

Roth Engineering, LLC

52 Quail Run
Long Valley, NJ 07853
Phone: 973-715-7427
mike@rothengineers.com



June 30, 2021

Via UPS Ground & Email: **Ashley Neale (aneale@veronanj.org)**
Verona Board of Adjustment Administrator
Township of Verona
600 Bloomfield Avenue
Verona, New Jersey 07044

Re: **Runnymede Gardens – Cam Gar at Verona LLC**
Block 2303, Lot 1
Township of Verona, Essex County, NJ
Roth Engineering Project # 201006

Dear Ms. Neale:

We are hereby submitting this response letter to address the Construction Official's June 21, 2021 memorandum for the above noted project. We are submitting this letter to show compliance with the review comments prior to the upcoming July 8, 2021 Zoning Board of Adjustment hearing. By copy of this letter, we are transmitting digital copies of the enclosures and letter directly to the Construction Official Thomas Jacobsen for his review. We have enclosed the below additional information to support our responses:

- One (1) copy of the Hudson-Essex-Passaic Soil Conservation District approval letter dated May 7, 2021.
- Five (5) copies of the Fire Truck Turning Plan exhibit prepared by Roth Engineering, LLC dated June 30, 2021.

Our specific responses to the review comments are as follows:

1. Both dwelling units are designed to be handicapped adaptable (specifically in the bathrooms, the kitchens and the interior circulation). Details will follow on the construction permit drawings that will be created to submit to the building department. The site improvements provide for handicap parking and ADA access from the parking lot to the building.
2. Testimony will be provided at the hearing by the project team architect regarding the architecture of the proposed building. In summary, egress windows are provided in all of the bedrooms. Operable windows are gliding style units similar to the type used in the complex. The exterior brick, siding, asphalt roofing, and doors are similar to the types used in the complex. The building is intended to blend with the rest of the facility, with the

understanding that the final selections of current materials may differ slightly from the rest of the complex.

3. Emergency generators are not proposed.
4. The proposed parking lot provides for site vehicular circulation for both day-to-day use and emergency situations. The attached "Fire Truck Turning Plan" exhibit shows a fire truck pulling into the proposed parking lot, backing up, and then leaving the site which is consistent with the turning movement presented for the previously approved project.
5. Testimony will be provided at the hearing by the project team engineer regarding the proposed fencing. The proposed fencing along the sidewalk in front of the proposed building is cedar privacy fencing to minimize any headlight glare towards the new building when pulling into the parking lot. The proposed parking spaces are located along the low side of an existing retaining wall and there will be no light glare towards building #12.
6. Testimony will be provided at the hearing by the project team architect regarding the mechanical units. The project proposes two ground mounted A/C condenser units. There is no roof top equipment proposed.
7. Testimony will be provided at the hearing by the project team engineer regarding the dumpster enclosure. An enclosure is proposed around the dumpster area which consists of 8' high wooden privacy fencing attached to a metal frame.
8. Testimony will be provided at the hearing by the project team engineer regarding lighting and landscaping. The lighting design is focused on this project site to protect public safety in the parking lot and walkway areas with no light spillage off this project site as demonstrated on the lighting plan of the site plans. The project proposes new landscaping to soften the building and hardscape areas which includes a total of 15 trees, 39 shrubs, and groundcovers for this project site.
9. The parking lot overhead lighting proposed is a downward facing fixture that will not reflect or shine on adjacent dwelling units. The lighting design is subject to the Township of Verona Engineer's review.
10. The proposed parking spaces are striped.
11. We agree to comply with the Township of Verona Fire Marshal regarding Knox Boxes (if required) on the building and specific location.
12. We agree to comply with the Township of Verona Fire Marshal regarding fire lane striping/signage (if required).
13. The project has already obtained HEP Soil Conservation District approval dated May 7, 2021. A copy of the approval is enclosed with this letter.
14. The project results in a decrease in impervious coverage and proposes stormwater inlets and piping that will connect to the existing system. The stormwater design is subject to the Township of Verona Engineer's review.
15. The project does not propose any electric vehicle charging stations.
16. Retaining walls forty-eight inches or higher will be submitted for a construction permit with signed and sealed engineered drawings.

