

Memo

To: Zoning Board Chairperson McGinley and Secretary Miesch
From: Plan Review Committee of the Verona Environmental Commission
c: Verona Environmental Commission Chair
Date: April 30, 2025
Re: **Case # 2025-03**
257 Pompton Avenue [Block 104, Lot 1]
Verona, New Jersey
Zone: C-2 (Professional Office and Business)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 257 Pompton Avenue in Verona submitted by Brian Aloia, which we received on April 25, 2025. We understand that the Applicant is seeking remove more than two (2) healthy, mature trees in one calendar year, which, according to [§493-24](#) requires a review by and approval from the Planning Board. Due to the use variance, and others required, this application will be heard by the Zoning Board of Adjustment. The comments below are provided for the Board's consideration:

- 1) A properly registered and Licensed Tree Expert (LTE) should be engaged to prepare the Tree Removal and Replacement Plan with their license number documented on the Tree Removal and Replacement Application. We note that we were not in receipt of a tree removal/replacement application. Without this document, this application is incomplete.
- 2) We further find that there is no qualified individual listed on the tree removal plan set as having conducted the tree assessments, which should include measurements of diameters at point of measure (DPM) and an overall evaluation of tree health. Mr. Helb is not listed as an LTE by the New Jersey Board of Tree Experts. We recommend that the tree assessment be reviewed onsite by Verona's Forester, Richview Consulting. Tree DPMs measured by an LTE may result in a different total of trees that are required for replanting.
- 3) The tree replacement plan is lacking in detail as to the species and placement of each type of tree in the areas planned for planting; the buffer area and bioretention (stormwater management) area. The planting plan should be appropriately labeled with details of each tree, shrub, and plant to be planted, as well as dimensions of those planned areas. According to §150-11.2 E(b):

The plans shall specify all planted areas and planted buffer areas, if required, and the dimensions of each of said areas. The plan shall specify the total number of square feet of any planted area (not including buffer area), the total number of square feet of any required planted buffer area, the combined total area in square feet, if applicable, and the percentage figures of planted areas and buffer areas of the sum of the two and of the total site area.

- 4) An unknown quantity of trees were removed from this property without permits last year. There was no apparent attempt to mitigate these removals with new plantings. The stumps were visible from Pompton Avenue and remained onsite as proof-positive that the removals had occurred. The VEC PRC suggests that those unpermitted tree removals be further documented and considered by the Board when formulating conditions for approval with such conditions pertaining to increased tree mitigation.
- 5) *Euonymus alatus*, winged euonymus or “burning bush” is listed as an invasive species by the NJDEP. This species should be replaced. Please refer to the [Recommended Planting List](#), as adopted on February 3, 2025.
- 6) The site plans do not provide detail on the changes in impervious coverage for the site nor on the net increase in impervious coverage identified in the application document. According to the Boswell Memo dated February 18, 2025, the increase in impervious coverage will be 3,498 ft² and the site disturbance will be at 20,630 ft². The mitigation for this increase and disturbance area is not clearly detailed on the site plans.

This can be demonstrated by calculating the increase in impervious coverage area based on the existing (21.64%) and proposed (33.3%) impervious coverage percentages outlined in the application along with the listed lot area ($33.3\% - 21.64\% = 11.66\%$; $33,343.7 \text{ ft}^2 \times 11.66\% = 3,887.9 \text{ ft}^2$ net increase in impervious area). The calculated 3,887.9 ft² net increase in impervious area does not match the value in the Boswell Memo (3,498 ft²) nor does it match the value provided on the BIOBASIN PLAN drawing (3,906 ft², although this could be a rounding effect). The plan set does not provide supporting documentation to their value.

- 7) It appears that the biobasin is primarily designed to take stormwater intercepted by the roofing system as well as some parking area adjacent to Vincent Place. However, the drainage area being conveyed to the biobasin is not documented. It is not clear whether the biobasin is appropriately sized for the increase in coverage proposed by the development. The dimensions of the basin are not shown on the plans. Regardless of the overall increase in impervious coverage at the site, the plans indicate that the biobasin will handle 3,906 ft² of impervious coverage. However, the total impervious coverage for the site is approximately 11,176 ft² and there are no details in the application about how stormwater will be managed at the site as a whole, given the expansion of the parking lot west of the building by an additional 34 feet to the west.
- 8) There are no design attempts made to manage infiltration of stormwater runoff onsite from the larger parking area off Pompton Ave, west of the proposed building. Instead, the runoff is directed to catch basins near the driveway entrance and conveyed into the public drain lines.
- 9) Based on the BIOBASIN PLAN drawing the final surface for the biobasin slope is called out as a filter fabric. Is there any intent to seed the slope or is the black/gray filter fabric going to be the final surface cover? Will the filter fabric be anchored at the top of the biobasin slopes? How will that area be finished?
- 10) The Drainage Pipe Trench Detail on the SITE PLAN drawing details ¾-inch crushed stone pipe bedding surrounding the pipe. A filter fabric (such as the Mirafi 140N geotextile) should envelop the crushed stone pipe bedding, otherwise fines from

surrounding soils will migrate into voids of bedding causing settlement of ground surface above.

[JP/STD/WS]
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