

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: November 14, 2024

Re: **Case # 2024-20**
95 Harrison Street [Block 2102, Lot 41]
Verona, New Jersey

Zone: R-60 (Residential Medium Density)

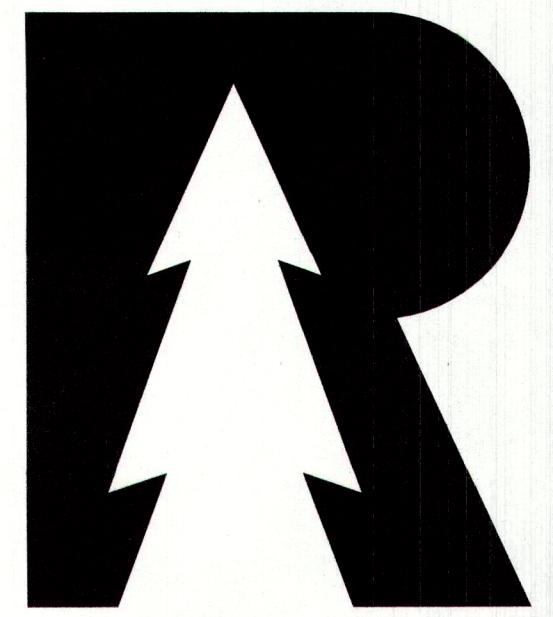
The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 95 Harrison Street in Verona submitted by Robert Hessels, on behalf of Vincent Spina, which we received on October 21, 2024. We understand that the Applicant is seeking to obtain multiple variances to add patios in the rear and side yard, and a generator in the front yard. The comments below are provided for the Board's consideration:

- 1) Existing and Proposed Improved Lot Coverage is listed as 33.8% and 34.8% on the application, respectively. Scaling off the drawing, we calculated an Existing Improved Lot Coverage of 34.6% based on an Existing "Improved Area" of 3,597.3 ft² (please see attached annotated pdf). Furthermore, we calculated a Proposed Improved Lot Coverage of 38.3% based on a Proposed "Improved Area" of 5,141.4 ft² (an increase of about 1,544.1 ft²). We understand that the maximum Improved Lot Coverage for the R-60 Zone is 40%.
- 2) 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 filed the minor development stormwater management application and submitted other necessary documents for Board and Engineer review, as required in zoning code [§150-25-10](#).
- 3) According to the Stormwater Ordinance in Verona's Zoning Code [§150-25.7A\(1\)](#) requires the use of green infrastructure for on-site retention. 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.
- 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.

[JP/STD/WS]

