

December 9, 2025  
Last Revised December 15, 2025

Board of Adjustment  
Township of Verona  
600 Bloomfield Avenue  
Verona, New Jersey 07044

Attention: Ms. Dolores Carpinelli, Zoning Board Secretary

Re: Abbasi Construction, LLC  
**Board of Adjustment Application**  
**11-unit Townhouse Development**  
21 and 25 Grove Avenue  
Block 1702, Lot 22  
Township of Verona  
Our File No. 25VAZ107

Dear Ms. Carpinelli:

We have received copies of the following documents relative to the above referenced application:

- a. Submission Letter prepared by Michael J. Piromalli, Esq., dated October 10, 2025.
- b. Statement of Intent prepared by Michael J. Piromalli, Esq., dated November 10, 2025.
- c. Township of Verona Board of Adjustment Application, dated December 11, 2025.
- d. Township of Verona Zoning Denial prepared by Kathleen Miesch, dated November 7, 2025.
- e. Site Plan (17 sheets) entitled, "Preliminary and Final Site Plan prepared for Mohammad Abbasi, 21 and 25 Grove Avenue, Block 1702 Lot 22, Township of Verona, Essex County, New Jersey", prepared by Petry Engineering, LLC, dated September 19, 2025.
- f. Architectural Plans (8 sheets) entitled, "21-25 Grove Avenue, proposed 11-Unit Townhouse Complex, Block 1702, Lot 22, Verona NJ 07044 Essex County", prepared by Bodnar Architectural Studio, dated October 6, 2025, last revised November, 2025.
- g. Property Survey (1 sheet) entitled, "Boundary and Topographic Survey prepared for Abbasi Construction, 21-25 Grove Avenue, Block 1702, Lot 22, Township of Verona, Essex County, New Jersey", prepared by Azzolina and Feury Engineering, Inc., dated August 5, 2025.
- h. "Stormwater Management Report for Mohammad Abbasi, 21 and 25 Grove Avenue, Block 1702, Lot 22, Township of Verona, Essex County, New Jersey", prepared Petry Engineering, LLC, dated October 6, 2025.

Based on our review of the above referenced documents, we offer the following comments:



### Application

1. The Applicant in this matter is:

Abbasi Construction, LLC  
38 Hamilton Trail  
Totowa, NJ 07512

The Owner in this matter is:

21 and 25 Grove Associates LLC & 21 and 25 Grove Associates Two LLC  
21 Grove Avenue  
Verona, NJ 07044

The Applicant must notify the Township of any changes in this information.

2. The site (Block 1702, Lot 22) is an interior lot located on the east side of Grove Avenue. It should be noted that Grove Avenue is a County Road (CR 639). The site is located within the C-2 Professional Office and Business Zone.
3. The property is currently developed with two (2) commercial buildings, detached garage, concrete walkways, and an asphalt parking lot in the rear yard. All existing buildings on site are to be removed.
4. The Applicant is seeking Preliminary and Final Site Plan approval to construct a 11-unit townhouse development consisting of 3-bedroom units with associated parking, lighting, landscaping, and drainage improvements.

### Submission Status

5. The application is deemed **complete** for a public hearing with respect to the items of the Municipal Code the Municipal Engineer is charged to review.

### Variances

6. The following variances are required as indicated in the Zoning Denial Letter dated November 7, 2025 and Title Sheet (SP-1):

Section	Item	Requirement	Proposed
150-17:11 A	Use	Commercial and Professional Offices	Residential Townhouse (D-1)
150-17:11 B	Accessory Use	Congregate dining facilities, food preparation areas, administrative offices, etc.	Rooftop Terraces (V)
150-17:11 D(4)	Min. Side Yard Setback (One)	15 feet	11.6 feet (V)
150-17:11 D(5)	Min. Side Yard Setback (Both)	35 feet	26.6 feet (V)
150-17:11 D(7)	Min. Rear Yard Setback	50 feet	38.6 feet (V)
150-17:11 D(10)	Max. Lot Coverage	30%	31.9% (V)
150-17:11 D(8)	Max. Building Height	35 feet / 2.5 stories	42.70 feet (V)
150-17:11 D(12)	Max. Floor Area Ratio	50%	57% (V)





