

# Verona Sunset Urban Renewal, LLC

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16 Microlab Road  
Suite A  
Livingston, NJ 07039  
Tel (973) 992-2443

February 1, 2023

Verona Planning Board  
600 Bloomfield Avenue  
Verona, NJ 07044

RE: Plan Revision Outline  
Sunset Ave. Residential Project  
1 Proposed Apartment Building  
200 Total Units  
1 Sunset Avenue  
Township of Verona  
Block 13 Lot 4  
Town of Montclair  
Block 301 Lot 5  
Block 401 Lot 1  
Essex County, NJ

Dear Members:

As requested we offer this sheet by sheet outline of the plan revisions.

## **Matrix New World Preliminary and Final Site Plan revised through January 11, 2023**

### Sheet 1 – Title Sheet

- Added revision date.

### Sheet 2 – Overall Existing Conditions

- No changes.

### Sheet 3 – Demolition Plan

- Added additional soil test pit locations
- Note 20 added that existing sanitary lateral will be cut and capped.

### Sheet 4 – Tree Location and Removal Plan

- Added additional soil test pit locations

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#### Sheet 5 – Geometry Plan

- Revised main entry turnaround
- Sight triangles are shown at the driveways
- Added permeable pavement in 8 spaces at loading area
- Added emergency pull off at Afterglow Avenue
- Added Proposed Basin C at the south side of the building with a retaining wall
- Note 22 added that Knox Boxes are to be provided
- Revised chain link fence to be board on board along east side of building

#### Sheet 6 – Grading and Drainage Plan

- Revised grading along south side of basin for new Basin C
- Slopes at the handicap spaces are now 2%.
- Depressions have been graded around inlets along the south side for better runoff capture
- Added new structures at Basin C
- Revised grading at emergency pull off at Afterglow Avenue
- Grading has been revised in the southeast corner of the proposed building so that the grass swale meets the NJDEP BMP green infrastructure criteria

#### Sheet 7 – Utility Plan

- Added Basin C
- Added Fire hydrant at main entrance
- Additional observation ports have been added to the storm chamber underground basin systems

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Sheet 8 – Profiles

- Profile “Inlet 1 to Basin A” revised to reflect newly added bioretention basin

Sheet 9 – Lighting Plan

- Lighting has been added to the top level of the parking garage
- Updated lighting summary and luminaire schedule

Sheet 10 – Lighting Details (New Sheet)

- Proposed light details added

Sheet 11 – Soil Erosion and Sediment Control Plan

- Updated for revised grading and limits of disturbance

Sheet 12 – Soil Erosion and Sediment Control Details

- Added preformed scour hole detail

Sheet 13 – Construction Details

- No change

Sheet 14 – Construction Details

- Added reinforced grass pavers
- Added a fire hydrant detail
- Removed water and sewer crossing detail (moved to sheet 15)
- Removed Clean out detail (moved to sheet 15)

Sheet 15 – Construction Details

- Removed lighting details A and B
- Added Clean out detail

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- Added water and sewer crossing detail

#### Sheet 16 – Steep Slope Plan

- No changes

#### 48 Foot Fire Truck Turning Exhibit

- Revised to show the new driveway layout using the largest fire truck as well.

#### Truck Turning Plan

- Revised to show a garbage truck and large box truck can circulate in the loading area.
- Eliminate left turns out of driveway

#### UPS Truck Turning Exhibit

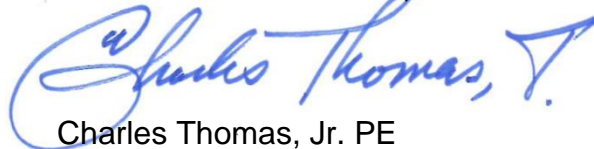
- Revised to show the box truck can circulate the new entry while cars are parked.
- Shows right turn only.

#### Stormwater

- The stormwater report was updated to address the Town comments (addition of the bioretention basin) and other items.

Please see attached Minno and Wasko letter dated February 6, 2023 outlining revisions to their plans.

Very truly yours,  
Verona Sunset Urban Renewal, LLC



Charles Thomas, Jr. PE  
Vice President

CC: email only  
Jonathan Schwartz

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