

January 16, 2023

Township of Verona Planning Board
Verona Town Hall
600 Bloomfield Avenue
Verona, NJ 07044

Attn: Ashley Neale, Board Secretary

**RE: PRELIMINARY AND FINAL MAJOR SITE PLAN
VERONA SUNSET URBAN RENEWAL, LLC
1 SUNSET AVENUE – BLOCK 303, LOT 4 (VERONA)
BLOCK 301, LOT 5 & BLOCK 401, LOT 1 (MONTCLAIR)
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY
MATRIX NO. 19-720**

Planning Board Members:

This letter has been prepared in support of our responses to the comments as listed on the review letters listed below for the above-referenced project:

- Bright View Engineering Review Letter dated August 16, 2022
- Verona Environmental Commission Review Letter dated August 3, 2022
- Township of Verona Construction Official Review Letter dated July 11, 2022
- Bright View Engineering Review of Supplemental Traffic Study dated November 28, 2022

As part of this submission we are providing a revised stormwater management report. We understand that the Township professionals may not have adequate time to review this prior to the next scheduled board hearing and therefore we do not intend to testify on the revised stormwater until subsequent hearing.

We are submitting the following information in support of the application:

- Ten (10) copies of the plans entitled "Preliminary and Final Major Site Plan, Verona Sunset Urban Renewal, LLC, Block 303, Lot 4, Township of Verona, and Block 301 Lot 5 and Block 401 Lot 1, Township of Montclair, Essex County, New Jersey" prepared by Matrix New World Engineering, and dated January 11, 2023.
- Ten (10) copies of the report entitled "Stormwater Management Report, Verona Sunset Urban Renewal, LLC, Block 303, Lot 4, Township of Verona, and Block 301 Lot 5 and Block 401 Lot 1, Township of Montclair, Essex County, New Jersey," prepared by Matrix New World Engineering, and dated January 11, 2023.
- Ten (10) copies of the latest Architectural Plans prepared by Minno & Wasko Architects and Planners
- Ten (10) copies of the plans entitled "48 Foot Fire Truck Turning Exhibit" prepared by Matrix New World Engineering and dated January 11, 2023.
- Ten (10) copies of the plans entitled "Truck Turning Plan" prepared by Matrix New World Engineering and dated January 5, 2023.

- Ten (10) copies of the plans entitled “UPS Truck Turning Exhibit” prepared by Matrix New World Engineering and dated December 21, 2022.
- Ten (10) copies of the Utility Demand Calculations for the Proposed Development
- Ten (10) copies of the Utility Demand Calculations for the Existing Development

Please review the point-by-point responses below for the above-referenced review letters; *italicized* text indicates review comments and **bold** indicates our response. Also note that all of the items which are noted as “will comply” shall be as a condition of approval and any revisions will be included in the compliance submission.

BRIGHT VIEW ENGINEERING REVIEW LETTER DATED AUGUST 16, 2022

Site Plan

1. *The project proposes a significant amount of earthwork. The Applicant should provide borrow/fill calculations for the proposed work...*

Detailed cut and fill calculations will be submitted under separate cover. Testimony will be provided regarding anticipated number of truck trips required.

2. *If fill is required, the Applicant will be required to provide the following...*

Detailed cut and fill calculations will be submitted under separate cover. If fill is required, the Applicant will comply with all applicable Township, State and Federal regulations related to fill material.

3. *A poured wall is being proposed along the south side of the development. Additional information on the wall needs to be provided...*

The Grading and Drainage plan has been revised to provide additional elevations on the proposed poured wall. Prior to construction, design calculations for retaining walls will be provided.

Stormwater

4. *The project is classified as a “major development” by section 455 of the Township Code...*

Statement, no response required.

5. *The project proposes an increase in impervious surface of approximately 1.01 acres...*

Statement, no response required.

6. *The primary system being proposed to meet the stormwater requirements is a system of underground storm chambers...*

Statement, no response required.

7. *The applicant is not proposing to utilize any green infrastructure of BMP's as part of their drainage design...*

Based upon the existing soil conditions, the site has limited opportunities related to the use of green infrastructure. As can be seen in the enclosed geotechnical report,

there was zero to basically zero existing permeability and all of the tested permeability results were well under the minimum NJDEP threshold for use in infiltration or recharge systems.

