



**Bright View Engineering**  
*Moving you forward*

June 30, 2021  
(Revised August 1, 2021)

**VIA E-MAIL**  
[aneale@veronanj.org](mailto:aneale@veronanj.org)

Ashley Neale, Board Secretary  
Zoning Board of Adjustment  
Verona Town Hall  
600 Bloomfield Ave  
Verona, NJ 07044  
(973) 857-4834

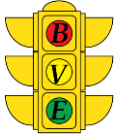
**Re: Engineering Site Plan Review**  
**Proposed Multifamily Residential Development**  
34 Linn Drive (Cam-Gar at Verona LLC)  
Block 1702, Lot 22  
Verona Township, Essex County, New Jersey  
**Project No.: 212568 (#2021-16)**

Dear Ms. Neale:

Bright View Engineering, LLC (*BVE here-in*) was tasked with performing a review of the provided Site Plan for the proposed apartment housing development at 34 Linn Drive. The subject site is located on Block 2303, Lot 1, along Linn Drive, within the Township of Verona, Essex County, New Jersey.

The following materials were examined:

- Preliminary & Final Major Site Plan for Improvements to Runnymede Gardens, prepared by Roth Engineering (10 Sheets), dated April 28, 2021;
- Proposed Floor Plans for Proposed New Two-unit Apartment Building for Runnymede Gardens, prepared by Fox Architectural Design, PC (2 Sheets), January 4, 2021;
- Survey Map of Property Situated at 34 Linn Drive, Township of Verona, Essex County, New Jersey, prepared by George J. Anderson, LLC, date April 10, 2008.
- Response Letter and Submission dated July 19, 2021 prepared by Mike Roth of Roth Engineering.



## **Background Information**

The project site is located at 34 Linn Drive in Verona Township, Essex County, New Jersey. The site is the location of Runnymede Gardens, a 252-unit apartment complex which is spread over multiple properties within the subject area.

The Applicant is proposing to demolish an existing concrete area to install a 2-story building that will include two (2) additional two-bedroom apartments, a parking area with six (6) parking spaces, an outdoor landscaped seating area, and a dumpster enclosure. The site is located within the Runnymede Gardens Apartment complex on the west side of Linn Drive approximately 600' north of Personette Avenue.

## **Applicant Information**

The Applicant for this project is:

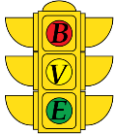
Cam Gar at Verona, LLC  
16 Microlab Road  
Livingston, New Jersey 07039

## **Site Plan**

1. A steep slope analysis needs to be provided to confirm the absence/presence of steep slopes.

***A steep slope analysis has been provided. A major disturbance of a prohibitive steep slope area is being proposed totaling 3,100 square feet. The Applicant has indicated that all steep slopes to be disturbed were previously disturbed as part of the original construction. The Applicant should provide testimony to this assessment.***

2. The proposed limit of disturbance is shown as 0.42 acres. All work proposed is within the interior of the subject property in an area that was a former swimming pool and courtyard area.
3. Various site furnishings are shown on the plans. The Applicant shall confirm if these are temporary and if fixed/permanent, provide information or details on the manufacturer and style.
4. Pavers are being proposed for the firepit and sitting areas. A detail of the paver installation shall be provided indicating paver type and an installation cross section.



***The Applicant shall provide testimony to this, in particular if these pavers are anticipated to be installed on a sand bedding or an impervious bedding such as concrete.***

5. Consideration should be given to the use of a pervious paver or other pervious surface at these locations.

***Pervious surfaces are still recommended as a means to offset and reduce runoff created on the site.***

6. Two (2) separate walls are being proposed as part of this project. Walls over four (4) feet in height need to be designed by a licensed engineer and are subject to review and approval from the Township Building Department.

***The Applicant agrees with this comment.***

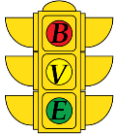
### **Stormwater**

7. The proposed development will decrease the amount of impervious surface coverage on site by 404 square feet.
8. This project may be classified as a “Major Development” per Chapter 455 of the Township Code. Chapter 455 defines a “Major Development” as:
  - a. The disturbance of 0.5 acre or more of land since February 2, 2004;  
**(Condition not triggered since the proposed disturbance is shown as 0.42 acres)**

***The Applicant agrees with this comment.***

- b. The creation of 5,000 square feet or more of “regulated impervious surface” since February 2, 2004;  
**(Condition may be triggered. In particular, the Applicant shall provide an analysis as to the amount of impervious surface directed to the existing drainage system)**

***The Applicant has indicated that the runoff will continue to be conveyed to the same existing drainage system. Based on the existing conditions, it appears a large portion of the existing runoff currently flows to a set of drains on the south side of the project side. The project proposes a new series of drains that will connect to an existing system in the access driveway to the east which would constitute an increase of new impervious runoff to an existing system. The Applicant shall provide testimony as to the discharge of the existing drains to the south. If these do not connect to the system to the east, then calculations need to be provided to quantify this area that will be shifted to a separate system.***



