



TOWNSHIP FACILITIES PLAN

Health, Safety,
Operational Adequacy,
& Energy Efficiency

EXECUTIVE SUMMARY AND LONG-RANGE PLANNING TOOL

CONSOLIDATED SUMMARY OF FINDINGS FOR MUNICIPAL FACILITIES

SUBMITTED TO
VERONA
TOWNSHIP

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JULY 20, 2026



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Executive Summary

The Township-wide Facilities Audit was developed as a long-range planning and capital-management tool to provide the Township with a comprehensive understanding of the current condition of its municipal facilities. It is a snapshot in time, with every intention of annual updates. The individual evaluations were prepared following site visits conducted during 2025 and 2026 and were intended to assess each facility with respect to health, safety, long-term maintenance, operational adequacy and energy efficiency.

Purpose and Intent

The conditions identified in the reports were evaluated with reference to current design and construction standards. However, the reports are not intended to suggest that every existing facility must immediately comply with every standard applicable to new construction. Rather, the evaluations identify areas where existing conditions may differ from current standards—particularly where health, accessibility, system reliability or continued building operations may be affected—so that the Township can make informed decisions regarding facility use, maintenance and future capital investment.

Each facility report organizes the findings into site improvements, building envelope, building interiors, mechanical systems, electrical systems, plumbing systems and fire-safety systems. Recommendations are further classified using four priority levels, ranging from immediate attention to longer-term improvements that may be undertaken as funding permits.

The audit should not be viewed simply as a list of deficiencies. It is intended to establish a proactive, continuously updated facilities plan that will help the Township:

- Identify and address critical health, operational concerns before they result in emergencies.
- Anticipate the replacement of aging building systems before failure.
- Incorporate priority projects into the annual municipal budget cycle.
- Coordinate related improvements so that work is completed efficiently rather than through isolated emergency repairs.
- Establish an approximately four- to five-year planning horizon for major capital expenditures.
- Update the plan as projects are completed, conditions change and new needs are identified.

The Township's facilities vary considerably in age. The portfolio includes the Public Library, originally constructed in approximately 1920; the Engineering Building, constructed in 1928; and the Municipal Building, constructed in 1929. The Community Pool dates to 1967, the Community Center to 1997 and the Community Center Annex to 2004. Consequently, the Township must address both the preservation of historically older structures and the replacement of mechanical and electrical equipment installed in the 1990s and early 2000s that has now reached or exceeded its anticipated useful life.

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Ground Rules

The following ground rules establish how the audit and its recommendations should be understood and applied by the Township.

#1	The audit reports represent a starting point, not an ending point. The audit establishes the initial framework for continued review, prioritization and implementation.
#2	The audit reports are not an indictment of maintenance practices or procedures. Many of the conditions identified are the foreseeable result of building age, normal wear, changing codes, evolving operational needs and the limits of annual municipal funding.
#3	The audit reports provide an overall view of facility health, not a complete listing of every potential project. Conditions may change, concealed conditions may be identified during design or construction, and additional projects may be added as Township operations evolve.
#4	Priorities included are isolated recommendations but require Township input and discussion. The recommended priorities should be reviewed with the Township Council, administration, department heads, facility personnel and professional consultants before final capital decisions are made.
#5	Budgetary opinions are not final construction costs. The values are intended to establish an order of magnitude for planning purposes. They are not detailed design-phase cost estimates for each line item and may include conceptual allowances, contingencies, escalation, soft costs and other planning multipliers. Costs are intended to be refined as individual projects are defined, designed and scheduled.
#6	The identified work cannot reasonably be completed within a single annual budget. The purpose of the plan is to organize the work into manageable phases and allow the Township to address the most important projects first while planning for future expenditures.

Priority Framework

Priority	Definition
1	Immediate attention/remedy required
2	Attention/remedy is strongly recommended
3	Attention/remedy is recommended as desired or as budget allows
4	Attention/remedy may be performed to improve the facility's efficiency and/or work environment

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Executive Summary - Principal Findings by Facility

The following summarizes the most significant near-term findings. It is not intended to replace the detailed recommendations, photographs, plans and budget information contained within each individual facility report.

1. Community Center Annex and Well Station

The most significant issue at the Annex is the condition of the exterior metal egress stair serving the second floor. The stair, landings, stringers and steel decking exhibit substantial corrosion and should be replaced. The supporting brick column enclosures also require repointing and new coping.

