

PIRHL Developers, LLC
800 West St. Clair Avenue, 4th Floor
Cleveland OH 44113
(216) 378-9690

Peoples Bank
Beachwood, OH

56-250/442

9781

DATE 10/21/2021

Pay:*****Nine thousand five hundred dollars and no cents

\$ ****9,500.00

TO
THE
ORDER
OF

Township of Verona



Authorized Signature

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈000009781⑈ ⑆044202505⑆ 1432003108⑈

Form

W-9
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
PIRHL Developers, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **P**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
800 West St. Clair Ave, 4th Floor

6 City, state, and ZIP code
Cleveland, OH 44113

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-						
--	--	--	---	--	--	--	--	--	--

or

Employer identification number

2	0	-	1	5	2	5	6	6	0
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of
U.S. person ►

Bhau Patel

Date ► **10/28/21**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

SITE PLAN APPLICATION

VERONA PLANNING BOARD
10 Commerce Court, Verona, NJ 07044
Phone 857-4805

PRELIMINARY APPLICATION FEE: \$400 min; \$400 for 1st 1,000 sq. ft.;
\$500 1,000-2,500 sq. ft.; \$700 2,500 – 5,000 sq. ft.; \$1000 over 5,000 sq. ft.

FINAL: ½ preliminary

CHECKS PAYABLE TO TOWNSHIP OF VERONA

Please answer the following questions:

1. Is there a Zoning Variance Pending? Yes ☒ No ☐
If so, what type? Bulk variance - front yard setback to the proposed accessory shed (received preliminary approval)
2. Does the developer intend to request, at a future date, a Zoning Variance in connection with the Site Plan? Yes ☐ No ☒

Applicant

Name Verona LIHTC Urban Renewal LLC
Address 5 Commerce Way, Suite 210E
City Hamilton, NJ 08691
Phone # c/o Day Pitney LLP (973-966-8323)

Owner

Name Township of Verona
Address
City Please see enclosed owner consent form.
Phone #

Architect

Name WRT Design, LLC
Address 1700 Market Street, Suite 2800
City Philadelphia, PA 19103
Phone # 215-732-5215

Licensed Land Surveyor

Name ESE Consultants, Inc.
Address 100 Willow Brook Road, Suite 200
City Freehold, NJ 07728
Phone # 732-272-0532

Municipal Tax Map No. Block No. 2301 Lot No. 11, 12, 14-19
Municipality Verona Township Tax Sheet No. 23

Name of Local Building Official Tom Jacobsen

Commercial ☐ Multi-Family ☒ Residential ☐

Type of Construction:

Light Industry ☐ Mixed Use ☐ Misc. ☒ - residential

Description of Construction

Multi-family residential development consisting of three residential buildings containing 95 affordable housing units. Please see enclosed application addendum for more information.

TOWNSHIP OF VERONA

**SITE PLAN REVIEW
SECTION 118**

CHECK LIST FOR SITE PLAN APPLICATION

APPLICANT : Verona LIHTC Urban Renewal LLC **TELEPHONE NO.** c/o Day Pitney LLP (973-966-8323)
OWNER: Township of Verona **TELEPHONE NO.** _____
ADDRESS: Bloomfield Ave / Linn Dr / Pine St **TAX MAP BL.** 2301 **LOT** 11, 12, 14-19

A) Type of Site Plan

- | | | |
|----|---|----------|
| 1. | Repairs (interior) | _____ |
| 2. | Renovation or Alteration (exterior) | _____ |
| 3. | Change of Use | _____ |
| 4. | Excavation Removal of Soil, Clear of Site | _____ |
| 5. | Additions | _____ |
| 6. | Percent (%) or Size of Addition | _____ |
| 7. | New Structure | <u>X</u> |
| 8. | New Accessory Structures | _____ |
| 9. | Other | _____ |

B) Waiver Request

X - see notes in checklist below

C) 15 Copies of Application and Site Plan

X (10 copies as requested)

D) Application Fee Paid (amount)

N/A - waived

E) Verification of Taxes Paid

X

F) Date Received Application

G) Date Certified as Completed

- H) All plans submitted shall be drawn at a scale not smaller than one (1") inch equals twenty (20') feet, signed and sealed by a professional engineer, architect or professional planner and shall bear the signature and seal of the licensed land surveyor as to topography and boundary survey data and shall contain the following:

Circle One:

C = Complies

D = Deficient

WS = Waiver Sought

- | | | | | | |
|-----|--|------------------------------------|---|-------------------------------------|---|
| 1. | Name and title of applicant, owner and person preparing map. | <input checked="" type="radio"/> C | D | WS | |
| 2. | Date, scale and north point and date of any revision | <input checked="" type="radio"/> C | D | WS | |
| 3. | Place for signature of Chairman and Secretary of approving Board. | <input checked="" type="radio"/> C | D | WS | |
| 4. | Tax map lot and block numbers and address of property | <input checked="" type="radio"/> C | D | WS | |
| 5. | Bearing of all property lines with reference to North and South and length of these lines. Area of subject property. | <input checked="" type="radio"/> C | D | WS | |
| 6. | Zone district and zone district of adjoining properties within 200 feet. | <input checked="" type="radio"/> C | D | WS | |
| 7. | Zoning schedule. | <input checked="" type="radio"/> C | D | WS | |
| 8. | All entrances and exits to public streets on site and within 200 feet thereof. | C | D | <input checked="" type="radio"/> WS | partial waiver; items listed shown within 50 feet of boundary |
| 9. | All property lines, streets, roads, buildings, retaining walls, rock outcrops, marsh areas, ponds, and streams within 200 feet. | C | D | <input checked="" type="radio"/> WS | partial waiver; items listed shown within 50 feet of boundary |
| 10. | The location of principal and accessory structures with dimensions of the structures and distances to lot lines. | <input checked="" type="radio"/> C | D | WS | |
| 11. | All set-back dimensions, landscaped areas, fencing and trees over 6" caliper. | <input checked="" type="radio"/> C | D | WS | |
| 12. | Location of all signs and exterior lighting with size and height of signs and light fixtures and strength in lumens and direction of illumination. | <input checked="" type="radio"/> C | D | WS | |

- | | | | | |
|-----|---|-----|---|----|
| 13. | Storm water system, including calculations and design data supporting adequacy of the system to handle storm run-off as required by the Township Engineer | (C) | D | WS |
| 14. | Sanitary sewerage disposal system by existing and proposed and calculation. | (C) | D | WS |
| 15. | Water supply system and all other utilities both existing and proposed. | (C) | D | WS |
| 16. | All curbs, sidewalks, driveways, parking space layout, and off-street loading areas with dimension. | (C) | D | WS |
| 17. | Right-of-way, easements and all lands dedicated to the Township, County, and State. | (C) | D | WS |
| 18. | Names of owners and use of property of all lands within 200 feet to the property and block and lot numbers. | (C) | D | WS |
| 19. | Site Plan drawn on sheet size: (Circle One) | (C) | D | WS |

8.5 x 14 inches

15 x 21 inches

24 x 36 inches

- | | | | | |
|-----|--|-----|---|----|
| 20. | The entire property shall be shown, on the required sheet size a key map. | (C) | D | WS |
| 21. | Existing and proposed contours, with contour interval not more than two feet (2') slopes less than 10% and interval of five feet (5') for slopes greater than 10%. Existing contours by dashed lines, proposed by solid lines. | (C) | D | WS |
| 22. | Proposed finished grade spot elevations at all corners of existing and proposed buildings. | (C) | D | WS |
| 23. | The proposed use of building. | (C) | D | WS |
| 24. | The proposed use of outdoor area. | (C) | D | WS |
| 25. | The floor space of each building and total number of parking spaces. | (C) | D | WS |

- | | | | | |
|-----|---|-----|---|---------------------|
| 26. | Distances along right-of-way lines of existing streets abutting property to nearest intersection. | (C) | D | WS |
| 27. | All existing easements, deed restrictions, other covenants and previous variances granted for the property. | (C) | D | WS |
| 28. | Floor plan of proposed structures with accompanying front, rear and side elevations drawn to scale. | (C) | D | WS |
| 29. | Landscaping plan, buffer plan, landscaping schedule showing number, size and species of plantings. | (C) | D | WS |
| 30. | Soil erosion and sediment control plan. | (C) | D | WS |
| 31. | Application filed with Essex County Planning Board | (C) | D | WS |
| 32. | Notice to all neighbors within 200 feet. | (C) | D | WS |
| 33. | Notification to Fire, Police, Health Department, Township Manager, and Shade Tree. | (C) | D | WS |
| 34. | Refuse, disposal (storage), dumpster screening | (C) | D | WS |
| 35. | Storage height (gross sq. footage) | (C) | D | WS |
| 36. | Drainage arrows. | (C) | D | WS |
| 37. | Site Lighting Plan with isolux patterns to indicate intensity of site lighting. | (C) | D | WS |
| 38. | Location HVAC Equipment and screening. | (C) | D | WS |
| 39. | NJDEP Freshwater Wetlands Approval. | C | D | (WS) not applicable |
| 40. | Complies with escrow ordinance. | (C) | D | WS |

Applicant's Remarks:


 Applicant's Signature

Luke S. Pontier, Esq.
 Attorney for Applicant

PLANNING BOARD
TOWNSHIP OF VERONA
Planning Board Applications Fees

Date: October 29, 2021

INITIAL
ESCROW FOR
PROFESSIONAL
REVIEW

List Requested	\$10.00	
<u>CONDITIONAL USE</u>		
Application	\$500.00	\$1,000.00
Townhouse, additional per unit	\$ 50.00	\$ 200.00
<u>SITE PLAN APPLICATION</u>		
<u>Preliminary</u>		
Minimum	\$400.00	\$ 750.00
0 to 1,000 sq. ft.	\$400.00	\$ 750.00
1,000 to 2,500 sq. ft.	\$500.00	\$1,000.00
2,500 to 5,000 sq. ft.	\$700.00	\$1,500.00
over 5,000 sq. ft.	\$1,000.00	\$2,000.00
<u>Final</u>	½ Preliminary	½ Preliminary
<u>MAJOR SUBDIVISION</u>		
Minimum	\$550.00	\$1,000.00
Plus (per lot)	\$150.00	\$ 550.00
<u>MINOR SUBDIVISION</u>		
<u>1 family residential</u>		
No new lot created	\$250.00	None
1 to 3 lots	\$500.00	\$ 500.00
<u>Other, residential or commercial</u>		
1 to 3 lots	\$250.00 per lot	\$ 500.00
<u>Special meeting</u>		
Requested by applicant	\$800.00	

Enclosed is a check in the amount of \$ 9,500.00 for the application circled above, to the Planning Board of the Township of Verona for approval of the following: final site plan application for multi-family residential development

known on the Verona Tax

Map as Map 23 Block 2301 Lot 11, 12, 14-19

Included in the check is an additional \$10.00 where indicated for the list of property owners within 200 feet of subject property.

Name of applicant Verona LIHTC Urban Renewal LLC

Address of applicant 5 Commerce Way, Suite 210E
Hamilton, NJ Telephone # 973-966-8323

Name of property owner Township of Verona

Verona LIHTC Urban Renewal LLC
Township of Verona Planning Board
Block 2301, Lots 11, 12, 14-19
Application Addendum

Verona LIHTC Urban Renewal LLC (“Applicant”) is the contract purchaser and designated redeveloper of property designated as Block 2301, Lots 11, 12, and 14-19 on the Township Tax Map and located at the intersections of Bloomfield Avenue and Pine Street and Bloomfield Avenue and Linn Drive (“Property”). The Property is subject to The Depot and Pine Redevelopment Area Redevelopment Plan as amended adopted by the Township Council via Ordinance No. 2020-14 on June 29, 2020 (the “Redevelopment Plan”). The Redevelopment Plan sets forth an overlay zone called the Multi Family-Mid Rise Redevelopment Overlay Zone that applies to the Property. The Property consists of approximately 5.1 acres.

