION)	FG	FLOAT GLASS	INT	INTERIOR	OC	ON CENTER	RET	RETURN	TEMP	TEMPERED
A/C	AIR CONDITIONING	DET	DETAIL	FH	FULL HEIGHT	JC	JANITOR'S CLOSET	OH	OVERHEAD	REV	REVISION	TERR	TERRAZZO, TERRACE
ACT	ACOUSTICAL CEILING TILE	DF	DRINKING FOUNTAIN	FIN	FINISH	JO	JOINT	OPNG	OPENING	R.F.	RAISED FLOOR	T&G	TONGUE & GROOVE
ADJ	ADJUST (ABLE)	DH	DOUBLE HUNG	FL	FLOOR	KT	KITCHEN	RM	ROOM	RH	RIGHT HAND	THK	THICK (NESS)
AFF	ABOVE FINISHED FLOOR	DIAG	DIAGONAL	FP	FIREPROOF	KO	KNOCKOUT	RO	ROUGH OPENING	TKBO	TACKBOARD	TO	TRIMMED OPENING
AFS	ABOVE FINISHED SLAB	DM	DIMENSION	FPC	FIREPROOF SELF-CLOSING	KIT	KITCHEN	S	SPEAKER	T.V.	TELEVISION CABLE	TYP.	TYPICAL
ALT	ALTERNATE	DN	DOWN	FR	FIRE RETARDANT	L	LENGTH	SCH	SCHEDULE	UC	UNDERCUT		
ALUM	ALUMINUM	DR	DOOR	FS	FULL SIZE	LAM	LAMINATE	SD	SMOKE DETECTOR	UNF	UNFINISHED		
BD	BOARD	DWG	DRAWING	FUT	FUTURE	LAV	LAVATORY	SG	SAFETY GLASS	UON	UNLESS OTHERWISE NOTED		
BLDG	BUILDING	EA	EACH	GA	GALVE	LED	LED LIGHTING	SH	SHEET	W	WIDE WIDTH		
BLKG	BLOCKING	EL	ELEVATION	GC	GENERAL CONTRACTOR	LH	LEFT HAND	SH	SHEET	W/	WITH		
BO	BY OTHERS, BOTTOM OF	ELEC	ELECTRIC	GL	GLASS	LT	LIGHT	SS	STAINLESS STEEL	WC	WALLCOVERING, WATER CLOSET		
BOTT	BOTTOM	ELEV	ELEVATION	GYP.BD.	GYP.SUM BOARD	MECH	MECHANICAL	STD	STAINLESS STANDARD	WD	WOOD WATERPROOF		
BS	BUILDING STANDARD	ENCL	ENCLOSE	HDWR	HARDWARE	MET	METAL	STL	STEEL	WP	WATERPROOF		
BSMT	BASEMENT	EQ	EQUAL	HM	HOLLOW METAL	MISC	MISCELLANEOUS	STOR	STORAGE	V	VINYL		
C	CARPETING	ETC	ETCETERA	HOR	HORIZONTAL	MO	MASONRY OPENING	STL	STEEL	V.PNL	VINYL PANEL		
CAB	CABINET	HT	HEIGHT	HR	HOUR	MTD	MOUNTED	STL	STEEL	VCT	VINYL COMPOSITE TILE		
CL	CENTERLINE	HTG	HEATING	HTG	HEATING	MTL	MATERIAL	STL	STEEL	VDT	VIDEO DISPLAY TERMINAL		
CLR	CLEAR	HW	HOT WATER	HTG	HEATER	NA	NOT APPLICABLE	STL	STEEL	VERT	VERTICAL		
CLG	CEILING	EXST	EXISTING	HVAC	HEATING/VENTILATION AIR CONDITIONING	NIC	NOT IN CONTRACT	SURF	SURFACE	VEST	VESTIBULE		
CLOS	CLOSET	EXP	EXPOSED	FA	FRESH AIR	NOM	NOMINAL	SUSP	SUSPENDED	VIF	VERIFY IN FIELD		
COL	COLUMN	FE	FIRE EXTINGUISHER	FC	FIRE EXTINGUISHER CABINET	NTS	NOT TO SCALE	T	TREAD				
CONC.	CONCRETE	FEC	FIRE EXTINGUISHER CABINET	INCL	INCLUDE (ING)	OA	OVERALL	T&B	TOP & BOTTOM				
CONST	CONSTRUCTION	INSUL	INSULATE (ION)					TEL	TELEPHONE				
CONTR	CONTRACTOR												
CORR	CORRIDOR												
CT	CERAMIC TILE												