VEC_2024-11-14 Comments 95 Harrison Street.docx



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ISSUE

NO.	DATE	DESCRIPTION	INT.
1	6/26/24	ORIGINAL DOCUMENT	JP

REVISION

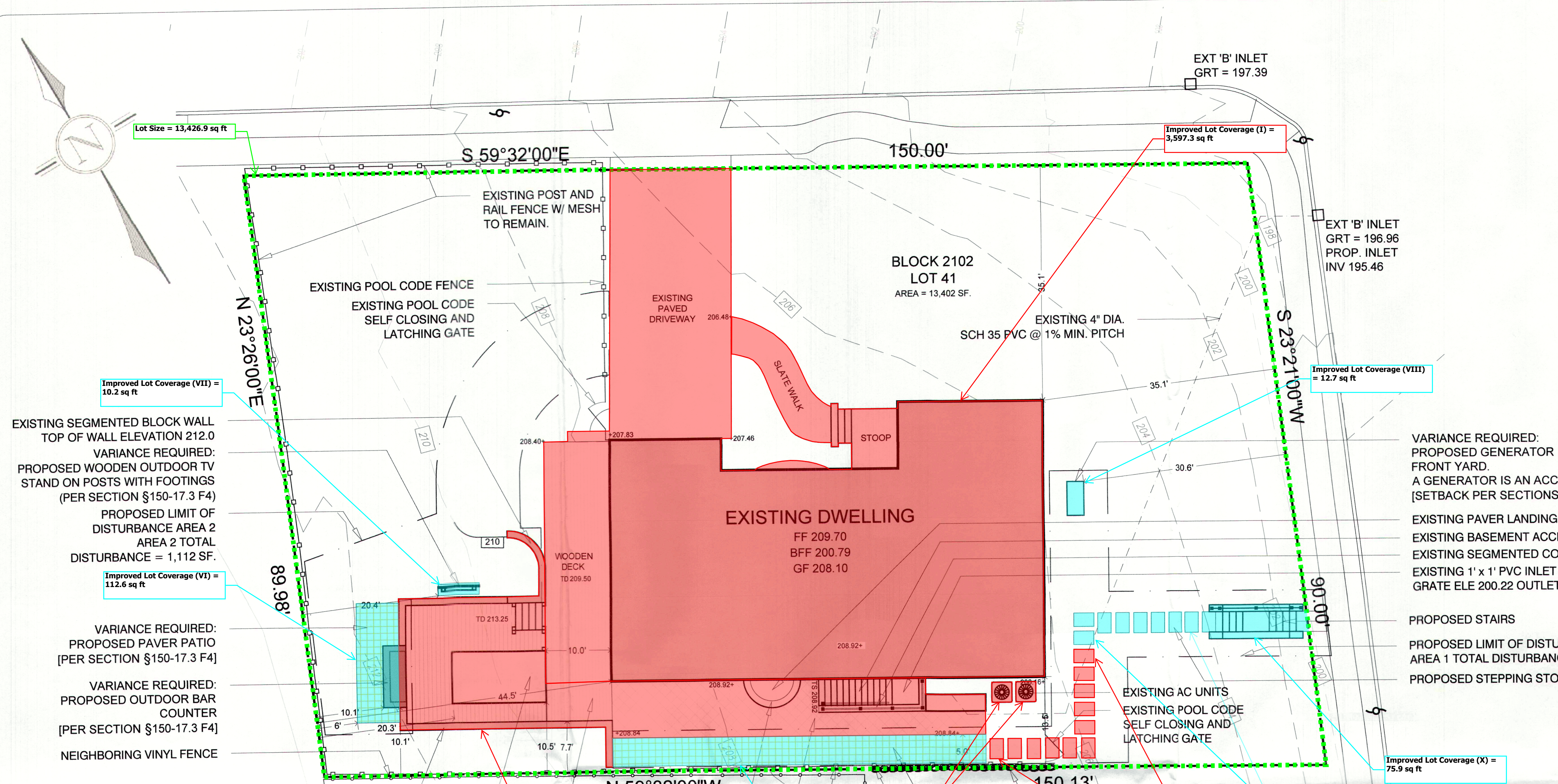
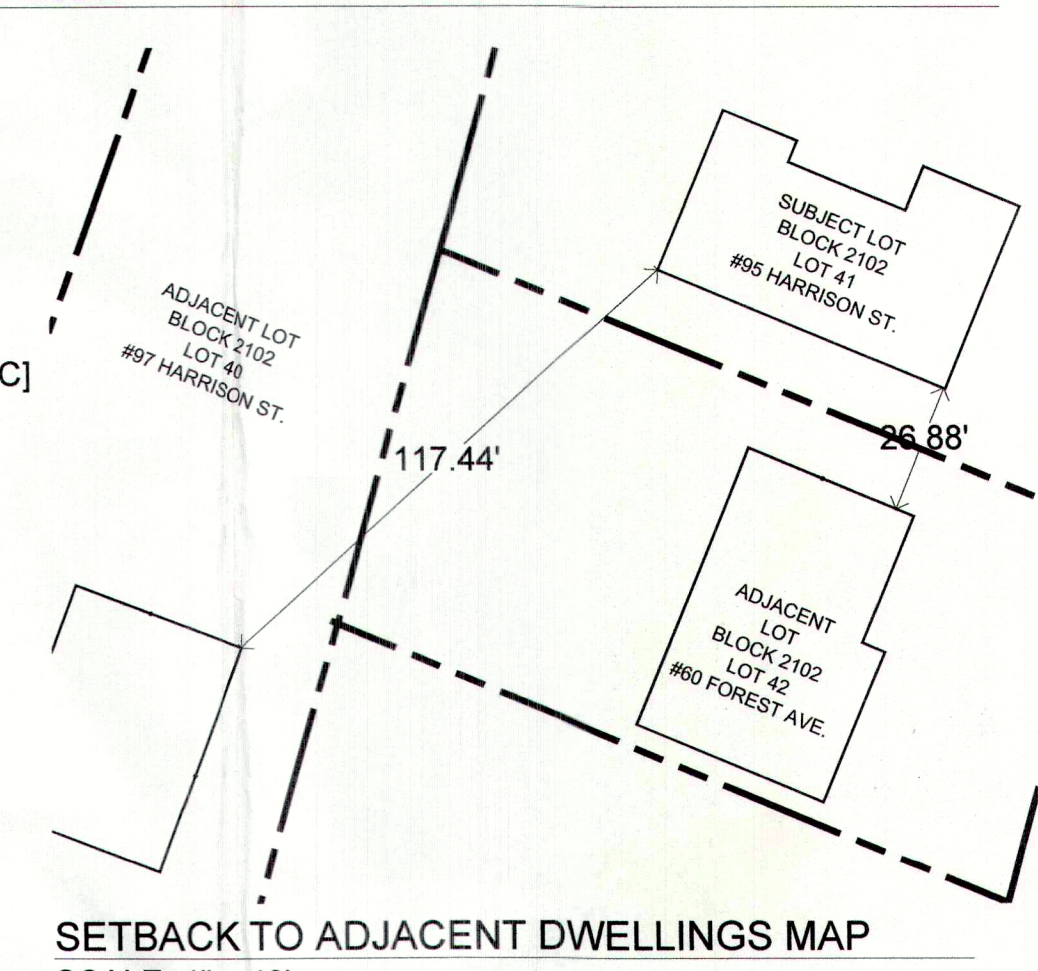
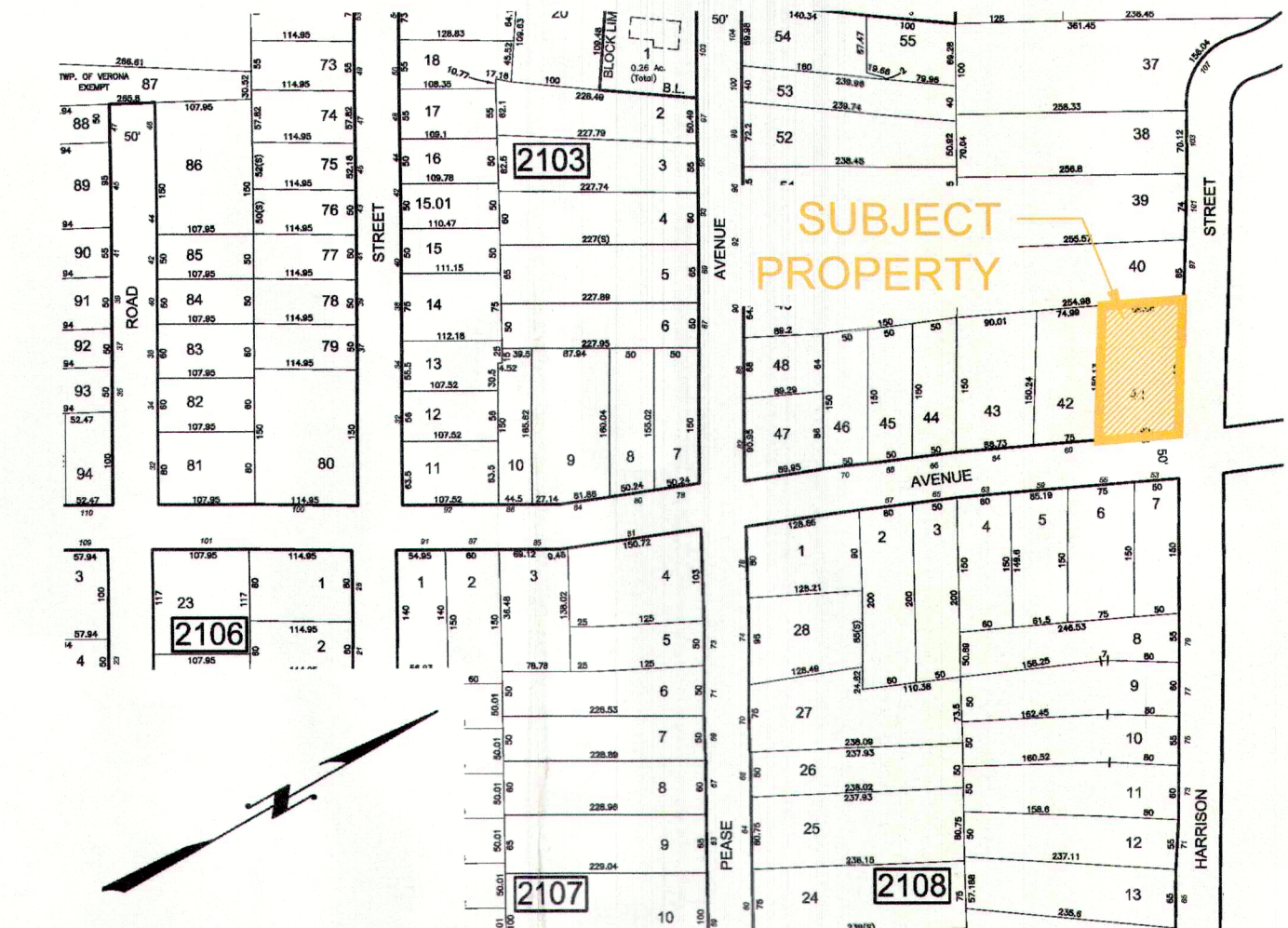
NO.	DATE	DESCRIPTION	INT.
1	9/5/24	ADJACENT LOTS/PICTURES	JP

