

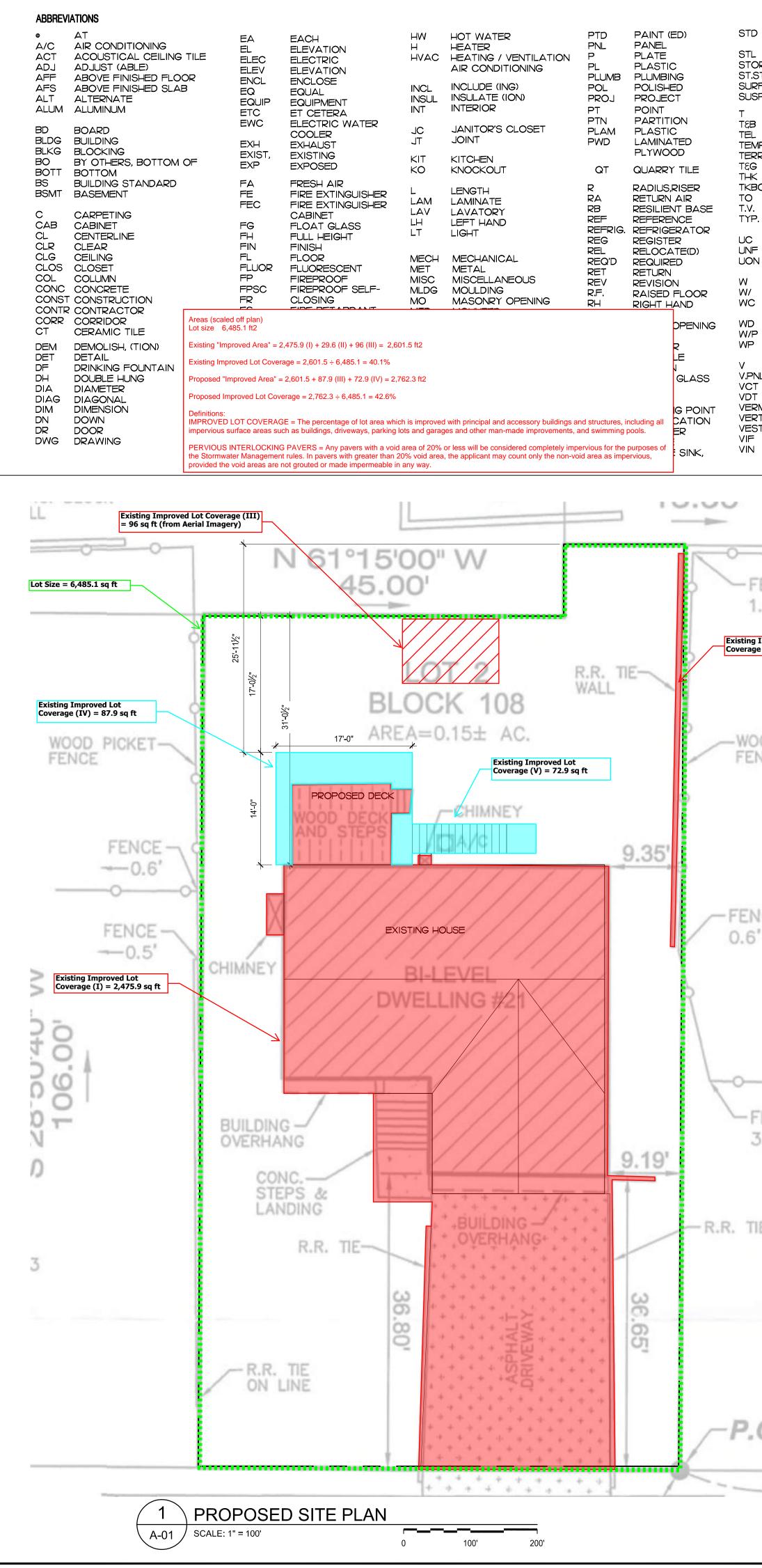
Memo

То:	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:

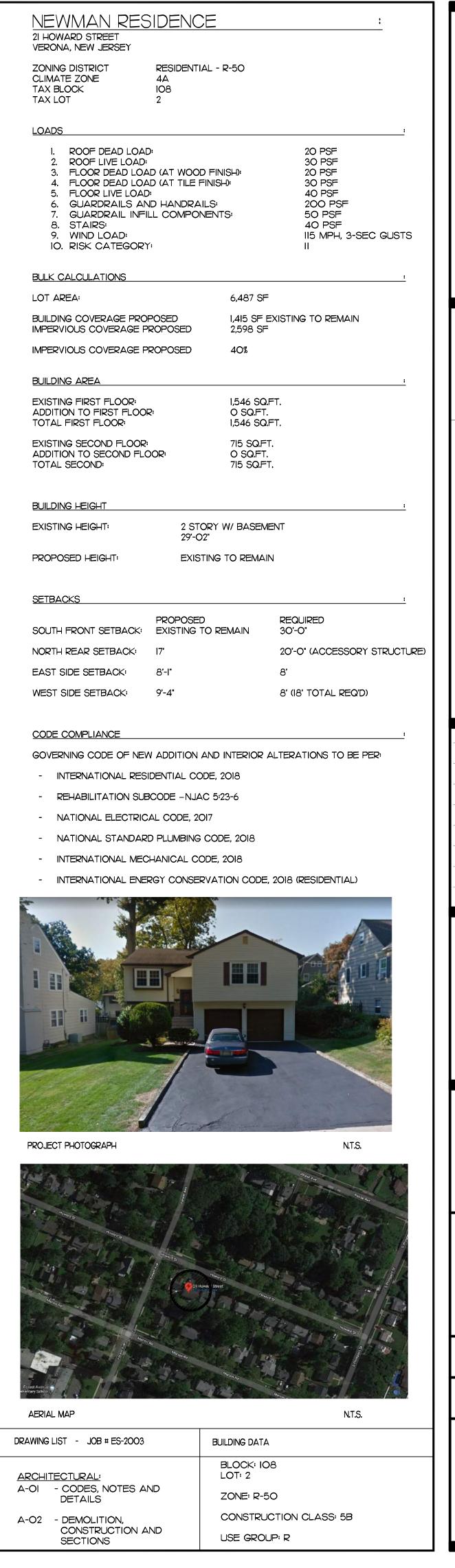
- Existing and Proposed Improved Lot Coverage is listed as 2,471 ft² (38.09%) and 2,598 ft² (40.04%) on the application, respectively. Reviewing recent aerial imagery for impervious surface not shown on the existing conditions plan and scaling off the drawing, we calculated an Existing Improved Lot Coverage 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

