



June 1, 2023

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

Attention: Marcie Maccarelli, Acting Planning Board Secretary

Re: Verona Sunset Urban Renewal, LLC
Preliminary & Final Major Site Plan Application
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 May 5, 2023.

The following sheets were provided:

<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Last Revision Date</u>
1 of 16	Title Sheet	05/05/2023
2 of 16	Overall Existing Conditions Plan	01/11/2023
3 of 16	Demolition Plan	01/11/2023
4 of 16	Tree Location and Removal Plan	05/05/2023
5 of 16	Geometry Plan	05/05/2023
6 of 16	Grading and Drainage Plan	05/05/2023
7 of 16	Utility Plan	05/05/2023
8 of 16	Profiles	05/05/2023

<u>Sheet No.</u>	<u>Sheet Title</u>	<u>Last Revision Date</u>
9 of 16	Lighting Plan	05/05/2023
10 of 16	Lighting Details	01/11/2023
11 of 16	Soil Erosion & Sediment Control Plan	05/05/2023
12 of 16	Soil Erosion & Sediment Control Details	01/11/2023
13 of 16	Construction Details	05/05/2023
14 of 16	Construction Details	05/05/2023
15 of 16	Construction Details	01/11/2023
16 of 16	Steep Slopes Plan	01/11/2023

- b. Architectural Plans (21 sheets) entitled, ““Preliminary and Final Site Plan Submission, One Sunset Avenue, Proposed Multi-Family Residential Building, block 303, Lot 4, Township of Verona, Essex County, New Jersey”, prepared by Minno & Wasko Architects and Planners dated November 18, 2021, last revised May 5, 2023.

The following sheets were provided:

<u>Sheet No.</u>	<u>Sheet Title</u>
C-01	Cover Sheet
A-01	Architectural Site Plan
A-02	Balcony Prohibition Plan
A-03	Section 1 Ground / Section 3 B1 Floor Plan
A-04	Section 1 2ND / Section 3 B2 Floor Plan
A-05	Section 1 3RD / Section 3 1ST Floor Plan
A-06	Section 1 4TH / Section 2 1ST / Section 3 2ND Floor Plan
A-07	Section 2 2ND / Section 3 3RD Floor Plan
A-08	Section 2 3RD / Section 3 4TH Floor Plan
A-09	Section 2 4TH Floor Plan
A-10	Section 2 Roof Floor Plan
A-11	Conceptual Sections
A-12	Building Elevations
A-13	Building Elevations
A-14	Building Elevations
A-15	Typical Unit Plans / Signage
A-16	Typical Unit Plans
A-17	Three Bedroom L & M Unit Comparison
A-18	Perspective Rendering
A-19	Perspective Rendering
A-20	Perspective Rendering

- c. "Stormwater Management Report, Verona Sunset Urban Renewal, LLC, Block 303, Lot 4, Township of Verona, Block 301, Lot 5 and Block 401, Lot 1, Township of Montclair, Essex County, New Jersey," prepared by Matrix New World Engineering, and dated December 10, 2021, last revised May 5, 2023.
- d. "Stormwater Facilities Operations and Maintenance Manual, Verona Sunset Urban Renewal, LLC, Block 303, Lot 4, Township of Verona, Block 301, Lot 5 and Block 401, Lot 1, Township of Montclair, Essex County, New Jersey," prepared by Matrix New World Engineering, and dated December 10, 2021, last revised May 5, 2023.
- e. "Traffic Impact Study, Proposed Multi-Family Residential Development, Block 303, Lot 4, Township of Verona, Block 301, Lot 5, Block 401, Lot 1, Township of Montclair, Essex County, New Jersey," prepared by Stonefield Engineering and Design, LLC, dated October 24, 2022, last revised May 5, 2023.
- f. "Traffic Impact Assessment, Proposed Multi-Family Residential Development, Block 303, Lot 4, Township of Verona, Block 301, Lot 5, Block 401, Lot 1, Township of Montclair, Essex County, New Jersey," prepared by Stonefield Engineering and Design, LLC, dated May 9, 2022.
- g. Plan (1 sheet) entitled, "48 Foot Fire Truck Turning Exhibit, Verona Sunset Urban Renewal, LLC, Block 303, Lot 4, Township of Verona, 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.
- h. Plan (1 sheet) entitled, "UPS Truck Turning Exhibit, Verona Sunset Urban Renewal, LLC, Block 303, Lot 4, Township of Verona, Block 301, Lot 5 and Block 401, Lot 1, Township of Montclair, Essex County, New Jersey," prepared by Matrix New World Engineering, and dated December 21, 2022.
- i. Plan (1 sheet) entitled, "Truck Turning Plan, Verona Sunset Urban Renewal, LLC, Block 303, Lot 4, Township of Verona, 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 5, 2023.
- j. Sewer Demand Calculation Work Sheet, dated September 26, 2022.
- k. Water Demand Calculation Work Sheet, dated September 26, 2022.