To address the green infrastructure requirements, a number of changes have been made to the proposed development and its stormwater management design. The first change was that the plans have been revised to include areas of proposed permeable pavement in the lower parking area. The drainage design has been revised to now propose a small scale bioretention basin located on the south side of the proposed building. In addition, the swale running from near the southeast corner of the proposed building to the proposed bioretention basin meets the NJDEP BMP green infrastructure requirements for a grassed swale.

Although not strictly green infrastructure, it is worth noting that the proposed development does utilize several low impact development techniques which helps to maintain any existing natural infiltration occurring on the site. The proposed development does preserve a large amount of the existing vegetation and proposes less lot coverage than the zoning allows. In addition, where feasible existing wooded areas on site are preserved (Approximately 75% of the existing tree areas are being preserved) and the development complies with the Township tree removal and replacement ordinance. Although they don't meet the BMP green infrastructure requirements for a grassed swale, two (2) additional grassed swales are proposed. The first is located along the southwest side of the building and the other is located along the eastern side of the building.

8. *The Applicants should investigate the possibility of creating a basin at the south side of the property...*

The plans have been revised to include a small scale bioretention basin at the south side of the property.

9. *The Applicant need to develop a means to reduce the velocity of runoff and to promote natural infiltration...*

Calculations for proposed swale areas on-site have been included in the Stormwater Management Report. These calculations demonstrate that each of these areas are stable. In addition, the plans have been revised to include a small-scale bioretention basin south of the building and low spots have also been created at the proposed inlet grates along the south side of the site.

10. *The Applicant has completed NJDEP's Low Impact Development checklist and though is details ways that this project is attempting to minimize its impact...*

It is noted that based upon the results of the permeability testing (See enclosed geotechnical report), that the site soils are not suitable for infiltration or recharge which limits the effectiveness and practicality of many green infrastructure measures. However, in order to provide some green infrastructure measures, the plans have been revised to include areas of porous pavement areas in the proposed parking area, a small-scale bioretention basin area to the south side of the proposed building, as well as a grass swale along the southeast corner of the proposed building.

11. *Vegetated swales or small basins should be considered to offset the loss of over 100 trees that greatly assisted in absorption of runoff...*

The plans have been revised to include a small-scale bioretention basin in the south side of the property. The proposed grading does also include a swale along the south side of the building and stability calculations are included within the revised stormwater management report. It is noted that although the proposed development will result in the removal of over 100 trees, the Applicant does meet the requirements of the tree removal and replacement ordinance and is proposing to plant more trees than are being removed. Furthermore, the proposed development is well under the allowable site coverage allowed by the zoning ordinance.

12. *Due to the steep contributory slopes, the effectiveness of any proposed lawn/yard inlet will be reduced, and depressed areas should be constructed at each proposed location...*

The plans have been revised to include depressed areas at each inlet location within sloped areas along the south side of the property. In addition, stability calculations for the swales are included within the revised stormwater management report and show that the proposed slopes are stable. In addition, a small-scale bioretention basin is now proposed to the south of the proposed building.

13. *The Applicant must complete a capacity analysis for any Township storm sewer structures that this project will discharge to...*

As outlined in the Stormwater Management Report, the proposed development will result in a reduction in the runoff rate directed toward the existing drainage inlet located within Sunset Avenue and therefore this reduction in runoff rate will not have a negative impact on the downstream drainage system. Therefore, it is our opinion that no downstream capacity analysis is required.

14. *Soil borings need to be completed within the proposed infiltration areas per NJDEP...*

As requested, additional geotechnical permeability testing was conducted, and the results are included in the enclosed geotechnical report and the revised Stormwater Management Report. Based on these results, it was determined that the use of infiltration is not feasible on this site. In all ten (10) test locations the permeability was determined to be below the NJDEP minimum threshold for infiltration/recharge.

15. *Additional portals and access points will be required to be installed within the storm chamber...*

The plans have been revised to indicate additional access points in each of the storm chamber systems.

16. *The Applicant shall provide testimony or responses to any stormwater comments in the memorandum...*

Testimony will be provided.

Utilities

17. *A comparison of the existing versus proposed sanitary sewer flows should be provided...*

A comparison of the existing versus proposed sanitary sewer flows is enclosed. Based upon conversations with the Township Engineering Manager (Michael DeCarlo), the

Township treatment plant has adequate capacity for the proposed development. It is our understanding that the treatment plant is currently operating at approximately 64% capacity.

