

Memo

To: Mrs. Kelly Lawrence
Verona Board of Adjustment (BoA) Administrator

From: Plan Review Committee of the Verona Environmental Commission

c: Verona Environmental Commission Chair

Date: January 13, 2021

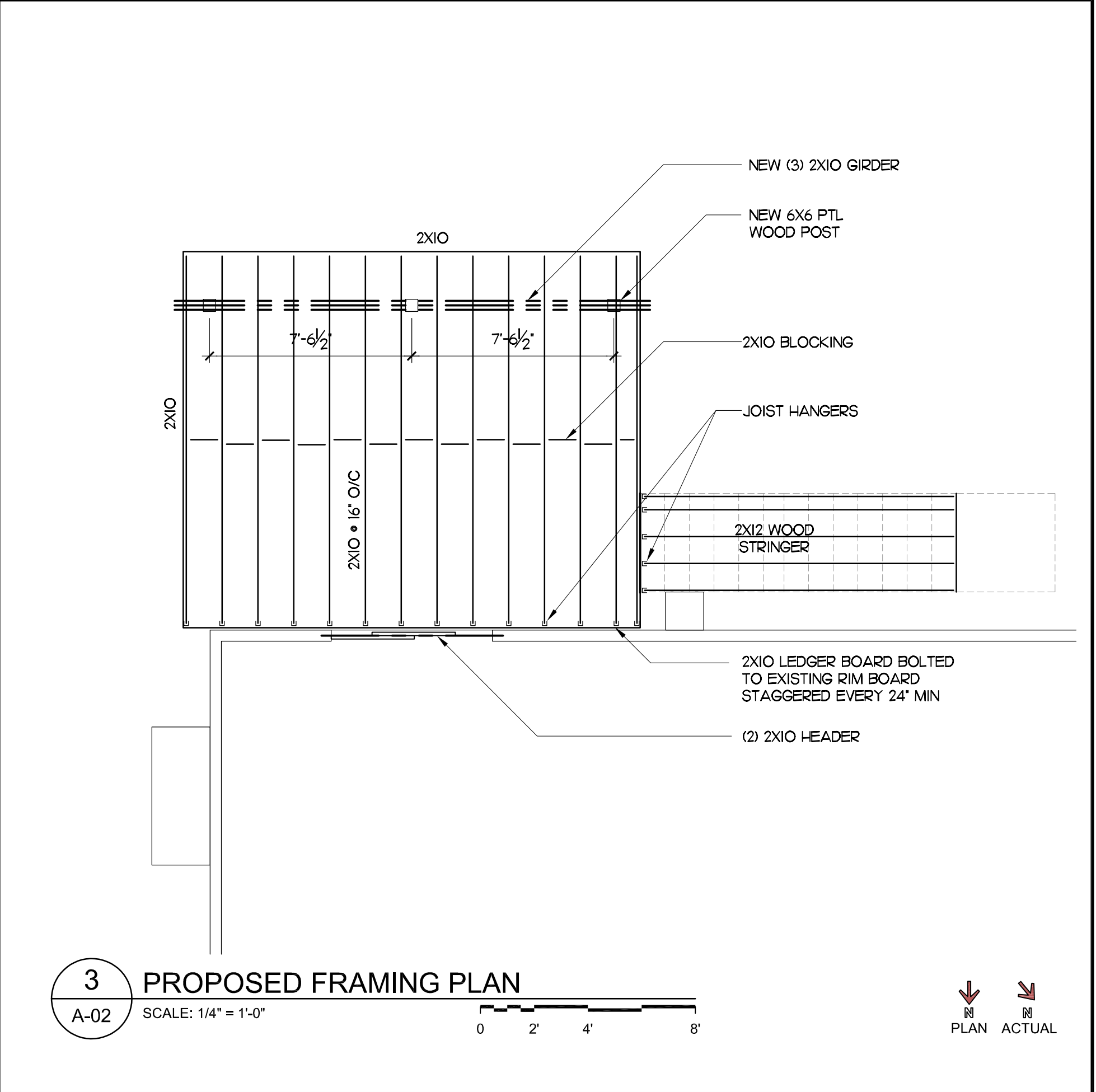
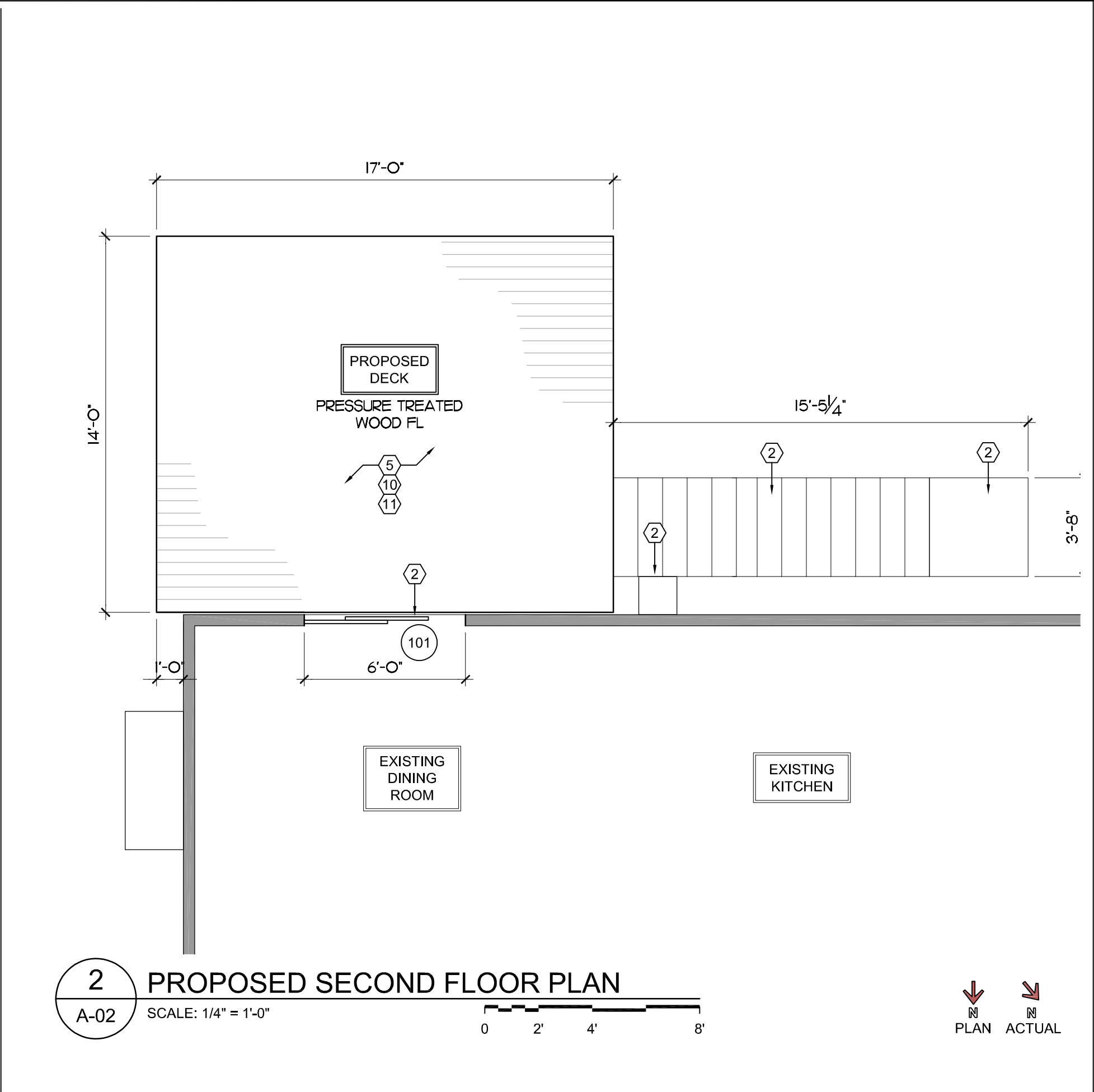
