

May 1, 2026

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

Attention: Ms. Dolores Carpinelli, Zoning Board Secretary

Re: Brian J. Aloia  
Board of Adjustment Application  
Eight (8) Residential Apartments  
257 Pompton Avenue  
Block 104, Lot 1  
Township of Verona  
Our File No. 25VAZ103

Dear Board Members:

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

- a. Township of Verona Board of Adjustment Application, dated April 13, 2026.
- b. Zoning Denial Letter prepared by Kathleen Miesch, dated April 13, 2026.
- c. Engineering Plans (6 sheets) for 257 Pompton Avenue, prepared by JMH Associates, dated December 30, 2024, last revised on April 4, 2026.
- d. Architectural Plans (2 sheets), prepared by Kurt H. Schmitt AI, dated March 16, 2026.

Based upon our review of the submitted material, we offer the following comments:

### Application

1. The Applicant/Owner in this matter is:

Brian J. Aloia  
16 Hathaway Lane  
Verona, New Jersey 07044

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

2. The site (Block 104, Lot 1) is corner lot located on the south side of Pompton Avenue, at the intersection of Vincent Place along the west side and Claridge Drive, a private road along the east side. There is a 20 foot wide Right of Way along the west side for ingress and egress. The site is located in the C-2 Professional Office & Business Zone.



3. The lot is currently developed with a 1.5 story brick and frame dwelling, concrete patios, partial PVC fencing, a detached garage and circular driveway off of Pompton Avenue and single access driveway off of Vincent Place.
4. The Applicant previously received approval for a mixed-use development at this property as per Resolution No. 2025-15.
5. The Applicant has now submitted a new application for a residential development consisting of eight (8), one-bedroom units at the property including two (2) affordable units with associated parking, lighting, landscaping, and drainage improvements.
6. Residential use is not permitted in the C-2 Zone as per Section 150-17.11 of Township Code. A use variance is required.

#### VariANCES

7. The Applicant received a zoning denial (#2026-047) for the proposed improvements dated April 13, 2026 outlining the following variances associated with the application:
  - a. Permitted Use: Per Section 150-17.11 A, the proposed residential use is not permitted. A use variance is required.
  - b. Minimum Lot Width: Per Section 150-17.11 D (1), the minimum lot width is 100 feet. The existing and proposed lot width on Vincent Street is 92.25 feet. This is a pre-existing non-conforming condition.
  - c. Parking Stall Size: Per Section 150-12.8 C (3), parking stalls shall be 9 foot by 20 foot. The applicant is proposing parking stall sizes of 9 foot by 18 foot. A variance is required.
  - d. Parking Setback: Per Section 150-17.11 D (7), the parking setback minimum is 50 feet. The Applicant is proposing a minimum setback noted at 23 feet within the denial. A variance is required

#### Site Plans

8. The Applicant shall provide testimony summarizing all site plan revisions and modifications made since the previous application.
9. A detail at the bottom of the site plan (Sheet 2 of 8) is cut off from the sheet. The plan shall be revised to show this detail.
10. The ADA parking space shall be properly striped, marked, and signed in accordance with ADA Standards.
11. The identification labeling for the 20 foot Right of Way along the west side of the property on the site plan is cut off. Please provide fully legible labeling.
12. The minimum setbacks of the parking and driveway access aisles from each property line, shall be provided on the plan.



13. An unenclosed refuse storage area is proposed along the rear of the building. This area is only accessible through the rear sidewalk. The Applicant shall provide testimony regarding garbage/recycling area operations, including frequency, time, and who will provide same.
14. 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.
15. The Applicants shall be aware of their responsibility to repair any damage to improvements within the Township 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.

**ADA Facilities**

16. The Applicant shall confirm the building is ADA accessible and indicate if an elevator is proposed within the building.
17. 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/Traffic**

18. The number of spaces required for the townhome units per N.J.A.C. 5:21-4.14 is as follows:  
 $(1.8 \text{ space/one-bedroom unit}) \times (8 \text{ units}) = 14.4 \text{ spaces}$   
 $= 15 \text{ spaces (say)}$
19. The Applicant is proposing a total of 16 parking spaces including one (1) ADA van accessible space.
20. The Applicant shall confirm in testimony that the proposed parking layout complies with Residential Street Improvement Standards (RSIS).
21. The lighting plan shows details of electric vehicle (EV) charging equipment. The Applicant shall provide testimony regarding compliance with EV standards per Section 150-12.10 I of the Township Code. The total number of proposed EV spaces shall be clearly shown on plan.
22. Wall-mounted EV charging stations are proposed along the building. The Applicant shall indicate if the location of these stations will obstruct the normal traffic flow in the driveway.
23. The Applicant shall testify to the overall proposed use of the site addressing parking, overall circulation, and separation of vehicles for residents and visitors.
24. The Applicant shall testify to vehicle maneuvering for emergency vehicles, refuse collection, and deliveries for residents.
25. The plan indicates a 2-foot setback of the parking stalls to a graphic dashed line. Please clarify if this is the setback from the Right of Way or other.