18. The Applicant shall confirm that only one sewer connection will be required for this project...

Capacity calculations for the sanitary sewer lateral is included with this submission.

19. The Applicant shall confirm that the existing sanitary sewer lateral will be capped...

A note has been added to the Existing Conditions plan stating that the existing sanitary sewer lateral will be capped and abandoned.

20. A comparison of the existing versus proposed water demand should be provided...

A comparison of the existing versus proposed water demand is enclosed. It is our understanding that the Town had taken their primary water wells offline and are currently purchasing water from Passaic Valley Water Commission (PVWC). Based upon discussions with the Township Engineer, it is our understanding that the Township wells will be back online in approximately 2 years. In the meantime, it is our understanding that, if required, additional water can be purchased from PVSC.

21. Will-Serve letters from all applicable utility companies need to be provided...

Will-serve letters were sent to all utility companies provided on the 200 foot list from the Township. When responses are received, copies can be provided to the Township.

22. Calculations supporting the water demand for the proposed units be provided for review and approval...

Calculations supporting the water demand for the proposed units are enclosed.

Site Operations and Maintenance

23. The plans indicate that the refuse and recycling area will be brought out for pickup on collection day...

Testimony will be provided.

24. Testimony should be given regarding intended snow removal operation...

Testimony will be provided.

Traffic, Parking and Circulation

25. The traffic study noted that turning movement counts were conducted at the signalized intersection...

Additional traffic report was previously submitted under separate cover.

26. Traffic counts were also conducted at the existing school on site, but these counts were not included...

Additional traffic report information was previously submitted under separate cover.

27. *The ITE Trip Generation Manual, 11th edition was utilized to determine trip generation rates associated with the proposed use...*

Additional traffic report information was previously submitted under separate cover.

28. *It appears that the levels of service for the 2025 Future Traffic conditions were compared...*

Additional traffic report information was previously submitted under separate cover.

29. *To obtain the future traffic conditions, a 1.00% background growth rate was utilized since Bloomfield Avenue is an Urban...*

Additional traffic report information was previously submitted under separate cover.

30. *Since the proposed multifamily housing use may have different peak hours than what was counted at the intersection of Sunset....*

Additional traffic report information was previously submitted under separate cover.

31. *The traffic study states that left turn restrictions at the driveways would be removed...*

Additional traffic report information was previously submitted under separate cover.

32. *A level of service analysis for the site driveways should be provided for review...*

Additional traffic report information was previously submitted under separate cover.

33. *A technical appendix to the TIS that includes timings utilized and Synchro...*

Additional traffic report information was previously submitted under separate cover.

34. *The traffic study states that there are 95 one-bedroom units, 110 two-bedroom units, and 3 three-bedroom units...*

Additional traffic report information was previously submitted under separate cover.

35. *Nine (9) accessible parking spaces are proposed, which meet ADA requirements...*

Statement, no response required.

36. *The applicant is proposed a total of 381 parking spaces of which 58, or fifteen percent, will be make-ready...*

Statement, no response required.

37. *The site plan shows slopes greater than 2% at the proposed curb ramp from the parking lot's accessible parking space...*

The grading and drainage plan has been revised to show a slope of 2% at the proposed curb ramp from the accessible parking space.

38. *The site plan shows a temporary refuse area, but not a permanent refuse area...*

Testimony has been provided and additional testimony will be provided as needed. Trash will be collected within the building and brought out near the lower parking area (northeast corner of building) on trash collection days. A truck circulation plan for a refuse vehicle has been prepared and is enclosed. Additional vehicle circulation plans

have been prepared showing circulation of fire trucks, UPS truck and a box truck and these plans are enclosed.

39. *Portions of the curbing along the access driveway are being proposed as flush or mountable...*

Truck turning templates for a garbage truck, SU-30 truck, UPS Truck, and Pumper fire truck are included with this submission. The size of the pumper fire truck utilized for the truck turning template was received from the Township fire official and reflects their largest vehicle.

40. *Testimony should be provided regarding the site's ability to process emergency vehicles...*

Testimony will be provided.