The Applicant previously received preliminary site plan and minor subdivision approval, with bulk variance relief to construct a multi-family residential development consisting of three (3) residential buildings containing ninety-five (95) very low, low and moderate income housing units, which approval was memorialized pursuant to Resolution 2020-08, adopted on September 1, 2020. The minor subdivision for the lot consolidation was also granted by the Planning Board during preliminary approval. As all lots are owned by the municipality, the appropriate consolidation deed will be filed by Verona Township

The Applicant now seeks final site plan approval and bulk variance relief to construct the multi-family residential development, together with associated common and amenity space, surface parking spaces, stormwater management structures and related improvements. Consistent with the preliminary approval, the Applicant is proposing to construct one-bedroom units, two-bedroom units and three-bedroom units to be distributed among the three residential buildings. The Applicant is also proposing to install a shed for use by the development’s management and a sign to identify the development. The plans remain substantially consistent with those that received preliminary approval. The proposed final plan continues to require a variance to permit an accessory shed to be setback 10 feet, where 20 feet is required. This relief was approved with the Applicant’s preliminary site plan and subdivision approval.

Conclusion

Based on the above and from the testimony to be offered at the public hearing, the Applicant respectfully requests that the final site plan be granted.

OWNERSHIP DISCLOSURE STATEMENT

In accordance with N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in **Verona LIHTC Urban Renewal, LLC** are disclosed as set forth below. In accordance with N.J.S.A. 40:55D-48.2 this disclosure requirement applies to any corporation or partnership which owns more than 10% interest in **Verona LIHTC Urban Renewal, LLC** followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

PIRHL, LLC

800 W. Saint Clair Avenue, 4th Floor
Cleveland, Ohio 44113

Pursuant to N.J.S.A. 40:55D-48.1, the following persons or entities have a 10% or greater interest in PIRHL, LLC:

PIRHL Advisors, LLC

800 W. Saint Clair Avenue, 4th Floor
Cleveland, Ohio 44113

Pursuant to N.J.S.A. 40:55D-48.1, the following persons or entities have a 10% or greater interest in PIRHL Advisors, LLC:

David Burg

800 W. Saint Clair Avenue, 4th Floor
Cleveland, Ohio 44113

David Uram

800 W. Saint Clair Avenue, 4th Floor
Cleveland, Ohio 44113

LANDOWNER'S CONSENT CERTIFICATION

Property:

Block 2301, Lots 11, 12, 14-19
Bloomfield Avenue
Township of Verona, Essex County, NJ

Applicant:

Verona LIHTC Urban Renewal LLC
5 Commerce Way, Suite 210E
Hamilton, NJ 08691

Owner:

Township of Verona
600 Bloomfield Avenue
Verona, NJ 07044

Proposed Development:

Multi-family residential development, parking, lighting, landscaping and other related site improvements

The undersigned hereby certifies as follows:

The Township of Verona is the owner of the above referenced Property and authorized to execute this Consent Certification. The Township of Verona hereby consents to the filing by the above Applicant of any and all applications for governmental approvals necessary for the Proposed Development described above including, but, not limited to, applications to the Verona Township Planning Board and/or Board of Adjustment, the Essex County Planning Board, the Hudson Essex Passaic County Soil Conservation District, the New Jersey Department of Transportation, and the New Jersey Department of Environmental Protection. The Township of Verona gives permission to the Township of Verona and its Boards, Commissions, agents, representatives, consultants and employees permission to enter and inspect exterior portions of the Property as reasonably necessary in connection with review and reporting on the Proposed Development to the Verona Township Planning Board and/or Board of Adjustment application.

Township of Verona

By: _____


Name: Matthew Cavallo
Title: Township Manager

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2021-137

A motion was made by Councilman Tamburro; seconded by Councilwoman Holland that the following resolution be adopted:

**APPROVING THE FACADE FOR THE REDEVELOPMENT PROJECT
LOCATED AT BLOCK 2301, LOTS 11, 12, 14, 15, 16, 17, A PORTION OF 18,
AND 19 IN SATISFACTION OF CONDITION C OF THE PLANNING
BOARD RESOLUTION OF APPROVAL**

WHEREAS, on February 11, 2019, the Township Council for the Township of Verona (the **"Township Council"**) adopted Resolution No. 2019-55, designating as a non-condemnation redevelopment area, as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the **"Redevelopment Law"**), Block 2301, Lots 1 through 12 and 14 through 19 as shown on the Tax Map of the Township, commonly known as the "Depot and Pine Redevelopment Area," (the **"Redevelopment Area"**); and

WHEREAS, by Ordinance No. 2019-16 the Township Council adopted a redevelopment plan for the Redevelopment Area entitled "Depot and Pine Redevelopment Area, Redevelopment Plan, Block 2301, Lots 1-12, 14-19, Township of Verona, New Jersey", dated April 22, 2019 (as may be amended and supplemented from time to time, the **"Original Redevelopment Plan"**); and

WHEREAS, the Township and PIRHL Developers, LLC (the **"Redeveloper"**) have entered into that certain redeveloper agreement dated January 9, 2020, which contemplates the donation of Block 2301, Lots 11, 12, 14, 15, and 16 to the Redeveloper in exchange for the construction of an affordable housing project thereon (the **"Redeveloper Agreement"**); and

WHEREAS, by Ordinance No. 2020-04 adopted on February 24, 2020, the Township Council adopted a First Amendment to the Original Redevelopment Plan dated January 21, 2020 (the **"First Amendment to Redevelopment Plan"**); and

WHEREAS, by Ordinance No. 2020-14 adopted on June 29, 2020, the Township Council adopted a Second Amendment to the Original Redevelopment Plan dated May 28, 2020 (the **"Second Amendment to Redevelopment Plan"**) (the Original Redevelopment Plan, First Amendment to Redevelopment Plan and Second Amendment to Redevelopment Plan, collectively referred to herein as the **"Redevelopment Plan"**); and

WHEREAS, the Township and the Redeveloper entered into a First Amendment to the Redeveloper Agreement dated September 3, 2020 (the **"First Amendment"**), which included Lots 17, a portion of Lot 18 and Lot 19 to the Project Area and amended the project description to provide for an affordable housing project consisting of not less than 95 units to be constructed on Block 2301, Lots 11, 12, 14, 15, 16, 17, a portion of Lot 18, and 19 (as more specifically detailed in the Redeveloper Agreement and First Amendment, the **"Project"**); and

WHEREAS, the Redeveloper applied to the Verona Planning Board (the **"Board"**) for preliminary site plan, minor subdivision and bulk variance approval for the Project; and

WHEREAS, the Board held public hearings on the application on August 18, 2020, August 25, 2020 and September 1, 2020 and voted to approve the application; and

WHEREAS, one of the conditions of the Board's approval is that the Redeveloper coordinate with the Township Council per the Redevelopment Plan to address the Board's feedback regarding the building façade, including expansion of the cornice (the **"Condition C"**); and

WHEREAS, on October 4, 2021, the Township Council reviewed plans entitled, "Verona Family Apartments, Tax Credit Submission," dated August 18, 2021, and consisting of five sheets, which were prepared by Wallace Roberts & Todd, LLC (the **"Plans"**); and

WHEREAS, the Township Council, desires to approve the Plans in satisfaction of Condition C.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey, as follows:

SECTION 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

SECTION 2. The Township Council hereby approves the Plans attached hereto as Exhibit A for Building A, with Buildings B and C to be substantially similar in color and materials, in satisfaction of Condition C.


SECTION 3. This resolution shall take effect immediately.

ROLL CALL:

AYES: Holland, Tamburro, McEvoy, McGrath, Roman

NAYS:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON OCTOBER 18, 2021.


JENNIFER KIERNAN
MUNICIPAL CLERK

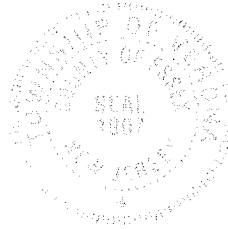


EXHIBIT A

Plans

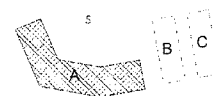


- BLDG A - ROOF
44' - 0"
- BLDG A - 4TH FLOOR
33' - 0"
- BLDG A - 3RD FLOOR
22' - 0"
- BLDG A - 2ND FLOOR
11' - 0"
- BLDG A - 1ST FLOOR
0' - 0"

5 ELEVATION - BLDG A - WEST COMBINED
1" = 20'

BLDG A - EXTERIOR ELEVATIONS

VERONA FAMILY APARTMENTS
TAX CREDIT SUBMISSION
08/18/21
BLOCK 2301, LOTS 10-12 AND 14-16,
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY



pirhl
5 COMMERCE WAY
HAMILTON SQUARE, NJ 08691
PIRHL.COM



WALLACE ROBERTS & TODD, LLC
1700 MARKET STREET, SUITE 2800
PHILADELPHIA, PA 19103
215.732.5215
WRTDESIGN.COM



4 ELEVATION - BLDG A - NORTHEAST
1/16" = 1'-0"



MAIN ENTRY

3 ELEVATION - BLDG A - NORTH
1/16" = 1'-0"

SEE ELEVATION 2
48'-8"

GRADE TO T.O PARAPET

BLDG A - ROOF
44' - 0"

BLDG A - 4TH FLOOR
33' - 0"

BLDG A - 3RD FLOOR
22' - 0"

BLDG A - 2ND FLOOR
11' - 0"

BLDG A - 1ST FLOOR
0' - 0"



COMMUNITY ROOM

2 ELEVATION - BLDG A - NORTHWEST
1/16" = 1'-0"

37'-8"
GRADE TO T.O PARAPET



1 ELEVATION - BLDG A - WEST
1/16" = 1'-0"

CANAMOULD EXTERIOR #242 MAX ,TYP
VINYL WINDOWS ,TYP
LAP SIDING
LADDER TO UPPER ROOF
ALUMINUM BALCONY RAILS ,TYP

VINYL LAP SIDING ,TYP
BRICK ,TYP
FIBERGLASS DOORS ,TYP

BLDG A - ROOF
44' - 0"

BLDG A - 4TH FLOOR
33' - 0"

BLDG A - 3RD FLOOR
22' - 0"

BLDG A - 2ND FLOOR
11' - 0"

BLDG A - 1ST FLOOR
0' - 0"