Additional critical building-envelope concerns include:

- Replacement of windows that are more than 20 years old and have documented water-infiltration and operational problems.
- Replacement of heavily rusted exterior doors and frames.
- Complete replacement of the roof/deck coating beneath the second-floor covered terrace.
- Repair and waterproofing of cracked masonry and block surfaces associated with ongoing water infiltration.

Interior concerns include bowing and possible deterioration of the concession-area ceiling, which warrants removal and further evaluation, as well as the absence of permanent egress diagrams and compliant room and stair signage. Aging lobby heaters should be replaced, and damaged or expired emergency-lighting batteries, exit signs and insufficient fire-alarm visual notification coverage should be addressed.

Primary priorities: Exterior egress stair replacement; water-infiltration correction; window and door replacement; covered-deck reconstruction; interior ceiling investigation; and life-safety signage.

2. Community Center and Fire Department

The Community Center requires a coordinated program of building-envelope and mechanical-system improvements. Exterior cast stone and brick exhibit staining, deteriorated mortar joints and cracking, particularly near windowsills, lintels and decorative elements. The report recommends repointing, replacement of damaged cast stone and replacement of the dated exterior window systems, several of which are no longer operable.

The most substantial capital requirement is the replacement of aging HVAC equipment. Several systems are original to the 1997–1999 construction, are approaching 27 to 29 years of service, use obsolete R-22 refrigerant or are no longer operational. Air-handling units, condensing units, rooftop units and systems serving the meeting rooms, ballroom, offices, toilet rooms and Fire Department areas should be replaced or scheduled for replacement within the planning period.

Other significant items include:

- Replacement of the domestic hot-water generation assembly that has exceeded its anticipated life.
- Correction of backflow-drainage piping and several food-service drainage and grease-interceptor configurations.
- Installation of permanent egress plans, ADA and stair signage and roof-access identification.
- Addition of fire-alarm visual strobes in spaces without adequate coverage.
- Repair or replacement of the malfunctioning public-address system.

Primary priorities: Phased HVAC replacement; masonry and window restoration; plumbing-code corrections; hot-water-system replacement; and life-safety improvements.

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3. Community Pool

Although portions of the Community Pool have recently been improved—including the main pool and reconstructed kiddie-pool area—the support buildings and infrastructure require substantial attention.

Site and accessibility priorities include correcting noncompliant curb transitions, adding detectable warning surfaces, reconstructing the entrance sidewalk and trench drainage and milling and paving the deteriorated entrance drive. The report identifies deteriorated wood and metal components beneath portions of the exterior siding and recommends structural investigation and implementation of an appropriate repair plan. The aging main-pool filtration system—including pumps, filters, chemical-treatment equipment, controllers, sensors and related electrical components—should also be replaced. The difficulty here is that the existing pool filtration system is a custom designed engineering system; it's not a simple replacement of known manufacturers systems.

Health and safety concerns within the support buildings include:

- Lack of adequate combustion air and heat-relief ventilation in the water-heater room.
- Lack of exhaust ventilation in the chemical-treatment pump room and filter building.
- A severely deteriorated electrical service drop and an obsolete main distribution panel.
- Insufficient illuminated exit signs.
- No comprehensive manual/automatic fire-alarm system serving the main and remote buildings.
- Aging or malfunctioning security and public-address systems.

Plumbing priorities include replacement of the domestic hot-water equipment, provision of tempered water at the emergency shower/eyewash, installation of required backflow-prevention assemblies and replacement of deteriorated underground sanitary piping between the building and the street.

Primary priorities: Ventilation of chemical and mechanical spaces; fire-alarm installation; filtration-system replacement; electrical modernization; plumbing and backflow corrections; sanitary-line replacement; and ADA/site improvements.

4. Engineering Building

The Engineering Building presents one of the most extensive combinations of envelope, mechanical and operational concerns. The roofing system has documented active leaks, worn cap sheets, open seams, organic growth and recurring repairs. Abandoned solar panels and ballast materials should be removed, drainage paths cleared and a detailed study undertaken to determine whether restoration or complete roof replacement is warranted. Water infiltration has also damaged or stained ceilings throughout the building, and widespread ceiling replacement is recommended.