- l. Correspondence from Matrix New World dated January 16, 2023 and May 4, 2023 & May 8, 2023 providing Responses to various Township application review letters.
- m. Correspondence from Bright View Engineering dated August 16, 2022 and January 8, 2023 providing review comments on the application and plans.
- n. Correspondence from Verona Sunset Urban Renewal, LLC dated February 1, 2023 noting the provisions to the Matrix New World Preliminary and Final Site Plan revised through January 11, 2023.
- o. Correspondence from Minno Wasko dated February 6, 2023 and May 9, 2023 noting the changes to the architectural plans.
- p. Correspondence from Linda Tycher & Associates noting the sheet modifications on this Landscape Plan.
- q. "Landscape Construction Documents for: Verona Sunset Urban Renewal, LLC, Essex County" prepared Landscape Architects, dated 12/15/2, last revised 5/5/23 consisting of 13 pages.
- r. "Sanitary Sewer Report & Technical Specifications for Verona Sunset Urban Renewal, LLC, Block 303, Lot 4, Township of Verona, Block 301, Lot 5 and Block 401, Lot 1, Township of Montclair, Essex County, New Jersey" prepared by matrix New World, dated March 10, 2012.
- s. "Analysis for Existing Stormwater Pipe in Sunset Avenue" prepared by Matrix New World dated 05/11/2023.
- t. Certification of Approval from Hudson-Essex-Passaic Soil Conservation District dated April 11, 2023.

Based on a review of the above documents, we offer the following comments:

Application

- 1. The Applicant in this matter is:

Verona Sunset Urban Renewal, LLC
1 Sunset Avenue
Verona, New Jersey 07044

2. The Owner in this matter is:

Spectrum 360, LLC
1 Sunset Avenue
Verona, New Jersey 07044

The Applicant must notify the Township of any changes in this information.

3. The subject property (Block 303, Lot 4) is an irregularly shaped lot with frontage on Sunset Avenue to the north, Bloomfield Avenue (CR 506) to the east, and Afterglow Avenue to the west. A portion of the site (Block 301, Lots 5 and Block 401, Lot 1) to the east is located in the Township of Montclair.
4. The site is currently developed with a Spectrum360 Academy360 Lower School facility with associated parking lot, playgrounds, and basketball area.
5. The site is located in the A-1RA Multi-Family Mid-Rise Redevelopment Zone. It is bordered to the north and west by R-70 Residential Single-Family Low-Density Zone, to the east by A-1R Multi-Family Low Rise Redevelopment Zone, and to the south by R-100 Residential Single-Family Very Low-Density Zone.
6. The Applicant is seeking preliminary and final major site plan approval to construct an inclusionary multi-family residential development consisting of 200 units in one (1) building, 381 parking spaces, landscaping, lighting, stormwater management facilities, and other site infrastructure.
7. The Applicant proposes 381 parking spaces, consisting of the following:
- 373 Interior Garage Spaces
 - 8 Exterior Surface Spaces
8. The Application and proposed improvements are part of a Redevelopment Agreement between the Township of Verona and Verona Sunset Urban Renewal, LLC.
9. Fifteen (15) affordable housing residential rental units shall be provided.

Submission Status

10. From an engineering standpoint, we find the aforementioned plans and accompanying Development Application to be **complete** with respect to items of the Municipal Code that the Township Engineer is charged to review.

Variances and Waivers

11. The Applicant has not requested any variances.

12. The following waiver was requested:

- a. Site Plan Sheet Size: Per Section 118 Checklist for Site Plan Application Item H (19), the maximum site plan sheet size permitted is 24 x 36 inches.