### Stormwater Management

26. The drainage plan on Sheet 8 is incorrectly labeled as soil erosion and sediment control plan. The plan shall be revised accordingly.
27. Per Section 150-25.2 of the Township Code, a development that results in the “disturbance of 0.5 acre or more of land since February 2, 2004” qualifies as a major development. The proposed disturbance area is noted to be 22,400 square feet (0.51 acres) on Sheet 4 of 8, which remains unchanged from the previous application.

The Applicant previously provided testimony in support of classifying the last application as a minor development, noting that the actual on-site disturbance is less than 0.5 acres when excluding the off-site disturbance areas. However, it should be noted that the Township Code definition of a major development does not distinguish between on-site and off-site disturbance. The Code refers to disturbance of “land” without limitation as to whether the disturbance occurs on-site or off-site. Therefore, based on the total land disturbance associated with the project, we conclude that the application qualifies as a major development.

28. The proposed stormwater management system shall be revised to comply with the water quantity, water quality, groundwater recharge, and green infrastructure standards for a major development per Section 150-25.4 of the Township Code.
29. The Applicant shall prove that there has been no soil disturbance on site since 2004.
30. Please be advised, our office is required to inspect the construction of any drainage improvements. All inspection requests shall be made at least 48 hours prior to the required inspection.
31. The property owner is responsible for maintenance of any stormwater management facilities. All stormwater management facilities are recommended to be inspected annually.
32. Any 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.

### Utilities.

33. All existing and proposed utility service lines (water, sewer, gas, etc.) and mains in the street shall be clearly shown and labeled on the plan. The Applicant shall indicate if the existing utilities are to be utilized for the proposed use. If so, the Applicant shall provide calculations demonstrating the existing utilities have the capacity for the proposed use. Any road excavation will require a Road Opening Permit.
34. The proposed water and sewer demand calculations shall be provided for the residential use.
35. Any existing services to be utilized will require a video inspection to confirm they are not clogged or damaged, and are operating properly. The Applicant should make any repairs that are required.

### Tree Removal

36. The Applicant shall provide testimony regarding the proposed tree removal and landscaping.
37. The plant schedule chart does not contain any quantities. The Applicant shall revise the schedule.



38. The plant schedule and plant details contain shrubs/plantings not shown on the planting plan. The applicant shall revise the schedule and plans.
39. The planting plan shall be revised to remove the burning bush as indicated by Verona Shade Tree Commission.
40. The Township of Verona has a Tree Removal Ordinance (Chapter 493, Article II). 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. This Application will require Board presentation and approval for the tree removal and replacement proposed.
41. As per the zoning denial letter, one (1) 36-inch extraordinary tree is proposed to be removed. The Applicant is required to obtain approval from the Township Council for this tree.

#### Soil Movement

42. Additional existing and proposed elevation information shall be provided on the plan. This shall include all building corners, parking corners, landing pads, base of steps, depressed curb, walkways, highest roof ridge, property corners, etc.
43. The Applicant shall provide the estimated excavation and fill in cubic yards and provide these quantities on the site plan.
44. 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.
45. The proposed site disturbance is quantified at 22,400 square feet. HEPSCD approval is required.
46. Any damage to the Township or State roadways, any curb or storm drainage will be the responsibility of the property owner to satisfactorily address as per the Township Engineer. The contractor must maintain any needed soil erosion and sediment control measures throughout the duration of construction.

#### Lighting Plan

47. The Applicant shall provide testimony as to the adequacy of the lighting of the building and parking areas.
48. A lighting schedule shall be provided on plan with the quantity and type of light fixtures proposed.
49. All lights must have backshields and house side shields provided.
50. The Applicant should provide the hours of operation for the parking lot lighting.
51. 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



### Architectural Plans

52. The Applicant shall summarize the building modifications proposed.
53. The applicant shall testify to the materials, colors, and aesthetics of the proposed building.
54. The Applicant shall address the overall use of the site proposed, inclusive of deliveries, refuse containment and pick up, resident building access, apartment layout, ownership of units, etc.
55. The Roof Plan on Sheet A-1 shows HVAC units proposed on the building roof. The Applicant shall indicate how these units will be screened appropriately in accordance with Section 150-7.13. The Applicant shall provide testimony if any additional mechanical equipment (generator, transformer etc.) will be required for the building.

### Signage

56. A monument sign and wall-mounted sign is shown on Sheet A-2. The Applicant shall provide testimony regarding proposed signage and its compliance with Section 150-7.9 of the Township Code.

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

57. 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.
58. 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 drained 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.
59. 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.
60. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
61. 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.
62. 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.
63. 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.



64. 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.
65. 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  
Michael Caggiano, PE – via email  
Pete C. Ten Kate, PE – via email

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