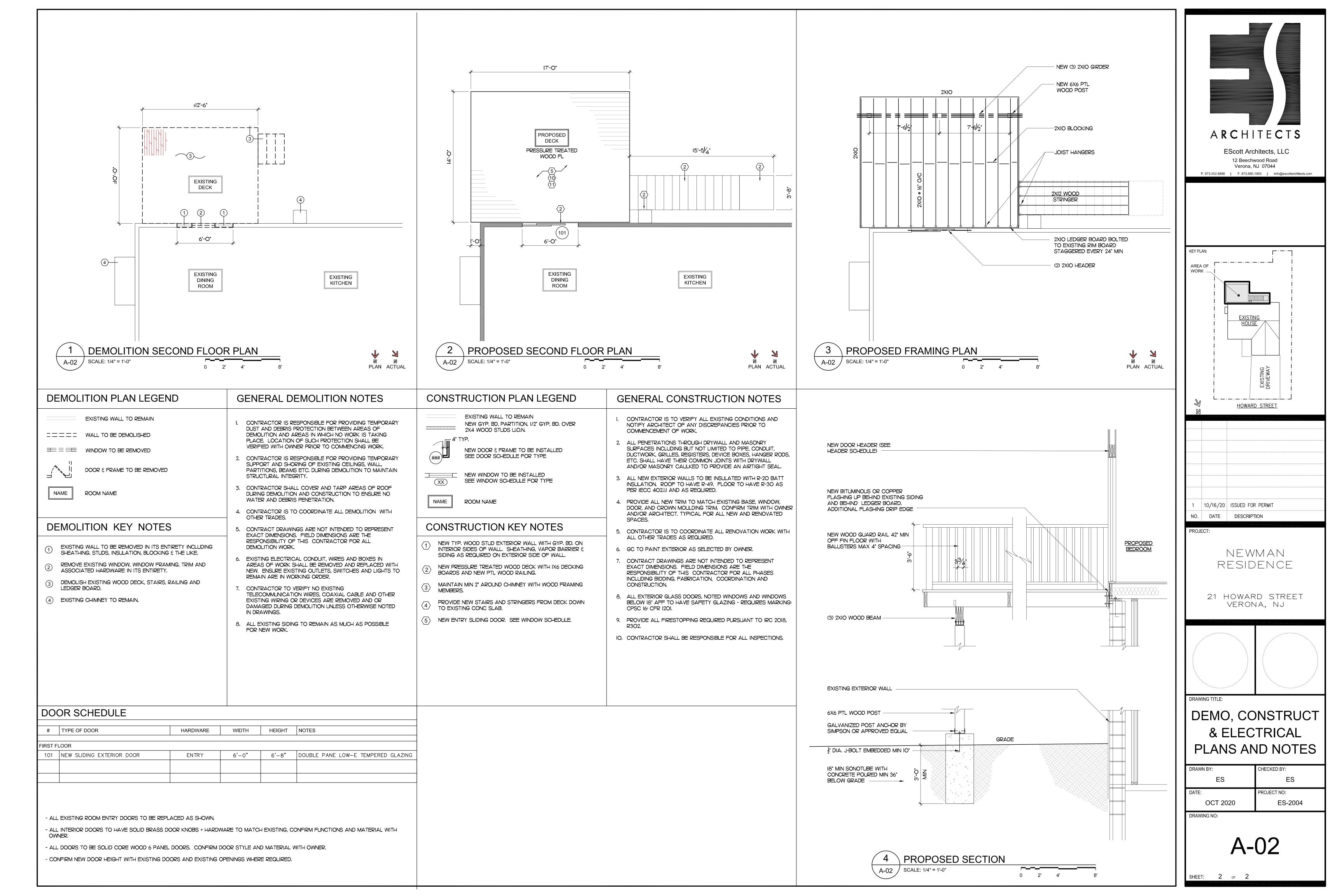


STD STAINLESS STANDARD	1. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE 2018 IRC.
STL STEEL STOR STORAGE ST.STL STAINLESS STEEL SURF SURFACE SUSP SUSPENDED	2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION HIRED BY THE CONTRACTOR.
T TREAD ΤξΒ TOP ξ BOTTOM TEL TELEPHONE TEMP TEMPERED TERR TERRAZZO, TERRACE	3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
ΤέG TOUNGE ξ GROOVE THK THICK (NESS) TKBO TACKBOARD	FRAMING LUMBER
TO TRIMMED OPENING T.V. TELEVISION	1. ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
TYP. TYPICAL JC UNDERCUT	 A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "TIMBER CONSTRUCTION MANUAL" LATEST EDITION. B. NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION," LATEST EDITION.
JNF UNFINISHED JON UNLESS OTHERWISE NOTED W WIDE, WIDTH W/ WITH	2. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE: RAFTERS AND JOISTS: DOUGLAS FIR-LARCH #2 OR HEM FIR #2 BEAMS, GIRDERS AND HEADERS: DOUGLAS FIR-LARCH #1 OR HEM FIR #1 STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE OR HEM FIR STUD GRADE
WC WALLCOVERING, WATER CLOSET WD WOOD W/P WORKING POINT WP WATERPROOF V VINYL	3. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED DOUG-FIR #2 LUMBER COMPLYING WITH ACQ-D (CARBONATE). COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH NaS10/2) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
V.PNL VISION PANEL VCT VINYL COMPOSITE TILE VDT VIDEO DISPLAY TERMINAL VERM VERMICULITE VERT VERTICAL	 ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" OR THE GOVERNING LOCAL/STATE BUILDING CODE.
VEST VESTIBULE VIF VERIFY IN FIELD	5. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE GOVERNING LOCAL/STATE BUILDING CODE, (LATEST EDITION), OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES.
	6. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
·	7. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM, STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS 1/2" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
	8. STUD BEARING WALLS ARE TO BE 2 X 6 AT EXTERIOR NEW WALLS AND 2 x 4 @ 16"o/c. AT THE INTERIOR, UNLESS NOTED OTHERWISE ON PLAN.
	9. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW, WHERE REQUIRED INSTALL ADDITIONAL STUDS.
-FENCE	 10. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS. 11. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
1.0'	12. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
ting Improved Lot	13. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOM.) AT INTERIOR WALLS AND 6" (NOM.) AT EXTERIOR WALLS.
erage (İİ) = 29.6 sq ft	14. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
	15. PROVIDE CROSS BRIDGING AT A MAXIMUM OF 8' o/c.
	16. BUILT UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 2 - 16D NAILS @16"o/c. BUILT UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 3 - 16D NAILS @16"o/c.
WOOD PICKET	17. WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1" x 4" BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH 2 - 10D NAILS.)
FENCE	18. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
	19. WOOD HEADER SCHEDULE ROUGH OPENING WIDTH HEADER
	2 x 4 WALL 2 x 6 WALL LESS THAN 3'-0" (2) 2 x 6 (3) 2 x 8 3'-1 TO 4'-0" (2) 2 x 8 (3) 2 x 8
	4'-1" TO 6'-0" (2) 2 x 10 (3) 2 x 10 6'-1" TO 8'-0" (2) 2 x 12 (3) 2 x 12 OVER 8'-0" SEE PLANS SEE PLANS
	NOTE: PROVIDE (1) JACK STUD FOR SPANS LESS THAN 4'-0' WIDE, (2) JACK STUDS FOR SPANS LESS THAN 8'-0" WIDE, (3) JACK STUDS FOR SPANS OVER 8'-0" WIDE.
ENCE	20. ALL LIGHT-GAUGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 OZ OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTIONS MAY BE USED. FASTENERS SHALL MATCH THE HANGER FINISH AND MATERIAL.
Ш =	21. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OR BOTTOM OF JOIST. PROVIDE 18 GA x 1-1/2" x 1'-0" (MIN.) FLAT TENSION STRAP BETWEEN ALIGNED BLOCKING MEMBERS.
95	22. ALL SILL PLATES SHALL BE PRESSURE TREATED AND ANCHORED TO FOUNDATION WALLS WITH ½" DIA. HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" O.C. AND WITHIN 12" OF ALL SILL PLATES SPLICES. (MIN, 7" EMBED.)
4 10	WOOD STRUCTURAL PANEL SHEATHING
<u> </u>	1. PROVIDE STRUCTURAL I PLYWOOD SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE I" (CONSTRUCTION EXPOSURE ONLY)
-FENCE	2. FLOOR SHEATHING: NOM. ³ / ₄ " THICK T&G PLYWOOD (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
3.4' Z	3. ROOF SHEATHING (STANDARD): NOM. 5/8" THICK T&G PLYWOOD (48/24 SPAN RATING).
	 WALL SHEATHING (STANDARD: NOM. ½" THICK PLYWOOD (32/16 SPAN RATING). WALL SHEATHING (BEHIND SLATE, CLAY TILE, OR MASONRY VENEER): NOM. ¾" THICK PLYWOOD (48/24 SPAN RATING).
	6. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR PLYWOOD SHEATHING.
TIE	7. LEAVE γ_{6} " SPACE AT ALL PLYWOOD PANEL END JOINTS AND γ_{8} " SPACE AT ALL PANEL EDGE JOINTS.
LOT 1	8. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 6d COMMON NAILS (SUBFLOOR AND WALL) AND 8d COMMON NAILS (ROOF) @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE. PROVIDE 2x6 BLOCKING AT ALL FREE EDGES.
LOT	9. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE.
	10. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE AND #8 SCREWS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE, UNLESS NOTED OTHERWISE.
	ENGINEERED WOOD PRODUCTS
	1. WOOD I-JOISTS: PROVIDE ENGINEERED WOOD I-JOISTS, SIZES AND SERIES AS SHOWN, AS MANUFACTURED BY ILEVEL BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS, INCLUDING
	CONSTRUCTION BRACING, MINIMUM BEARING LENGTHS, WEB STIFFENERS, SQUASH BLOCKS, BLOCKING, KNOCK-OUTS AND HOLES, ETC.
P.O.B.	2. RIM BOARDS: PROVIDE CONTINUOUS 1 ¼" THICK RIM BOARDS, TIMBERSTRAND LSL AS MANUFACTURED BY ILEVEL BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AT THE PERIMETER OF ALL FLOOR PLATFORMS.
/	 MICRO-LAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLLAM LVL OR PARALLAM PSL AS MANUFACTURED BY ILEVEL BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.
	 GLUED LAMINATED TIMBER (SOFTWOOD): PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, IN ACCORDANCE WITH AITC 117-84 DESIGN STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES. UNLESS NOTED OTHERWISE, ALL LAMINATIONS SHALL BE SOUTHERN PINE.

