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December 30, 2025

TO: Delores Carpinelli, Board of Adjustment Administrator
FROM: Thomas Jacobsen, C. P. M. Construction Official
RE: Case BOA-2026-03--- 21 & 25 Grove Avenue Lot 22 Block 1702

I have received the submitted plans by the applicant Abbasi Construction LLC seeking use and bulk variance relief in order to construct a residential townhouse development with a total of 11 three-bedroom dwelling units along with associated parking, lighting and landscaping improvements. I offer the following comments:

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 the 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. Also, any planned management regulations to maintain uniformity and quality of approved windows, doors and exterior finish materials and colors, etc.
3. Applicant shall provide testimony on whether energy related improvements such as natural gas fireplaces or stoves, emergency generator, solar panels, or other alternative energy systems may or may not be permitted by the Management Company in the future. This can effect capacity of site natural gas utilities with regard to fireplace/stoves, emergency generators or structural design capacity for roofs supporting solar panels.

4. Applicant shall provide testimony regarding the installation of future gas barbecues, exterior fireplaces, and exterior fountains/water features if applicable.
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 apparatus must be addressed.
7. Applicant shall provide testimony regarding style of fencing, if applicable, and minimizing headlight glare from resident's cars shining on adjacent properties from exterior parking spaces.
8. Applicant shall provide testimony regarding rooftop and ground HVAC units, as well as screening and sound deadening where applicable.
9. The applicant shall secure all Essex County approvals and permits for the construction work along Grove Avenue.
10. Applicant shall provide testimony on proper screening of dumpster area.
11. Applicant shall provide testimony on proposed landscaping and landscape lighting to minimize nuisance characteristics and for aesthetic concerns to adjacent properties.
12. 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.
13. Parking spaces and ways shall be clearly marked.
14. Township of Verona Fire Marshal shall determine if Knox Boxes should be installed on the building and specific location.
15. Applicant shall provide testimony on proposed or required fire lanes based on the Verona Fire Marshal's requirements.
16. HEP Soil Conservation District approval must be obtained and soil conservation measures put in place prior to any disturbance of the site.

17. All storm water management must be approved by the Township of Verona Engineer.
18. Applicant must provide testimony regarding electric vehicle charging stations as per state and local regulations if applicable.
19. Retaining walls, if applicable, 48 inches or higher from the bottom of the footing must have a construction permit with signed and sealed engineered or architect drawings.
20. Applicant must provide testimony regarding COAH fees as per Township of Verona Ordinance.
21. All building and ground signage must conform to the Zoning regulations of the Township of Verona.
22. Applicant must secure all demolition permits from the Verona Building Department before the demolition of buildings.