The Applicant provided 30 x 42 inches plan sheets. We take no exception to this waiver.

13. The following additional non-conformities were noted during our review:

- a. Parking in Front Yard: Per Section 150-12.4. B.5, no parking is permitted in any required minimum front or side yards.

Parking is proposed within front yard setback along Sunset Avenue. The Applicant shall comply or request a variance/waiver.

- b. Retaining Wall in Front Yard: Per Section 150-7.12. A, no retaining wall exceeding four (4') feet in height is permitted in the front yard setback.

A poured concrete wall greater than four (4') feet in height is proposed within front yard setback along Sunset Avenue. The Applicant shall comply or request a variance/waiver.

- c. Maximum Retaining Wall Height: Per Section 150-7.12. A, the maximum retaining wall height is six (6') feet.

The proposed poured concrete and block walls do not comply. The Applicant shall comply or request a variance/waiver.

We have the following review comments on the resubmission documents. Our comments in bold print represents new comments.

Site Plan

1. The project proposes a significant amount of earthwork. The Applicant should provide borrow/fill calculations for the proposed work and provide testimony on the approximate number of trucks anticipated to bring and export material to complete the earthwork. **In Matrix New World response letter of May 8, 2023, they state the following:**
 - **Anticipated cut soil to be exported: 38,885 cy**
 - **Anticipated fill to be imported: 8,188 cy**
 - **The Applicant should provide testimony regarding the approximate number of truck trips required.**
2. Prior to any import of fill or to the site, or the export of excavation from the site the applicant will be required to provide the following:
 - a. Source of materials,
 - b. Certification to satisfy the township engineer that such soil/fill is clean and free of chemical, biological or radiological contaminants in accordance with applicable residential soil standards promulgated by the NJDEP.
 - c. Routes of Travel of Trucks
 - d. Hours of tracking operation

In the Matrix World response letter dated May 8, 2023, they state that the Applicant will comply with all applicable Township, State and Federal regulations related to fill material.

3. All ADA pedestrian facilities constructed on site and within public rights-of-ways or easements must be constructed in accordance with Federal ADA Standards. This includes ramps located at intersections as well as driveways and parking lots. Compliant Design and Construction Certifications for Pedestrian Facilities within travel rights-of-ways must be completed and submitted to the Municipal Engineer.

Retaining Walls

4. The Applicant proposes the following walls on site:
 - a. **Poured concrete walls on the south side of the building with a maximum exposed height between 7.75 feet and 15.7 feet.**
 - b. **Poured concrete walls along the north driveway with a maximum exposed height of 4.0± feet.**

5. The Applicant must be made aware that all retaining walls greater than three (3') feet in exposed height requires retaining wall stability calculations to be provided by a Professional Engineer licensed in the State of New Jersey, signed and sealed, for the Township's review and approval prior to construction. **In Matrix New World response letter of May 8, 2023, they state that design calculations for retaining walls will be provided prior to construction.**

They further state that the poured walls to the south of the building have been reduced to a maximum of 6 feet but the top and bottom of wall elevations shown on the Grading Plan do not reflect that.

6. All retaining walls constructed on-site will require a certification by a licensed engineer that he/she has provided on-site inspection during wall construction, that proper methods were utilized in the construction, the wall has been constructed in accordance with the approved designed drawings, the wall has been properly stabilized and the wall will prove adequate for the intended purpose. The certification is to be provided by the Applicant's Engineer and is to be provided to the Township upon completion.

Parking

7. The number of spaces per Section 150-17.8. F. (3). (i) is as follows:

(1.9 space/one bedroom unit) x (92 units)	=	175 spaces
(1.9 spaces/two-bedroom unit) x (105 units)	=	200 spaces
(1.9 spaces/three-bedroom unit) x (3 units)	=	6 spaces
Total Parking Required	=	381 spaces

8. The Applicant proposes the following parking breakdown:

Interior Garage Spaces	373 spaces
<u>Exterior Surface Parking</u>	<u>8 spaces</u>
TOTAL	381 spaces

9. Per the New Jersey Department of Community Affairs P.L. 2021, Chapter 171 for multifamily residential developments with five (5) or more units, a total of 15% of the required off-street parking shall be made EV (Electric Vehicle)-ready.

