



STONEFIELD
engineering & design

March 10, 2021

Jason Tuvel
Prime & Tuvel
2 University Plaza, Suite 109
Hackensack, NJ 07601

**RE: 21 and 25 Grove Associates LLC Proposed Residential Development
Block 1702, Lot 22
21 Grove Avenue
Township of Verona, Essex County, New Jersey**

Dear Board Members:

Stonefield Engineering & Design, LLC is pleased to submit revised documents for board review. We have provided a summary of plan changes below. Please find the following items enclosed for review:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Preliminary & Final Site Plans	03-04-2021	19	Stonefield Engineering & Design
Average Ground Elevation Exhibit	03-04-2021	17	Stonefield Engineering & Design
Sanitary Flow Calculations	03-04-2021	17	Stonefield Engineering & Design
Stormwater Management Report	03-04-2021	17	Stonefield Engineering & Design
Environment Impact Statement	03-04-2021	17	Stonefield Engineering & Design
Traffic & Parking Assessment Letter Report	02-24-2021	17	Stonefield Engineering & Design

Summary of Plan Changes:

- Architectural Change** – The overall structure has been modified with an updated building floorplan and now incorporates a single-story ground level parking area with an increased number of parking spaces. The addition of tandem parking spaces as well as stacked spaces has reduced the overall requested variance for number of parking spaces. The floorplan has been modified to better accommodate the neighboring residential properties by incorporating an increased setback above the second level on the side adjacent to the neighboring properties, softening the appearance to the abutting residences.
- Stormwater Modifications** – The proposed grading design and stormwater conveyance system has been updated to provide a storm connection further upstream on the existing storm sewer in the rear of the site. This no longer requires the reconstruction of the storm within the drainage easement at the rear of the site.
- Retaining Wall Addition** – The single-story ground level parking layout has eliminated the need for the previously proposed retaining wall along the southern and eastern property line. The revised layout included in the submission is proposing fewer retaining walls being utilized for the entrance pedestrian and driveway ramps, and to provide additional screening within the landscape buffer areas.

Should you have any questions, please do not hesitate to contact our office.

Best regards,

Matthew Seckler, PE, PP, PTOE
Stonefield Engineering and Design, LLC

Sent via FedEx to Addressee

T:\2019\T-19059 21 and 25 Grove Associates LLC - 21 Grove Avenue, Verona, NJ\Correspondence\Outgoing\Municipal