LOT 41 BLOCK 2102
SPINA
RESIDENCE
95 HARRISON STREET
VERONA TOWNSHIP
ESSEX COUNTY
NEW JERSEY

Project Number: _____ Scale: 1" = 10' - 00"
Drawn By: NS Approved By: RH

PROPOSED SITE PLAN

Drawing Number: _____
S1.0
9/6/24
BRIAN M. HOARLE
NJ. PE. LIC. #43521



VARIANCE REQUIRED:
PROPOSED GENERATOR IN A FRONT YARD
A GENERATOR IS AN ACCESSORY STRUCTURE [SETBACK PER SECTIONS §150-17.3 E1] & §150-7.1 C]
EXISTING PAVER LANDING
EXISTING BASEMENT ACCESS STEPS
EXISTING SEGMENTED CONCRETE BLOCK WALL
EXISTING 1" x 1" PVC INLET GRATE ELE 200.22 OUTLET INV 199.56
PROPOSED STAIRS
PROPOSED LIMIT OF DISTURBANCE AREA 1 AREA 1 TOTAL DISTURBANCE = 1,099 SF.
PROPOSED STEPPING STONES IN LAWN

GENERAL NOTES

- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY AND TOPOGRAPHIC SURVEY, COMPLETED BY DYKSTRA WALKER DESIGN GROUP P.A. DATED 10.26.21.
- THERE ARE NO STATE OPEN WATERS OR FLOOD HAZARD AREAS AS DEFINED BY THE NJDEP ON THE SUBJECT PROPERTY.
- ALL PROPOSED GRADING CAN TIE INTO EXISTING TOPOGRAPHIC CONTOURS ON ADJOINING LOTS WITHOUT AN ADVERSE GRADING OR DRAINAGE IMPACT.
- ALL DISTURBANCE AND GRADING IS TO BE LIMITED TO THE SUBJECT PROPERTY.
- UTILITY LOCATIONS SHALL BE LOCATED AND MARKED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT NJ UNDER GROUND AT 1-800-272-1000 TO SCHEDULE ALL APPLICABLE MARKOUTS.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DIRECTED BY THE TOWNSHIP ENGINEER.