The revised architectural plans dated 05/05/23 show the location of EV spaces in the parking decks as follows:

EV (Electric Vehicle Parking) =	10
EVR (Electric vehicle parking for future install) =	<u>24</u>
Total EV Spaces Shown	34

To comply with the EV Ordinance, the Architect plans at a minimum should reflect the following:

EV (58 x 33% initial installation) =	19 spaces
EVR within 3 yrs. of CO: (58x33%) =	19 spaces
EVR within 6 yrs. Of CO:(Balance of required)	<u>20 spaces</u>
Total	58 spaces

Stormwater Management

12. The Applicant should provide testimony on the revised Stormwater Management Report and Stormwater Operation and Maintenance Manual.
13. Boswell has recommended that a capacity analysis of the existing stormwater system on Afterglow and Sunset Aves. be performed given that some of the existing flow path patterns and the total contributory area of the catchments discharging into the inlets on Afterglow and Sunset Aves. will be modified.

In the Matrix New World response letter dated May 8 2023, they state that the Applicant did an analysis to model the existing drainage inlet located in Sunset Ave. In existing conditions (during the 25-year storm) the existing 15" pipe is operating well above the flow capacity (110%). With the proposed development, the performance of the existing pipe improves significantly in the 25-year storm and will be operating well below flow capacity (40%). An existing drainage area map and pipe calculations are included with this submission which demonstrates this analysis. Boswell is currently reviewing these documents.

14. We are currently reviewing the Stormwater Management Report last revised May 5, 2023.

Utilities

15. Project's water demand: According to documentation provided by the Applicant, the average water demand is 32,308 GPD (or 22.4 gpm). Using a peaking factor of three [per NJAC 5:21-5.2(d)], the peak flow will be 96,924 GPD (or 67.3 gpm).

The Township's water system capacity to supply the demand shall be

assessed/determined.

The Applicant must comply.

16. Project's fire flow demand: Per both NJAC 5:21-5.3(i)3 and NJAC 7:10-12.37(b), "*the design capacity of every distribution main and every service line shall be such as to provide a minimum pressure of 20 psi at ground level under all flow conditions.*" The Applicant should calculate their fire flow demand, which must be compared to the flow available (resulting from the hydrant test) in order to assess whether the Township's water system has enough capacity to handle the fire flow. This should be also evaluated by the Township Fire Official.

In the Matrix New World response letter dated May 8, 2023, they state that the Applicant intends to conduct hydrant flow tests once the Township wells are brought back online. Depending on these results, the Applicant agrees to install water pumps to service the project if required.

17. Project's domestic wastewater flow: According to documentation provided by the Applicant, the average domestic wastewater flow is 40,355 GPD (or 28 gpm, or 0.062 cfs). Using a peaking factor of 2.0, the peak wastewater flow will be 80,710 GPD (or 56 gpm, or 0.12 cfs). The capacity of the receiving existing sanitary pipe shall be assessed.

The Applicant shall perform a capacity analysis. For that, we (Boswell) recommend that a 4-week flow monitoring shall be performed at a manhole located immediately downstream of the location where the Applicant plans to tie into the Township's sanitary system. Per NJAC 7:14A-23.6(b), "*Gravity sanitary sewers, including outfalls, shall be designed to carry at least twice the estimated average projected flow when flowing half full [...].*" Thus, the Applicant shall demonstrate that two times their average flow (80,710 GPD, or 56 gpm, or 0.12 cfs) will not affect the existing sanitary pipe capacity when running half full.

In the Matrix New Work response letter of May 8, 2023 they state that the Applicant has conducted a video inspection of the existing sanitary sewer main location within a portion of Afterglow Avenue and Afterglow Way as agreed to with the Township Engineer. A copy of the sanitary sewer report which demonstrates that the proposed sanitary sewer lateral has capacity is also enclose with this submission. Boswell is currently reviewing that report.

Boswell continues to recommend that the Applicant perform a capacity analysis by performing a 4-week flow monitoring at a manhole located immediately downstream of

the location where the applicant plans to tie into the Township's sanitary system. Based on these results, the Applicant is to submit the capacity analysis.