- c. The creation of 5,000 square feet or more of “regulated motor vehicle surface” since March 2, 2021; or  
**(Condition does not appear to be triggered as the proposed parking area is approximately 3,600 square feet. The Applicant shall confirm the area)**

*The Applicant has indicated the new parking area will be approximately 1,988 square feet. The actual number appears to be greater than this but still below 5,000 square feet. Additional testimony may be required on this.*

- d. A combination of b and c above that total an area of 5,000 square feet or more. The same surface shall not be counted twice when determining if the combination area equals 5,000 square feet or more.  
**(Condition may be triggered. The Applicant shall provide an analysis table that details the quantity of “Regulated Impervious Surface” and “Regulated Motor Vehicle Surface” created as a result of the proposed development)**

*The Applicant’s testimony to items above will address this comment.*

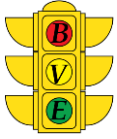
*Overall, the Applicant will need to provide further testimony as to the existing impervious surface on the site. The area of the site that was once a swimming pool has been filled in with soil and though areas of the area act as impervious, vegetation has taken root that has some runoff absorption qualities. It is recommended that the Applicant consider some stormwater BMP’s or green infrastructure improvements to offset this project.*

9. An extension to the stormwater collection system is being proposed consisting of lawn inlets and 8” diameter HDPE pipe. Pipe capacity calculations shall be provided to ensure that the proposed system can accommodate the flow directed to it.

*The Applicant agrees with this comment and will provide calculations.*

10. A maintenance manual for the stormwater system on site will be required as a condition of approval.

*The Applicant has requested a waiver from this requirement. A waiver can be considered based upon the final design. At a minimum, routine maintenance instructions should be added to any final and approved plans. This would include routine inspection tasks such as cleaning of pipes and inlets as well as inspection of facilities after significant rain events.*



## Utilities

11. A comparison of the existing versus proposed sanitary sewer flows should be provided. The Applicant must also obtain confirmation that the Township treatment plan can accommodate any increase in flow.

*The Applicant agrees with this comment and will provide calculations.*

12. A detail of the proposed sanitary sewer connection shall be provided.

*The Applicant agrees with this comment and will provide a detail.*

13. Will-serve letters from all applicable utility companies need to be provided to ensure the increased demand can be accommodate by the provider.

*The Applicant agrees with this comment and will provide calculations.*

14. Calculations supporting the water demand for the proposed units be provided for review and approval.

*The Applicant agrees with this comment and will provide calculations.*

15. The Applicant shall provide testimony as to whether any fire suppression will be included as part of the new building.

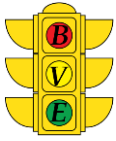
*The Applicant has indicated that sprinklers will not be required as part of this application.*

## Site Operations & Maintenance

16. Additional testimony should be given regarding the intended snow removal operation on the proposed improvements and the location of potential snow storage if required

*The Applicant has indicated that storage space is located at the southwest corner of the property. The Applicant is reminded that an accessible parking spot is located at this location and that NJSA 39:4-207.9 requires snow to be removed from this area within 24 hours of the end of an event. The Applicant shall provide testimony as to whether current snow removal operations for the complex have a backhoe available or if only plows are utilized.*

17. Testimony should be given regarding the trash recycling collection for the property and confirm the anticipated numbers of days as well as the responsibility of the operation.



***The Applicant has indicated that no change will take place to the trash or recycling collection. Testimony should be provided as to the current hauler as well as the number of days of collection and confirmation that the hauler can accommodate the new layout with their existing fleet.***

### **Traffic & Circulation**

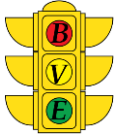
18. The proposed development will not be a major traffic generator and a Traffic Study has not been provided.
19. The Engineer references the Residential Site Improvement Standards (RSIS) (N.J.A.C. 5.21) in their parking figures. A parking capacity of six (6) parking spaces is proposed on site, including one (1) van-accessible ADA space. Based upon the RSIS parking figures, we note that the site would require four (4) parking spaces. Based upon the ITE Parking Generation Manual, 5TH Edition, we note that the site would require approximately five (5) parking spaces. The proposed six (6) parking spaces comply with both the RSIS and ITE parking standards.
20. One (1) access point is proposed for the site. The proposed access point is a drive aisle connected to an existing drive aisle within the apartment complex. This drive aisle provides for full-movements and is 24' wide at its narrowest point. Surface parking with 9' x 18' 90-degree parking stalls is provided from this aisle. The standard stall dimensions required within the Township Code (§150-12.8(3)) are 9' x 20'. Since the proposed drive aisle by the six (6) parking spaces is 27' wide, 9'x20' can be provided to meet the requirement.

***The Applicant has indicated that the proposed spaces meet RSIS. This office still recommends utilizing the larger space as required by Township code.***

21. The site plans indicate a 3' wide sidewalk along the proposed outdoor dining area. Pedestrian walkways should provide no less than 4' width walkable path (5' desirable) per the latest ADA design guidelines. Testimony should be provided regarding pedestrian access and circulation throughout the site. The Applicant should ensure that pedestrians can safely access and circulate throughout the site. All pedestrian facilities should comply with the latest ADA design guidelines.