41. *Revised architectural plans should be provide to determine if adequate drive aisle widths, grades and turning radii are provided...*

The site plans indicate the drive aisles and parking spaces for the surface parking area and entrance driveway. Revised architectural plans are included with this submission, which indicate the dimensions of the drive aisle widths, grades and turning radii within the garage.

42. *Sight distance calculations should be provided at all access points due to the challenging topographical features of the site...*

The Geometry Plan has been revised to include site distance triangles and calculations. It should be noted that the exit at the western access drive will be restricted to right-turn only.

43. *There may be additional comments regarding the traffic review...*

Statement, no response required.

Landscaping and Lighting Plan

44. *This project proposes the removal of 123 trees of varying diameter and species...*

Statement, no response required.

45. *The tree quantity on the landscape plans does not match with the site plans...*

Additional Landscaping information to be provided under separate cover.

46. *Per the landscape plans, 1,782 shrubs will be planted as part of this project...*

Statement, no response required.

47. *It is recommended that native and deer resistant plants be selected, and that the applicant conform...*

Additional Landscaping information to be provided under separate cover.

48. *The applicant should provide testimony as to whether a landscape irrigation system is being proposed for the grounds...*

Testimony will be provided.

49. *The applicant will be required to avoid storing material on the dripline of all trees...*

Applicant shall comply.

50. *The lighting plan consists of a combination of pole mounted light and bollard lights...*

Statement, no response required.

51. *The applicant shall provide the following information...*

The lighting plan has been revised to provide the additional information requested.

52. *The township code, 150-12.8(E) for Additional Off-Street parking regulations, requires attendant/accessible parking spaces...*

Statement, testimony will be provided.

Additional Permits & Approvals

53. *Approval or status of permit from Hudson-Essex-Passaic Soil Conservation District...*

An application to Hudson-Essex-Passaic Soil Conservation District has been submitted, and the approval will be provided once received.

54. *Approval or status of permit from Essex County...*

An application to Essex County has been submitted, and the approval will be provided once received.

55. *Approval or status of TWA application to NJDEP...*

NJDEP TWA Application will be submitted following Board approval and once a permit is received a copy will be provided.

56. *Approval or correspondence between the applicant and the Township of Montclair...*

The Township of Montclair received notice of the application in August 2022. The Applicant has not received any correspondence from Montclair with regard to the Application. As previously testified, site plan approval is not required from Montclair for the application.

VERONA ENVIRONMENTAL COMMISSION REVIEW LETTER DATED AUGUST 3, 2022

Stormwater Review

1. *The preexisting conditions describe that beyond the masonry building and associated infrastructure, the remainder of the site is "mostly a combination of woods with grass"...*

Although forested areas and substantial tree cover are present on the site in existing conditions, extensive soil testing has indicated that the site has very poor permeability and relatively shallow bedrock and/or groundwater. A copy of the geotechnical report is enclosed for reference. The soils on site most closely resemble a Type D soil type. A recharge spreadsheet for the site has been completed and is included in the Stormwater Management Report and shows that there is no recharge deficit for the proposed

development. It is also noted that the proposed development is well under the allowable lot coverage and maintains the required 30 ft landscape buffer.

2. *The report also describes that stormwater runoff is not currently maintained on site and rather, is conveyed to off-site municipal and county stormwater systems...*

The proposed stormwater management design utilizes underground stormwater detention basins, grassed swales, permeable pavement and a bioretention basin to attenuate the increase in runoff resulting from the proposed development.. As shown in the stormwater management report, the proposed development reduces the volume and/or runoff rate leaving the property in each direction. Therefore, the proposed development will help to reduce any existing off-site stormwater issues.

Stormwater Management Plan for Post-Construction Development

1. *According to the new Stormwater Management Rules, the Applicant must maintain preexisting and proposed runoff on site...*

The applicant acknowledges that the proposed development is subject to the applicable stormwater management rules including the Verona stormwater ordinance. The submitted stormwater management report details how the proposed design is compliant with the applicable regulations.

2. *The Applicant has granted itself waiver from Verona's Stormwater Ordinance and most of its requirements...*

The enclosed stormwater management report has been revised to include green infrastructure measures including; a small-scale bioretention basin, permeable pavement and a grassed swale. Additional geotechnical testing was completed and all test results confirmed that the existing soils had very poor permeability rates and therefore infiltration/recharge is not practical on this site.

