



April 17, 2023

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

Attention: Ashley Neale, Planning Board Secretary

Re: Verona Sunset Urban Renewal, LLC  
**Preliminary & Final Major Site Plan Application**  
Landscape Plan Review  
1 Sunset Avenue  
Block 303, Lot 4 (Verona)  
Block 301, Lots 5 and Block 401, Lot 1 (Montclair)  
Township of Verona  
Our File No. VAES-104

Dear Members of the Board:

Boswell Engineering is in receipt of the following documents for the above referenced project:

- a. Site Plans (16 sheets) entitled “Preliminary and Final Major Site Plan, Verona Sunset Urban Renewal, LLC, Block 303, Lot 4, Township of Verona, Essex County, New Jersey, Block 301 Lot 5 and Block 401 Lot 1, Situated in Township of Montclair, Essex County, New Jersey, 1 Sunset Avenue, Verona, NJ”, prepared by Matrix New World Engineering dated December 10, 2021, last revised January 11, 2023, consisting of 24 sheets.
- b. Landscaping Plans (13 sheets) entitled, ““Landscape Construction Documents for: Verona, Sunset Urban Renewal, Essex County, New Jersey”, prepared by Linda Tycher, Landscape Architects dated December 15, 2021, last revised March 1, 2023.

The following sheets were provided:

<u>Sheet No.</u>	<u>Sheet Title</u>
L1.01	Landscape master Plan
L1.02	Swimming Pool Courtyard Plan
L1.03	Passive Courtyard Plan
L1.04	Quiet Courtyard Plan

L1.05	Site Amenities
L1.06	Landscape Planting Plan
L1.07	Landscape Planting Plan
L1.08	Landscape Planting Plan
L1.09	Landscape Planting Plan
L1.10	Swimming Pool Courtyard Planting Plan
L1.11	Passive Courtyard Planting Plan
L1.12	Quiet Courtyard Planting Plan
L1.13	Landscape Details

- c. Verona Environmental Commission Plan Review Committee Memorandum dated August 3, 2022.

Based on our review of these plans we offer the following:

1. The applicant shall summarize in testimony all revisions to the landscape plans inclusive but not limited to the motor court layout revision, the permeable paver additions, the access walk and gate additions, the saving of existing trees, the bioretention basin and plantings, the planting substitutions, etc.
2. The applicant shall clarify the color and label the 42 inch metal fence indicated as adjusted within sheet L1.01.
3. The applicant shall clarify and map the gate for access control on the added south access walkway for the passive courtyard on sheets L1.03 and L1.10.
4. The applicant shall confirm if any seating is proposed by the firepit within the quiet courtyard and map the seating as proposed within sheets L1.04 and L1.12.
5. The applicant has added an image of the permeable pavers. The cross sectional construction detail for same shall be provided.
6. The applicant indicates the substitution of six (6) American Arborvitae (AR) to American Holly (AH) on sheet L1.07. Please clarify in testimony. The plan indicates eight (8) American Holly plant groupings.
7. The applicant shall address the proposed ground surface beneath the multiple trees and evergreens proposed within the lawn areas and how the tree trunks will be protected from maintenance scars.
8. The applicant shall quantify and summarize the added evergreens along the east native cover line on sheet L1.09. Additionally the applicant indicates the substitution of twelve

- (12) American Arborvitae (AR) to American Holly (AH), however the plan maps ten (10) American Holly, not twelve. Please address the discrepancy.
9. The applicant has added three (3) additional evergreen types, Blue Spruce, Leyland Cypress and American Holly for greater diversity. The applicant has removed the dwarf fountain grass and added bulrush and fox sedge for the bioretention area.
  10. The applicant has proposed a total of 235 trees. Of these, 55 are large shade trees and 115 are evergreen trees. The remaining 65 trees are small flowering trees indicated to be 8 to 10 foot in height. The applicant is requested to provide the minimum caliper size of 2 inches for the small trees in compliance with the Township Ordinance 493-26 A.
  11. Any plant bed lines shall be mapped and identified.
  12. The plans shall note if the plant mappings or the plant schedule chart governs should any discrepancy between the mapping and the plant schedule chart exist.
  13. The applicant shall summarize the proposed intent for irrigation throughout the development.
  14. The maintenance schedule and responsible party for these landscaping improvements should be summarized in testimony.
  15. A landscape performance bond is recommended for this project.
  16. A two (2) year guarantee for the plantings is recommended.
  17. The applicant shall address and summarize compliance to any comments from the Township Environmental or Shade Tree Commission.
  18. The following items from the Verona Environmental Commission plan review memorializing dated August 3, 2022 remain to be addressed:
    - a. Most of the tree and plant sections require full sun (6 hours or more of daily sun). We question whether many of the selections will receive ample sunlight, especially when planted in the understory of other species or near species that will grow at faster rates.
    - b. The Tree Location and Removal Plan (sheet 4) submitted by Matrix New World on May 10, 2022 established tree replacement types and numbers which do not agree with the Landscape Planting Details (Sheet 14) submitted by Linda Tycher and Associates. The Applicant should provide testimony of these conflicts and prepare consistent details.

- c. “Seasonal Cover” should be determined and better described (4,080 s.f. planned for planting).
  - d. The Applicant should provide testimony on how areas of the site will be prepared for planned tree plantings in areas where there is not ample depth clearance between the ground surface and the rock.
19. Lighting: Sheet L1.05 provides a detail for site lighting. No site lighting plan is provided in the landscape plan set. The applicant should provide testimony on the following:
- a. Is the site lighting intended on the Landscaping plans to be as set forth on Sheet 9 of the Site Plan set of drawings?
  - b. As noted in our Boswell’s 2/16/23 Site Plan review letter, we recommend that the light color of the proposed luminaries not exceed 3000k.

Thank you for your kind attention to this matter. Should you have any questions or comments, please feel free to contact me.

Very truly yours,

BOSWELL ENGINEERING



Peter C. Ten Kate, P.E.

PCTK/jm

cc: Verona Sunset Urban Renewal, LLC  
Spectrum 360, LLC  
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