150-17.11 D(13)	Min. Landscape Buffer along Residential Zone	15 feet	Not Compliant (V)
150-7.21 B	Max. Deck Height	4 feet	8.8 feet (V)
150-7.21 C	Deck Setback	Shall not extend into the side yard beyond the line of the existing dwelling	Not Compliant (V)
150-7.21 D	Min. Side Yard Setback for Deck	5 feet	2.25 feet (V)
150-7.11 D(4)	Min. Side Yard Setback for HVAC Unit	15 feet	10 feet (V)
150-12.4 A(1)	Min. Parking Aisle Width	24 feet	20 feet (V)
150-12.2A	Min. Parking Stall Dimensions	9 ft x 20 ft	9 ft x 18 ft (V)

### **Plot Plan**

7. The Applicant shall provide testimony regarding the proposed improvements and variances requested.
8. The existing conditions plan on Sheet SP-2 shows fence and driveway encroachments in the side and rear yards of the property. The Applicant shall indicate if these encroachments are to be removed. The adjacent property owners are required to be notified.
9. The rear deck of Unit 1 is located relatively close to the landscape wall. The Applicant shall verify whether this configuration meets applicable safety and building code requirements.
10. Grove Avenue is under the jurisdiction of Essex County. The Applicant shall obtain approval or exemption from Essex County Planning Board.
11. The Applicant shall provide testimony regarding garbage/recycling area operations, including frequency, time, and who will provide same.
12. The Applicant should address how snow plowing operations are to be handled. An area should be identified for snow stockpiling after a plowable event, taking into account vehicular and pedestrian traffic, and the location of drainage inlets.
13. The Applicant shall be aware of their responsibility to repair any damage to improvements within the Grove Avenue Right-of-Way including, but not limited to, any sidewalk, curb, and asphalt, caused by construction activities associated with the improvements on the subject lot.
14. The final grading of the lot must ensure additional surface runoff does not adversely impact any adjoining properties. Any required modifications shall be the property owner's responsibility, in coordination with their engineer.

### **ADA Facilities**

15. All ADA parking spaces, accessible paths and pedestrian facilities constructed on site and within public rights-of-ways must be constructed in accordance with Federal ADA Standards. Compliant



Design and Construction Certifications for ADA Facilities must be submitted to the Municipal Engineer.

### **Parking**

16. The number of spaces required for the townhome units per N.J.A.C. 5:21-4.14 is as follows:  
(2.4 space/three-bedroom unit) x (11 units) = 26.4 spaces  
= 27 spaces (say)
17. The Applicant is proposing a total of 35 parking spaces including one (1) van accessible parking space and three (3) EV spaces as follows:  

(2.0 spaces/one-car garage and driveway combination) x (2 units)	= 4 spaces
(2.0 spaces/two-car garage with no driveway) x (5 units)	= 10 spaces
(3.5 spaces/two-car garage and driveway combination) x (4 units)	= 14 spaces
Outdoor lot spaces	= 4 spaces
10% EV credit	= 3 spaces
Total	= 35 spaces
18. The Applicant shall confirm in testimony that the proposed parking layout complies with Residential Street Improvement Standards (RSIS).
19. No driveway parking spaces are proposed along the western townhome units due to the insufficient driveway length of 11 feet. Since a small vehicle could still physically fit within this space, the Applicant shall clarify what measures will be implemented to prevent residents from parking in these driveways. There is also a potential circulation concern as residents of the western townhome units may need to reverse into the eastern townhome driveways to exit the site. The Applicant shall indicate how this maneuvering conflict will be prevented.
20. The Applicant is requesting a variance for proposed parking aisle drive width of 20 feet whereas 24 feet is required per Section 150-12.4 A(1). Based on our review, the internal traffic circulation appears very constrained, providing limited room for vehicle maneuvering. We are particularly concerned about access for larger service vehicles such as fire trucks, refuse collection trucks, mail delivery vehicles, and snow plows. Accordingly, the Applicant should provide vehicle-turning analysis exhibits for these vehicles to demonstrate that they can safely enter, circulate within, and exit the site.

