



Dolores Carpinelli <dcarpinelli@veronanj.org>

Department Review - 725 Bloomfield Avenue - Liberty Bank, Block 1608, Lot 10

Sarfeen Tanweer <stanweer@boswellengineering.com>

Mon, Apr 20, 2026 at 10:03 AM

To: Dolores Carpinelli <dcarpinelli@veronanj.org>

Cc: Kathleen Miesch <kmiesch@veronanj.org>, Peter Ten Kate <PTenKate@boswellengineering.com>

Good morning Dee Dee,

I have reviewed the application documents for 725 Bloomfield Avenue. The Applicant is seeking approval as a new tenant (Liberty Bank of New Jersey) with a drive-in along with installation of signage and a flagpole. Per the submission documents, it appears that there will be minimal increase in impervious coverage so an engineering review is not required. Therefore, we have not prepared an official review letter. Please see below for our minor comments that the Applicant shall address:

1. The Applicant shall provide testimony regarding the condition of the existing building and proposed exterior/interior site improvements.
2. The Applicant shall confirm the proposed improvements will cause minimal increase in impervious coverage on-site.
3. The Applicant shall provide testimony how waste and recycling will be collected and stored at the site as the survey does not depict a trash enclosure area.
4. The Applicant shall provide testimony if any new mechanical equipment (HVAC units, generator, etc.) is proposed for the new tenant.
5. The Applicant shall provide testimony if the existing parking lot will be resurfaced and/or restriped.
6. The monument sign setback from Bloomfield Avenue shall be clearly shown and dimensioned on plan to confirm compliance with Township Code.
7. The Applicant shall confirm the flagpole is located outside the sight triangle in accordance with Section 150-5.3D of the Township Code.
8. The Applicant shall provide testimony regarding the illumination of the proposed signs. The Township reserves the right to require changes on the lighting intensity for signage for a period of six (6) months after installation.

Thank you

Sarfeen Tanweer, P.E.

DESIGN ENGINEER

WATER SERVICES

BOSWELL

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