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:	February 25, 2025
Re:	**Case # 2025-01** 107 Hillside Avenue [Block 103, Lot 16] Verona, New Jersey
Zone:	R-50 (Residential High Density)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 107 Hillside Avenue in Verona submitted by Chris and Lauren Hertz, which we received on January 14, 2025. We understand that the Applicant is seeking to obtain variances to construct a 2-story addition over an existing patio area and extend their patio, which exceeds total improved lot coverage and accessory structure coverage in the rear yard. The comments below are provided for the Board's consideration:

1) Existing and Proposed Improved Lot Coverage is listed as 44% and 44.74% on the application, respectively. Scaling off the drawing, we calculated an Existing Improved Lot Coverage of 44.7% based on an Existing "Improved Area" of 2,903.1 ft^2 (please see attached annotated pdf). Furthermore, we calculated a Proposed Improved Lot Coverage of 45.8% based on a Proposed "Improved Area" of 2,973.0 ft^2 (an increase of about 70 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 of only 70 ft^2, below the 400 ft^2 threshold. We also note that in addition to removing a portion of a gravel walkway with stepping-stones, that the Applicant is proposing to add a drywell to the eastern side of the property adjacent to the proposed addition. We recommend that downspouts are directed towards this drywell.

3) We recommend that any planned permanent plantings are in accordance with the Recommended Plant Selection List included in Verona's Zoning Code, §150.

4) We recommend that other downspout pipes on the home be disconnected from storm drains and redirected to flow away from the home, or neighboring homes, and 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.

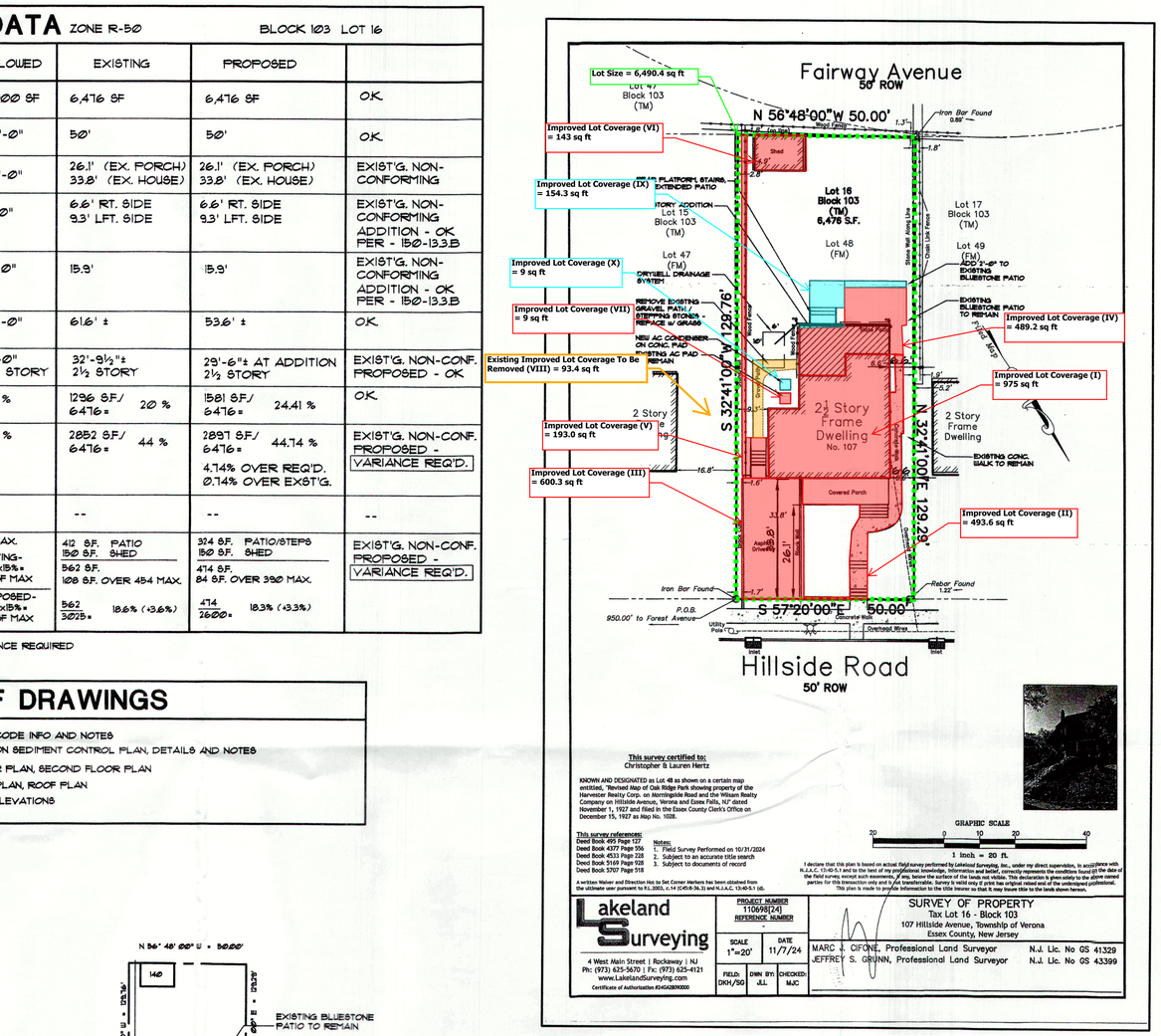
[JP/STD/WS]
VEC_2025-02-25 Comments 107 Hillside Ave.docx