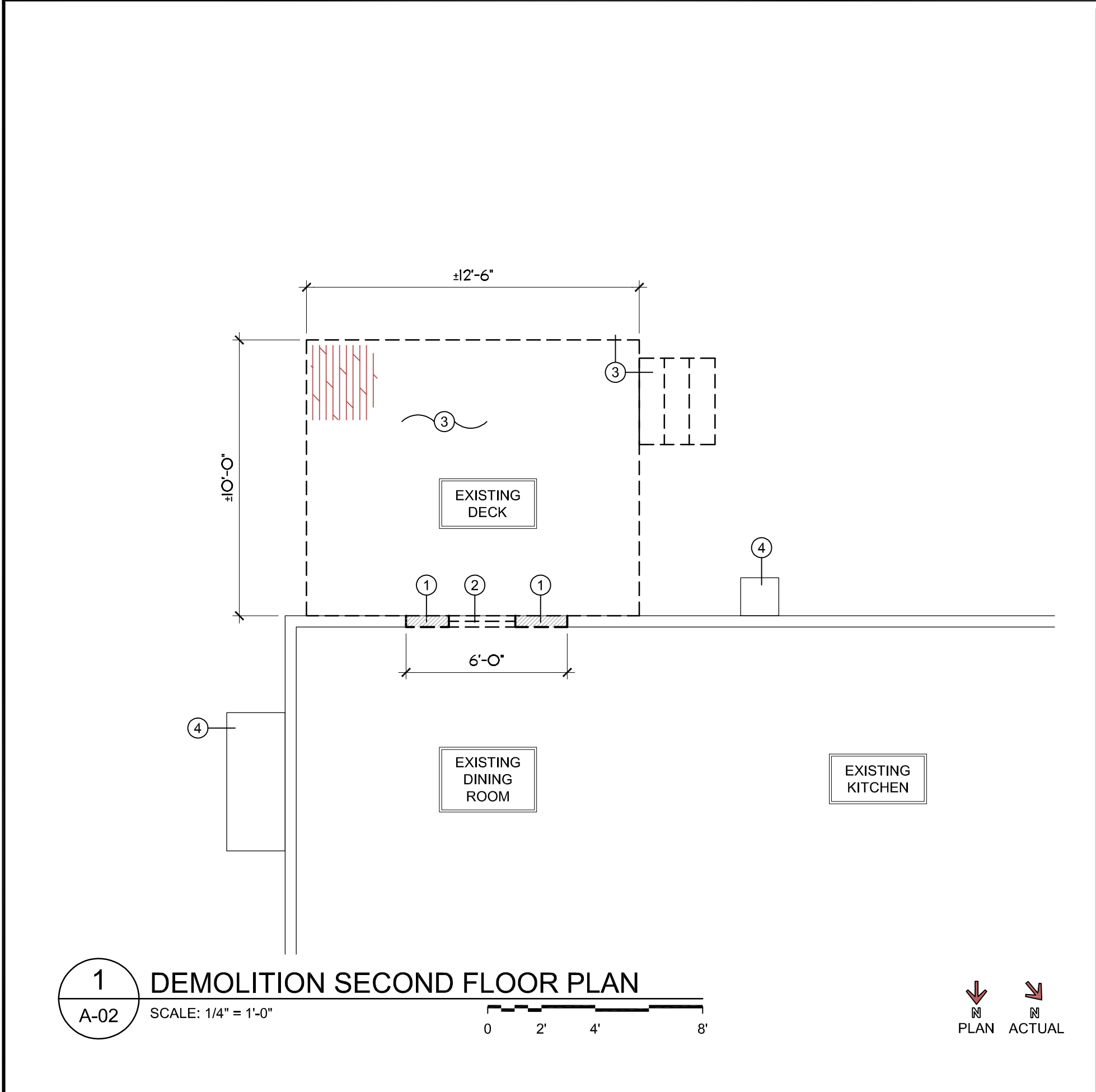
Re: **Case # 2020-10**
21 Howard Street [Block 2106, Lot 2]
Verona, New Jersey

