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DEPARTMENT OF PUBLIC WORKS
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VERONA, NEW JERSEY 07044

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

Date: April 9, 2021
To: Ashley Neale, Board of Adjustment Administrator
From: Thomas Jacobsen, Construction Official
Re: 21 & 25 Grove Avenue Lot 22 Block 1702
Zone: C-2 (Professional Office and Business)

I have received the submitted plans by Weiss Realty for the proposed construction of a four-story building consisting of thirty-five residential dwelling units and 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 regarding the installation of future gas barbecues, exterior fireplaces, and exterior fountains/water features.
4. Applicant shall provide testimony on whether energy related improvements such as natural gas fireplaces or stoves, 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 fireplace/stoves or emergency generators, or structural design capacity for roofs supporting solar panels.
5. The applicant shall provide testimony on locations and methods for waste and recycling pickup for the site.
6. Applicant shall address site vehicular circulation for both day-to-day use and emergency situations. Turning radius for Fire Department trucks must be addressed.
7. Applicant shall address the size of the elevator cars with specifications approved by the Verona Rescue Squad for patient stretcher access.
8. Applicant shall provide testimony regarding style of fencing and minimizing headlight glare from residents' car shining on adjacent properties from the exterior parking spaces.

9. Applicant shall provide testimony regarding rooftop and ground HVAC units, as well as screening where applicable.
10. The applicant shall secure all Essex County approvals and permits for the construction work along Grove Avenue.
11. Applicant shall provide testimony on proper screening of dumpster area.
12. Applicant shall provide testimony on proposed landscaping and landscape lighting to minimize nuisance characteristics and for aesthetic concerns to adjacent properties.
13. 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 properties.
14. Parking spaces and ways shall be clearly marked.
15. Township of Verona Fire Marshal shall determine if Knox Boxes should be installed on the building and specific location.
16. Applicant shall provide testimony on proposed or required fire lanes based on the Verona fire Marshal's requirements.
17. HEP Soil Conservation District approval must be obtained and soil conservation measures put in place prior to any disturbance of the site.
18. All storm water management must be approved by the Township of Verona Engineer.
19. Installation of electric vehicle charging stations are strongly advised as per state and local regulations.
20. Retaining walls forty-eight inches or higher must have a construction permit with signed and sealed engineered or architect drawings.
21. Applicant must provide testimony regarding COAH fees as per Township of Verona Ordinance.
22. All building and ground signage must conform to the Zoning regulations of the Township of Verona.
23. Applicant must secure all demolition permits from the Verona Building Department before demolition of buildings.

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
Construction Official