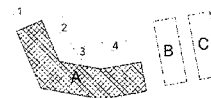
BLDG A - EXTERIOR ELEVATIONS

VERONA FAMILY APARTMENTS

TAX CREDIT SUBMISSION

08/18/21

BLOCK 2301, LOTS 10-12 AND 14-16,
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY



pirhl
5 COMMERCE WAY
HAMILTON SQUARE, NJ 08691
PIRHL.COM



WALLACE ROBERTS & TODD, LLC
1700 MARKET STREET, SUITE 2800
PHILADELPHIA, PA 19103
215.732.5215
WRTDESIGN.COM



BLDG A
BLDG A - 4TH
BLDG A - 3RD
BLDG A - 2ND
BLDG A - 1ST

5 ELEVATION - BLDG A - SOUTH COMBINED
1" = 25'

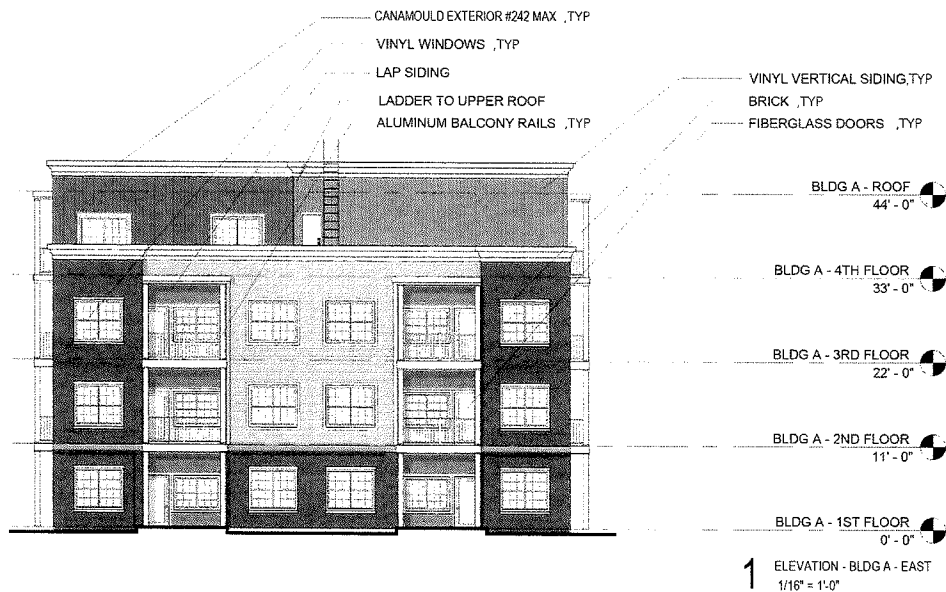
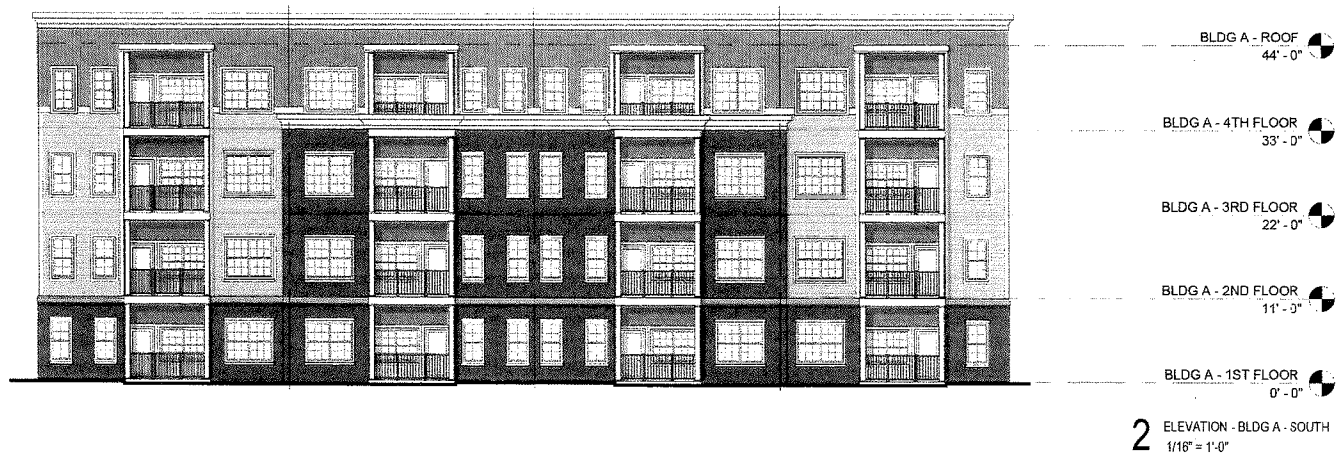
BLDG A - EXTERIOR ELEVATIONS

VERONA FAMILY APARTMENTS
TAX CREDIT SUBMISSION
08/18/21
BLOCK 2301, LOTS 10-12 AND 14-16,
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY



WALLACE ROBERTS & TODD, LLC
1700 MARKET STREET, SUITE 2800
PHILADELPHIA, PA 19103
215.732.5215
WRTDESIGN.COM

pirhl
5 COMMERCE WAY
HAMILTON SQUARE, NJ 08691
PIRHL.COM



BLDG A - EXTERIOR ELEVATIONS

VERONA FAMILY APARTMENTS

TAX CREDIT SUBMISSION

08/18/21

BLOCK 2301, LOTS 10-12 AND 14-16,
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY





4 ELEVATION - BLDG A - NORTHEAST
1/16" = 1'-0"



3 ELEVATION - BLDG A - NORTHWEST
1/16" = 1'-0"

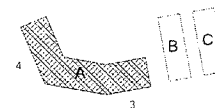
BLDG A - EXTERIOR ELEVATIONS

VERONA FAMILY APARTMENTS

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**TOWNSHIP OF VERONA PLANNING BOARD
COUNTY OF ESSEX, STATE OF NEW JERSEY**

RESOLUTION No. 2020-08

**PELIMINARY SITE PLAN & MINOR SUBDIVISION FOR
BLOCK 2301, LOTS 11, 12, 14, 15, 16, 17, 18 and 19
BLOOMFIELD AVENUE AND PINE STREET AND BLOOMFIELD AVENUE
AND LINN DRIVE**

Introduction

PIRHL Developers, LLC, a New Jersey Limited Liability Company, (the "Applicant"), the contract purchaser of Block 2301, Lots 11, 12, and 14, 15, 16, 17, portion of 18 and 19, made Application to the Verona Planning Board (the "Board") for the property designated as Block 2301, Lots 11, 12, 14, 15, 16, 17, 18 and 19, located at the intersections of Bloomfield Avenue and Pine Street and Bloomfield Avenue and Linn Drive (the "Property"), within the Township's, Multi Family-Mid Rise Redevelopment Overlay Zone (the "A-2R Overlay Zone"), established by the Redevelopment Plan defined herein, for the following approval: Preliminary Site Plan, Minor Subdivision and Bulk Variance approval associated with an application to construct a multi-family residential development consisting of three residential buildings containing ninety-five (95) very low, low and moderate income housing units together with associated common and amenity space, surface parking spaces, stormwater management structures and related improvements. In conjunction therewith, the Applicant sought approval to subdivide Lot 18 into two lots and consolidate Lots 11, 12, 14, 15, 16, 17, 19, and a portion of 18 into one lot. The Applicant is not proposing improvements on remainder Lot 18, which is to remain as Township property.

The Application was submitted to the Board by Katharine A. Coffey, Esquire, of Day Pitney, LLP on behalf of the Applicant. The Application was deemed by the Zoning Official of the Township to be complete and after review and receipt of the Affidavit of Service and the

Affidavit of Publication as evidence of proof of service and publication in accordance with statutory and ordinance requirements, Gregory Mascera, Esquire, the Planning Board attorney, deemed the Application to be ripe for hearing on August 18, 2020.

Public Hearing

The Board held Public Hearings on August 18, 2020, August 25, 2020 and on September 1, 2020.

Use and Bulk Standards

The Redevelopment Plan for the Depot and Pine Redevelopment Area (the “Redevelopment Plan”), last amended by Ordinance No. 2020-14 on June 29, 2020, permits the use of the Property for the purposes presented by the Applicant. The Applicant sought a deviation akin to a “c” variance from the front yard setback requirement of the Redevelopment Plan for the proposed accessory shed, which is governed by the underlying zoning ordinance because the Redevelopment Plan does not provide a front yard setback requirement for accessory structures. The shed is proposed to be set back 10 feet from the Linn Drive property line, where a setback of 20 feet is required and, for the reasons set forth below, the Board granted approval of the variance to the Applicant.

Section 150-17.7G.ii of the Verona Zoning Ordinance, as created by the Redevelopment Plan, sets forth the area and bulk regulations for the A-2R Overlay Zone. The Application satisfies all of the criteria set forth in Section 150-17.7G.ii except for the deviations allowed by the Board as set forth below.

Section 150-17.7G.v of the Verona Zoning Ordinance, as created by the Redevelopment Plan, sets forth the off-street parking requirements for the A-2R Overlay Zone. Specifically, this Section of the ordinance adopts an alternative parking standard for the A-2R Overlay Zone of 1.5 vehicles per unit, as is permitted pursuant to the Residential Site Improvement Standards

("RSIS"), N.J.A.C. 5:21-4.14(c). The Section states, and this Board confirms, that the alternative parking standard is justified since the Property is within walking distance to nearby bus transit line and because the residential units have unique characteristics, specifically, qualified affordable income households.

Evidence/Exhibits

The Applicant introduced the following Exhibits during the course of the hearings:

- A1: Existing Conditions Aerial Photograph
- A2: Color Rendering of Landscape Plan
- A3: Revised Architectural Plans
- A5: Pine Street Driveway Traffic Control Plan
- A9: Landscape Plans

The Board introduced the following Exhibits during the course of the hearings:

- B1: Verona Construction Official Memo dated August 5, 2020
- B2: Verona Engineer's Report dated July 31, 2020
- B3: Verona Environmental Commission Memo dated August 10, 2020
- B4: Verona Fire Official Memo dated August 5, 2020
- B5: Verona Zoning Official Memo dated August 3, 2020
- B6: Verona Planner (Benecke Economics) Review Memo dated August 13, 2020
- B7: Verona Planner (Benecke Economics) Review Memo re: signage dated August 25, 2020.

The Board reviewed and considered each of the foregoing submissions and/or exhibits during the course of the hearings.

Applicant's Witnesses

Ms. Coffey elicited sworn testimony in support of the Application from:

1. Lara Schwager. Ms. Schwager is the Senior Vice President of Development of the Applicant.

Ms. Schwager testified as to the Applicant's experience with residential developments for low- and moderate-income households. Ms. Schwager further testified as to the management and operation of the Project.

2. Jay Kruse of ESE Consultants, Inc. Mr. Kruse is a licensed civil engineer of the state of New Jersey.

Mr. Kruse testified that he prepared the site plan, minor subdivision plan and other drawings on the Applicant's behalf. As such, he testified as to the site's existing conditions including the location of the Property, the surrounding uses, the structures that are located on the Property, the former railway right-of-way, and the environmental condition of the Property.

Mr. Kruse testified that that minor subdivision results in the subdivision of Lot 18 into two parcels – one parcel, consisting of 1.0273 acres, that will be consolidated with Lots 11, 12, 14, 15, 16, 17 and 19 (the "Project Site") and a remainder parcel, consisting of 0.872 acres, that will remain Township property. The Project Site will contain the Project.

Mr. Kruse testified that the Applicant is proposing to construct three multi-family residential buildings consisting of a total of 95 residential units. Building "A" would be four stories in height and contain 71 units. Buildings "B" and "C" would each be 3 stories in height and contain 12 units. Mr. Kruse further testified that the Applicant is proposing to construct a shed, which requires a technical deviation relief because it is set back 10 feet from Linn Drive, which is a front yard and a front yard setback of 20 feet is required. Mr. Kruse noted that the right-of-way line for Linn Drive expands past the typical section in the area of the shed, which affects the ability to locate the shed at least 20 feet back from the lot line. The shed will be located

over 40 feet from the curb line of Linn Drive and is not closer to the lot line and Linn Drive than any of the proposed parking areas.

Mr. Kruse testified that there would be 143 parking spaces, which would equal 1.5 spaces per unit and that the controlling ordinance provides for at least 1.5 spaces per unit. The proposed number of parking spaces complies with the Redevelopment Plan. Mr. Kruse further testified that the Project Site is to be accessed from two driveways with connections to Linn Drive and Pine Street.

Mr. Kruse testified that the plan conformed to all of the bulk and area requirements in the controlling ordinance, with the exception of the shed, as described above.

Mr. Kruse testified to the height of the retaining walls by explaining the grade at the corner of the Project Site. The retaining wall height and its separation from proposed fencing associated with the retaining walls complies with the Redevelopment Plan and zoning ordinance and does not require a variance.

Mr. Kruse testified that the stormwater management improvements consist of underground basins. Basin one is an underground pipe storage system located beneath the proposed on-site parking area between Buildings "B" and "C." The underground storage system is being utilized for detention only and the Best Management Practices Manual does not require pre-treatment for detention facilities. Bioretention areas will connect to the on-site stormwater collection system upstream of Basin one and bioretention area number two is behind Building "C". The Project will comply with the water quality and groundwater recharge portions of the New Jersey Stormwater Management Regulations. Mr. Kruse testified that he reviewed the storm water management report comments prepared by the Board's engineer and that the Applicant would comply with the recommendations in the report, as modified through testimony at the hearing.

Mr. Kruse testified that there are two dumpsters on site that will be serviced by a private hauler.

Mr. Kruse testified last as to comments from the Fire Department. He testified that the Applicant will request a meeting with the Fire Department prior to submission of an application for final site plan to coordinate fire truck movements and discuss shop drawings before submission for building permits.

3. Jaquelin Camp of WRT Design. Ms. Camp is an architect licensed in the state of New Jersey. She offered testimony relating to Exhibit A-3, which she prepared, by providing the Board with an overview of the development plan. She testified that the Application called for 95 units, with certain amenities that would be offered to the prospective residents, such as a playground and passive recreation areas.

Ms. Camp testified that all buildings would be accessible at the ground floor and connected by an accessible route to each other, any project amenities and the public way. Ms. Camp testified that Building "A" would contain 71 units, and would be four stories, and Buildings "B" and "C" would contain 12 units each, for a total of 24 units, and would each be three stories. Building "A" would contain 16 one-bedroom units, 53 two-bedroom units, and 2 three-bedroom units. Buildings "B" and "C" would contain 12 three-bedroom units each. All units would have private balconies.

Building "A" would contain a trash compactor room on the ground floor with a chute connected to each floor above. This type of trash collection is only feasible in a building with interior common area and a higher unit count. As such, it is not possible to install such a system in Buildings "B" and "C"; however, those buildings would have access to the trash dumpsters to be located on the Project Site.

Ms. Camp further testified as to the materials and colors that were chosen for the design of the buildings. These design details were chosen to address the comments of the Township Council. Through a dialogue with the Board, Ms. Camp agreed, on behalf of the Applicant, to coordinate with the Township Council per the Redevelopment Plan to address the Board's feedback regarding the building façade, including expansion of the cornice.

Ms. Camp testified that the mechanical equipment would be located on the roof and would be properly screened so as to not be visible from the ground. She also testified that residents would not have access to the roofs of the buildings; the doors to the roof would be locked and only maintenance and management personnel would have access.

Ms. Camp also testified that the Applicant would coordinate with the rescue squad prior to submission of a final site plan application to confirm that the proposed elevator is appropriately sized. However, Ms. Camp testified that the elevators as designed meet all code requirements.

4. Jason Tronco of Melillo and Bauer. Mr. Tronco testified on behalf of the Applicant as a landscape architect.

Mr. Tronco testified as to the proposed landscaping and signage for the Project. Mr. Tronco indicated the types of species of plantings that the Applicant is proposing to plant and agreed to substituting those species requested in the Environmental Commission report to provide more native plantings, as modified by Mr. Tronco's testimony. Mr. Tronco testified as to the buffering and screening purposes the landscaping would serve. Mr. Tronco indicated that the Applicant will enclose the playground with fencing to protect children from the parking area and Linn Drive.

Mr. Tronco further testified as to the location of the proposed freestanding sign at the Linn Drive entrance to the Project. He testified that the Redevelopment Plan anticipated and allows

for a two-sided sign consisting of 26 square feet on each side, which was confirmed in a letter from the Board's planning expert, Exhibit B-7. Mr. Tronco agreed, on behalf of the Applicant, to consider an alternative font type for the signage to be consistent with the overall development, at the request of the Board.

5. Maurice Rached of Maser Traffic Consultants. Mr. Rached testified on behalf of the Applicant as a traffic expert.

Mr. Rached testified as to traffic flow within the Property, ingress and egress, including expected distribution of turning movements, and parking, among other things. Mr. Rached testified that the Applicant was proposing 143 parking spaces, complying with the ordinance requirement of 1.5 spaces per unit. He noted that the RSIS would require the Applicant to provide 189 parking spaces to comply with those standards; however, as the Redevelopment Plan specifically points out, pursuant to the RSIS, the Board can accept an alternative parking standard, which is justified in this case since the Property is within walking distance to nearby bus transit line and because the residential units have unique characteristics, specifically, qualified affordable income households.

Mr. Rached further testified that the Project will not generate a high traffic volume and he is not expecting there to be traffic-related issues as a result of this Project. He noted that traffic under 100 cars in a peak hour analysis was considered *de minimus* and generally does not require a traffic impact report at all. However, Mr. Rached also provided the trip generation data for both weekday and weekend peak hours from his revised traffic assessment letter. He testified that the entrance, parking circulation and fire access were reviewed and were all acceptable from a traffic standpoint. The Applicant also consented to granting Title 39 jurisdiction.

6. Shawna Ebanks of the Applicant. Ms. Ebanks provided testimony as a professional planner.

Ms. Ebanks testified that the Applicant required a technical deviation akin to a “c” variance from Section 150-17.7G.ii to permit the proposed shed because it is set back 10 feet from Linn Drive which is a front yard and a setback of 20 feet is required by the underlying zoning ordinance. The underlying zoning ordinance applies because the Redevelopment Plan does not specify a front yard setback requirement for accessory uses.

Ms. Ebanks set forth both the positive and negative criteria requirements for a deviation, which follows the “c(1)” bulk variance standard, requiring proof that the Applicant would suffer a hardship based on the narrowness, shallowness or irregular shape of the lot, an exceptional topographical condition or other unique conditions or physical features affecting the property if the deviation is not granted. It further requires a showing that the deviation would not have a substantial negative impact on the public good (i.e., neighboring properties), the zone plan or the Township’s Master Plan.

Ms. Ebanks testified that the shed will be located over 40 feet from the curb line of Linn Drive and is not closer to the lot line and Linn Drive than any of the proposed parking areas. The right-of-way line for Linn Drive expands past the typical section in the area of the shed, which affects the ability to locate the shed at least 20 feet back from the lot line. The shed will be located over 40 feet from the curb line of Linn Drive.

Ms. Ebanks further testified that the Applicant is proposing to screen the shed. The shed faces a parking lot and the perception of the shed from the street is not a setback of 10 feet, but instead of approximately 40 feet based on the curb line on Linn Drive and expanded right-of-way area. The shed is not in close proximity to any neighboring structures or properties. Further, Ms. Ebanks testified that the Township Council was aware that a shed would be necessary to support the Project, as evidenced in the Redevelopment Plan language that permits a shed to be located in side and rear setback areas. The shed is a permitted accessory use, so does not run afoul of the

intent of the Redevelopment Plan or zoning ordinance. As such, Ms. Ebanks testified that the Board could, and in her opinion, should, grant the variance relief.

Public Comments

During the course of the hearings members of the public including:

1. Christy DiBartolo, 34 Oakridge Road, Verona, New Jersey, who had questions regarding the layout of the project, its architecture, and traffic configuration.
2. Sean DiBartolo, 34 Oakridge Road, Verona, New Jersey, who had questions regarding the layout of the project.
3. Jonathan Verzella, 130 Personette Avenue, Verona, New Jersey, who had asked whether the Applicant would consider limiting entrances and exits from the Project. Mr. Rached explained that such limitations would not change neighborhood traffic patterns.
4. George Manousos, 37 Forest Avenue, Verona, New Jersey, who asked about the traffic configuration for the project.
5. Michael Duda, 55 Depot Street, Verona, New Jersey, who asked whether the Applicant would consider eliminating an entrance from Pine Street for the Project. Mr. Rached explained that such limitations would not change neighborhood traffic patterns.

Findings of Fact

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Verona, after having considered the aforementioned Application, plans, evidence, and testimony, that the Application is hereby granted with conditions.

In support of its decision, the Board makes the following Findings of Fact and Conclusions of Law:

1. The Verona Planning Board has proper jurisdiction to hear the within matter.

2. The subject property is located at the intersections of Linn Drive and Bloomfield Avenue and Pine Street and Bloomfield Avenue, Verona, New Jersey, within the A-2R Overlay Zone.

3. The Property had been developed with a mix of commercial and residential uses and a former railway right-of-way, which will be demolished by the Township.

4. Multi Story, Multifamily Apartments are permitted in the A-2R Overlay Zone.

5. The Applicant seeks a deviation akin to a bulk variance to deviate from the Redevelopment Plan and zoning ordinance to permit a front yard setback for the proposed shed from Linn Drive of 10 feet, where a minimum setback of 20 feet is required. The Applicant has offered sufficient proof as set forth above as to why the Board should approve the deviation and the deviation is hereby granted.

6. Section 150-17.7G.v of the Verona Zoning Ordinance, as created by the Redevelopment Plan, sets forth the off-street parking requirements for the A-2R Overlay Zone. Specifically, this Section of the ordinance adopts an alternative parking standard for the A-2R Overlay Zone of 1.5 vehicles per unit, as is permitted pursuant to the Residential Site Improvement Standards ("RSIS"), N.J.A.C. 5:21-4.14(c). The Section states, and this Board confirms, that the alternative parking standard is justified since the Property is within walking distance to nearby bus transit line and because the residential units have unique characteristics, specifically, qualified affordable income households.

7. Approval of the Application will allow the site to be developed in a manner that is consistent with the Redevelopment Plan and will assist the Township in satisfying its affordable housing obligation.

8. The Property recently was re-zoned via the Redevelopment Plan to allow the use as proposed.

9. Neighboring property owners attended the public hearings and some opined as to what they believed were shortcomings of the Application. There is nothing in the record to support the unsubstantiated, but legitimate, concerns that were expressed.

Conditions

During the course of the Hearing, and although in some instances not specifically addressed in this Resolution the Board has requested, and the Applicant has agreed, to comply with the following conditions:

- a. The Applicant shall provide a colored elevation of the view from Bloomfield Ave.
- b. The Applicant shall develop a protocol for package delivery and storage.
- c. The Applicant shall coordinate with the Township Council per the Redevelopment Plan to address the Board's feedback regarding the building façade, including expansion of the cornice.
- d. The Applicant shall construct a sidewalk connecting Buildings B and C to trash enclosure.
- e. The Applicant shall investigate whether infrastructure can be installed now to facilitate installation of car charging stations in the future.
- f. The Applicant shall add covered bike storage for Building "B" and "C" and shall provide for bike storage outside of Building "A."
- g. The Applicant shall consider different styles of outdoor seating of the same durability as those shown on plan detail.
- h. The Applicant shall add more native planting to the landscape plan as per Mr. Tronco's testimony.
- i. The Applicant shall enclose the playground with fencing to protect children from the parking area and Linn Drive.
- j. The Applicant shall reconsider the font to be used on the signage in the community.
- k. The Applicant shall coordinate with the municipal engineer and planner on sidewalk configuration.

- l. The construction shall be limited to the plans that are referenced herein and which are incorporated herein at length.
- m. The Applicant shall grant the Township of Verona Title 39 jurisdiction and such jurisdiction is hereby granted by the Applicant upon approval of the Application, for enforcement of parking regulations on site.
- n. The Applicant shall comply with all terms and conditions of the review memoranda, if any, issued by the Township Engineer, the Board Planner, the Zoning Official, the Construction Office, and/or other agents of the Township unless testified to the contrary by the Applicant or its witnesses.
- o. The Applicant shall obtain all approvals from applicable outside agencies, as may be required by applicable laws – including, but not limited to the New Jersey Department of Environmental Protection.
- p. The Applicant shall pay all required fees and real estate tax assessments then due and payable relative to the subject property prior to the issuance of any certificate of occupancy.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicant and its agents shall be deemed conditions of the approval granted herein, and any misrepresentations or actions by the Applicant contrary to the representations made before the Board shall be deemed a violation of this approval.

BE IT FURTHER RESOLVED, that the Application is granted only in conjunction with the conditions noted above, and, but for the existence of the same, the within Application would not be approved.

BE IT FURTHER RESOLVED, that the granting of the within Application is expressly made subject to and dependent upon the Applicant's compliance with all other appropriate rules, regulations, and/or ordinances of the Township of Verona, County of Essex, and State of New Jersey applicable to the property, and subject in all events, to the relief granted in this approval.

BE IT FURTHER RESOLVED, that the action of the Board in approving the within Application shall not relieve the Applicant of responsibility for any damage to public property

caused by the development by or on behalf of Applicant, of the subject project, nor does the Planning Board, the Township of Verona, or their agents/representatives accept any responsibility for the structural design of the proposed improvement or for any damage which may be caused by the development of the project by or on behalf of Applicant.