Zone: R-50 (High Density Single Family)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 21 Howard Street in in Verona submitted by Mr. Evan Scott, which we received on January 13, 2021. We understand that the Applicant is seeking to obtain a variance for deck construction within the rear yard setback. The comments below are provided for the Board's consideration:

- 1) Existing and Proposed Improved Lot Coverage is listed as 2,471 ft² (38.09%) and 2,598 ft² (40.04%) on the application, respectively. Reviewing recent aerial imagery for impervious surface not shown on the existing conditions plan and scaling off the drawing, we calculated an Existing Improved Lot Coverage of 40.1% based on an Existing "Improved Area" of 2,602 ft² (please see attached annotated pdf). Furthermore, we calculated a Proposed Improved Lot Coverage of 42.6% based on a Proposed "Improved Area" of 2,762 ft². We understand that the maximum Improved Lot Coverage for the R-50 Zone is 40%.
- 2) We recommend that the applicant properly dispose of and or recycle all construction waste and use green products and building practices for the proposed construction.
- 3) In addition, please see attached the Low Impact Planning and Construction Checklist. This suggested list was compiled by the VEC based on best available practices.

[STD/JP/JD]
VEC_2021-01-14 Comments 21 Howard Street.docx



DEMOLITION PLAN LEGEND	
	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	WINDOW TO BE REMOVED
	DOOR & FRAME TO BE REMOVED
	ROOM NAME