### **Architectural**

21. The Applicant shall provide testimony as to the proposed interior and exterior architectural features of the buildings, including building materials, color, signage, and lighting.
22. The Applicant shall provide testimony as to the types and layouts of the individual units as well as the proposed type of ownership of the units.
23. The site plan on Sheet ZN1 shows proposed HVAC units proposed along the rear of the townhome units. These units require a side yard setback variance. The Applicant shall indicate how these units will be screened appropriately in accordance with Section 150-7.13 of the Township Code and if they can be located anywhere else to eliminate the proposed variance. The





Applicant shall provide testimony if any additional mechanical equipment (generator, transformer etc.) will be required for the proposed buildings.

### **Stormwater Management**

24. The Applicant has submitted a Stormwater Management Report. Our office has completed its review, and drainage comments were issued under separate cover on December 4, 2025. We recommend the Applicant resolve the drainage comments prior to the public hearing as they could impact the configuration of the overall site layout.

### **Water Supply**

25. The size and material of construction for the existing water main in Grove Avenue shall be noted on plan.
26. The Applicant shall submit the utility plan to the Fire Code Official to review the proposed fire hydrant location and verify that a fire truck can access it during an emergency. The final location of the fire hydrant is subject to the approval of the Fire Code Official.
27. The projected average water demand calculation was performed per N.J.A.C. 5:21-5.2(e). The total average water demand was estimated to be 2,365 GPD (0.0024 MGD), which complies with the cited code.
28. The Applicant must submit calculations demonstrating that the water pressure will be maintained at a minimum of 20 PSI at street level under all flow conditions per N.J.A.C. 5:21-5.3(i)3 and N.J.A.C. 7:10-11.10(d). Hydrant tests have to be performed.

### **Sanitary Sewer**

29. The projected average wastewater flow calculation was performed per N.J.A.C. 7:14A-23.3(a).
30. The total average sanitary flow was estimated to be 3,300 GPD (0.0033 MGD), which complies with the cited code.
31. The proposed sanitary pipe capacity complies with N.J.A.C. 7:14A-23.6(b) ("Gravity sanitary sewers, including outfalls, shall be designed to carry at least twice the estimated average projected flow when flowing half full").
32. The Applicant shall verify that the existing downstream sewer system has sufficient capacity to accommodate the proposed development, ensuring that the additional sanitary flow will not compromise the capacity of the existing sewer main. The combined existing and proposed flows shall comply with N.J.A.C. 7:14A-23.6(b), which requires that "gravity sanitary sewers, including outfalls, shall be designed to carry at least twice the estimated average projected flow when flowing half full..."

### **Tree Removal**

33. The Applicant proposes to remove thirteen (13) trees on property ranging in size from 6 to 32 inches. A tree removal schedule shall be provided on plan.
34. The Township of Verona has a Tree Removal Ordinance (Chapter 493, Article II) and any trees to be removed are subject to review and approval by permit only. The permit application is available



on-line at the Township website and shall be reviewed independently of this review letter by the Township Zoning Official.

### **Retaining Walls**

35. The Applicant proposes to construct a 3-foot-high landscape wall along the east property line and a 4-foot-high retaining wall along the south property line
36. All retaining walls greater than three (3) feet in exposed height require retaining wall stability calculations to be provided by a licensed professional engineer in the State of New Jersey. The calculations must be signed and sealed, for the Township's review and approval prior to construction.

### **Lighting**

37. The Applicant shall provide testimony as to the adequacy of the lighting of the building and parking areas.
38. All lights must have backshields and house side shields provided.
39. The Applicant should provide the hours of operation for the parking lot lighting.
40. The Township reserves the right to require modification and changes in the proposed lighting for a six (6) month assessment period after construction of the project is completed and a Certificate of Occupancy is issued so that the Township officials have the opportunity to determine what, if any, changes are necessary to lighting improvements. Applicants shall comply

### **Landscaping**

41. The Applicant shall provide testimony regarding the proposed landscaping.
42. The common name for taxodium distichum is bald cypress. The plan shall be revised for consistency.
43. The landscaping plan provides minimal trees and plantings within the rear yard. The Applicant shall consider incorporating additional landscaping and trees in this area.
44. The proposed tree planting schedule on Sheet SP-5 includes several exotic species such as autumn gold and skylands. Native species are preferred over exotic species. The Applicant shall review the Township's recommended plant selection list and revise the proposed tree species accordingly.