- A. *Infiltration and Recharge: Page 7 of the Stormwater Management Report states...*

A total of 11 geotechnical borings and 10 permeability tests were completed throughout the site and a geotechnical report was prepared outlining the findings. In section 4.2 Permeability Testing, it was concluded that "Matrix determined that the existing soils above bedrock possessed unsatisfactory drainage properties (very low permeability rates) and should not be utilized for future stormwater management practices at the Site. Permeability testing logs are provided in Appendix C of this report." This conclusion was based on the consistency of the completed tests and observation of the existing soils.

- B. *The applicant has seemingly waived its responsibility to rely upon green infrastructure for stormwater management on this site...*

The stormwater management design has been revised to include a number of green infrastructure measures including; areas of permeable pavement, a grassed swale along the south side of the proposed building and a small-scale bioretention basin.

In addition, the proposed development does utilize several low impact development techniques including the preservation of existing vegetation. The zoning for the site

permits up to 75% improved lot coverage and the proposed development results in only 40.6% land cover for the full tract (Verona and Montclair portions of site) and if only considering the portion of the site within Verona, we are proposing only 64.09% coverage. In addition, where feasible existing wooded areas on site are preserved and we are providing the required landscape buffer. The proposed development also complies with the Township tree removal and replacement ordinance and proposes 237 trees to be planted. In addition to the trees to be planted, it is noted that approximately 75% of the existing tree areas are being preserved. The proposed development also proposes additional non-green infrastructure grassed swales, one located along the southern side of the building and the other located along the eastern side of the building. Although not meeting the requirements of a green infrastructure grassed swale, these additional swales do contribute to low impact development.

- C. *The applicant has waived its responsibility to meet even the minimum stormwater runoff quality standards...*

As noted in the Stormwater Management Report, although the site results in an increase in the overall amount of impervious coverage, there is a reduction of approximately 0.58 acres of regulated motor vehicle surface. In accordance with NJAC 7:8 -5.5 Stormwater Runoff Quality Standards (a), stormwater runoff quality standards are applicable when a major development results in an increase of one quarter acre or more of regulated motor vehicle surface. As mentioned above, the proposed development results in a decrease of 0.58 acres of regulated motor vehicle surface and therefore per the NJDEP regulations the stormwater runoff quality standards are not applicable.

3. *It is for the above reasons that the Applicant required achieve water quantity and quality standards and groundwater recharge...*

It is Matrix's opinion that the proposed development complies with the applicable requirements related to water quality as discussed in above response. With respect to recharge, ten (10) permeability tests were conducted throughout the site (See enclosed geotechnical report) and all of the test results showed that the site soil has poor permeability and therefore infiltration and/or recharge is not feasible on this property. The stormwater management report has been revised to include the NJDEP recharge spreadsheet which shows that there is no recharge deficit based on the results of the latest geotechnical testing.

As detailed within the stormwater management report, the proposed development complies with the NJDEP stormwater runoff quantity standards (7:8 -5.6). The proposed development either meets the required reductions in the 2, 10, & 100 yr storm events or reduces the volume and rate of runoff to the various analysis points. The stormwater management design has been revised to include a small-scale bioretention basin, permeable pavement and a grassed swale which meets the NJDEP green infrastructure requirements for a grassed swale.

4. *The Applicant's reported test boring program prompt concerns from the VEC PRC...*

- A. *The first concern is due to the time of the year that the test borings and infiltration testing was performed...*

The seasonal high-water table (SHWT) can also be determined based upon observations of soil mottling which would be indicative of height of groundwater during the high groundwater times of the year. The depths of SHWT were provided in a geotechnical report prepared and signed by a professional geotechnical engineer who has extensive experience in determining the SHWT.

- B. *The second concern is there were no explorations performed within the footprint of the proposed stormwater BMP basin...*

Ten (10) soil tests were performed within the footprint of the proposed stormwater basin BMP's as well as other locations throughout the site. All of the permeability tests determined that there is little no infiltration/recharge occurring in existing conditions. These test results were consistent with the findings throughout the rest of the site and determined that the site is not conducive to infiltration/recharge. The stormwater management report now includes a NJDEP recharge spreadsheet based on the permeability test results and shows that there is no recharge deficit for the proposed development.