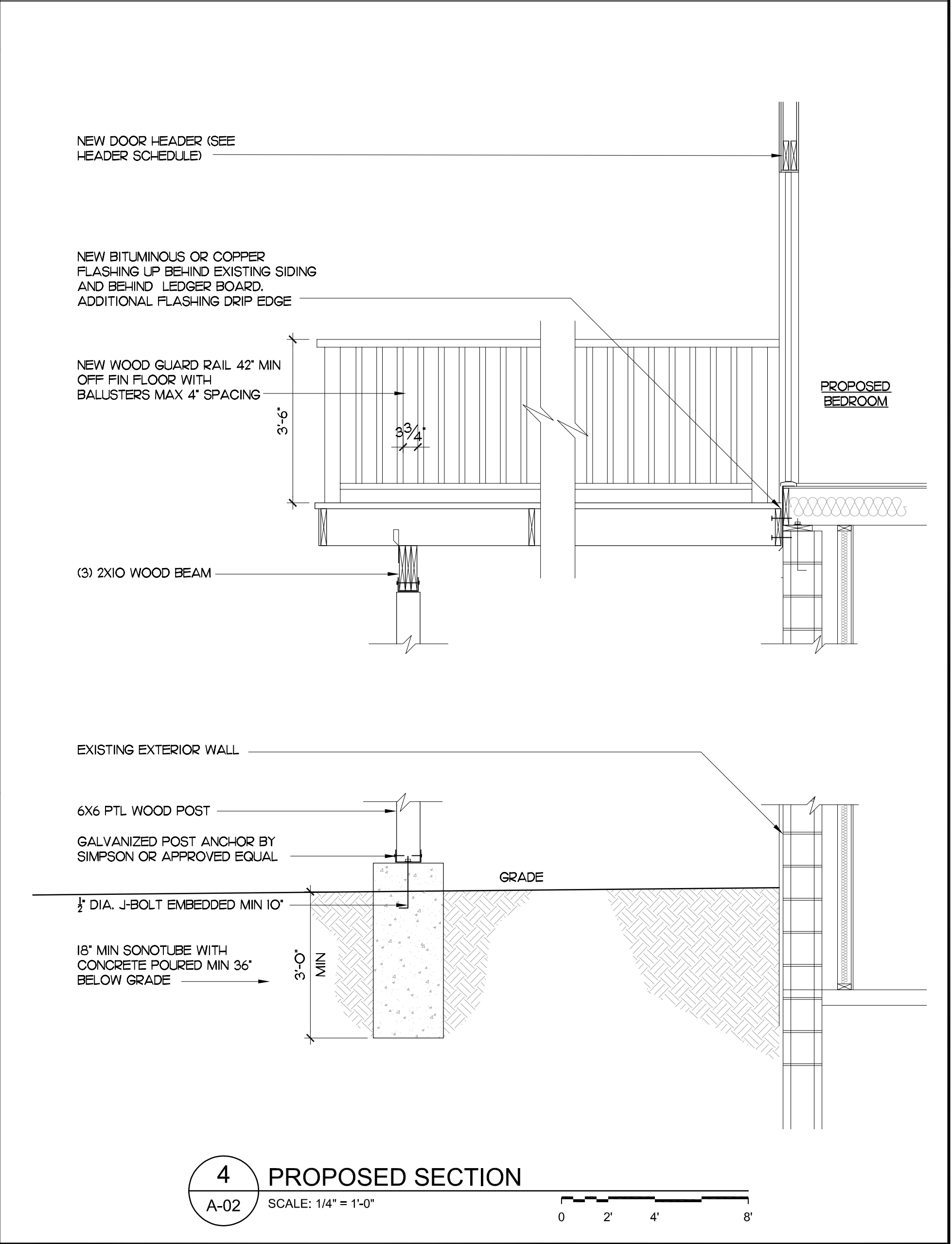
- GENERAL DEMOLITION NOTES**
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY DUST AND DEBRIS PROTECTION BETWEEN AREAS OF DEMOLITION AND AREAS IN WHICH NO WORK IS TAKING PLACE. LOCATION OF SUCH PROTECTION SHALL BE VERIFIED WITH OWNER PRIOR TO COMMENCING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING CEILINGS, WALL, PARTITIONS, BEAMS ETC. DURING DEMOLITION TO MAINTAIN STRUCTURAL INTEGRITY.
 - CONTRACTOR SHALL COVER AND TARP AREAS OF ROOF DURING DEMOLITION AND CONSTRUCTION TO ENSURE NO WATER AND DEBRIS PENETRATION.
 - CONTRACTOR IS TO COORDINATE ALL DEMOLITION WITH OTHER TRADES.
 - CONTRACT DRAWINGS ARE NOT INTENDED TO REPRESENT EXACT DIMENSIONS. FIELD DIMENSIONS ARE THE RESPONSIBILITY OF THIS CONTRACTOR FOR ALL DEMOLITION WORK.
 - EXISTING ELECTRICAL CONDUIT, WIRES AND BOXES IN AREAS OF WORK SHALL BE REMOVED AND REPLACED WITH NEW. ENSURE EXISTING OUTLETS, SWITCHES AND LIGHTS TO REMAIN ARE IN WORKING ORDER.
 - CONTRACTOR TO VERIFY NO EXISTING TELECOMMUNICATION WIRES, COAXIAL CABLE AND OTHER EXISTING WIRING OR DEVICES ARE REMOVED AND OR DAMAGED DURING DEMOLITION UNLESS OTHERWISE NOTED IN DRAWINGS.
 - ALL EXISTING SIDING TO REMAIN AS MUCH AS POSSIBLE FOR NEW WORK.

CONSTRUCTION PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW GYP. BD. PARTITION, 1/2" GYP. BD. OVER 2X4 WOOD STUDS U.O.N.
	4" TYP. NEW DOOR & FRAME TO BE INSTALLED SEE DOOR SCHEDULE FOR TYPE
	NEW WINDOW TO BE INSTALLED SEE WINDOW SCHEDULE FOR TYPE
	ROOM NAME

