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DEPARTMENT OF PUBLIC WORKS
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Construction Official 880 Bloomfield Avenue, Verona, NJ 07044 973-857-4834 (f)973-857-5134

Date: August 5, 2020
To: Ms. Jennifer Kiernan, Acting Planning Board Secretary
From: Thomas Jacobsen, Construction Official
Re: PIRHL Developers, LLC (Applicant)
Preliminary Site Plan, Minor Subdivision and Variance Application
Block 2301 / Lots 11, 12, 14-19 ("Property")
Bloomfield Avenue, Pine Street, and Linn Drive

Dear Ms. Kiernan:

I have reviewed the submitted drawings dated July 15, 2020, prepared by ESE Consultants Engineers and Wallace and Todd Architects, along with PIRHL Developers.

The applicant seeks a minor subdivision, preliminary site plan approval and bulk variance relief to construct a multi-family residential development consisting of three residential buildings containing ninety-five very low, low and moderate income housing units. The three buildings will consist of one bedroom units, two-bedroom units and three-bedroom units. The applicant is also proposing to install a shed for use by the development's management and a sign to identify the development.

Comments: The following comments are provided for the Planning Board's consideration:

1. As per ordinance, waste and recycling and other loading and unloading activities shall occur on the premises and shall not interfere with normal municipal sidewalk and street operations.
2. All proposed fencing must comply with the current Township of Verona Zoning Ordinance.
3. The applicant shall provide testimony on any proposed building or ground signage.
4. Applicant shall provide testimony regarding exterior lighting in parking lots, on the buildings, and landscaping lighting for the Board's review. Applicant must discuss methods to reduce nuisance characteristics and for aesthetic concerns to adjacent properties. Parking spaces and ways shall be clearly marked.
5. The Township of Verona Fire Marshal shall determine if Knox Boxes should be installed on each building and location as per code.

6. All storm water management must be reviewed and approved by the Township of Verona Engineer.
7. The applicant shall provide testimony on any proposed new rooftop HVAC equipment or ground equipment screening as may be required.
8. All dwelling units are required to be handicap adaptable under the ADA and Uniform Construction Code. Barrier free parking, exterior routes and common use facilities are required to be handicap accessible in accordance with ADA Code.
9. Applicant shall provide testimony regarding possible gas barbecues, exterior fireplaces, and water features. Gas barbecues and exterior fireplaces if permitted by management, must be reviewed by the Fire Marshal.
10. Applicant shall provide testimony regarding fire protection between the dwelling units on the outside balconies.
11. Applicant shall provide testimony on whether energy related improvements such as natural gas fireplaces or stoves, emergency generators, solar panels, or other alternative energy systems may or may not be permitted by the Management Company in the future. This can affect capacity of site natural gas utilities in the case of fireplaces/stoves or emergency generators, or structural design capacity for roofs supporting solar panels.
12. Steep Slope Ordinance, if applicable must be addressed through the Township of Verona Engineer's office.
13. The applicant shall provide information and testimony on dumpster location and screening, and must be reviewed and approved by the Township Engineer.
14. Site plan approvals for the proposed work must be obtained from the Essex County Planning Board if applicable.
15. The Applicant must comply with the requirements of the Affordable Housing Development Fee Ordinance.
16. Applicant must obtain all permits necessary from but not limited to the Township of Verona, County of Essex, HEP Soil Conservation District and NJDEP.
17. Retaining wall design calculations, signed and sealed by a Professional Engineer, must be submitted to the Building Department.
18. The applicant must consult with the Verona Rescue Squad to obtain the minimum size required of the elevator cars to accommodate stretchers.

Respectfully Submitted,



Thomas Jacobsen
Construction Official