TOGLIA RESIDENCE
149 FOREST AVENUE
VERONA, NJ 07044

ZONING DISTRICT	RESIDENTIAL - R-50
CLIMATE ZONE	4A
TAX BLOCK	1902
TAX LOT	1

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:	6,840 SQ.FT.
BUILDING COVERAGE EXISTING:	1,039 SF / 6,840SF = 15.19%
EXISTING HOUSE:	927 SF
EXISTING SHED:	112 SF
BUILDING COVERAGE PROPOSED REQUIRED:	2,009 SF / 6,840SF = 29.37%
PROPOSED HOUSE:	1,084 SF
PROPOSED PORCH:	513 SF
PROPOSED ATTACHED GARAGE:	300 SF
EXISTING SHED:	112 SF
IMPERVIOUS COVERAGE EXISTING:	2,057 SF / 6,840 SF = 30.1%
EXISTING HOUSE:	927 SF
EXISTING SHED:	112 SF
EXISTING DRIVEWAY:	568 SF
EXISTING FRONT WALK:	255 SF
EXISTING REAR PATIO:	195 SF
IMPERVIOUS COVERAGE PROPOSED REQUIRED:	2,634.5 SF / 6,840 SF = 38.67%
PROPOSED HOUSE:	1,084 SF
PROPOSED GARAGE:	300 SF
PROPOSED FRONT PORCH:	513 SF
EXISTING SHED:	112 SF
PROPOSED DRIVEWAY:	105 SF
PROPOSED REAR PATIO:	240 SF
PROPOSED A/C CONDENSER:	18 SF
EXISTING BASEMENT FLOOR:	738 SQ.FT.
ADDITION TO BASEMENT:	346 SQ.FT.
TOTAL BASEMENT FLOOR:	1,084 SQ.FT.
EXISTING FIRST FLOOR:	927 SQ.FT.
ADDITION TO FIRST FLOOR:	157 SQ.FT.
TOTAL FIRST FLOOR:	1,084 SQ.FT.
EXISTING SECOND FLOOR:	475 SQ.FT.
ADDITION TO SECOND FLOOR:	609 SQ.FT.
TOTAL SECOND:	1,084 SQ.FT.
TOTAL FLOOR AREA:	2,168 SQ.FT.
TOTAL FLOOR AREA RATIO:	2,168 SQ.FT. / LOT 6,840 SQ.FT. = 31.7%
PROPOSED ADDITION VOLUME:	1,256 CU.FT. FIRST FLOOR 4,872 CU.FT. SECOND FLOOR 6,128 CU. FT. NEW TOTAL

BUILDING HEIGHT

EXISTING HEIGHT:	1.5 STORY W/ BASEMENT ±20'-11"
PROPOSED HEIGHT:	2.5 STORY W/ BASEMENT 29'-6"

HEIGHT CALCULATION

1. FINISHED FIRST FLOOR:	0'-0"
2. FRONT RIGHT CORNER:	-2'-9"
3. FRONT MIDDLE:	-1'-10"
4. FRONT LEFT CORNER:	-2'-3"
5. REAR RIGHT CORNER:	-4'-0"
6. REAR LEFT CORNER:	-4'-3"
AVERAGE GRADE HEIGHT:	-3'-1"
ROOF LINE ABOVE FINISHED FIRST FLOOR:	26'-9"
HEIGHT OF NEW BUILDING ABOVE GRADE:	29'-10"

