



Township of Verona  
Planning Board  
600 Bloomfield Avenue  
Verona, New Jersey 07044

July 31, 2020

Attn: Ms. Jennifer Kiernan, RMC  
Municipal Clerk

Re: PIRHL Developers, LLC  
The Depot and Pine Redevelopment Area  
BI 2301 Lots 11,12, 14-19  
Verona, New Jersey 07044

Dear Ms. Jennifer Kiernan:

The following Site Plan Drawings have reviewed for the above referenced project:

Site Plans		
Sheet No.	Reference No.	Description
1	SD01.01	Cover Sheet
2	SD02.01	General Notes
3	SD03.01	Existing Features/Demolition Plan
4	SD03.02	Minor Subdivision Plan
5	SD04.01	Site Layout & Dimension Plan
6	SD05.01	Grading Plan
7	SD06.01	Utility Plan
8	SD07.01	Light Plan
9	SD08.01	Profile Plan
10-12	SD09.01-SD09.03	Construction Details
13	ES10.01	Soil Erosion & Sediment Control Plans
14	ES10.02	Soil Erosion & Sediment Control Notes & Details

The above Site Plans were prepared by ESE Consultants, dated July 14, 2020, located at 100 Willow Brook Road, Suite 100 Freehold, NJ 07728.

Architectural Plans	
Sheet No.	Sheet Name
Z-000	Cover Sheet
Z-001	BLDG 3D View
Z-002	BLDG B & C - 3D View
Z-101	BLDG A - First, Second & Third Floor Plans
Z-102	BLDG A - Fourth Floor & Roof Plans
Z-103	BLDG B & C - Floor & Roof Plan
Z-111	Enlarged Typical
Z-201	BLDG A - Exterior Elevation
Z-202	BLDG A - Exterior Elevation
Z-203	BLDG B & C - Exterior Elevation

The above Architectural Plans, dated July 15, 2020 were prepared by Wallace Roberts & Todd LLC. 1700 Market Street, Suite 2800, Philadelphia PA 19103.

Landscape Plan	
Sheet No.	Sheet Name
	Cover Sheet
L-1	Planting Plan
L-2	Planting Details
L-3	Site Details

The above Landscape Plan were prepared by Melillo and Bauer Ass. Located at 200 Union Ave, Brielle, NJ 08730.

Reports	
1)	Boundary and Topographic survey Prepared by Neglia Engineering Associates, last revised June 16, 2020;
2)	Fire Truck Turning Exhibit prepared by ESE Consultants, dated July 14, 2020;
3)	Stormwater Management Report prepared by Bowman Consulting, dated July 14, 2020;
4)	Traffic Assessment Letter prepared by Maser Consulting, dated July 6, 2020;

We also reviewed:

- Site Plan Application Form, including Addendum, ownership disclosure and owner consent;
- Applicant's W-9 Form;
- Letter to Tax Assessor requesting certified property owner lists;
- Letter to the Tax Collector requesting certification of paid taxes;

**I) General Information**

- A) Applicant:** PIRHL Developers, LLC.  
5 Commerce Way, Suite 210 E  
Hamilton, NJ 08691
- B) Owner:** Township of Verona (11, 12, 14, 15, 16, 19)  
Poekel Properties, LLC (17 and 18)
- C) Attorney:** Ms. Katharine A. Coffey  
One Jefferson Road  
Parsippany, NJ 07054-2891  
Phone: 973-966-83223  
Fax: 973-206-6343  
[kcoffey@daypitney.com](mailto:kcoffey@daypitney.com)
- D) Property:** Block 2301, Lots 11, 12, 14-19  
Verona, New Jersey 07044
- E) Architect:** WRT Design, LLC  
1700 Market St., Suite 2800  
Philadelphia, PA 19103

- F) Proposal: PIRHL Developers, LLC ("Applicant") is the contract purchaser and designated redeveloper of property designated as Block 2301, Lots 11, 12, and 14-19 on the Township Tax Map and located at the intersections of Bloomfield Avenue and Pine Street and Bloomfield Drive ("The Property"). The Property is subject to The Depot and Pine Redevelopment Area Redevelopment Plan as amended by the Township Council via Ordinance No. 2020-14 on June 29, 2020 (the "Redevelopment Plan"). The Redevelopment Plan sets forth an overlay zone called the Multi Family-Mid Rise Redevelopment Overlay Zone that applies to the property. The Property consists of approximately 5.1 acres.

The applicant seeks preliminary site plan approval and bulk variance relief to construct a multi-family residential development consisting of three (3) residential buildings containing ninety-five (95) very low, low and moderate income housing units together with associated common and amenity space, surface parking spaces, storm water management structures and related improvements. The applicant is proposing to construct one-bedroom units, two-bedroom units and three-bedroom units to be distributed among the three residential buildings. The applicant is also proposing to install a shed for use by the development's management and a sign to identify the development.

The applicant is requesting a variance from the front yard setback requirement for the proposed accessory shed, which is governed by the underlying zoning because the redevelopment plan does not provide a front yard setback requirement for accessory structures. The shed is proposed to be back 10 feet from the Linn Drive property line, where a setback of 20 feet is required. Though the proposed setback is 10 feet, the right-of-way for Linn Drive expands past the typical section in the area of the shed impacting the ability to meet the 20 feet setback. There is still over 40 feet from the shed to the curb-line of Linn Drive and it is not in close proximity to any neighboring structures or property. In addition, the shed is located no closer to the property line and Linn Drive than the proposed parking area.

## II) Zoning Requirements

### A) Zoning:

- a. Block No. 2301, Lot No.'s 11, 12, 14-19; Multi Family-Mid Rise Redevelopment Overlay Zone (AR-2)

### B) Use:

- a. Multi-family residential development consisting of three (3) residential buildings containing ninety-five (95) very low, low and moderate income housing units together with associated common and amenity space, surface parking spaces, stormwater management structures and related improvements.

## IV) Engineering Plan Review

The Plans were reviewed under the Zoning Ordinance and Map, Chapter 150, Township of Verona for Engineering compliance and Safety. The following is the list of my findings:

### 1) General

- a. The Site plan shall include a plan of the footprint of the proposed structure on the current topographic survey. The average grade calculation shall also be included on this plan showing the existing topographic points and the location and elevation of each proposed elevation which was included in the calculations.

### 2) Retaining Walls

- a. Retaining Walls throughout shall have top and bottom of walls elevations labeled either by stationings, or if not level then by location of the wall height elevation changes with the stationings, change of direction with stationings and top of wall elevations on the lower and upper portions of the wall and at all end of walls.

- b. The Retaining Wall details shows a drainage system behind the wall and drainage termination. Where are the drain pipe terminations on the Plans located? Weep Holes?
  - c. The Retaining Walls require a fence along the top of the wall when above 4 Ft. in height. There are two (2) retaining wall section details, one has a fence and one does not. On the retaining wall without the fence, the maximum height of the wall was not given. This height shall be labeled as under 4 Ft. Also, it does not appear on the plans walls without a fence will be utilized. If not, it should be removed from the detail sheet.
  - d. All retaining walls over 4 Ft. in height will require construction plans and calculations by a N.J. Professional Engineer, signed and sealed submitted to and approved by the Township Engineer prior to any construction permits will be issued.
- 3) **Driveway Entrances/Exits.**
- a. The curb sweeps on the Pine Street driveway entrance shall be a consistent 20 Ft. radius.
- 4) **Stormwater**
- a. The storm flow capacity of the storm inlet # 405 grate shall be submitted along with depth and width of curb gutter storm flow leading into this inlet. Calculation shall be submitted proving a single inlet can capture the runoff on the sloped parking surface as proposed.
  - b. What is the Storm Water pipe diameter, slope and flow capacity from existing inlet off site across Pine Street. As well as the pipe diameter, slope and flow capacity of the existing storm pipe running parallel with the Southern curb of Pine Street to the intersection of Depot Street. Was an inspection of the condition of these pipes performed? Were the pipes cleaned and televised?
  - c. Some Tcs have been assumed at 10 minutes while others were calculated please calculate all Tcs and draw actual Tc lines for each individual existing and proposed drainage area being considered. On each Tc the lengths and slopes of reach component shall be labeled. They may be 10 minutes however, it should not be assumed.
  - d. There is an Existing 24" VCP pipe inlet in the old Railroad R.O.W. adjacent to the rear of Lot 14. The pipe inlet appears to be a low elevation point at 453.70, therefore a storm flow entry point draining into what appears to be a swale that runs along the old Railroad R.O.W. next to Linn Drive. This pipe inlet is being demolished and there does not appear to be a method of capturing the Storm runoff in this area.
  - e. Parking Lot storm runoff directed to inlets 102,103 and 105 flows directly to a sub-surface recharge field without any pre-treatment. Testimony shall be given how parking lot runoff can be infiltrated into the ground without pre-treatment within the guide lines of the NJ Stormwater Best Management Practices.
  - f. A type "D" inlet detail shall be added to the plans with grate and frame catalog numbers from specified manufacturer.
  - g. A table of all inlet with types(i.e. "A", "B", "D") shall be added to the plans.
  - h. A detail or definition of a "15"/36" Hybrid C.H.D.P.E." shall be added to the plans.
  - i. A Stormwater maintenance plan shall be submitted.
  - j. Environmental easements/deeds shall be submitted.  
(Additional Comments may be added when requested revisions or information are submitted.)
- 5) **Sanitary System**
- a. It appears that this project will require a TWA from the NJDEP.
  - b. Calculations on average and peak flow capacity shall be submitted on the existing 8" sanitary receiving pipe in Pine Street.
- 6) **Dumpsters**
- a. The Applicant shall testify the means and methods for the collection and removal of refuse and recycling. Testimony shall be given on how refuse and recyclables are brought from each building to the refuse area? Also testimony shall be given that the size of the enclosure is large enough for 95 residential units. Label length and width of the enclosure as well as the shed shall on Plan Sheet 5.

**7) Signs**

- a. Signs were not included on the site plans and shall be submitted to the building department for review and approval under a separate submission.

**8) Architectural Plans**

- a. The height of all parapets shall be dimensioned from top of the roof on Building Elevations Plan, Sheets Z-201, Z-202 and Z-203.
- b. The means to access the roof on Buildings B and C shall be shown.
- c. The height of the parapet walls on both ends of building "A" above the two ends lower roofs shall be dimensioned of the Building Elevations Plan, Sheets Z-201& Z-202.
- d. Testimony shall be given if the residents of both "3A" end units can access the lower roofs from their rooms. Also if any residents will have access to the lower roofs of the building "A". If no one will access, testimony on securing the doors that access the lower roofs shall be given.
- e. On Building "A" Plan Z-102, there are labels for "Ladder Access to Upper Roof" however a ladder is not show. A ladder is shown on Building A Elevations Z-201. Please show ladders on plans as well as provide details.
- f. Testimony shall be given that the basement are not part of this submission.

**9) Mechanical Equipment**

- a. All Mechanical equipment will be installed within the areas as located on Roof Plans contained on sheets Z-102 and Z-103.
- b. Testimony shall be given is additional enclosures be required to screen the units from the street. If additional enclosures and/or screening will be required a detail of the enclosure or screening shall be added to the plans.

**10) Traffic Study**

- a. All information from outside sources i.e. "TTE", "NJDOT", "RSIS" etc. shall be copied and made part of the report.
- b. Does ITE give trip generations for both weekdays and weekends, if they do, please include both scenarios.
- c. Has mass transportation been considered in the report preparation?
- d. Pine Street at the Bloomfield Avenue intersection is posted as a one-way street with no entry from Bloomfield Avenue. Presently, all traffic entering and leaving Lots 11,12,13,14 and 15 do so via Pine Street(Lots 16 and 17 are on Bloomfield Avenue) and none via Linn Drive. Please analyze the impact of adding the additional trips to Linn Drive as well as the traffic signal at Bloomfield Avenue.
- e. An analysis should be prepared on new traffic impact entering and exiting Linn Drive to the Northeast (away from the traffic signal).

**11) Landscaping**

- a. There is a proposed "Red Oak" within the sight triangle on the driveway exit on Pine Street. Re-locate outside of triangle.
- b. Testimony on the proximity of a proposed "Red Oak" along the Bloomfield Avenue R.O.W. and both the edge/corner of Building "A" and the sidewalk.
- c. Between Buildings "A" & "B" there are proposed 3-"Pin Oaks" being installed within a small area between two retaining walls. Testimony on the effects of the roots of the "Pin Oak" will have on the retaining walls shall be given.
- d. Testimony shall be given that "Red Sunset Maples" are suitable for installation within bio-retention basin area #1.
- e. Testimony shall be given that a "Red Oak" is suitable for installation within feet of the storm system "MTD #401" and "OS-402".
- f. Testimony shall be given that a "Sawleaf Zelkova" is suitable for installation next to "MH #403".

**12) Lighting**

- a. Lighting minimum of 0.5 Fc in Parking Lot.

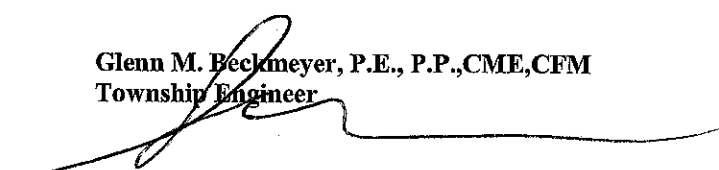
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The above results are intended to point out the sections that are not in compliance (open) with the Ordinance along with my comments. I will finish the technical review on the open items when the applicant resubmits a site plan that covers (or answers) the non-compliance's or is granted the requested variances. It shall also be the intent of the applicant to follow all rules and regulations in accordance with New Jersey Department of Environmental Protection. Review and Approval by the Essex County Planning Board is required, with a copy of the Approval and correspondence submitted to the Township. In addition, the sanitary sewer connection shall be reviewed and approved by the Township with all outside agencies required. Should you have any questions regarding this matter, please do not hesitate to contact me.

**Yours Truly,  
Beckmeyer Engineering, P.C.**

**Glenn M. Beckmeyer, P.E., P.P.,CME,CFM  
Township Engineer**



**Cc: Matt Cavalo, Township Manager  
Mike Decarlo, Engineering Manager**