



# MONTGOMERY

TOWNSHIP, NEW JERSEY

## ENVIRONMENTAL COMMISSION

To: Montgomery Township Zoning Board  
From: Montgomery Township Environmental Commission  
Re: BA-05-23 Ramakrishna Nunugonda  
Date: November 16, 2023

### A. Energy Management / Conservation

1. The Environmental Commission recommends that the project be designed using LEED standards.
2. The Environmental Commission recommends solar panels on the roof, unless a green roof is proposed. Any appliances or fixtures should be designed to conserve water and energy.

### B. Lot Coverage & Stormwater Management

1. The Environmental Commission does not support a variance for exceeding the allowed lot coverage.
2. We do not see any reason given that the variance should be granted because of any hardship associated with the lot itself, an unusual shape or topography that other lots in this zone do not share. Approval of this variance could lead to every resident in this zone increasing their lot coverage by the same amount, which would lead to more stormwater runoff and less infiltration, contributing to flooding downstream.
3. Is there a HOA where this lot is located, and does this proposed addition need their approval?
4. Even if a hardship exists and the Board elects to approve the variance, the applicant should provide some mitigation for the increased lot coverage and associated stormwater, such as a green roof, rain barrels on the downspouts of the house and the proposed addition, rain gardens, downspout planters, or new native trees. If any pavement is proposed, it should be pervious pavement. These mitigations would reduce the amount of stormwater runoff.

### C. Lighting

1. The Environmental Commission recommends that any lights should be pointed downwards, shielded from the sides, and as low in elevation and intensity as possible, in keeping with Montgomery's Dark Skies policy.

2. Please be aware that overly bright lights can cause glare and temporarily blind people, reducing visibility; and any lighting may interfere with nocturnal pollinators, fireflies, bats, and migrating birds.
3. Yellow light bulbs, which are the least disorienting to wildlife, should be used.
4. The lights should be turned off as early as possible in the evening, and the applicant might consider special protocols, such as early closing, or brief shut-offs during spring and fall migration.
5. There is a Model Lighting Ordinance jointly developed by the Illuminating Engineering Society and the International Dark Sky Association that provides guidance on developing a lighting plan that will meet the applicant's needs and protect the wildlife that provides us with so vital many ecosystem services, including pollination and pest control. The Environmental Commission requests that your design follow those guidelines. The International Dark Sky Association provides a lot of information on the least harmful yellow lights and on other issues in their website.

D. Landscaping

1. If any trees will be removed or damaged for this application, they should be replaced with suitable native trees.