



Bright View Engineering
Moving you forward

June 30, 2021

VIA E-MAIL
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.

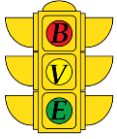
The following materials were examined:

- 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.

Background Information

The project site is located at 34 Lin 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.

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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.

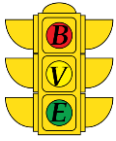
Applicant Information

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

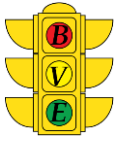


Stormwater

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

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.



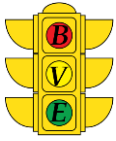
12. A detail of the proposed sanitary sewer connection shall be provided.
13. Will-serve letters from all applicable utility companies need to be provided to ensure the increased demand can be accommodate by the provider.
14. Calculations supporting the water demand for the proposed units be provided for review and approval.
15. The Applicant shall provide testimony as to whether any fire suppression will be included as part of the new building.

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.
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.

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.
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

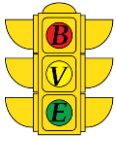


pedestrian access and circulation throughout the site. The Applicant should ensure that pedestrians can safely access and circulate throughout the site. All pedestrian facilities should comply with the latest ADA design guidelines.

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
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.
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.

Lighting Comments

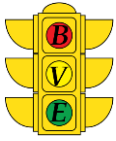
25. The lighting plan consists of a combination of pole mounted lights, string lights, and bollard lights.
26. The Applicant shall provide the following additional information:
- The light loss factor utilized;
 - Separate calculation areas for pedestrian walkways and access points, drive aisles/intersections, 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.
27. We recommend that the Applicant utilize the Township Code or a National Standard (such as IESNA) as a guideline for their analysis.
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.

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



Additional Permits & Approvals

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

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

cc:

[https://bvengr.sharepoint.com/sites/bvengr/proj/212568-Verona BOA – 34 Linn Drive \(2021-16\)/7-Reports-Analysis-counts/34 Linn Drive Memo-06.30.2021.docx](https://bvengr.sharepoint.com/sites/bvengr/proj/212568-Verona%20BOA%20-%2034%20Linn%20Drive%20(2021-16)/7-Reports-Analysis-counts/34%20Linn%20Drive%20Memo-06.30.2021.docx)