ROLL CALL:

AYES: Ms. Jessica Pearson, Mr. Tim Camuti, Mr. Al DeOld, Ms. Melissa Collins, Vice Chairman Jim Kirby, Mr. Steven Neale, Deputy Mayor Alex Roman, Mayor Jack McEvoy, Chairman Larry Loneragan

NAYS:

ABSENT:

ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE TOWNSHIP OF VERONA AT A SPECIAL MEETING HELD ON SEPTEMBER 1, 2020.



ASHLEY NEALE,
Planning Board Secretary



ESSEX COUNTY PLANNING BOARD
SITE PLAN APPLICATION

COUNTY OF ESSEX
DEPARTMENT OF PUBLIC WORKS
900 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044-1393

☎ (973) 226-8500 x 2580
(973) 226-7469 FAX

JOSEPH N. DiVINCENZO, Jr.
COUNTY EXECUTIVE

Joseph Alessi
Chairman

Peter Scarpelli
Secretary

Date Application Received

SP # _____

FEE \$ 3,100.00

Date Completed Application

INITIAL FILING FEE

RESIDENTIAL	\$250.00 + \$30/ Dwelling Unit
COMMERCIAL/INDUSTRIAL	\$300.00 + \$20/ Parking Space
MIXED USE	\$300.00 + \$30/ Dwelling Unit+ \$20/ Parking Space
CELLULAR ANTENNA AND/OR TOWER	\$350.00 + \$20/ Parking Space

ADDITIONAL FEES (If Applicable)

CONNECTION TO STORMWATER SYSTEM	\$400.00
APPEAL OR WAIVER	\$200.00

Make Check or Money Order Payable to the 'County of Essex'

PLEASE SUBMIT FOUR (4) COPIES OF THE SIGNED AND SEALED PLANS

Applicant VERONA LIHTC URBAN RENEWAL LLC
LARA SCHWAGER,
Address SR. VICE PRESIDENT OF DEVELOPMENT
5 COMMERCE WAY, SUITE 204
HAMILTON, NJ 08691

☎ (609) 751-9664

E-Mail Address lschwager@pirhl.com

Property Owner TOWNSHIP OF VERONA
600 BLOOMFIELD AVE
Address VERONA, NJ 07044

☎ (973) 857-4770

Plans By: JAY S. KRUSE, P.E.

Address ESE CONSULTANTS, INC.
100 WILLOW BROOK RD, SUITE 200
FREEHOLD, NJ 07728

☎ (732) 272-0532

[Signature]
Signature of Applicant/Agent

[Signature]
Attorney PRINT
For Applicant

SITE INFORMATION

Municipality VERONA TOWNSHIP Block 2301 Lot 11, 12, AND 14-19

Address MULTIPLE

Number of Dwelling Units: Existing 4 New 95 Total 95

Number of Parking Spaces: Existing 15 New 143 Total 143

This plan has also been filed with the following municipal agencies:

Planning Bd. (Date) 7/15/20 Bd. of Adjustment (Date) _____ Const. Official (Date) _____ Status PRELIMINARY APPROVAL RECEIVED 9/1/20

Square Feet of Building: Existing 25,735 Proposed 33,085

Impervious Surfaces: Existing 85,377 s.f. Proposed 109,771 s.f.

Is Site in Flood Plain? ☐ YES (If Yes enclose approved NJDEP permit) ☒ NO

Acreage of Entire Tract 4.15

Description of Proposed Improvements/Reason for Site Plan Application:

REDEVELOPMENT OF EXISTING RESIDENTIAL AND COMMERCIAL PROPERTIES WITH 95 AFFORDABLE RESIDENTIAL UNITS IN 3 MULTI-STORY BUILDINGS WITH ANCILLARY PARKING AND AMENITIES



**ESSEX COUNTY PLANNING BOARD
SUBDIVISION APPLICATION**

COUNTY OF ESSEX
DEPARTMENT OF PUBLIC WORKS
900 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044-1393

☎ (973) 226-8500 x 2580
(973) 226-7469 FAX

JOSEPH N. DIVINCENZO, Jr.
COUNTY EXECUTIVE

Joseph Alessi
Chairman

Peter Scarpelli
Secretary

Date Application Received

SUB # _____

FEE \$ 200.00

Date Completed Application

INITIAL FILING FEE

Minor Subdivision (1 to 3 Lots) \$200.00 + \$40/Lot
Boundary Adjustment (No New Lots) \$150.00
Consolidation of Lots (Reverse Subdivision) \$200.00
Major Subdivision (4 Lots or More) \$500.00 + \$50/Lot

ADDITIONAL FEES (If Applicable)

Final Plat- Signature \$100.00
Connection to County's Stormwater System \$400.00
Appeal or Waiver \$200.00

Make Check or Money Order Payable to the 'County of Essex'

PLEASE SUBMIT FOUR (4) COPIES OF THE SIGNED AND SEALED PLANS

Applicant VERONA LIHTC URBAN RENEWAL LLC
LARA SCHWAGER,
Address SR. VICE PRESIDENT OF DEVELOPMENT
5 COMMERCE WAY, SUITE 204
HAMILTON, NJ 08691

☎ (609) 751-9664

E-Mail Address lschwager@pirhl.com

Property Owner TOWNSHIP OF VERONA
600 BLOOMFIELD AVE
Address VERONA, NJ 07044

☎ (973) 857-4770

[Signature]
Signature of Applicant/Agent

[Signature]
PRINT *Autocracy for Approval*

Plans By: JAY S. KRUSE, P. E.

Address ESE CONSULTANTS, INC.
100 WILLOW BROOK RD, SUITE 200
FREEHOLD, NJ 07728

☎ (732) 272-0532

SITE INFORMATION

Municipality VERONA TOWNSHIP Block 2301 Lot 11, 12, AND 14-19
Address MULTIPLE
Number of Lots: Existing 8 Proposed 2
Proposed Use of Site: Residential _____ Commercial _____ Industrial _____
Multi-Family X Mixed-Use _____ Other (Specify) _____

This plan has also been filed with the following municipal agencies: PRELIMINARY APPROVAL
Planning Bd. (Date) 7/15/20 Bd. of Adjustment (Date) _____ Status RECEIVED 9/1/20

Is Site in Flood Plain? ☐ YES (If Yes enclose approved NJDEP permit) ☒ NO

Acreage of Entire Tract 4.15

Reason for Subdivision Application:

REDEVELOPMENT OF EXISTING RESIDENTIAL AND COMMERCIAL PROPERTIES WITH 95 AFFORDABLE RESIDENTIAL UNITS IN 3
MULTI-STORY BUILDINGS WITH ANCILLARY PARKING AND AMENITIES

ESE CONSULTANTS

ENGINEERING · PLANNING · SURVEYING · ENVIRONMENTAL

October 29, 2021

Ms. Ashley Neale, Secretary
Township of Verona
Planning Board
600 Bloomfield Avenue
Verona, New Jersey 07044

**Re: Apartments at Verona
Verona LIHTC Urban Renewal LLC
Final Major Site Plan
Block 2301, Lots 11, 12, 14-17, portion of 18, and 19**

VIA HAND DELIVERY

Dear Planning Board Secretary/Administrator:

The above referenced project received Minor Subdivision and Preliminary Major Site Plan approval from the Planning Board via Resolution 2020-08 adopted on September 1, 2021. During the preliminary approval process, we received correspondence from the various Planning Board professionals and municipal departments offering comments on the project. In support of the application for Final Major Site Plan, specific responses to the individual comment letters are listed as follows:

Zoning Official Comments, dated August 3, 2020:

1. The applicant is requesting a variance from the front yard setback requirement for the proposed accessory shed, which is governed by the underlying zoning because the Redevelopment Plan does not provide a front yard setback requirement for accessory structures.

RESPONSE: The front yard variance for the shed was granted by the Planning Board during preliminary approval, reference Resolution 2020-08, adopted on September 1, 2020.

2. No signs have been shown or detailed on any of the plans which were submitted and reviewed. Signs were not included in the Redevelopment Plan and are therefore still governed under §150-7.9.

RESPONSE: Sign details are provided on the Landscape Plans prepared by Melillo & Bauer Associates included with the Final Site Plan submission.

3. The proposed parking lot light which is along the northeasterly property line should be installed with house side shield to prevent light spillage onto the adjoining property.

RESPONSE: The parking lot light has been noted to have a house side shield as requested. See Sheet 7 of 13 of the Final Site Plans.

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4. When two structures (other than buildings) are less than three feet apart measured horizontally from one another they shall be considered one structure, therefore any fencing which will be required for walls over 4 feet in height must be either a combined total of 6 feet or less in height or the required fence must be setback 3 feet from the face of the wall. Details must be provided.

RESPONSE: The proposed fence at retaining walls has been noted to be 4 ft. from the face of the wall and can be considered a separate structure in compliance with the ordinance. See Sheet 4 of 13 of the Final Site Plans for the fence dimensions/locations.

5. Building height calculations should be shown on the grading plan in accordance with the §150-2.3 "HEIGHT, BUILDING"; the HEIGHT, AFFORDABLE HOUSING BUILDING of the Township Ordinances applicable to the A-2R Overlay Zone.

RESPONSE: The building height calculations have been included on Sheets A.202 and A.203 of the Architectural Plans included with the Final Site Plan submission.

6. The applicant proposes a "reverse" minor subdivision in which eight (8) lots are merged into two (2) lots. Any site plan approval given by the Board must include a consolidation deed in a form as approved by the Planning Board Attorney and filed in the Essex County Register's Office.

RESPONSE: The minor subdivision for the lot consolidation was granted by the Planning Board during preliminary approval, reference Resolution 2020-08, adopted on September 1, 2020. As all lots are owned by the municipality, the appropriate consolidation deed will be filed by Verona Township.

7. All HVAC equipment must be properly screened from the neighboring properties.

RESPONSE: As described by the project Architect at the Planning Board hearing for preliminary approval, all HVAC equipment shall be roof mounted and screened from adjacent properties.

8. The applicant should reconstruct the sidewalk along the property frontage, and install shade trees as required by the Township Shade Tree Commission as directed by the Township Engineer.

RESPONSE: As discussed at the Planning Board hearing for preliminary approval, street trees will be provided along a portion of the Bloomfield Avenue property frontage which currently has no trees and along the Pine Street frontage. The existing sidewalk is in good condition and does not require replacement.

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9. If approved, no paper or temporary type signs shall be permitted to be placed on the grounds or in the windows of the rental/management office.

RESPONSE: The management/leasing office will have a permanent designated sign as discussed at the Planning Board Hearing for preliminary approval and detailed in Landscape Plans.

10. The applicant shall provide testimony on the method of solid waste disposal and recycling pick up.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary approval regarding solid waste disposal and recycling pick-up. For Building A, waste and recycling will be collected in an internal maintenance room, then compacted and placed in large containers for pick up at the designated area near the front of the building. For Buildings B & C, residents will place waste and recycling in the trash enclosure provided at the end of the rear parking area. All waste will be picked up by private waste hauler.

11. The applicant shall file a Treatment Works Application for a sewer extension and Water Extension Application with the NJDEP.

RESPONSE: The applicant shall apply for the necessary NJDEP permits for water and sewer service for the project.

12. The applicant is responsible for all sewer and water tie in fees, street opening permits, etc.

RESPONSE: The applicant shall submit for the necessary permits and provide payment of any fees.

13. The plan is subject to review by the New Jersey Department of Environmental Protection (NJDEP), Hudson Essex Passaic Soil Conservation District and Essex County Planning Board.

RESPONSE: The applicant shall obtain all necessary approvals from outside agencies having jurisdiction over the project.

14. The applicant must obtain all permits necessary from but not limited to the NJDEP, HEP Soil Conservation District, Essex County and/or Township of Verona.

RESPONSE: The applicant shall obtain all necessary approvals from outside agencies having jurisdiction over the project.

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15. The applicant must provide a Construction and Maintenance Bond in accordance with the Municipal Land Use Law.