GENERAL NOTES



A R C H I EScott Arc 12 Beechw Verona, N	nitects, LLC rood Road IJ 07044		
KEY PLAN:	G SINIESIX STREET		
1 10/16/20 ISSUED FOR PERMIT NO. DATE DESCRIPTION			
PROJECT: NEWMAN RESIDENCE 21 HOWARD STREET VERONA, NJ			
DRAWING TITLE:			
DITAMING MILL SITE PLAN, CODES AND DETAILS			
ES DATE:	ES PROJECT NO:		
SEPT 2020 DRAWING NO:	ES-2003		
A-01 SHEET: 1 of 2			



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)

 \Box 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

 \Box 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

 \Box Create landscapes that limit the need for lawn chemicals and maintenance

 \Box 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

 \Box 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)

 \Box 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
- \Box 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 - <u>http://www.npsnj.org</u> The Association of New Jersey Environmental Commissions - <u>http://www.anjec.org</u> US Green Building Council NJ Chapter - <u>http://usgbc.org</u> New Jersey Green Building Manual - <u>http://greenmanual.rutgers.edu</u> The New Jersey Department of Transportation Master Plan - <u>http://njbikepedplan.com</u> Rutgers Center for Green Building - <u>http://greenbuilding.rutgers.edu</u> The Verona Environmental Commission - <u>http://www.veronaec.org</u>