ZONING DATA ZONE R-50 BLOCK 103 LOT 16

	ALLOWED	EXISTING	PROPOSED	
MINIMUM LOT SIZE	5,000 SF	6,476 SF	6,476 SF	O.K.
MINIMUM LOT WIDTH	50'-0"	50'	50'	O.K.
MINIMUM FRONT YARD	30'-0"	26.1' (EX. PORCH) 33.8' (EX. HOUSE)	26.1' (EX. PORCH) 33.8' (EX. HOUSE)	EXIST'G. NON-CONFORMING
MINIMUM SIDE YARD	8'-0"	6.6' RT. SIDE 9.3' LFT. SIDE	6.6' RT. SIDE 9.3' LFT. SIDE	EXIST'G. NON-CONFORMING ADDITION - OK PER - 150-133.B
MINIMUM SIDE YARD COMBINED	18'-0"	15.9'	15.9'	EXIST'G. NON-CONFORMING ADDITION - OK PER - 150-133.B
MINIMUM REAR YARD	30'-0"	61.6' ±	53.6' ±	O.K.
MAXIMUM BLDG. HT.	30'-0" 2 1/2 STORY	32'-9½"± 2½ STORY	29'-6"± AT ADDITION 2½ STORY	EXIST'G. NON-CONF. PROPOSED - O.K.
MAXIMUM BLDG. COV'G.	30 %	1296 S.F./ 6476 = 20 %	1581 S.F./ 6476 = 24.41 %	O.K.
MAXIMUM LOT COV'G.	40 %	2852 S.F./ 6476 = 44 %	2897 S.F./ 6476 = 44.74 % 4.74% OVER REQ'D. 0.74% OVER EXST'G.	EXIST'G. NON-CONF. PROPOSED - VARIANCE REQ'D.
MAXIMUM FLOOR AREA RATIO	NA	--	--	--
MAXIMUM AGGREGATE OF ACCESSORY STRUCTURES- REAR YARD	15% MAX. EXISTING- 3025x15% = 454 SF MAX PROPOSED- 2600x15% = 390 SF MAX	412 SF. PATIO 150 SF. SHED 562 SF. 108 SF. OVER 454 MAX. 562 / 3025 = 18.6% (+3.6%)	324 SF. PATIO/STEPS 150 SF. SHED 474 SF. 84 SF. OVER 390 MAX. 474 / 2600 = 18.3% (+3.3%)	EXIST'G. NON-CONF. PROPOSED - VARIANCE REQ'D.

* = INDICATES VARIANCE REQUIRED

LIST OF DRAWINGS



This survey certified to:
Christopher & Lauren Hertz

KNOWN AND DESIGNATED as Lot 48 as shown on a certain map entitled, "Revised Map of Oak Ridge Park showing property of the Harvester Realty Corp. on Morningside Road and the Witsen Realty Company on Hillside Avenue, Verona and Essex Falls, NJ" dated November 1, 1927 and filed in the Essex County Clerk's Office on December 15, 1927 as Map No. 1028.

This survey references:
Deed Book 495 Page 127
Deed Book 4377 Page 556
Deed Book 4533 Page 228
Deed Book 5169 Page 928
Deed Book 5707 Page 518

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c.14 (C:45:8-36.3) and N.J.A.C. 13:40-5.1 (d).