This will be required prior to our recommendation that the Township endorse the TWA Application to NJDEP for the project.

18. A comparison of the existing versus proposed water demand should be provided. The Applicant must also obtain confirmation that the Township can accommodate any increase water supply required for this development. In Matrix New World response letter dated January 16, 2023 they provided existing versus proposed water demand has been provided. It is noted that the Township have taken their primary water wells offline and are currently purchasing water from Passaic Valley Water Commission (PVWC). Based upon discussions with the Township Engineer, the wells will be back online in approximately 2 years. In the meantime, if required, additional water will be purchased from PVSC.
In the Matrix New World letter dated May 8, 2023, they state the applicant will comply.
19. Will-serve letters from all applicable utility companies need to be provided to ensure the increased demand can be accommodated by the provider. It is noted that 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.

In the Matrix New World letter dated May 8, 2023, they state the applicant will comply.

20. The Redevelopment Agreement Feb 3, 2022 (which includes the 1st amended settlement agreement starting on p.54 of overall agreement) states the following:

a) EXPENSE OF DEVELOPER: p. 12 of overall doc:
"4.3 Infrastructure Improvements. (a) Improvements Defined. Redeveloper acknowledges that certain infrastructure improvements (all items listed in this Section 4.3(a) collectively, the "Infrastructure Improvements") may be necessary in connection with the implementation of the Project. In accordance with the Settlement Agreement and the Redevelopment Plan, Redeveloper, at Redeveloper's sole cost and expense, shall provide all necessary engineering studies for, and construct and install all municipal infrastructure and capacity enhancements or upgrades required in connection with the provision of water, sanitary sewer, and stormwater sewer service to the Project, in addition to all required tie-in or connection fees, that may be required in connection with the Project, but only as may be required in accordance with Applicable Law and the Redevelopment Plan."

In the Matrix New World letter dated May 8, 2023 they state the Applicant will comply.

b) EXPENSE OF DEVELOPER: P 26 of overall doc: letter "e" states cost of stormwater improvements:

"Redeveloper shall design, implement, complete and operate the Redevelopment Project in compliance with this Agreement and all other Applicable Laws, ordinances, Approvals, rules, regulations and requirements applicable thereto including, but not limited to, such zoning, sanitary, pollution, health, environmental and safety ordinances, laws and such rules and regulations thereunder as shall be binding upon Redeveloper under Applicable Laws. Without limiting the foregoing, Redeveloper shall comply at its own expense with all stormwater regulations, including but not limited to, those pertaining to detention, recharge and water quality."

In the Matrix New World letter dated May 8, 2023 they state the Applicant will comply.

c) This office is currently reviewing the impacts of the proposed development to access the off-site utility impacts and we reserve the right to make further comments on any infrastructure improvements that may be required.

Traffic, Parking & Circulation

21. **The Applicant should provide testimony regarding the revisions to the Traffic Impact Study.**

22. The traffic study states that left turn restrictions at the driveways would be removed. Justification for the removal of this restriction is required. This office recommends the turn restriction remain in place and the TIS revised accordingly.

The TIS has been revised to indicate left turn restrictions at both driveways would be maintained.

23. **Boswell is currently reviewing the revised Traffic Impact Study to assess if all our previous comments have been satisfactorily addressed.**

24. **In the Redevelopment Agreement, Exhibit C (Settlement Agreement) paragraph 9.a) iii states:**

"Parties also agree that the Developer shall fund the engineering to determine the scope of improvements and costs associated with the installation of a minimum of one additional lane of traffic on Sunset Avenue at the intersection of Bloomfield Avenue. In accordance with

applicable law, the Parties shall work cooperatively to allocate the cost of any reasonable intersection improvements required by the County of Essex in the event that such improvements are undertaken.”

This item should be a Condition of Approval if the application is approved.