RESPONSE: The applicant shall provide the necessary Construction and Maintenance Bond upon receipt of all necessary approvals.

16. The applicant must provide and maintain an escrow deposit as required by the Township Engineer for inspection services.

RESPONSE: The applicant shall provide and maintain the necessary escrow account for inspection by the Township Engineer.

17. The applicant must enter into a “developer’s agreement” and post all improvement and maintenance bonds, inspection escrows, insurance certificates etc. in a form approved by the Township attorney.

RESPONSE: The applicant shall comply with the requirements of the developers’ agreement and post all necessary bonds, escrows and insurance certificates.

Construction Official Comments, dated August 5, 2020

1. As per ordinance, waste and recycling and other loading and unloading activities shall occur on the premises and shall not interfere with normal municipal sidewalk and street operations.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary approval regarding solid waste disposal and recycling pick-up. For Building A, waste and recycling will be collected in an internal maintenance room, then compacted and placed in large containers for pick up at the designated area near the front of the building. For Buildings B & C, residents will place waste and recycling in the trash enclosure provided at the end of the rear parking area. All waste will be picked up by private waste hauler.

2. All proposed fencing must comply with the current Township of Verona Zoning Ordinance.

RESPONSE: All proposed fencing has been designed to meet the municipal ordinance requirements.

3. The applicant shall provide testimony on any proposed building or ground sign age.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary

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approval regarding proposed signage for the development. Sign details are provided on the Landscape Plans prepared by Melillo & Bauer Associates included with the Final Site Plan submission.

4. Applicant shall provide testimony regarding exterior lighting in parking lots, on the buildings, and landscaping lighting for the Board's review. Applicant must discuss methods to reduce nuisance characteristics and for aesthetic concerns to adjacent properties. Parking spaces and ways shall be clearly marked.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary approval regarding exterior lighting and impacts to adjacent properties.

5. The Township of Verona Fire Marshal shall determine if Knox Boxes should be installed on each building and location as per code.

RESPONSE: The project has been reviewed by the Fire Marshall and Knox Box locations are shown on Sheet 6 of 13 of the Final Site Plans.

6. All storm water management must be reviewed and approved by the Township of Verona Engineer.

RESPONSE: The stormwater management design has been reviewed by the Planning Board Engineering Consultants with comments provided in their correspondence dated July 31, 2020.

7. The applicant shall provide testimony on any proposed new rooftop HVAC equipment or ground equipment screening as may be required.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary approval indicating HVAC equipment will be located on the roofs, and screened by the parapet and the setback from the roof edge.

8. All dwelling units are required to be handicap adaptable under the ADA and Uniform Construction Code. Barrier free parking, exterior routes and common use facilities are required to be handicap accessible in accordance with ADA Code.

RESPONSE: The amount and location of ADA accessible parking spaces provided for the development comply with code requirements. Accessible routes from each building to the accessible parking stalls or public sidewalk have also been provided.

9. Applicant shall provide testimony regarding possible gas barbecues, exterior fireplaces, and water features. Gas barbecues and exterior fireplaces if permitted by management,

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must be reviewed by the Fire Marshal.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary approval indicating no gas barbecues or fire places are intended for the project.

10. Applicant shall provide testimony regarding fire protection between the dwelling units on the outside balconies.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary approval indicating outside balconies are located centrally in each unit, and not immediately adjacent to one another on the exterior façade. The minimum separation between balconies on Building A is 12'.

11. Applicant shall provide testimony on whether energy related improvements such as natural gas fireplaces or stoves, emergency generators, solar panels, or other alternative energy systems may or may not be permitted by the Management Company in the future. This can affect capacity of site natural gas utilities in the case of fireplaces/stoves or emergency generators, or structural design capacity for roofs supporting solar panels.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary approval indicating the building's common area and all units are expected to be on electric utility at this time.

12. Steep Slope Ordinance, if applicable must be addressed through the Township of Verona Engineer's office.

RESPONSE: The Township Engineer's Office reviewed the plans during Preliminary Site Plan approval and did not note any concerns with steep slopes.

13. The applicant shall provide information and testimony on dumpster location and screening, and must be reviewed and approved by the Township Engineer.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary approval regarding solid waste disposal and recycling pick-up. For Building A, waste and recycling will be collected in an internal maintenance room, then compacted and placed in large containers for pick up at the designated area near the front of the building. For Buildings B & C, residents will place waste and recycling in the trash enclosure provided at the end of the rear parking area. All waste will be picked up by private waste hauler.

14. Site plan approvals for the proposed work must be obtained from the Essex County Planning Board if applicable.

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RESPONSE: The applicant shall obtain all necessary approvals from outside agencies having jurisdiction over the project.

15. The Applicant must comply with the requirements of the Affordable Housing Development Fee Ordinance.

RESPONSE: The applicant shall comply with the applicable requirements.

16. Applicant must obtain all permits necessary from but not limited to the Township of Verona, County of Essex, HEP Soil Conservation District and NJDEP.

RESPONSE: The applicant shall obtain all necessary approvals from outside agencies having jurisdiction over the project.

17. Retaining wall design calculations, signed and sealed by a Professional Engineer, must be submitted to the Building Department.

RESPONSE: As discussed during testimony at the Planning Board hearing for preliminary approval detailed retaining wall design plans and calculations prepared and signed/sealed by a Professional Engineer will be submitted to the Building Department for applicable permits prior to construction.

18. The applicant must consult with the Verona Rescue Squad to obtain the minimum size required of the elevator cars to accommodate stretchers.

RESPONSE: Mark Steinberg at the Rescue Squad and Tom Jacobsen at the Building Department were contacted by the project Architect. The proposed design accommodates a flat stretcher at 81" x 23" with a 3500 lb. elevator designed to fit a 24" x 84" flat stretcher.

Fire Official Comments, dated August 5, 2020

1. I require a full set of plans of the above project to include elevations for review. Plans should indicate:

- Location of the fire hydrants

RESPONSE: The location of fire hydrants is provided on Sheet 6 of 13 of the Final Site Plans.

- Location of the FDC and/or standpipes

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RESPONSE: The location of FDCs is provided on Sheet 6 of 13 of the Final Site Plans.

- Location of the sprinkler rooms in each building and where the exterior access is located

RESPONSE: For Building A the sprinkler assembly is contained in the Water Service room located on the first floor at the southeast corner, accessed directly from the exterior or from the corridor. For Buildings B & C the sprinkler room is located beneath the stair landing in the breezeway at the ground floor, accessed from the breezeway. See Sheets A.101 & A.106 of the Architectural Plans included with the Final Site Plan submission.

- Ladder Truck access to all three buildings

RESPONSE: A Fire Truck Maneuverability Exhibit is included with the Final Site Plan submission demonstrating sufficient ladder truck access to all buildings through the internal parking areas.

- Knox Box locations for all three buildings

RESPONSE: The locations of Knox Boxes for each building are provided on Sheet 6 of 13 of the Final Site Plans.

- Emergency contacts for entire facility

RESPONSE: This information will be supplied at the time of building permit submission.

- Name of the Fire Alarm Company and contacts

RESPONSE: This information will be supplied at the time of building permit submission.

- Name of the Monitoring Company and contacts

RESPONSE: This information will be supplied at the time of building permit submission.

- Location of the Fire Alarm Control Panels (FACP) in all three buildings

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RESPONSE: This information will be supplied at the time of building permit submission.

2. I require the comments from the Fire Sub code Official for the above project.

RESPONSE: The full construction documents shall be submitted to the Fire Sub Code Official at the time of building permit submission where comments will be solicited.

3. The following exhibits / attachments are part of the comments:

- Fire Sprinkler Systems
- Fire Sprinkler Underground Piping
- Fire Alarm Systems
- Commercial Site Plan Submissions
- Fire Hydrants
- Fire Flow

RESPONSE: The plans, calculations and supporting documents to demonstrate compliance with the requirements listed in the exhibits/attachments shall be supplied at the time of building permit submission.

Environmental Commission Comments, dated August 10, 2020

1. We understand that the proposed project is to disturb approximately 4.37 acres of land, meets the criteria for a redevelopment major development, and includes the following:
 - Demolition and removal of the all buildings within the property.
 - Removal of about 281 trees as large as 40 inches DPM as identified on Dwg No. SD03.01. It is unclear whether six trees along the property boundary with Block 2301, Lot 7 are to remain.
 - Construction of three multi-story residential buildings, interior paved access driveway and parking, underground utilities, several stormwater management facilities, and ancillary landscaping and amenities.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary approval indicating the trees along the boundary with Lot 7 are located in the demolition area and would be removed.

2. According to the Applicant's landscape plan, they intend to plant 148 new trees including deciduous, evergreen, and ornamental types. The listed Tree Zelkova Serrata, identified on the Plant schedule on Dwg. No. L-1, appears on a Do Not Plant list compiled by the New Jersey Invasive Species Strike Team's 2020 List as an emerging invasive species.

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RESPONSE: The listed tree species has been removed from the planting schedule for the project and replaced with a species which is not considered invasive. See Sheet L-1 of the Landscape Plans included with the Final Site Plan submission

3. Although the Applicant is exempt from Verona's Tree Ordinance, the VEC had hoped that more of the site's existing trees could be preserved where site improvement is not planned.

RESPONSE: As discussed through testimony at the Planning Board hearing for preliminary approval the site was configured to save as many existing trees at the intersection of Bloomfield Avenue and Linn Drive. In addition, a portion of Lot 18 will remain in control of the Township where tree disturbance can be restricted.

4. The Applicant's Engineer should provide testimony indicating whether the stormwater design has been prepared in accordance with the March 2, 2020 amendments to the Stormwater Management Rules (N.J.A.C. 7:8).

RESPONSE: As discussed through testimony at the Planning Board hearing for preliminary approval the March 2, 2020 amendments to the Stormwater Management Rules would not apply to the development as the rules do not become effective until March 2, 2021 when enforcement would begin under the Residential Site Improvement Standards (RSIS). The stormwater management system was designed to meet the intent of the amendments where stormwater quality and recharge are provided in small-scale best management practices (BMPs) located throughout the development in the form of rain gardens and roof run-off infiltration piping.

5. There appears to be a separation of land use into pervious versus impervious surface areas to accommodate the possible shortcomings of the NRCS methodology in the Stormwater report. We would respectfully request that a summary of the pre- and post-development conditions be presented to the Board for their consideration during the Applicant's Engineer's presentation to further explain their approach to the Board and the public.

RESPONSE: As discussed through testimony at the Planning Board hearing for preliminary approval the separation of land use into pervious and impervious surfaces is consistent with the methodology outlined in the NJ Stormwater BMP Manual. A summary of the pre- and post-development conditions were also provided during testimony.

6. It would be beneficial for the understanding of the Board and the public on how the Applicant's Engineer approached the stormwater management design of the site by choosing to use both the Rational Method (runoff coefficients) and the SCS Method (Curve

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Numbers) in preparing their stormwater management report.

RESPONSE: As discussed through testimony at the Planning Board hearing for preliminary approval both the SCS Method and Rational Method are standard methodologies for calculating stormwater rates; however, the SCS method also provides the necessary calculation of stormwater volume required for modeling of stormwater management facilities (basins, underground storage, etc.). The Rational Method provides calculation of only peak stormwater rate and is the standard methodology utilized for design of stormwater collection systems (inlets, pipe, etc.) since sizing of these improvements is based purely on peak rate.

7. Will the site grading result in a net soil import or export?
- In case of import, all imported soils must meet the NJ Department of Environmental Protection's (NJDEP) Residential Direct Contact Soil Remediation Standards (RDCSRs) and the Impact to Groundwater Standards (IGWSs) for soil. The recommended sampling frequency for the imported soils is in accordance with the Table 1 of the "Fill Material Guidance for SRP Sites" (April 2015, Version 3.0). (https://www.state.nj.us/dep//srp/guidance/srra/fill_protocol.pdf).
 - In case of soil export, all the soils must be disposed of in accordance with the NJDEP and other applicable regulations.
 - We understand that Phase I & Phase II Environmental Assessments have been performed at the Cameco site and respectfully request that a summary of these findings be presented to the Board for their consideration.