5. *Another area of concern surrounds the size of the pipes that will be handling 100% of the runoff...*

The submitted stormwater management report details how the proposed stormwater management system meets the applicable NJDEP stormwater management rules. In particular, the runoff which reaches the existing drainage structures located within Sunset Avenue which flows to existing system within Bloomfield Avenue is reduced by more than the required percentages (50, 75 and 80%) in the 2, 10 and 100-yr storm events. In addition, in existing conditions there is a portion of the site which flows overland towards Bloomfield Avenue and in post development conditions, the runoff rate and volume have been reduced in accordance with NJDEP regulations. Based upon the above, the proposed development will be reducing the rate of runoff to the existing drainage pipes within Sunset Avenue and therefore will not be exacerbating any existing conveyance issues. Since the runoff rate is decreased to the existing off-site drainage system it is our opinion that no downstream capacity analysis would be required. It is noted that the downstream drainage structures are located within the County ROW and we have submitted to the County for their approval and will need to address any stormwater management comments they may have.

6. *The proposed StormTank system to be installed under the garage area (Proposed Basin A) only has two observation ports...*

Additional observation port locations have been added to the Stormtank basins.

7. *The Applicant's stormwater management report states that the post-developed site will contribute stormwater to the Bloomfield Avenue...*

The Applicant will be submitting to Essex County for site plan approval and will comply with all applicable requirements.

Geotechnical Issues

1. *The Applicant has not provided any reports that discuss how this site will be prepared for the construction of all the buildings...*

A geotechnical report was prepared and a copy of the latest version has been enclosed for your review. The purpose of this geotechnical report was to investigate the soils for stormwater management purposes and to make recommendations for foundation design. At this stage of the project, the foundation and structural design has not yet begun. Once the project receives Township Board approval, the structural/foundation design would begin. The placement of the underground basin within the garage was based upon preliminary discussions with the project Architect and will be finalized once structural design is begun. It is also noted that the building and foundation design would need to comply with all applicable building codes and ultimately approved by the Township construction department. At this stage there are no blasting recommendations but any blasting conducted will need to meet all applicable Township and State regulations.

2. *There were only 6 subsurface explorations provided in the application and we understand bedrock is very shallow at this site...*

A total of 11 soil borings were conducted as part of the preliminary geotechnical investigation and an additional ten (10) test pits completed for permeability testing. The purpose of this preliminary report was to guide the stormwater management design and provide general recommendations for site preparation and general foundation recommendations. A copy of the latest geotechnical report is enclosed for your review.

The review letter mentions the requirement for a minimum of 432 test borings. It is noted that the footprint of the proposed building is approximately 108,400 sf which would equate to 44 tests assuming 1 test per 2500 sf. Building code section 1803-.3.1 also notes that "The scope of the geotechnical investigation including the number and types of borings or soundings, the equipment used to drill or sample, the in-situ testing equipment and the laboratory testing program shall be determined by a registered design professional." Once structural design begins, additional tests can be completed if the structural engineer and/or Township construction official requests additional geotechnical testing.

3. *Does the applicant plan to blast to excavate rock at the site?...*

At this stage, It is not known whether blasting of rock will be required for the proposed development. The specifics of the method to be used for removal of rock will be finalized as the start of construction gets closer. The Applicant will be required to comply with all applicable blasting regulations including Verona's requirements.

4. *We recommend that the Applicant be required to submit a Blasting Plan for review and approval...*

The applicant will comply with the Township blasting requirements and obtain any necessary approval of the Township Building Department.

Landscaping Plan

1. *The only type of evergreen tree planned for planting is the American...*

Additional Landscaping information and responses to be provided under separate cover.

2. *Most of the tree and plant selections require full sun (6 hours or more of daily sun)...*

Additional Landscaping information and responses to be provided under separate cover.

3. *The Tree Location and Removal Plan (Sheet 4) submitted by Matrix New World on May 10, 2022 established tree replacement types...*

The Matrix and Linda Taylor & Associates will coordinate to ensure consistency between the Tree Location and Removal Plan and the Landscape Plan Planting Details and revised plans will be submitted at a later date under separate cover.

4. *"Seasonal Cover" should be determined and better described...*

Additional Landscaping information and responses to be provided under separate cover.

5. *The PRC finds that two plantings on the Planting Detail table...*

Additional Landscaping information and responses to be provided under separate cover.