SETBACKS

NORTH FRONT SETBACK:	PROPOSED 13'-6" (VARIANCE REQ'D)	REQUIRED 30'-0"
SOUTH SIDE SETBACK:	54'-5"	10'-0" (18' TOTAL)
WEST FRONT SETBACK:	10'-8" (VARIANCE REQ'D)	30'-0"
EAST SIDE SETBACK:	7'-6" (EXIST TO REMAIN)	8'-0" (18' TOTAL)

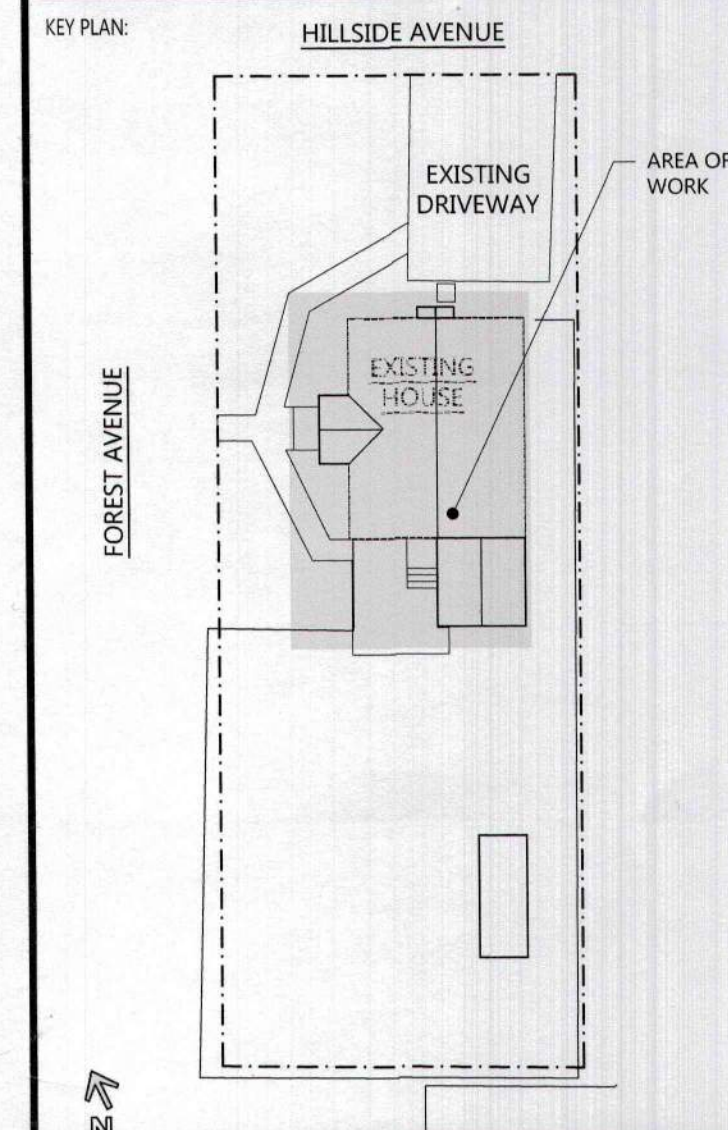
Areas (scaled off plan)
Lot size: 6,843.1 ft²
Existing "Improved Area" = 932.8 (I) + 1,017.7 (II) + 113.8 (III) + 6.1 (IV) = 2,070.4 ft²
Existing Improved Lot Coverage = 2,070.4 + 6,843.1 = 30.3%
Proposed "Improved Area" = 113.8 (III) + 160.2 (V) + 2,397.1 (VI) + 18 (VII) = 2,689.1 ft²
Proposed Improved Lot Coverage = 2,689.1 + 6,843.1 = 39.3%

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 pervious 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 pervious, provided the void areas are not grouted or made impermeable in any way.