17. The project will comply with ordinance requirements related to the COAH fees.
18. There are no ground mounted signs proposed. The proposed building will include a building identification sign consistent with the other buildings in the complex which is subject to the Zoning regulations of the Township of Verona.

We believe that this response letter addresses the comments and updated plans will ultimately be submitted after the hearing for resolution compliance review. Should you have any questions, please do not hesitate to contact our office.

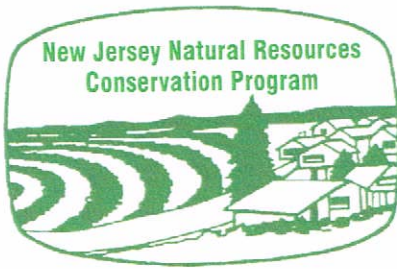
Best Regards,



Michael J. Roth, P.E., P.P.
mike@rothengineers.com
(973) 715-7427

Enclosures via email:

Thomas Jacobsen, CPM, Construction Official (tjacobsen@veronanj.org)
Charles Thomas, Jr., BNE Real Estate Group (cthomas@bnerealestate.com)
Joseph Feldman, BNE Real Estate Group (jfeldman@rentnjapts.com)
Lisa Phillips, Law Offices of Richard Schkolnick, LLC (lphilplan@gmail.com)
Richard Schkolnick, Law Offices of Richard Schkolnick, LLC (rick@schkolnicklaw.com)
Frederick T. Wawra, RA NCARB, Fox Architectural Design PC (fwawra@foxarch.com)



HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT

80 ORCHARD STREET
BLOOMFIELD, NJ 07003-5104
Telephone: (862) 333-4505
Fax: (862) 333-4507
www.hepsoilnj.org

May 7, 2021

Mr. Charles Thomas
Cam Gar at Verona LLC
16 Microlab Road
Livingston, NJ 07039

RE: **Runnymede Gardens Low Rise Apartment**
34 Linn Drive, Verona, NJ
Block: 2303 Lot: 1
HEPSCD Ch.251 ID# **221-E-6106**, plan by Roth Engineering, dated 4/13/21

Dear Sir/Madam:

The District has completed the review of the soil erosion and sediment control plan for the above referenced project and hereby reports that the plan meets the Standards for Soil Erosion and Sediment Control in New Jersey (N.J.A.C.290-1.1 et seq., promulgated pursuant to the New Jersey Soil Erosion and Sediment Control Act, N.J.S.A.4-24-39 et seq.). Accordingly, the plan is **certified** by the Hudson-Essex-Passaic Soil Conservation District subject to the following conditions:

- 48 hours prior to the commencement of any construction activity, complete & submit the District **Start Notice** form. The form is included in this mailing.
- A copy of the certified plan must be kept on the job site at all times.
- The applicant or contractor must request a final inspection (once landscaping and final soil stabilization is complete) & obtain a Report of Compliance prior to seeking a temporary or permanent Certificate of Occupancy.
- The District must be provided with written notification of any conveyance of this project, subject property, or portions thereof, including individual residential lots if applicable. Said notice must provide the names, addresses, and telephone numbers of subsequent owners.
- The District must be informed of address and or telephone number changes of owners, agents responsible for site construction, and job supervisors.

Please be advised that the Soil Erosion and Sediment Control Act authorizes the issuance of stop construction orders and penalties of up to \$3000 per day for violations of the certified plan or for failure to comply with the aforementioned requirements. Please be further advised that any conveyance of this project or portions thereof will transfer full responsibility for compliance with the certified plan to subsequent owners. Please contact the District if you require assistance implementing the certified soil erosion and sediment control plan. This certification is valid for 3-1/2 years from the date of this letter and is limited to the controls specified in this plan. It is not authorization to engage in proposed land use unless such use has been previously approved by the municipality or other controlling agency.

Yours truly,

Matthew J. Ward
Chairman

Cc: Planner, Municipality, County