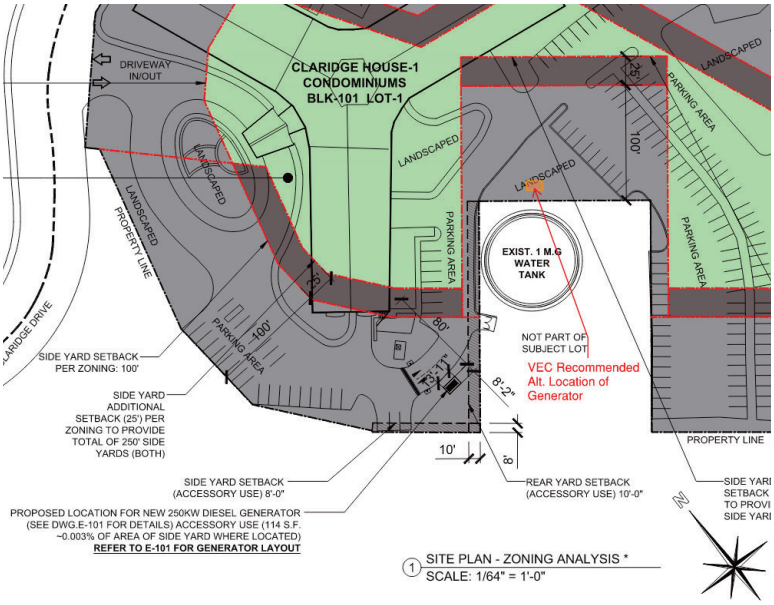
Memo

To:	Board of Adjustment Chairperson McGinley and Secretary Carpinelli Verona Board of Adjustment (BoA)
From:	Plan Review Committee of the Verona Environmental Commission
c:	Verona Environmental Commission Chair
Date:	November 16, 2026
Re:	**Case # 2026-29** 1 Claridge Drive [Block 101, Lot 1] Verona, New Jersey
Zone:	A-2 (Residential Multi-Family High-Rise)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 1 Claridge Drive in Verona submitted by Christopher Salvatoriello, which we received on November 10, 2026. We understand that the Applicant is seeking to obtain variances to install a Cummins DQDAA 250-kW Diesel Generator in a side yard setback and 80 feet away from the building it services. The comments below are provided for the Board's consideration:

1) The proposed placement of the generator is near the south border of the Claridge property and abuts a single-family zone (R-100). A single-family home, accessed by Crestmont Road in Verona, is within 100 feet of the proposed placement of the generator. The VEC questions whether the placement near residentially-zoned properties is the best location on this site for the proposed industrial-sized generator. We are wondering if a better location would be northeast of the water storage tank (as depicted below), so that the generator does not have a direct line of sight to nearby off-site residential properties.



2) An open-frame diesel generator of this size and wattage is industrial-grade and can produce between 85 and 105 dBA of noise at a distance of approximately 23 feet. The Application does not describe or list any barrier or housing in the details of the unit on Sheet E-102.00 that may exist around the generator that would act to reduce, in small measure, the noise levels produced. There are a number of housing grades that may be used to reduce noise including Level 2 sound-attenuated housing, and critical-grade which could bring the decibels down to 65 to 75 dBA.

   The VEC recommends that as a condition of any approval, this industrial-sized generator, which emits dangerous noise levels, should be fitted with high-quality noise reduction housing. The VEC further recommends that as a condition of approval a noise evaluation be conducted when the generator is on. Results of the noise evaluation will guide what type of noise mitigation is appropriate to protect the abutting properties, as well as those who live at the Claridge House.

3) Additionally, these types of generators, which must be tested and run at least once a month for a minimum of 30 minutes and once yearly for up to 2 or more hours, produce a significant volume of exhaust gas, combustion emissions, and heat. The Cummins model listed has a 4-stroke engine and has many optional accessories available. The Applicant did not include any supplemental materials describing how the equipment would act to filter carcinogens found in particulate matter, noxious gases, and perform heat reduction during testing runs or emergency use.

   The VEC recommends that the Applicant provide testimony on which, if any, additional equipment will be added to mitigate air and heat pollution. The VEC also recommends that as a condition of any approval, this industrial-sized generator which emits dangerous particulate matter, noxious fumes and heat should be fitted with high-quality equipment to reduce the impact on residents' air quality.

4) The Applicant has not included a regular maintenance manual or plan to ensure that the generator is performing properly and not producing the noise or exhaust that would act to disrupt residents who live both at the Claridge House and off-site neighborhoods. The VEC recommends that the Applicant provide testimony as to the regular maintenance and corrective actions that will be practiced should this application be approved.

[JP/STD/WS/EZ]
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