RESPONSE: As discussed through testimony at the Planning Board hearing for preliminary approval the site grading has been designed to balance or perhaps generate a slight export of material. Any export of material would be disposed of in accordance with all applicable local, State and Federal regulations.

8. During the import/export of materials to the site, what is the Applicant's protocols for the idling of delivery trucks in the residential areas adjacent to the site during construction. Verona's Anti-idling resolution should be strictly upheld.

RESPONSE: The applicant anticipates the majority of construction traffic will approach the site via Bloomfield Avenue and Linn Drive, avoiding residential areas. Any idling of delivery trucks shall be limited and remain in compliance with the municipal regulations.

9. There are landscaped parking islands planned for the project and we understand that two bioretention areas have been included in the design. However, there appears to still be an opportunity to convert the parking islands and some of the adjacent landscaped areas on the edges of the parking area to linear bioswales or rain gardens to further promote the

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management of stormwater runoff close to its source. There appears to be opportunities in this design to allow for more curb cuts and smaller scale green infrastructure best management practices.

RESPONSE: As discussed through testimony at the Planning Board hearing for preliminary approval the grading within the long narrow parking islands limits the ability to utilize these areas for small-scale BMPs.

10. We understand that there is sheet flow in the Inlet 400 area on Pine Street (Dwg. No. DR40.03) that may need an additional inlet or feature to increase the time of concentration before it leaves the sloped area onto Pine Street. Also, the area drains for Inlets 302 through 305 convey stormwater to the most downgradient end of the infiltration basin so flow from this subcatchment area has limited time within the infiltration basin before it is further conveyed out to the municipal storm sewer on Pine Street. Is there a way to add something around El. 462 on that slope to convey it back into the drain line between Inlet 304 and 303?

RESPONSE: As discussed through testimony at the Planning Board hearing for preliminary approval the sheet flow to Inlet 400 is less than experienced during the pre-development condition. The addition of Inlet 405 intercepts the majority of surface run-off from the proposed parking area prior to reaching Inlet 400. Since the underground storage system does not consider infiltration as a means of discharge, the release of stormwater is controlled by the size of orifice at the outlet structure. Any flow from Inlets 302 through 305 would be restricted by the outlet structure orifice and pool within the underground storage piping in the same manner as flow from other entry points.

Beckmeyer Engineering, P.C. Comments, dated July 31, 2020

Engineering Plan Review

1) General

- a. The Site Plan shall include a plan of the footprint of the proposed structure on the current topographic survey. The average grade calculation shall also be included on this plan showing the existing topographic points and the location and elevation of each proposed elevation which was included in the calculations.

RESPONSE: Per the regulations in the Redevelopment Plan, average grade is to be measured from average finished grade and not existing grade; therefore, overlay of the building footprint on the current topographic survey does not appear necessary for calculation of average grade.

2) Retaining Walls

- a. Retaining Walls throughout shall have top and bottom of walls elevations labeled either by stationings, or if not level then by location of the wall height elevation changes with the stationings, change of direction with stationings and top of wall elevations on the lower and upper portions of the wall and at all end of walls. The revised landscape plans have been provided with this submission for review of and approval by the Landscape Subcommittee.

RESPONSE: Top and bottom of wall elevations have been labeled at appropriate spacing for each wall. See Sheet 5 of 13 of the Final Site Plans.

- b. The Retaining Wall details shows a drainage system behind the wall and drainage termination. Where are the drain pipe terminations on the Plans located? Weep Holes?

RESPONSE: The retaining wall drainage system shall connect to the nearest available yard drain or weep holes draining to grade shall be provided. Details for the drainage system connection shall be depicted in the retaining wall construction drawings to be provided at the time of building permit.

- c. The Retaining Walls require a fence along the top of the wall when above 4 Ft. in height. There are two (2) retaining wall section details, one has a fence and one does not. On the retaining wall without the fence, the maximum height of the wall was not given. This height shall be labeled as under 4 Ft. Also, it does not appear on the plans walls without a fence will be utilized. If not, it should be removed from the detail sheet.

RESPONSE: The retaining wall details have been revised to list a 4 ft. maximum height of wall without fence (see Sheet 11 of 13 of the Final Site Plans). A section of wall behind Building B shall be less than 4 ft. in height and not require fencing; therefore, this detail remains in the Final Site Plan set.

- d. All retaining walls over 4 Ft. in height will require construction plans and calculations by a N.J. Professional Engineer, signed and sealed submitted to and approved by the Township Engineer prior to any construction permits will be issued.

RESPONSE: As discussed during testimony at the Planning Board hearing for preliminary approval detailed retaining wall design plans and calculations prepared and signed/sealed by a Professional Engineer will be submitted to the Building Department for applicable permits prior to construction.

3) Driveway Entrances/Exits

- a. The curb sweeps on the Pine Street driveway entrance shall be a consistent 20 Ft. radius.

RESPONSE: As discussed during testimony at the Planning Board hearing for preliminary approval the reduced curb radius of 15 ft. for the exit lane onto Pine Street is required to avoid utility pole relocation. The Fire Truck Maneuverability Exhibit confirms the reduced radius will not affect access for the largest fire truck or circulation into and out of the site.

4) Stormwater

- a. The storm flow capacity of the storm inlet# 405 grate shall be submitted along with depth and width of curb gutter storm flow leading into this inlet. Calculation shall be submitted proving a single inlet can capture the runoff on the sloped parking surface as proposed.

RESPONSE: Flow capacity calculations for Inlet #405 are provided in Appendix H of the revised Stormwater Management Report included with the Final Site Plan submission. The calculations demonstrate Inlet #405 with an 8" curb piece to provide a localized depression (sag) can capture the run-off directed to the structure.

- b. What is the Storm Water pipe diameter, slope and flow capacity from existing inlet off site across Pine Street. As well as the pipe diameter, slope and flow capacity of the existing storm pipe running parallel with the Southern curb of Pine Street to the intersection of Depot Street. Was an inspection of the condition of these pipes performed? Were the pipes cleaned and televised?

RESPONSE: The storm pipe sizes and capacities for the existing system within Pine Street immediately downstream of the site are provided in Appendix H of the revised Stormwater Management Report included with the Final Site Plan submission. The existing system has sufficient capacity for the largest proposed discharge from the site (100 yr. storm event).

- c. Some Tcs have been assumed at 10 minutes while others were calculated please calculate all Tcs and draw actual Tc lines for each individual existing and proposed drainage area being considered. On each Tc the lengths and slopes of reach component shall be labeled. They may be 10 minutes however, it should not be assumed.

RESPONSE: The Tc lines for the pre-developed and post-developed condition have been provided on the drainage area maps contained within Appendix K of the revised Stormwater Management Report included with the Final Site Plan submission. The only assumed Tc for the post-developed condition is for the impervious area to the underground storage system to approximate the time delay due to ponding of collected run-off in Bioretention Area #1. The minimum Tc time

of 10 minutes for use is the Rational Method calculations for storm pipe sizing is consistent with the requirements of the RSIS.

- d. There is an Existing 24" VCP pipe inlet in the old Railroad R.O.W. adjacent to the rear of Lot 14. The pipe inlet appears to be a low elevation point at 453.70, therefore a storm flow entry point draining into what appears to be a swale that runs along the old Railroad R.O.W. next to Linn Drive. This pipe inlet is being demolished and there does not appear to be a method of capturing the Storm runoff in this area.

RESPONSE: As part of the site development, the existing 24" VCP pipe will be removed and the low area regraded to direct drainage to the proposed on-site collection system.

- e. Parking Lot storm runoff directed to inlets 102, 103 and 105 flows directly to a sub-surface recharge field without any pre-treatment. Testimony shall be given how parking lot runoff can be infiltrated into the ground without pre-treatment within the guidelines of the NJ Stormwater Best Management Practices.

RESPONSE: The sub-surface storage system does not rely on infiltration or promote recharge for stormwater management. Since the sub-surface storage system is not being utilized for infiltration, pre-treatment of incoming flow is not necessary. Pre-treatment of stormwater run-off from paved surfaces is only required for BMPs utilizing infiltration to ensure the filtration medium does not become excessively loaded with sediment.

- f. A type "D" inlet detail shall be added to the plans with grate and frame catalog numbers from specified manufacturer.

RESPONSE: Type "D" Inlets are not proposed for the stormwater collection system.

- g. A table of all inlet with types (i.e. "A:", "B", "D") shall be added to the plans.

RESPONSE: A table listing all inlet types is provided on Sheet 6 of 13 of the Final Site Plans included with this submission.

- h. A detail or definition of a "15"/36" Hybrid C.H.D.P.E." shall be added to the plans

RESPONSE: Details of the 15"/36" hybrid CHDPE are provided on Sheet 10 of 13 of the Final Site Plans included with this submission.

- i. A Stormwater maintenance plan shall be submitted.

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RESPONSE: A Stormwater Operation and Maintenance Manual is included with the Final Site Plan submission.

- j. Environmental easements/deeds shall be submitted. (Additional Comments may be added when requested revisions or information are submitted.)

RESPONSE: Any necessary environmental easements/deeds shall be provided upon receipt of all regulatory approvals.

5) Sanitary Sewer

- a. It appears that this project will require a TWA from the NJDEP.

RESPONSE: The applicant shall apply for the necessary NJDEP permits for water and sewer service for the project.

- b. Calculations on average and peak flow capacity shall be submitted on the existing 8" sanitary receiving pipe in Pine Street.

RESPONSE: Calculations for the peak flow capacity of the existing 8" sanitary main within Pine Street are provided on Sheet 6 of 13 of the Final Site Plans included with this submission.

6) Dumpsters

- a. The Applicant shall testify the means and methods for the collection and removal of refuse and recycling. Testimony shall be given on how refuse and recyclables are brought from each building to the refuse area? Also testimony shall be given that the size of the enclosure is large enough for 95 residential units. Label length and width of the enclosure as well as the shed shall on Plan Sheet 5.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary approval regarding solid waste disposal and recycling pick-up. For Building A, waste and recycling will be collected in an internal maintenance room, then compacted and placed in large containers for pick up at the designated area near the front of the building. For Buildings B & C, residents will place waste and recycling in the trash enclosure provided at the end of the rear parking area. All waste will be picked up by private waste hauler.

7) Signs

- a. Signs were not included on the site plans and shall be submitted to the building department for review and approval under a separate submission.

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RESPONSE: Sign details are provided on the Landscape Plans prepared by Melillo & Bauer Associates included with the Final Site Plan submission. Sign locations are provided on Sheet 4 of 13 of the Final Site Plans.

8) Architectural Plans

- a. The height of all parapets shall be dimensioned from top of the roof on Building Elevations Plan, Sheets Z-201, Z-202 and Z-203.

RESPONSE: The parapet heights are dimensioned as requested on the Architectural Plans included with the Final Site Plan submission.

- b. The means to access the roof on Buildings B and C shall be shown.

RESPONSE: Access hatches from the 3rd floor breezeway landing are shown on Architectural Plans (see Sheet A.107).

- c. The height of the parapet walls on both ends of building "A" above the two ends lower roofs shall be dimensioned on the Building Elevations Plan, Sheets Z-201 & Z-202.

RESPONSE: The parapet heights are dimensioned as requested on the Architectural Plans included with the Final Site Plan submission.

- d. Testimony shall be given if the residents of both "3A" end units can access the lower roofs from their rooms. Also if any residents will have access to the lower roofs of the building "A". If no one will access, testimony on securing the doors that access the lower roofs shall be given.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary approval that only building maintenance will have access to the lower roof through the locked doors at the ends of the corridor.

- e. On Building "A" Plan Z-102, there are labels for "Ladder Access to Upper Roof" however a ladder is not shown. A ladder is shown on Building A Elevations Z-201. Please show ladders on plans as well as provide details.

RESPONSE: Details for ladder access will be provided on the final architectural plans submitted for building permit.