PROJECT SCOPE

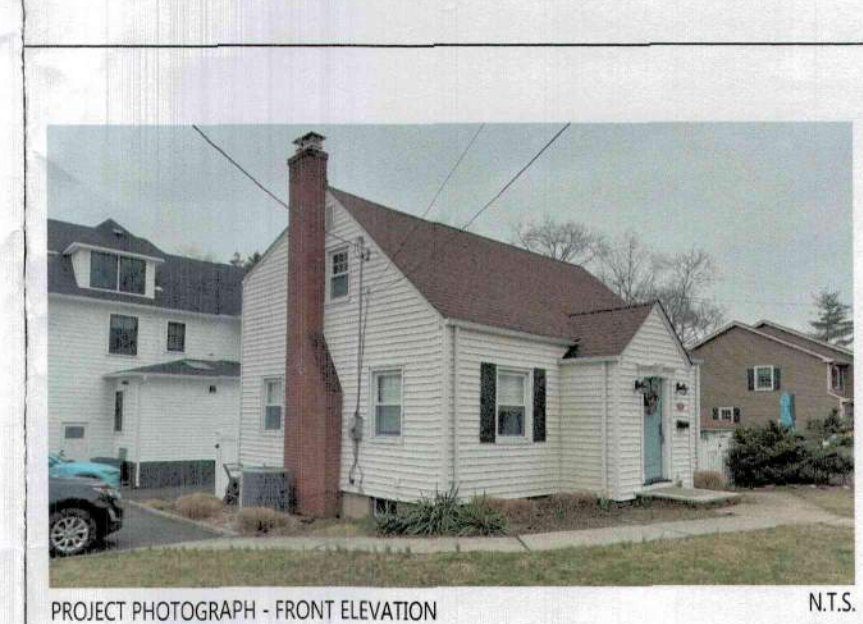
- EXISTING CAPE COD STYLE HOUSE TO HAVE SECOND FLOOR AND ROOF COMPLETELY REMOVED. PROVIDE A 2-STORY ADDITION AT SIDE YARD AND PROVIDE A FULL SECOND FLOOR ADDITION AT MAIN EXISTING HOUSE.
- PROVIDE NEW FRONT PORCH THAT WRAPS AROUND AND IS IN BOTH FRONT YARDS. MOVE THE ENTRY DOOR AND STEPS FROM FOREST AVENUE TO HILLSIDE AVENUE.
- PROVIDE A NEW ATTACHED ONE CAR GARAGE ON THE HILLSIDE FRONT YARD. GARAGE TO REPLACE THE EXISTING ASPHALT DRIVEWAY.
- PROVIDE A NEW REAR PATIO OFF OF THE NEW ADDITION.

ES
ARCHITECTS
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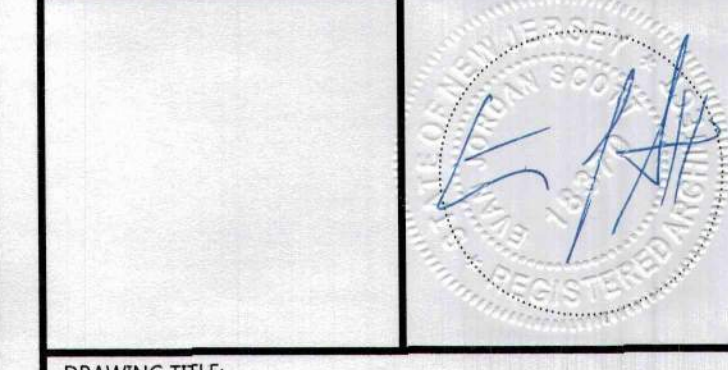
DRAWING LIST - JOB # ES-2413

ARCHITECTURAL:		
A-01	- SITE PLAN, CODES, AND NOTES	
A-02	- DEMOLITION FLOOR PLANS	
A-03	- DEMOLITION ELEVATIONS	
A-04	- PROPOSED FLOOR PLANS	
A-05	- PROPOSED ELEVATIONS	



1	06/11/24	ISSUED FOR ZONING
NO.	DATE	DESCRIPTION

PROJECT:
TOGLIA RESIDENCE
149 FOREST AVENUE
VERONA, NJ 07044



SITE PLAN, CODES AND DETAILS

DRAWN BY:	ES	CHECKED BY:	ES
DATE:	APRIL 2024	PROJECT NO.:	ES-2413

DRAWING NO. **A-01**
SHEET: 1 of 5

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>