6. *The Applicant should provide testimony on how areas of the site will be prepared....*

Additional Landscaping information and responses to be provided under separate cover.

7. *Please see VEC-1 Sunset Planting Schedule...*

Additional Landscaping information and responses to be provided under separate cover.

Other Comments

1. *On Drawing No. A-07 and A-06, the FFEs...*

The latest architectural plans are included with this submission.

2. *In addition, please see the attached Low Impact Planning and Construction checklist...*

Statement, no response required.

VERONA CONSTRUCTION OFFICIAL REVIEW LETTER DATED JULY 11, 2022

1. *All dwelling units are required to be handicap adaptable under the Uniform Construction Code...*

All dwelling units are proposed to comply with the Uniform Construction code requirements.

2. *As per municipal ordinance, waste, recycling, loading and unloading activities shall occur on the premises...*

All waste, recycling, loading and unloading will occur on the premises and not interfere with normal municipal sidewalk and street operations.

3. *Applicant shall provide testimony regarding the installation of gas barbecues, exterior fireplaces...*

Testimony will be provided.

4. *Applicant shall provide testimony on whether energy related improvements such as interior natural gas fireplaces...*

Testimony will be provided.

5. *Applicant shall address vehicular circulation for both day-to-day use and emergency situations...*

Truck turning templates for a garbage truck, SU-30 truck, UPS Truck, and Pumper fire truck are included with this submission. The size of the pumper fire truck utilized for the truck turning template was received from the Township fire official and reflects their largest vehicle.

6. *Applicant shall provide testimony regarding new fencing...*

Testimony will be provided.

7. *All swimming pool fencing and gates must comply with the International Building Code...*

All swimming pool fencing and gates will comply.

8. *Applicant must provide testimony regarding the swimming pool operation...*

Testimony will be provided.

9. *Applicant shall provide testimony regarding rooftop and ground HVAC units...*

Testimony has been provided.

10. *The applicant shall secure all Essex County approvals and permits...*

Applicant shall comply.

11. *Applicant shall provide testimony on proper screening of dumpster area...*

The proposed development does not propose a dumpster and this was addressed in testimony.

12. *Applicant shall provide testimony on proposed landscape design...*

Testimony will be provided.

13. *Parking decks overhead lighting design shall be approved by the Township of Verona Engineer...*

Applicant shall comply. The site plans have been revised to show the proposed lighting on the top level of the garage and house shields are indicated for all of the perimeter light fixtures. The proposed lights are also down cast to help reduce light spillage and glare.

14. *Parking spaces and right of ways shall be clearly marked...*

Applicant shall comply.

15. *Township of Verona Fire Marshal shall determine if Knox Box should be installed...*

Statement, no response required. A note has been added to the Geometry Plan stating that Knox Boxes to be installed on the building in accordance with Township of Verona Fire Marshal.

16. *Applicant shall provide testimony on proposed required fire lanes...*

Testimony has been provided. Additional testimony can be provided as needed.

17. *Applicant must obtain all permits required by the Township of Verona...*

Applicant shall comply.

18. *All stormwater management must be approved by the Township of Verona Engineer...*

Applicant shall comply.

19. *Installation of electric vehicle charging stations must comply with the New Jersey State...*

Applicant shall comply.

20. *If applicable, retaining walls forty-eight inches and higher must have a construction permit...*

Applicant shall comply.

21. *Applicant must provide testimony regarding Council on Affordable Housing fees...*

Testimony will be provided.

22. *All building and ground signage must conform to the Zoning Regulations...*

Applicant shall comply.

23. *Applicant must secure all demolition permits from the Verona Building Department...*

Applicant shall comply.

24. *Applicant shall provide testimony regarding fire protection between the dwelling units...*

Applicant shall comply.

25. *Township of Verona Steep Slope ordinance must be addressed with the Township of Verona...*

Statement, no response required.

26. *The applicant must consult with the Verona Rescue Squad...*

Applicant shall comply.

27. *The Verona Building Department reserves the right to require Special Inspections...*

Applicant shall comply.

**BRIGHT VIEW ENGINEERING REVIEW OF SUPPLEMENTAL TRAFFIC STUDY REVIEW LETTER
DATED NOVEMBER 28, 2022**

Traffic, Parking & Circulation

25. *The traffic study noted that turning movement counts were conducted at the signalized intersection of Sunset Avenue, Bloomfield Avenue and Claremont Avenue...*

No further comment required.