ZONING INFORMATION AND SCHEDULE

SUBJECT PROPERTY IS LOCATED IN THE R-60 ZONE MEDIUM DENSITY

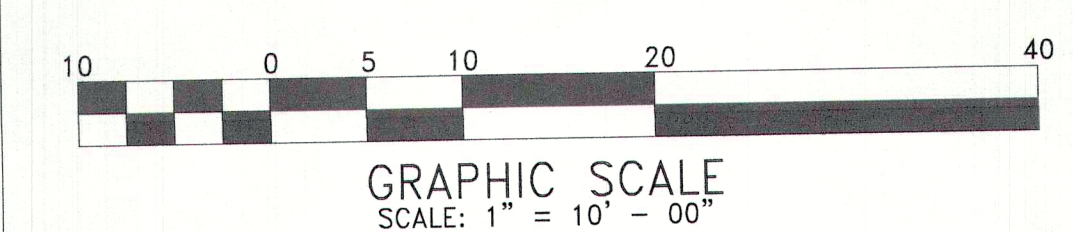
GENERAL LOT REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA	7,200 S.F.	13,402 S.F.	NO CHANGE	NO
MIN. LOT WIDTH	60 FEET	89.3 FEET	NO CHANGE	NO
MAX. LOT COVERAGE	25%	17.16 %	NO CHANGE	N/A
MAX. IMPROVED LOT COVERAGE	40%	33.86%	37.76%	N/A

PRINCIPAL STRUCTURE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
FRONT YARD SETBACK	30 FT.	35.1 FT.	NO CHANGE	NO
SIDE YARD SETBACK (ONE)	8 FT.	44.5 FT.	NO CHANGE	NO
SIDE YARD SETBACK (BOTH)	18 FT.	NA	NO CHANGE	NO
SIDE YARD (% OF LOT WIDTH)	25%	NA	NO CHANGE	NO
REAR YARD SETBACK	30 FT.	13.5 FT.	NO CHANGE	EXT NON CON
MAX. HEIGHT	30 FEET	UNKNOWN	NO CHANGE	NO
MAX. STORIES	2 1/2	2 1/2	NO CHANGE	NO