Notes:
1. Field Survey Performed on 10/31/2024
2. Subject to an accurate title search
3. Subject to documents of record

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

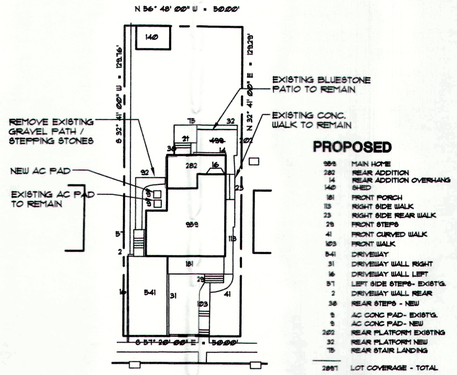
I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferrable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

Lakeland Surveying
4 West Main Street | Rockaway | NJ
Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com
Certificate of Authorization #24GA28090000

PROJECT NUMBER 110698724
REFERENCE NUMBER -
SCALE 1"=20'
DATE 11/7/24
FIELD: DKH/SG
DWN BY: JJL
CHECKED: MJC

SURVEY OF PROPERTY
Tax Lot 16 - Block 103
107 Hillside Avenue, Township of Verona
Essex County, New Jersey

MARC J. CIFONE, Professional Land Surveyor N.J. Lic. No GS 41329
JEFFREY S. GRUNN, Professional Land Surveyor N.J. Lic. No GS 43399



AREA ANALYSIS PROPOSED SITE PLAN

SCALE : 1" = 20'-0"

THIS SITE PLAN IS BASED ON A SURVEY DRAWN BY LAKELAND SURVEYING
NJ LICENCED PROFESSIONAL LAND SURVEYOR
#24GA28090000
87 WEBBING AVE, ROCKAWAY, NJ

DRAWING DATED 7-9-2015

Areas (scaled off plan)
Lot size =6,490.4 ft2

Existing "Improved Area" = 975.0 (I) + 493.6 (II) + 600.3 (III) + 489.2 (IV) + 193.0 50.1 (V) + 143.0 (VI) + 9 (VII) = 2,903.1 ft2

Existing Improved Lot Coverage = 2,903.1 ÷ 6,490.4 = 44.7%

Proposed "Improved Area" = 2,903.1 - 93.4 (VIII) + 154.3 (IX) + 9.0 (X) = 2,973.0 ft2

Proposed Improved Lot Coverage = 2,973.0 ÷ 6,490.4 = 45.8%

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.

IRC CODE NOTES

1.) ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:
2021 INTERNATIONAL BLDG. CODE NEW JERSEY EDITION
2021 INTERNATIONAL RESID. CODE NEW JERSEY EDITION

2.) USE GROUP - R-3
CONSTR. CLASS. - 5B

3.) EXISTING SQUARE FOOTAGE

FIRST FLOOR -	958 SF.
SECOND FLOOR -	698 SF.
TOTAL -	1651 SF.
SHED (NOT INCL.) -	140 SF.
FRONT PORCH -	181 SF.

4.) NEW SQUARE FOOTAGE

FIRST FLOOR -	282 SF.
SECOND FLOOR -	368 SF.
TOTAL -	650 SF.

5.) TOTAL SQUARE FOOTAGE

FIRST FLOOR -	1241 SF.
SECOND FLOOR -	1066 SF.
TOTAL -	2307 SF.

6.) TOTAL VOLUME NEW

TOTAL -	6158 C.F.

NO	DATE	REVISIONS

PROPOSED NEW ADDITION FOR :

CHRIS & LAUREN HERTZ
-
107 HILLSIDE AVENUE
VERONA, N.J. 07044

SITE PLAN, CODE INFO, AND NOTES
DEMO PLAN AND NOTES

JSK ARCHITECTURE LLC
JAMES S. KARAS, ARCHITECT
27 BRIAR HILLS CIRCLE
SPRINGFIELD, N.J. 07081
TEL. 973 - 467 - 9340
FAX 973 - 218 - 8490
JAMES S. KARAS N.J. C-05897

DATE	JOB NO
JAN. 10, 2025	23-0426
SCALE: AS NOTED	DWN. BY: J.K.
DWG. NO: ST-1	
CHECKED: J.K.	1 OF 5

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