***The Applicant has agreed to provide ADA compliant width of four (4) feet on the walkways.***

22. Please ensure that the AutoTURN templates utilized are for vehicles anticipated to be on-site, which may include:



- a. Largest wheel base vehicle expected;
- b. Ambulance;
- c. Refuse Truck; and
- d. Fire Truck

***Turning templates for a fire truck have been provide as part of this submission. The turning templates indicate the safe maneuvering of a fire truck. We defer to the Township Fire Official for any additional comments. Since the fire truck is the largest vehicle that can be expected on site, this comment has been satisfied.***

23. Please provide information regarding the operation of deliveries and refuse pick-up, as well as the site's ability to process emergency vehicles. We recommend that the Engineer contact the Township's Fire Official and ensure that the largest wheelbase emergency vehicle is accounted for.

***This comment has been addressed above.***

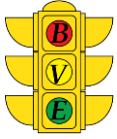
24. It is recommended that the Applicant ensures that the appropriate pavement markings and signage, not limited to double yellow lines at intersections, stop bars, stop signs, arrows, only, etc., be utilized throughout the site in order to ensure safe access and site circulation. Please utilize the guidance set forth within the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). A separate plan sheet which details signage and striping should be provided.

***The Applicant has agreed to install striping and signage per MUTCD at the access driveway at Linn Drive.***

### **Lighting Comments**

25. The lighting plan consists of a combination of pole mounted lights, string lights, and bollard lights.
26. The Applicant shall provide the following additional information:
- The light loss factor utilized;
  - Separate calculation areas for pedestrian walkways and access points, drive aisles/intersections, and parking areas;
  - Statistics table(s) highlighting minimum, average and maximum light readings as well as uniformity; and
  - A luminaire location table indicating mounting heights and orientation.

***The applicant has agreed to provide the information requested above.***



27. We recommend that the Applicant utilize the Township Code or a National Standard (such as IESNA) as a guideline for their analysis.

***The applicant has agreed to utilize the codes listed above.***

28. The Township Code, §150-12.8(E) for Additional Off-Street Parking Regulations, requires attendant/accessible parking spaces to have a minimum of 2 footcandles. The Lighting Plan depicts a minimum of 0.9 footcandles. Please revise to ensure that accessible parking spaces meet the Township Code requirements.

***The applicant has agreed to revise the lighting to meet the Township Code.***

### **Landscape Plan**

29. Although a large portion of the site is impervious, the Applicant is proposing the removal of thirty-four trees (34) in excess of six-inch diameter. All of the trees proposed to be removed are 12 inches or less and therefore are not classified as significant per the Township Code.

30. A steep slope analysis has not been completed and therefore it is not possible to determine if any trees to be removed fall within a steep slope area.

***Based on the steep slope analysis provided, it does not appear that any trees are being removed from the steep slope areas.***

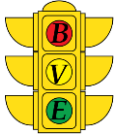
31. Per Chapter 493-26, tree replacements will be required. The Applicant shall provide a calculation of replacement trees required. The Applicant is currently proposing the planting of fifteen (15) trees. Of these trees six (6) are deciduous trees and nine (9) are coniferous (evergreen) trees.

***The applicant has agreed to plant twenty-two (22) trees and meet the Township requirements.***

32. Exemptions for tree replacements may be granted based on the description that some trees are “damaged”. A licensed tree expert’s written opinion will be required for any tree replacement exemptions that are required.

***The Applicant shall provide testimony as to whether the landscape architect is qualified as a “Licensed Tree Expert” as defined by Chapter 493 of the Township Code. If not, the comment remains unaddressed.***





33. The Zoning Officer shall confirm if a contribution to the Township's Tree Replacement Fund is required.

***The Applicant has agreed to meet this requirement.***

34. The Applicant is proposing to plant a total of four hundred and seven (407) other plants, shrubs, and ground covers.

35. It appears that a majority of the shrubs, grasses, and ground covers are native, but the ground covers are not. It is recommended that the Applicant consider the use of native species.

***The Applicant has agreed to consider the use of native species.***

36. Any/all tree removal and/or replacement shall be subject to review and approval of the Townships Shade Tree Commission.

37. It is recommended that any tree removal be completed outside of typical nesting dates for fauna native to the area.

***The Applicant has agreed to add a note to the plan to satisfy this comment.***

### **Additional Permits & Approvals**

38. Permit from Hudson-Essex-Passaic Soil Conservation District

***Approval has been received and provided.***

39. All other Township related approvals as deemed necessary.

Should you have any questions or require additional information please do not hesitate to contact us at (551) 265-0729.

Very truly yours,

**Bright View Engineering, LLC**  
Aaron J. Schrager, PE, PP, CME  
Principal

AJS/s