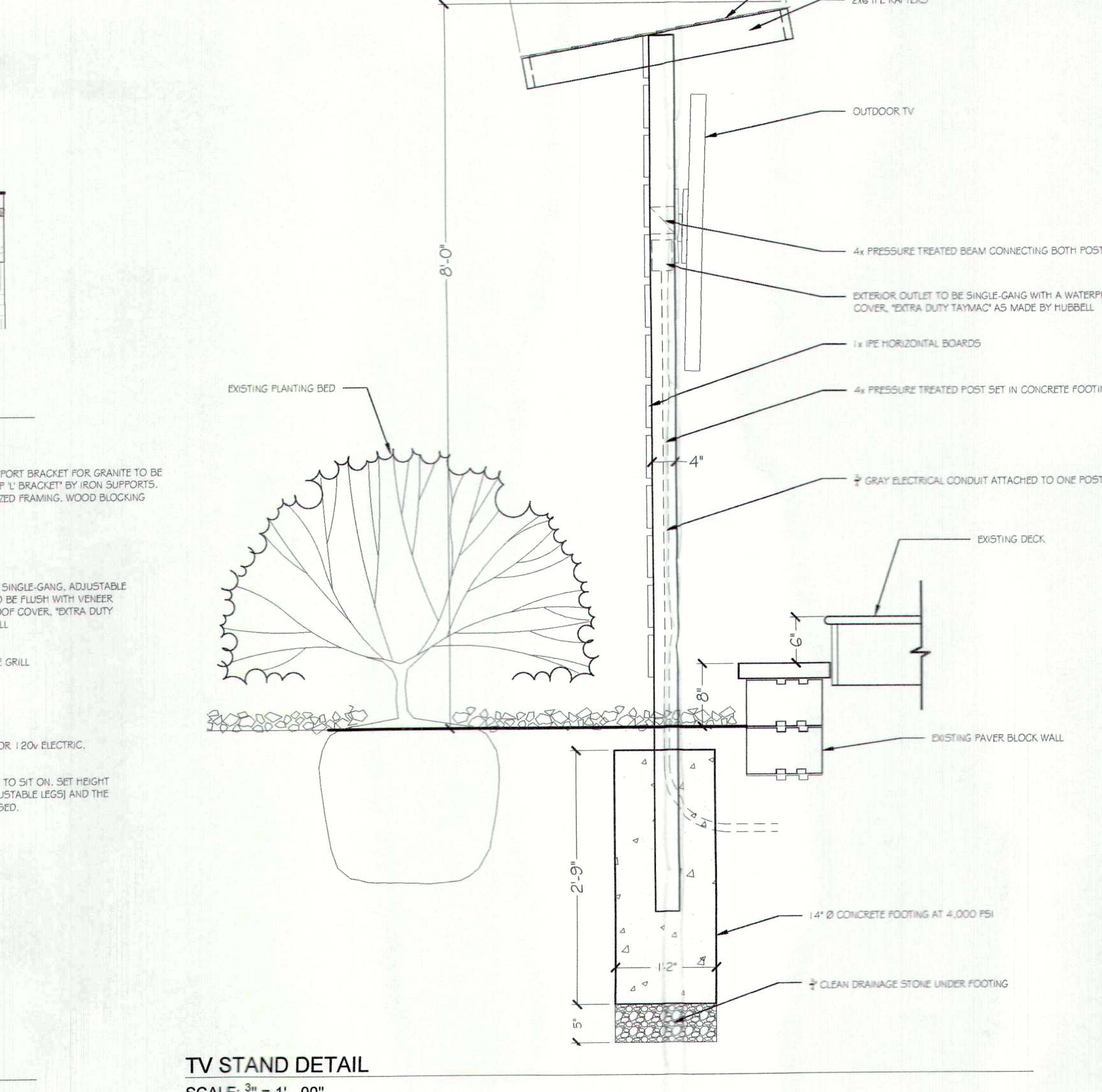
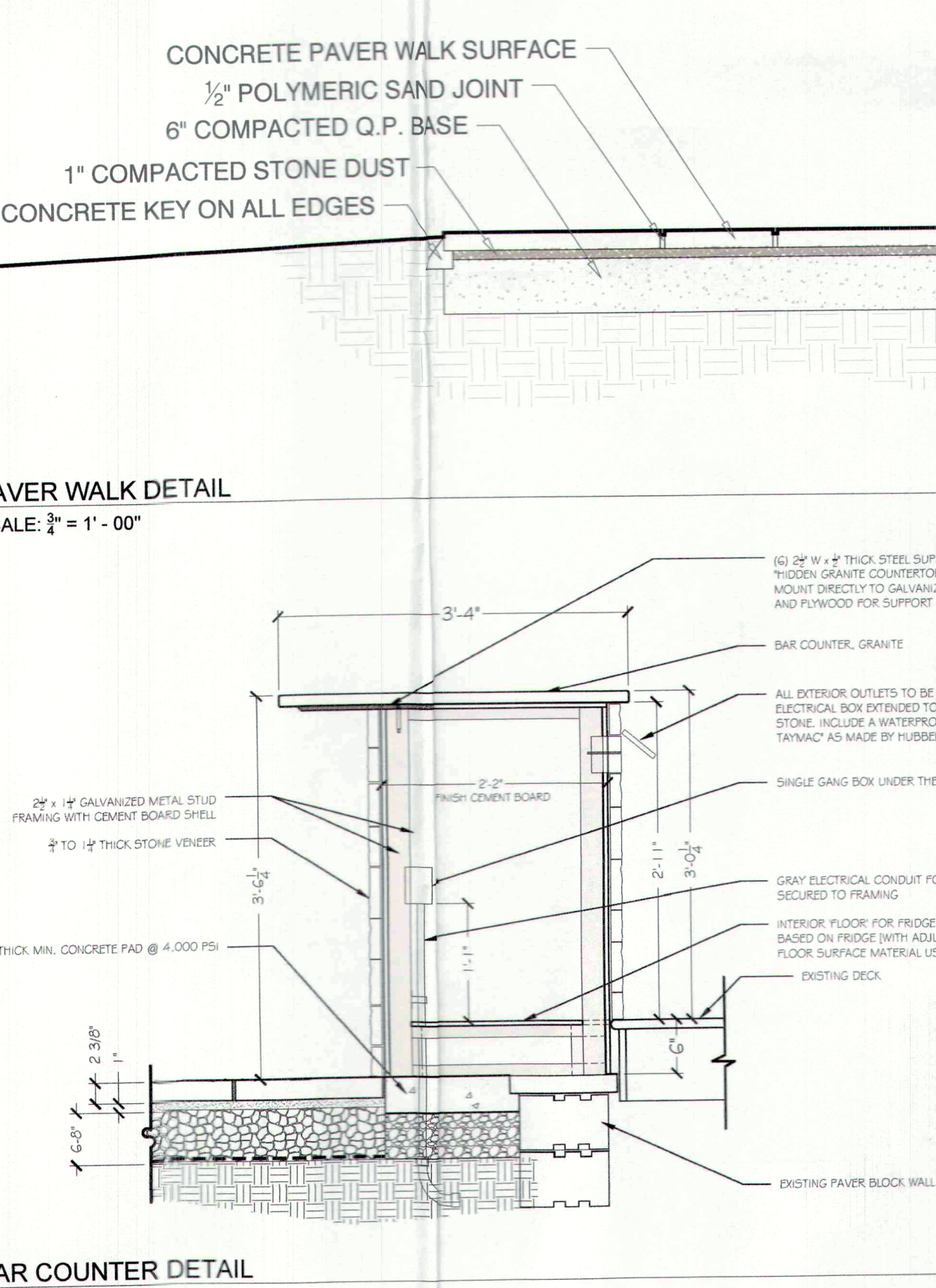
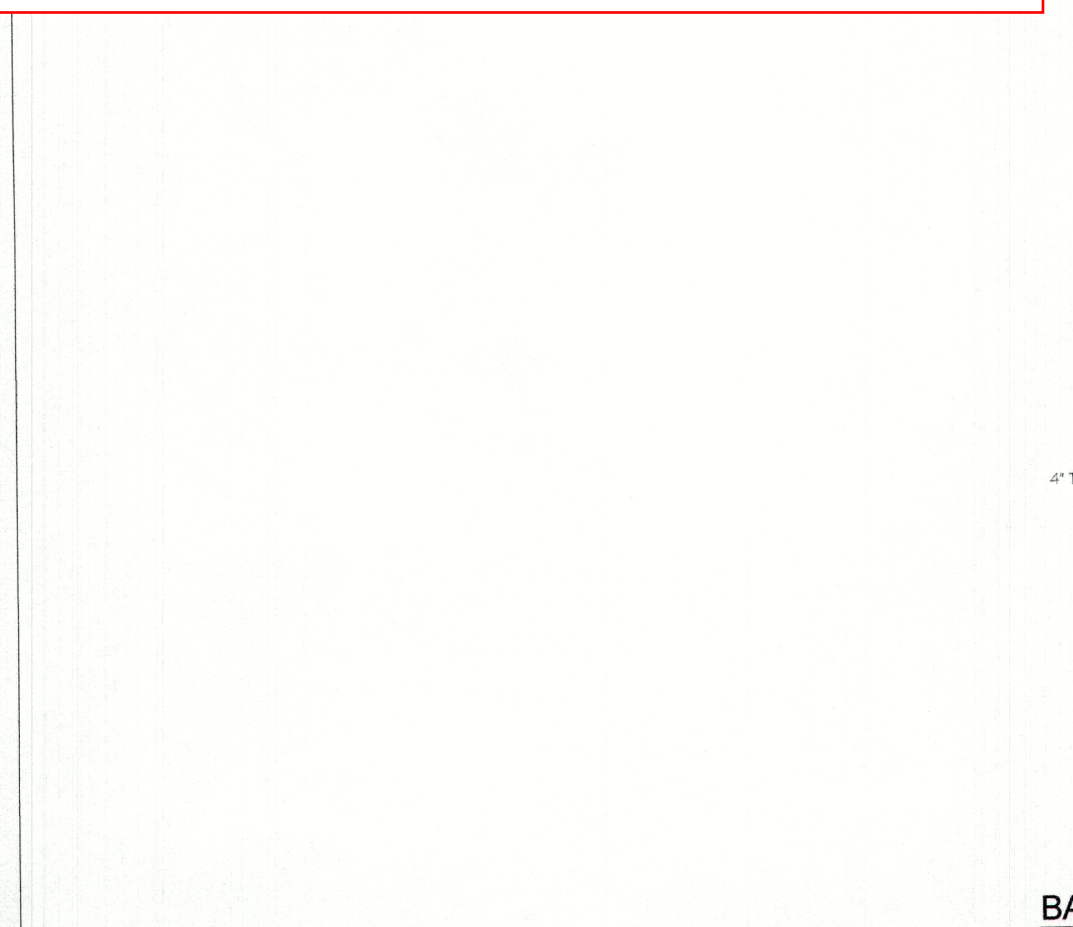
ACCESSORY STRUCTURE	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
FRONT YARD SETBACK	150% OF PRIN. FT YRD (45 FT.)	NA	30.58 FT.	YES
SIDE YARD SETBACK	8 FT.	20.3 FT. (SPA)	10.1 FT. (BAR)	NO
PATIO SIDE YARD SETBACK	5 FT.	5 FT.	1 FT.	YES
REAR YARD SETBACK	10 FT.	10.5 FT. (SPA)	10.1 FT. (BAR)	NO
SETBACK TO PRINCIPAL STRUCTURE	10 FT.	10 FT. (SPA)	10 FT. (SPA)	NO
MAX. AGGREGATE AREA COVERED	15%	10.58%	14.54%	NO

IMPERVIOUS COVERAGE CALCULATION SOURCE	EXISTING	PROPOSED
DWELLING	2,300 SF.	2,300 SF.
DRIVEWAY	7285 SF.	726.5 SF.
FRONT STOOP	78 SF.	78 SF.
FRONT WALK	116.5 SF.	116.5 SF.
SIDE WALK	7 SF.	7 SF.
DECK*	673 SF.	673 SF.
SWIM SPA*	106 SF.	106 SF.
PATIO*	336 SF.	753 SF.
REAR STOOP*	16 SF.	16 SF.
WALLS/STEPS*	149 SF.	219 SF.
BARBEQUE*	22.5 SF.	22.5 SF.
BAR AREA*	0 SF.	31 SF.
GENERATOR*	0 SF.	12.5 SF.

TOTAL COVERAGE 4,530.5 S.F. 5,061 S.F.
COVERAGE PERCENTAGE 33.80 % 33.77 %
* INDICATES INCLUSION IN ACCESSORY COVERAGE
ACCESSORY COVERAGE 1,419 SF. = 10.58% 1,949.5 SF. = 14.54%
PROPOSED INCREASE IN IMPERVIOUS COVERAGE = 636.5 S.F.
TOTAL DISTURBANCE AREA = 2,211 SF.



Areas (scaled off plan)
Lot size = 13,426.9 sq ft
Existing "Improved Area" = 3,597.3 (I) + 964.1 (II) + 18 (III) + 66 (IV) = 4,645.4 sq ft
Existing Improved Lot Coverage = 4,645.4 + 13,426.9 = 34.6%
Proposed "Improved Area" = 4,645.4 + 236.6 (V) + 112.6 (VI) + 10.2 (VII) + 12.7 (VIII) + 48 (IX) + 75.9 (X) = 5,141.4 sq ft
Proposed Improved Lot Coverage = 5,141.4 + 13,426.9 = 38.3%
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 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.



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>