The existing boilers are more than 35 years old. Although currently operational, replacement sections are no longer manufactured, making continued reliance on the equipment increasingly risky. Boiler replacement should be coordinated with new combustion-air ventilation, modern direct-digital controls and related system improvements. Several rooftop and heating units are also at or beyond their anticipated life, including a nonoperational basement heating unit recommended for immediate replacement.

Security concerns include limited perimeter protection around the treatment process, the need for a taller controlled fence and automated gate and the absence of a comprehensive building security system.

Additional priorities include ADA curb corrections, permanent egress and roof-access signage, toilet-room accessibility improvements, fire-alarm visual-strobe coverage and ongoing electrical-system maintenance.

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Primary priorities: Roof restoration or replacement; boiler and HVAC modernization; correction of water-damaged interiors; process-area perimeter security; building access control; and life-safety improvements.

5. Public Library

The Library has benefited from more recent additions and improvements and is generally in better condition than several of the Township's older buildings. Nevertheless, portions of the original structure require planned capital investment.

The windows in the original building section are outdated and recommended for replacement. Safe, permanent access to the roof should also be provided for inspection and maintenance activities.

The domestic hot-water heater, expansion tank and circulating pump are at the end of their anticipated life and should be replaced as a complete assembly. The incoming domestic-water service also requires a complete backflow-prevention assembly.

Electrical and life-safety improvements include continued conversion of fluorescent and exterior HID lighting to LED, modernization of lighting controls, replacement of deficient emergency lights and exit-sign batteries and confirmation that fire-alarm audio/visual notification coverage is adequate throughout the building.

Primary priorities: Original-window replacement; safe roof access; hot-water and backflow upgrades; and completion of electrical and life-safety modernization.

6. Municipal Building

The Municipal Building contains several immediate structural, life-safety, mechanical and operational concerns.

The loose support at the front portico should be reattached to restore structural stability. A missing smoke door at the basement stair should be replaced, and permanent emergency-egress diagrams and ADA-compliant signage should be installed throughout the building. The report also notes insufficient fire-extinguisher coverage on the second floor.

The basement toilet rooms are dated and require complete renovation. First-floor administrative areas also require coordinated ceiling, lighting and flooring improvements.

Mechanical priorities include:

- Planning for replacement of the existing boiler and circulating pumps.
- Adding required boiler-room combustion air and heat-relief ventilation.
- Providing code-compliant exhaust ventilation in the Police toilet and locker-room areas.
- Planning for replacement of aging R-22 and other split-system equipment as it approaches the end of its anticipated life.

The building should receive a comprehensive integrated security and access-control system rather than relying on isolated systems. The incoming domestic-water service also requires a complete backflow-prevention assembly.

Primary priorities: Portico stabilization; smoke-door and fire-safety corrections; boiler and ventilation planning; Police-area HVAC improvements; integrated security; backflow protection; and phased interior renovations.

7. Tower Building

The Tower Building supports critical communications equipment and, as such, requires a higher level of system reliability than its size might otherwise suggest.

The most significant capital concern is the rooftop HVAC equipment serving the communications and electrical rooms. Several of these units date to approximately 1997 or earlier, are currently in fair to poor condition, and have substantially exceeded their anticipated useful service life. While replacement responsibility should be coordinated with the applicable telecommunications tenants or equipment lessors, the Township should ensure that these units are replaced before a cooling system failure impacts critical communications equipment.

Recommended life-safety improvements include installing additional fire extinguishers, replacing emergency lighting and exit sign batteries that have exceeded their useful service life or are no longer functioning properly, and providing additional fire alarm visual notification devices where existing coverage is insufficient to meet current code requirements.

The building exterior exhibits localized deterioration of the cast stone and brick masonry, including staining, cracked and deteriorated control joint sealant, and deteriorated mortar joints. The report recommends repointing deteriorated masonry joints, removing and replacing deteriorated control joint sealant, sealing cracks, and performing other necessary masonry repairs to prevent continued water infiltration and further deterioration.

Primary priorities: Replace aging cooling equipment; repoint deteriorated masonry joints; remove and replace deteriorated control joint sealant; seal exterior cracks; and upgrade fire alarm, emergency lighting, and exit sign devices as required.

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Common Portfolio-Wide Conditions

Although the individual buildings vary in age, construction and use, several recurring conditions are evident throughout the Township's portfolio.