- f. Testimony shall be given that basements are not part of this submission.

RESPONSE: Testimony was provided at the Planning Board hearing for preliminary approval that none of the buildings have basements.

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9) Mechanical Equipment

- a. All Mechanical equipment will be installed within the areas as located on Roof Plans contained on sheets Z-102 and Z-103.

RESPONSE: Testimony was provided at the Planning Board hearing indicating all mechanical equipment will be installed on the roof and concealed by parapet walls.

- b. Testimony shall be given is additional enclosures be required to screen the units from the street. If additional enclosures and/or screening will be required a detail of the enclosure or screening shall be added to the plans.

RESPONSE: Testimony was provided at the Planning Board hearing indicating the proposed parapet walls were sufficient to screen all mechanical equipment installed on the roof and no additional enclosures or screening would be necessary.

10) Traffic Study

- a. All information from outside sources i.e. "ITE", "NJDOT", "RSIS" etc. shall be copied and made part of the report.

RESPONSE: The ITE Trip Generation Data shall be included in the Appendix of the Traffic Impact Study being submitted under separate cover.

- b. Does ITE give trip generations for both weekdays and weekends, if they do, please include both scenarios.

RESPONSE: A Saturday analysis shall be included in the Traffic Impact Study being submitted under separate cover.

- c. Has mass transportation been considered in the report preparation?

RESPONSE: Information regarding mass transit in the area and how much of the current population in the area (based on census data) uses mass transit will be included in the Traffic Impact Study being submitted under separate cover. However, no credit for mass transit will be considered to provide the most conservative analysis for the study.

- d. Pine Street at the Bloomfield Avenue intersection is posted as a one-way street with no entry from Bloomfield Avenue. Presently, all traffic entering and leaving Lots 11, 12, 13, 14 and 15 do so via Pine Street (Lots 16 and 17 are on Bloomfield Avenue) and none via Linn Drive. Please analyze the impact of adding the additional trips to Lion

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Drive as well as the traffic signal at Bloomfield Avenue.

RESPONSE: The additional analysis for Linn Drive and Bloomfield Avenue signal will be included in the Traffic Impact Study being submitted under separate cover.

- e. An analysis should be prepared on new traffic impact entering and exiting Linn Drive to the Northeast (away from the traffic signal).

RESPONSE: This area will experience minimal traffic impact and how much traffic is added to Linn Drive to the north of the site will be shown in the Traffic Impact Study. However, there is no need to count any additional intersections beyond the signal at Bloomfield Ave./Linn Dr. and the intersection of Bloomfield Ave./Pine St. adjacent to the site access on Pine Street.

11) Landscaping

- a. There is a proposed "Red Oak" within the sight triangle on the driveway exit on Pine Street. Re-locate outside of triangle.

RESPONSE: Proposed Red Oaks have been relocated outside of the site triangle, see sheet L-1 of the Landscape Plans included in this Final Site Plan submission.

- b. Testimony on the proximity of a proposed "Red Oak" along the Bloomfield Avenue R.O.W. and both edge/corner of Building "A" and the sidewalk.

RESPONSE: Proposed Red Oaks have been relocated, see sheet L-1 of the Landscape Plans included in this Final Site Plan submission.

- c. Between Buildings "A" & "B" there are proposed 3-"Pin Oaks" being installed within a small area between two retaining walls. Testimony on the effects of the roots of the "Pio Oak" will have on the retaining walls shall be given.

RESPONSE: Pin Oaks have been relocated from between retaining walls. Amelanchier canadensis are proposed halfway between both walls, see sheet L-1 of the Landscape Plans included with the Final Site Plan submission.

- d. Testimony shall be given that "Red Sunset Maples" are suitable for installation within bio-retention basin area #1.

RESPONSE: Proposed Red Maples have been substituted for Betula Nigra, River Birch, see L-1 of the Landscape Plans included with the Final Site Plan submission.

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- e. Testimony shall be given that a "Red Oak" is suitable for installation within feet of the storm system "MTD #401" and "OS-402".

RESPONSE: Red Oak trees have been shifted away from MTD #401 and OS-402, see sheet L-1 of the Landscape Plans included with the Final Site Plan submission.

- f. Testimony shall be given that a "Saw leaf Zelkova" is suitable for installation next to "MH #403".

RESPONSE: Proposed Saw leaf Zelkova has been substituted for Liquidambar styraciflua 'Rotundiloba', Sweet Gum and shifted away from MH #403, see sheet L-1 of the Landscape Plans included with the Final Site Plan submission.

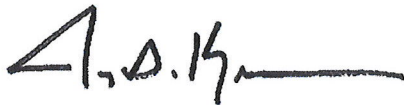
12) Lighting

- a. Lighting minimum of 0.5 Fc in Parking Lot.

RESPONSE: A average of 0.5 fc minimum has been provided within the proposed parking areas.

We anticipate the responses offered above satisfy the comments from the various Planning Board and municipal professionals' review letters issued during Preliminary Site Plan Approval of the project. If you have any questions or require additional information, please do not hesitate to contact me at 732-272-0532 or jkruse@eseconsultants.com.

Sincerely,



Jay S. Kruse, P.E.
Regional Director of Engineering
ESE Consultants, Inc.

cc: Lara Schwager, Senior Vice President of Development – PIRHL Developers, LLC
Kate Coffey, Esq. – Day Pitney

TOWNSHIP OF VERONA
VERONA, NEW JERSEY 07044

**LIST OF PROPERTY OWNERS SERVED WITHIN 200 FEET OF:
 BLOCK 2301 LOTS 11, 12,14,15, 16, 17, 18, 19**

• must be served by certified mail

<u>BLOCK</u>	<u>LOT</u>	<u>NAME & ADDRESS</u>	<u>personal</u>	<u>certified</u>
		<ul style="list-style-type: none"> •New Jersey Bell Telephone Co. Attn: Corporate Secretary 540 Broad Street Room 1005, Newark, NJ 07101 •American Telephone & Telegraph Co. Attn:Karl Grossmann Patricia Drive, Flanders, NJ 07836 •Public Service Electric & Gas Co. Attn: Manager Corporate Properties 80 Park Place, T6B, Newark, NJ 07102 •Passaic Valley Water Commission Attn: Corporate Secretary 1525 Main Avenue, Clifton, NJ 07011 •MCI 10 Marcello Ave., Attn: John Scoccola West Orange, NJ 07052 •Comcast Cable 800 Rahway Avenue, Union, New Jersey 07083 		
1601	1	ARCADIAN PROFESSIONAL PROPERTIES NJ 825 BLOOMFIELD AVE, VERONA, NJ 07044		
1601	2	COONEY, JASON & LYND SAY 14 CHESTNUT RD, VERONA, NJ 07044		
1601	7	POLIFRONE, MICHAEL & DRAGO, KARLA 8 BEECHWOOD RD, VERONA, NJ 07044		
1601	8	EHRICH, DEAN & NICOLE 10 BEECHWOOD RD, VERONA, NJ 07044		
1601	9	GAYNOR, PETER & CATHERINE 12 BEECHWOOD RD, VERONA, NJ 07044		
1601	10	TICHENOR, JOHN & GENTILE, LINDA 14 BEECHWOOD RD, VERONA, NJ 07044		
1601	11	WOJTAL, MAUREEN 16 BEECHWOOD RD, VERONA, NJ 07044		
1601	12	KOUZMINA, SVETLAND & FLORES, JAVIER 18 BEECHWOOD RD, VERONA, NJ 07044		
1603	1	COLLINS, MARSHA		

		562 MONMOUTH AVE APT 3B		
		SPRING LAKE HEIGHTS, NJ 07762		
		RE: 820 BLOOMFIELD AVENUE VERONA		
1603	2	VERONA FIELDSTONE LLC		
		1719 ROUTE 10 #220, PARSIPPANY, NJ 07054		
		RE: 800 BLOOMFIELD AVENUE VERONA		
1604	2	PUCHALSKI, GLEN & DROSSMAN, SARAH		
		70 PINE ST, VERONA, NJ 07044		
1604	3	COAKLEY, THOMAS & JENNIFER		
		74 PINE ST, VERONA, NJ 07044		
1604	4	O'NEILL, JOHN A. & DENA		
		29 DEPOT STREET, VERONA NJ 07044		
1604	13	CALLARI, JOHN		
		51 DEPOT ST, VERONA, NJ 07044		
1604	14	DUDA, MICHAEL & KULESA, NICOLE		
		55 DEPOT ST, VERONA, NJ 07044		
1604	15	DI ROMA, FRANK & O'NEILL DENA		
		57 DEPOT ST, VERONA, NJ 07044		
1604	16	YOUNG, GENE M ESTATE OF		
		59 DEPOT ST, VERONA, NJ 07044		
1604	17	ROMAN, JOSE & MONICA		
		63 DEPOT ST, VERONA, NJ 07044		
1604	18	VAN BENSCHOTEN, M & STIEFBOLD, K		
		131 PERSONETTE AVE, VERONA, NJ 07044		
1604	19	KIEL, CHRISTOPHER & ALEXIS		
		129 PERSONETTE AVE, VERONA, NJ 07044		
2205	6	A&R SKYLINE PROPRTIE, LLC		
		704 PASSAIC AVE, WEST CALDWELL, NJ 07006		
		RE: 885 BLOOMFIELD AVENUE VERONA		
2301	1	CAMPUS DEVELOPMENT LLC		
		62 DEPOT ST, VERONA, NJ 07044		
2301	2	WILLMATT COMPANY LLC		
		60 DEPOT ST, VERONA, NJ 07044		
2301	3	I & L HOLDINGS, LLC		
		2322 MORRIS AVE, UNION NJ 07083		
		RE: 40-54 DEPOT STREET		
2301	4	J & J BIANCO HOLDING COMPANY		
		36 DEPOT ST, VERONA, NJ 07044		
2301	5	BIANCO, JOHN A & JOHN D		
		34 DEPOT ST, VERONA, NJ 07044		
2301	6	32 DEPOT, LLC		

		312 FAIRVIEW AVE, CEDAR GROVE, NJ 07009		
		RE: 32 DEPOT STREET VERONA		
2301	7	JOHN D BIANCO LLC		
		28 DEPOT ST, VERONA, NJ 07044		
2301	8	BIANCO, JOHN D & MARIE A		
		26 DEPOT ST, VERONA, NJ 07044		
2301	9	MORGAN, KOBIE & MELISSA		
		82 PINE ST, VERONA, NJ 07044		
2301	10	MARTIN, JOEL & MONIKA		
		80 PINE ST, VERONA, NJ 07044		
2301	20	CAM GAR AT VERONA LLC		
		PO BOX 837, 39 MAIN ST, CHATHAM, NJ 07928		
		RE: LINN DRIVE		
2302	1	CAM GAR		
		PO BOX 837, 39 MAIN ST, CHATHAM, NJ 07928		
		RE: LINN DRIVE		
2304	3	JACKSON, CHARLES R & MARY WILLIAMS		
		126 PERSONETTE AVE, VERONA, NJ 07044		
2304	4	VERZELLA, JONATHAN & DENISE		
		130 PERSONETTE AVE, VERONA, NJ 07044		
2304	10	VASALANI, MICHAEL J & JOAN M		
		134 PERSONETTE AVE, VERONA NJ 07044		
2304	11	CAM GAR		
		PO BOX 837, 39 MAIN ST, CHATHAM, NJ 07928		
		RE: LINN DRIVE		
2401	3	ESSEX COUNTY IMPROVEMENT AUTHORITY		
		155 PASSAIC AVE 4TH FL, FAIRFIELD, NJ 07004		
		RE: 880 BLOOMFIELD AVENUE VERONA		
2401	4	TOWNSHIP OF VERONA		
		600 BLOOMFIELD AVE, VERONA, NJ 07044		
		RE: 880 BLOOMFIELD AVENUE VERONA		
2401	5	COUNTY OF ESSEX		
		HALL OF RECORDS, NEWARK, NJ 07102		
		RE: LINN DRIVE		