### **Soil Movement**

45. The Applicant shall provide the estimated overall excavation and fill quantities in cubic yards for this development.
  - a. Any excess excavated soil shall be trucked offsite. Any fill to be imported to the site shall be certified as clean in accordance with NJDEP standards.
  - b. Additionally, The Applicant is required to provide evidence to the source of any fill to be brought to the site.





46. The Township of Verona has a Soil Removal Ordinance (Section 440) and any soil to be moved is subject to review and approval by Township Council.
47. The proposed site disturbance is noted to be 34,000 SF as indicated on Sheet SP-7.2. The application will require Soil Erosion Sediment Control Plan Certification from the Hudson-Essex-Passaic Soil Conservation District.
48. Any damage to the Township roadway, curb or storm drainage will be the responsibility of the property owner to satisfactorily address as per the Township Engineer. The contractor must maintain soil erosion and sediment control measures throughout the duration of construction.

#### **Signage**

49. The Applicant shall provide testimony regarding any proposed signage and its compliance with Section 150-7.9 of the Township Code.

#### **Roof Leaders, Sump Pump Discharge, Grading and Property Maintenance Guidelines**

50. The Owner/Applicant must submit an As-Built Survey, post construction, mapping all the improvements, including the stormwater system. This survey must include finished elevations.
51. Sump pump, roof leaders and storm water pipe drain discharge shall preferably be directed onto an absorbent surface as grass, mulch, rock or soil so the discharge will be dissipated and not immediately drain to the Township Right-of-Way or adjacent properties. The discharge location shall be as approved by the Engineer or Public Works Manager or his/her designee. In the event it is not feasible to direct discharge on to an absorbent surface, the discharge may be directed to a storm sewer, swale, ditch, detention basin, drainage basin or other drainage facility or location as approved by the Engineer, Public Works Manager or his/her designee. If a connection to the storm sewer is approved, a permit will be required from the Engineer, Public Works Manager prior to installation. The connection must also be inspected by the Engineer or Public Works Manager.
52. The discharge location shall not create a public nuisance. This includes any condition or act which is or may become injurious or hazardous to the public.
53. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
54. The discharge shall not be directed towards an adjacent property in such a manner as to cause damage to the adjacent property or create a nuisance.
55. No person shall connect, or cause or permit to be connected, any sump pump, pipe drain, floor drain, surface drain, subsoil drain or leader pipe with the house sanitary sewer, or to use the sanitary sewer connection or any pipe or drain connected therewith for the purpose of receiving and discharging drainage of any kind other than from plumbing fixtures.
56. Sump pump and pipe drain discharges may not be directed into a Township Street or Right-of-Way unless permission is granted by the Engineer, Public Works Manager or his/her designee.
57. Roofs and outdoor areas shall be sloped to direct water away from buildings. Roof drains shall be connected to an approved storm water drainage system where and when possible. If a subterranean leader system is to be utilized, the system must be approved by the Township Engineer.



58. Please note the following:

- a. Water runoff which historically flowed from one property to another prior to an uphill home or developed area being built may continue to flow in the same direction after the home is built or area developed only if:
  - There is no diversion or channeling which results in the water flow being concentrated in one area, and;
  - There is no substantial construction on the uphill lot resulting in increased rates of surface run-off.
- b. If a detrimental change in the natural pattern of drainage on an uphill lot has occurred, the uphill property owner is responsible for interception and piping or directing surface water to a natural drainage area or a storm water drainage system.
- c. The downhill property owner is responsible for providing proper drainage for water flow that occurs in accordance with natural drainage patterns, which existed prior to construction.
- d. Due to the inherent difficulty in accurately predicting post-construction water flow from a property, changes in water flow may not be discovered until well after the construction is completed. In such cases, if it is determined the lot is generating an additional flow or intensity of storm-water across an adjacent property, in excess of what existed prior to construction, the Applicant, at the Applicant's expense, will be responsible for all measures necessary to abate the excess flow of stormwater.

Thank you for your kind attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Sarfeen Tanweer, P.E.

ST/da

cc: Kathleen Miesch – via email