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

Construction Official 880 Bloomfield Avenue, Verona, NJ 07044 973-857-4834 (f)973-857-5134

Date: June 21, 2021
To: Ashley Neale, Board of Adjustment Administrator
From: Thomas Jacobsen, Construction Official
Re: Cam Gar at Verona LLC.
Block 2301 Lot 1 (Additional Lots: Block 2301, Lot 20; Block 2302, Lot 1; and
Block 2304, Lot 11)
Zone: A-1


I have reviewed the submitted plans by Roth Engineering to construct a two-story apartment building containing two (2) dwelling units; construct an outdoor amenity area containing a fireplace/seating area, fire pit, grill and seating area; a dumpster enclosure and a new surface parking area containing six (6) parking spaces. I offer the following comments for the Board's consideration:

1. All dwelling units are required to be handicap adaptable under the Uniform Construction Code. Barrier free parking, exterior routes and common use facilities are required to be handicap accessible in accordance with code.
2. The applicant shall provide testimony on the type of windows, egress windows required by code, doors, exterior finish materials and colors, etc. for the building, and any planned management regulations to maintain uniformity and quality of approved windows, doors and exterior finish material and colors, etc.
3. Applicant shall provide testimony on whether energy related improvements such as emergency generators, solar panels, or other alternative energy systems may or may not be permitted by the Management Company in the future. This can affect capacity of site natural gas utilities in the case of emergency generators, or structural design capacity for roofs supporting solar panels.
4. Applicant shall address site vehicular circulation for both day-to-day use and emergency situations. Turning radius for Fire Department trucks must be addressed.
5. Applicant shall provide testimony regarding style of fencing and minimizing headlight glare from residents' vehicles shining on adjacent dwelling units from the exterior parking spaces.
6. Applicant shall provide testimony regarding rooftop or ground HVAC units, as well as screening where applicable.
7. Applicant shall provide testimony on screening of dumpster area.

8. Applicant shall provide testimony on proposed landscaping and landscape lighting to minimize nuisance characteristics and for aesthetic concerns to adjacent dwelling units.
9. Parking lot overhead lighting design shall be approved by the Township of Verona Engineer and shall be designed and operated so as not to reflect or shine on adjacent dwelling units.
10. Parking spaces and ways shall be clearly marked.
11. Township of Verona Fire Marshal shall determine if Knox Boxes should be installed on the building and specific location.
12. Applicant shall provide testimony on proposed or required fire lanes based on the Verona fire Marshal's requirements.
13. HEP Soil Conservation District approval must be obtained and soil conservation measures put in place prior to any disturbance of the site.
14. All storm water management must be approved by the Township of Verona Engineer.
15. Installation of electric vehicle charging stations are strongly advised as per state and local regulations.
16. Retaining walls forty-eight inches or higher requires a construction permit with signed and sealed engineered or architect drawings.
17. Applicant must provide testimony regarding COAH fees as per Township of Verona Ordinance if applicable.
18. All building and ground signage must conform to the Zoning regulations of the Township of Verona.

Should you have any questions or require further information, please do not hesitate to call my office at 973-857-4834.

Very truly yours,



Thomas Jacobsen, C. P. M.
Construction Official
Township of Verona, N. J.
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