- GENERAL CONSTRUCTION NOTES**
- CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
 - ALL PENETRATIONS THROUGH DRYWALL AND MASONRY SURFACES INCLUDING BUT NOT LIMITED TO PIPE, CONDUIT, DUCTWORK, GRILLES, REGISTERS, DEVICE BOXES, HANGER RODS, ETC. SHALL HAVE THEIR COMMON JOINTS WITH DRYWALL AND/OR MASONRY CAULKED TO PROVIDE AN AIRTIGHT SEAL.
 - ALL NEW EXTERIOR WALLS TO BE INSULATED WITH R-20 BATT INSULATION. ROOF TO HAVE R-49. FLOOR TO HAVE R-30 AS PER IECC 402.11 AND AS REQUIRED.
 - PROVIDE ALL NEW TRIM TO MATCH EXISTING BASE, WINDOW, DOOR, AND CROWN MOULDING TRIM. CONFIRM TRIM WITH OWNER AND/OR ARCHITECT. TYPICAL FOR ALL NEW AND RENOVATED SPACES.
 - CONTRACTOR IS TO COORDINATE ALL RENOVATION WORK WITH ALL OTHER TRADES AS REQUIRED.
 - GC TO PAINT EXTERIOR AS SELECTED BY OWNER.
 - CONTRACT DRAWINGS ARE NOT INTENDED TO REPRESENT EXACT DIMENSIONS. FIELD DIMENSIONS ARE THE RESPONSIBILITY OF THIS CONTRACTOR FOR ALL PHASES INCLUDING BIDDING, FABRICATION, COORDINATION AND CONSTRUCTION.
 - ALL EXTERIOR GLASS DOORS, NOTED WINDOWS AND WINDOWS BELOW 18" AFF. TO HAVE SAFETY GLAZING - REQUIRES MARKING CPSC 16 CFR 1201.
 - PROVIDE ALL FIRESTOPPING REQUIRED PURSUANT TO IRC 2018, R302.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.

- CONSTRUCTION KEY NOTES**
- NEW TYP. WOOD STUD EXTERIOR WALL WITH GYP. BD. ON INTERIOR SIDES OF WALL. SHEATHING, VAPOR BARRIER & SIDING AS REQUIRED ON EXTERIOR SIDE OF WALL.
 - NEW PRESSURE TREATED WOOD DECK WITH Ix6 DECKING BOARDS AND NEW PTL WOOD RAILING.
 - MAINTAIN MIN 2" AROUND CHIMNEY WITH WOOD FRAMING MEMBERS.
 - PROVIDE NEW STAIRS AND STRINGERS FROM DECK DOWN TO EXISTING CONC SLAB.
 - NEW ENTRY SLIDING DOOR. SEE WINDOW SCHEDULE.

DOOR SCHEDULE					
#	TYPE OF DOOR	HARDWARE	WIDTH	HEIGHT	NOTES
FIRST FLOOR					
101	NEW SLIDING EXTERIOR DOOR	ENTRY	6'-0"	6'-8"	DOUBLE PANE LOW-E TEMPERED GLAZING
- ALL EXISTING ROOM ENTRY DOORS TO BE REPLACED AS SHOWN. - ALL INTERIOR DOORS TO HAVE SOLID BRASS DOOR KNOBS + HARDWARE TO MATCH EXISTING, CONFIRM FUNCTIONS AND MATERIAL WITH OWNER. - ALL DOORS TO BE SOLID CORE WOOD 6 PANEL DOORS. CONFIRM DOOR STYLE AND MATERIAL WITH OWNER. - CONFIRM NEW DOOR HEIGHT WITH EXISTING DOORS AND EXISTING OPENINGS WHERE REQUIRED.					



ARCHITECTS

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KEY PLAN:

AREA OF WORK
EXISTING HOUSE
EXISTING DRIVEWAY
HOWARD STREET

1	10/16/20	ISSUED FOR PERMIT
NO.	DATE	DESCRIPTION

PROJECT:

NEWMAN RESIDENCE

21 HOWARD STREET
VERONA, NJ

DRAWING TITLE:

DEMO, CONSTRUCT & ELECTRICAL PLANS AND NOTES

DRAWN BY:	CHECKED BY:
ES	ES
DATE:	PROJECT NO:
OCT 2020	ES-2004
DRAWING NO:	
A-02	
SHEET: 2 OF 2	

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 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>