1. Aging Mechanical Equipment

The most significant portfolio-wide capital issue is the age of mechanical equipment. Numerous boilers, rooftop units, air handlers, split systems, pumps and controls are at or beyond their normal service lives. Several systems use obsolete R-22 refrigerant, have limited replacement-part availability or are currently nonoperational. A planned replacement program will allow the Township to replace equipment in a deliberate sequence rather than responding to failures during extreme weather or periods of peak building use.

2. Water Infiltration and Building-Envelope Deterioration

Recurring concerns include deteriorated masonry joints, cracked cast stone, aging windows, rusted doors, roof leaks, inadequate flashing and moisture-related interior damage. These conditions should be addressed before interior finishes are replaced. Correcting only the visible interior damage without eliminating the source of water infiltration would result in repeated expenditures.

3. Life-Safety Signage and Notification

Multiple facilities require permanent egress diagrams, compliant ADA room identification, stair and roof-access signage, replacement emergency-lighting batteries and exit signs and expanded fire-alarm visual-strobe coverage. These projects are generally smaller than major roof or HVAC replacements and may be suitable for early implementation across several buildings as a coordinated Township-wide life-safety program.

4. Accessibility

ADA-related concerns include curb ramps, detectable warning surfaces, toilet-room fixtures and grab bars, room signage and accessible routes. Accessibility work should be incorporated into every planned renovation so that improvements are completed systematically rather than as separate projects.

5. Plumbing and Water Protection

Several buildings require backflow-prevention assemblies, replacement hot-water equipment, mixing valves, recirculation systems, drainage corrections or grease-interceptor modifications. The Community Pool also has a significant underground sanitary-piping concern.

6. Electrical Systems and Energy Efficiency

Common electrical recommendations include preventive infrared scanning and tightening of service equipment, replacement of obsolete distribution equipment, conversion of fluorescent and HID lighting to LED and modernization of occupancy and lighting controls. Energy-efficiency improvements should be coordinated with major HVAC and interior renovations so that the Township receives the greatest operational return from each capital project.

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7. Security and Access Control

Several buildings rely on different generations of access-control, camera and intrusion-detection technology. A Township-wide security standard would allow systems to be modernized consistently, centrally managed and expanded as individual buildings are renovated.

Long-Range Implementation Strategy

The total amount of identified work exceeds what can reasonably be funded through one annual municipal budget. Attempting to complete every recommendation simultaneously would not be practical and is not the intent of the audit.

The Township should instead use the plan to establish a rolling four- to five-year capital program organized generally as follows:

Immediate health, safety and structural work, including unstable or corroded components, active water infiltration, missing life-safety features, nonoperational equipment and code-related plumbing or ventilation conditions.

System-reliability projects, including aging boilers, rooftop units, electrical equipment, domestic hot-water systems, pool filtration and critical communications-room cooling.

Envelope and moisture-control projects, including roofs, windows, masonry, doors, flashing and drainage.

Accessibility, security and operational improvements, coordinated with planned renovations.

Energy-efficiency and workplace improvements, completed as funding allows or incorporated into larger capital projects.

The recommendations and budget values should be reviewed before each annual budget cycle. Completed projects should be removed or identified as complete, cost information should be updated, developing conditions should be reevaluated and newly identified projects should be added. In this manner, the Facilities Audit becomes a living capital-planning document—one that allows the Township to anticipate expenditures, reduce emergency repairs, protect its previous investments and maintain safe, reliable and functional municipal facilities over the long term.

FROM REACTIVE TO PROACTIVE

The central objective of this plan is to anticipate needs, program expenditures and address priority work before system failures disrupt Township operations.

Source Reports

This consolidated executive summary was prepared from the following Township Facilities Plan reports:

Verona Community Center Annex & Well Station, 880 Bloomfield Avenue — July 20, 2026.

Verona Community Center & Fire Department, 880 Bloomfield Avenue — July 20, 2026.

Verona Community Pool, 257 Fairview Avenue — July 20, 2026.

Verona Engineering Building, 10 Commerce Court — July 20, 2026.

Verona Public Library, 17 Gould Street — July 20, 2026.

Verona Municipal Building, 600 Bloomfield Avenue — July 20, 2026.

Verona Tower Building, 880 Bloomfield Avenue — July 20, 2026.

The detailed individual reports, virtual visual reports, issue plans, roof plans, room listings and budget estimates remain the controlling source documents for the specific conditions and recommendations summarized herein.