

Memo

To: Mrs. Ashley Neale
Verona Planning Board Secretary

From: Plan Review Committee of the Verona Environmental Commission

c: Verona Environmental Commission Chair

Date: April 18, 2022

Re: **Case # 2022-03: Minor Subdivision**
19 Parkhurst Place [Block 1604, Lot 42]
Verona, New Jersey

Zone: R-70 (Low-Density Single Family)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 19 Parkhurst Place in Verona, submitted by Mitchell MacGregor, represented by Mr. Alan Trembulak, which we received on March 10, 2022. We understand that the Applicant is seeking to subdivide a single lot into two separate lots. The comments below are provided for the Board's consideration:

- 1) The Applicant seeks to subdivide Lot 42 into lots 42.01 and 42.02. Lot 42 currently exists in an R-70 zone. The two new lots proposed do not conform to the bulk requirements of R-70 zones in several ways.
 - a) The two proposed lots will be 54 feet wide, where 70 feet is required.
 - b) The two proposed lots will contain 5,407 ft², where 8,400 ft² is required.
 - c) The building coverage of Proposed Lot 54.02 will be 20.2% where 20% is the maximum allowable.
 - d) The total improved lot coverage calculations as shown on the variance chart do not appear to include proposed plans for buildout on Proposed Lot 42.01 or the existing site improvements on Proposed Lot 42.02. The "After" plan on the Topographic Survey & Minor Subdivision drawing sheet depicts the required setbacks of the R-70 Zone but does depict the actual shape or placement of the existing home or the other improvements on the proposed lots.
 - e) The "After" plan also does not depict any other land improvements that would be necessary for inclusion in a buildout, including walkways or off-street parking.
 - f) The side yard setbacks of the existing home are not in accordance with the bulk requirements. It is not understood how the existing home will conform after the proposed subdivision occurs.
- 2) The Applicant has not listed the proposed building and total improved lot coverage of a built-out Proposed Lot 42.01.
- 3) Testimony should be provided to discuss how the Applicant plans to provide a driveway on either of the two proposed lots. It appears that the driveway primarily on Proposed Lot 42.02 will be bisected by the proposed lot line and will not provide enough room for parking. Is the entire driveway currently used by the home on Proposed Lot 42.02

included on the total improved lot coverage of that lot or is part of it being counted toward Proposed Lot 42.01?

- 4) Proposed Lot 42.01 contains several large, mature trees. Testimony should be provided on the Applicant's plans for tree removal and replacement. Each tree planned for removal is required to be replaced according to Verona's Tree Preservation, Protection and Replacement Ordinance: §493.
- 5) 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.

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

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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>