26. *Traffic counts were also conducted at the existing school on site, but these counts were not included...*

Additional traffic information will be submitted under separate cover.

27. *The ITE Trip Generation Manual, 11th Edition was utilized to determine trip generation rates associated with the proposed use...*

No further comment required.

28. *It appears that the levels of service for the 2025 Future Traffic conditions were compared to 2019 Existing Traffic conditions...*

No further comment required.

29. *To obtain the future traffic conditions, a 1.00% background growth rate was utilized since Bloomfield Avenue is an Urban Principal Arterial...*

No further comment required.

30. *Since the proposed multifamily housing use may have different peak hours than what was counted at the intersection of Sunset Avenue, Bloomfield Avenue and Claremont Avenue...*

No further comment required.

31. *The traffic study states that left turn restrictions at the driveways should be removed...*

The left turn restriction is proposed to be maintained. Additional traffic information will be submitted under separate cover.

32. *A level of service analysis for the site driveways should be provided for review...*

No further comment required.

33. *A technical appendix to the TIS that includes timings utilized and Synchro reports shall be provided...*

No further comment required.

34. *The traffic study states that there are 95 one-bedroom units, 110 two-bedroom units, and 3 three-bedroom units, which equates to 208 dwelling units...*

No further comment required.

35. *Nine (9) accessible parking spaces are proposed, which meet ADA requirements...*

No further comment required.

36. *The applicant is proposed a total of 381 parking spaces of which 58, or fifteen percent, will be make-ready for electric vehicles which conforms to the State Ordinance...*

No further comment required.

Comments from the Verona Fire Department – Fire Official Matt Gilford and Fire Inspector/Investigator Connor McCann

1. *The applicant's engineer should confirm that the Verona Articulated Fire Truck (large wheelbase) can make a turning movement at the circle within the proposed development...*

A plan entitled "Fire Truck Turning Plan" is included with this submission and demonstrates that the Verona Articulated Fire Truck can make a turning movement within the proposed circle.

2. *The applicant should review the location of the stair wells...*

Stairwell locations have been revised with the fire department. As requested, an additional stair tower has been added next to the main lobby.

3. *Please confirm elevators are of sufficient size for emergency stretchers...*

All elevators on the project will be sufficient size to accommodate emergency stretchers.

4. *An eight (8) ft. stabilized path should be provided for emergency vehicles such as a pickup truck or specialized emergency vehicle...*

The plans have been revised to include a 20x20 reinforced grass paver path along Afterglow Avenue which provides access for a pickup truck or specialized emergency vehicle to serve the back of the site.

Comments from the Verona Police Department – Chief Christopher Keirnan

5. *The applicant's engineer should confirm that any adjacent traffic light to the proposed development will operate at acceptable levels of service and delay...*

Any adjacent traffic light to the proposed development will operate at acceptable levels of service and delay.

6. *All turning restrictions at the existing driveway should be maintained...*

It is proposed to maintain the turning restrictions at the existing driveway.

7. *We recommend that the applicant's engineer review Sunset Avenue for potential safety improvements...*

Applicant shall comply.

Comments for additional Sunset Drive Exhibits posted on 11/21/22

8. *Turning plans with the current circle layout were provided for a 40-ft and a 43.8-ft pumper fire truck. The 40-ft Pumper Fire Truck can be safely accommodated by the current layout...*

A truck turning plan entitled "48 Foot Fire Truck Turning Exhibit" is included with this submission.

9. *Additional turning plans were provided for the following...*

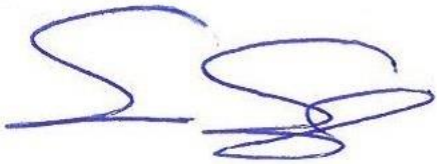
Statement, no response required.

10. *We would like to request a comprehensive set of Site Plans that incorporates ALL revisions to date...*

A set of site plans that incorporates all revisions to date is included with this submission.

Should you have any questions or require additional information please do not hesitate to contact me by phone at (973) 295-3604 or via email to ssavage@mnwe.com.

Sincerely,

A handwritten signature in blue ink, appearing to be 'SS' with a stylized flourish.

Sean M. Savage, PE
Director of Land Development

TNM:SMS: