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DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

August 3, 2020

Michael C. DeCarlo
Engineering Manager – Zoning Official
10 Commerce Court
Verona, NJ 07044

Township of Verona Planning Board
600 Bloomfield Avenue
Verona, New Jersey 07044
Attn. Mr. Larry Lonergan Chairperson

RE: PIRHL Developers, LLC (“Applicant”)
Preliminary Site Plan, Minor Subdivision and Variance Application
Block 2301 Lots 11, 12, 14-19 (“Property”)

Dear Mr. Lonergan and Members of the Planning Board,

The engineering/zoning office has received a cover letter from the law firm of Day Pitney LLP, dated July 15, 2020. The letter was submitted on behalf of the applicant in connection with their request to file application to the Planning Board for its consideration and approval.

The first portion of this offices review shall be a completeness review. This is to ensure that the planning board has the required technical documentation to review and decide on the application as a preliminary site plan, minor subdivision and variance application at the property pursuant to Article 6 of the New Jersey Municipal Land Use Law, Chapter 118 of the Township of Verona Site Plan Review and Chapter 127 Subdivision of Land.

The Proposed Development:

PIRHL Developers, LLC (“Applicant”) is the contract purchaser and designated redeveloper of property designated as Block 231, Lots 11, 12, and 14-19 on the Township Tax Map and located at the intersections of Bloomfield Avenue and Pine Street and Bloomfield Avenue and Linn Drive (“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 a minor subdivision, 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, stormwater 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 Documents which were submitted for review and considerations are as follows:

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

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

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

Landscape Plans 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;

Zoning Office Completeness Review:

- Township of Verona Code §118-16 Details of Site Plan. (Checklist)
- Township of Verona Code §127-7 Subdivision of Land (Plat Details)

The applicant is seeking waivers on check list items numbered 8, 9, 19, 31 and 39 of the Verona Site Plan Application Checklist. Item numbers 19 & 39 are completely waived while item numbers 8, 9 & 31 are conditionally waived and will be required to be shown on any future submittal of a final site plan to the Board.

Based upon the review of the plans and reports which were submitted the zoning office can certify that the aforementioned documents meet or exceed the minimal standards required for submittal and hereby deem the application complete insofar that they can be tendered to each of the members of the Planning Board for their consideration and independent review and that the application can be scheduled for the next regular planning board meeting.

Existing Zoning:

The existing "property" known as Block 2301 Lots 11, 12, 14-19 is situated within the Township of Verona's MR (Mixed Residential-Retail) Zone, as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011 and described within Chapter 150, effective August 15, 2011.

Proposed Redevelopment Area & Plan:

The proposed "property" is wholly contained and bound by the Township of Verona Redevelopment Area known as the "Depot and Pine Street Redevelopment Area" per;

- Township of Verona Ordinance No. 2020-04 (Effective March 15, 2020) and exhibit A, which is the "First Amendment To The Depot and Pine Street Redevelopment Area Redevelopment Plan" Prepared by Benecke Economics, Dated January 21, 2020.
- Township of Verona Ordinance No. 2020-14 (Effective July 19, 2020) and exhibit A, which is the "Second Amendment To The Depot and Pine Street Redevelopment Area Redevelopment Plan" Prepared by Benecke Economics, Dated May 28, 2020.

Proposed Overlay Zone District:**§150 - 17.7 G. A-2R (MULTI FAMILY – MID RISE REDEVELOPMENT) ZONE DISTRICT**

Principal Permitted Use:

1. Affordable housing apartments

Bulk Regulations – Area, Yard and Coverage:

Requirement	A-2R Overlay Zone (Code)
Minimum Acreage	4.0
Maximum Residential Density Per Acre	N/A
Minimum Front Yard Setback (Ft.)	20
Minimum Side Yard Setback - Individual or One (Ft.)	15 Ft.
Minimum Side Yard Setback - Combined or Both (Ft.)	35 Ft.
Minimum Rear Yard Setback (Ft.)	20 Ft.
Maximum Dwelling Units per Acre	N/A
Maximum Height - Building Affordable Housing *	54 Ft.
Maximum Improved Lot Coverage Percent (%)	80%
Maximum Dwelling Units - Project Area	100 Units
* The "Permitted Exceptions" regarding "Height Regulations" §150-5.2 B. shall be applicable to the A-2R Overlay Zone. Also, one side yard setback MUST exceed 15 feet.	

Zoning Review:

Requirement	A-2R Overlay Zone (Code)	Proposed
Min. Acreage	4.0	4.153
Max. Residential Density Per Acre	N/A	N/A
Min. Front Yard Setback (Ft.)	20	20
Min. Side Yard Setback - Individual or One (Ft.)	15 Ft.	N/A
Min. Side Yard Setback - Combined or Both (Ft.)	35 Ft.	N/A
Min. Rear Yard Setback (Ft.)	20 Ft.	20 Ft.
Max. Dwelling Units per Acre	N/A	N/A
Max. Height - Building Affordable Housing *	54 Ft.	<54 Ft.
Max. Improved Lot Coverage Percent (%)	80%	57.20%
Max. Dwelling Units - Project Area	100 Units	95 Units
Accessory Structure		
Sheds		
Front Yard Setback (Ft.)	20 (Ft.)	10 (Ft.) VARIANCE
Side Yard Setback (Ft.)	3 (Ft.)	N/A
Rear Yard Setback (Ft.)	3 (Ft.)	22.6 (Ft.)
Trash Enclosure		
Front Yard Setback (Ft.)	20 (Ft.)	23 (Ft.)
Side Yard Setback (Ft.)	5 (Ft.)	N/A
Rear Yard Setback (Ft.)	5 (Ft.)	7 (Ft.)

Parking Requirements: (A-2R (MULTI FAMILY – MID RISE REDEVELOPMENT) ZONE DISTRICT)

The parking standard was established as 1.5 spaces per affordable residential unit. Therefore;

95 units proposed x 1.5 = 142.5 (143 Parking Spaces Required)

143 Parking Spaces are proposed.

Zoning Office Comments

1. 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.
2. No signs have been shown or detailed on any of the plans which were submitted and reviewed. Signs were not included in the Redevelopment Plan and are therefore still governed under §150-7.9.
3. The proposed parking lot light which is along the northeasterly property line should be installed with house side shield to prevent light spillage onto the adjoining property.
4. When two structures (other than buildings) are less than three feet apart measured horizontally from one another they shall be considered one structure, therefore any fencing which will be required for walls over 4 feet in height must be either a combined total of 6 feet or less in height or the required fence must be setback 3 feet from the face of the wall. Details must be provided.
5. Building height calculations should be shown on the grading plan in accordance with the §150-2.3 “HEIGHT, BUILDING”; the HEIGHT, AFFORDABLE HOUSING BUILDING of the Township Ordinances applicable to the A-2R Overlay Zone.
6. The applicant proposes a “reverse” minor subdivision in which eight (8) lots are merged into two (2) lots. Any site plan approval given by the Board must include a consolidation deed in a form as approved by the Planning Board Attorney and filed in the Essex County Register’s Office.
7. All HVAC equipment must be properly screened from the neighboring properties.
8. The applicant should reconstruct the sidewalk along the property frontage, and install shade trees as required by the Township Shade Tree Commission as directed by the Township Engineer.
9. If approved, no paper or temporary type signs shall be permitted to be placed on the grounds or in the windows of the rental/management office.
10. The applicant shall provide testimony on the method of solid waste disposal and recycling pick up.
11. The applicant shall file a Treatment Works Application for a sewer extension and Water Extension Application with the NJDEP.
12. The applicant is responsible for all sewer and water tie in fees, street opening permits, etc.

13. The plan is subject to review by the New Jersey Department of Environmental Protection (NJDEP), Hudson Essex Passaic Soil Conservation District and Essex County Planning Board.
14. The applicant must obtain all permits necessary from but not limited to the NJDEP, HEP Soil Conservation District, Essex County and/or Township of Verona.
15. The applicant must provide a Construction and Maintenance Bond in accordance with the Municipal Land Use Law.
16. The applicant must provide and maintain an escrow deposit as required by the Township Engineer for inspection services.
17. The applicant must enter into a “developer’s agreement” and post all improvement and maintenance bonds, inspection escrows, insurance certificates etc. in a form approved by the Township attorney.

Respectfully Submitted,

Michael C. DeCarlo

Michael C. DeCarlo

Engineering Manager & Zoning Official

cc. Mr. Larry Lonergan Chairperson Township of Verona Planning Board (via email)
Mrs. Jennifer Kiernan RMC, Township of Verona Municipal Clerk (via email)
Mrs. Ashley Neale, Township of Verona Planning Board Secretary, (via email)
Mr. Glenn Beckmeyer PE, Township of Verona Engineer, (via email)
Mr. Greg Mascera Esq. Township of Verona Planning Board Attorney (via email)
Ms. Katherine A. Coffey Esq. Day Pitney LLP (via email)