Landscaping

25. Our office is in receipt of Landscape Plan set for the above referenced property with latest revision date of 5-5-2023, prepared by Linda Tycher Landscape Architects.

a. Based on our review of these plans, our prior review of May 12th, 2023 and the Planning Board meeting of April 27th, 2023, we offer the following:

- 1. The Applicant shall summarize in testimony all revisions to the landscape plans inclusive but not limited to lighting, planting substitutions, outdoor seating, tree protection etc.**
- 2. The Applicant shall clarify the color and label all fencing indicated within sheet L1.01.**
- 3. The Applicant shall clarify and map the gate for access control on the previously added south access walkway for the passive courtyard on sheets L1.03 and L1.10.**
- 4. The Applicant had added an image of the permeable pavers. The cross-sectional construction detail for same shall be provided.**

b. The Landscape Architect has provided a summary correspondence dated May 5th outlining the revisions implemented on each plan sheet. We have reviewed each and agree with all revisions noted and find all satisfactorily revised on the plans except for the following:

Sheet L1.11 – the Applicant indicates 90 Siberian Iris have been revised to Lavender. We do not find this modification implemented on the plan. Please clarify.

Sheet L1.12 – the Applicant indicates 12 American Arborvitae revised to Green Giant Arborvitae. We do not find this modification implemented on the plan. Please clarify.

5. The maintenance schedule and responsible party for these landscaping improvements should be summarized in testimony.

6. A landscape performance bond is recommended for this project.

A two (2) year guarantee for the plantings is recommended.

Lighting Plan

26. We have the following observations based on the new information provided:

- a) The light levels of the tops floor of the parking garage appear high compared to IES Standards. The Applicant should provide testimony if the light levels will produce a “glow” in the sky with the proposed light levels.
- b) The west side of the parking garage is exposed and not surrounded by part of the structure. The intensity of the light levels of the individual floors levels of the garage have not been provided. The Applicant should provide testimony as to if there will be light spillage from the individual floor levels and the garage roof parking lot lights to the west side of the building.
- c) **In Matrix New World response letter of May 8, 2023, the Applicant states that the proposed lighting fixtures will be outfitted with house shields which will direct the light into the garage area and help prevent any overflow of light above or behind the fixture.**

27. The Applicant should confirm in testimony the following with respect to the luminaires:

- a. The light color of all of the proposed luminaires should not exceed 3000k as the property lies in a residential neighborhood.
 - **The details on Sheet 10 for Light fixtures “A” and “C” have been revised to indicate the light fixtures will have a maximum color temperature of 3000k.**

28. We recommend that if the application is approved that the Township reserves the right to require modifications and changes in the lighting for a period of six (6) month assessment period after construction of the project is completed and a Certificate of Occupancy is issued so that the Township Officials have the opportunity to determine what if any, changes are necessary to lighting improvements. Applicants shall comply with such requested changes to the lighting plan and improvements

Fire Protection/Fire Department Comments-In Conjunction with Fire Official Matt Gifford

29. 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. The Fire department will need to access the building by entering the driveway and utilizing the circle area. The front driveway should accommodate the Verona Fire Departments largest vehicle to make a continuous turn without backing up.

The Applicant has provided a "48 Foot Fire Truck Turning Exhibit..." which shows that a 48 Foot Fire Truck will have to make multiple turns to use the front pavement circle. The Fire Department requested that they be able to accommodate the Fire Department's largest vehicle to make a continuous turn without backing up. The Fire Truck Turning Exhibit shows multiple backups are required. The Applicant should provide testimony on how this will be addressed.

30. The Applicant should confirm that the building elevators are of sufficient size for emergency stretchers.

In Matrix new World response letter dated May 8, 2023, they have stated that the building elevators are of sufficient size for emergency stretchers.

31. An eight (8) ft. stabilized path should be provided for emergency vehicles such as a pickup truck or specialized emergency vehicle and serve the back of the site.

A 20 ft. x 20 ft. reinforced grass paver path is proposed along Afterglow Avenue for emergency vehicle access. This does not address the Fire Departments comment to provide an eight (8) foot wide stabilized path for a pick up or specialized emergency vehicle to access the rear of the property to the Domestic Water/Sprinkler Room and rear open patio. The Applicant should provide testimony on how this will be addressed.

32. Install a dry sprinkler system in the parking garage due to the amount of parking spots that will be available for Electric Vehicles.

A note is on the architectural plans sheet C-01 that states that the garage will be sprinklered with a Type 13 System.

33. Since there is no fire emergency vehicle access to the east, south and west sides of the structure, access should be available for emergency personnel to bring ground ladders if necessary to those exterior sides of the building. The final grading of the property as proposed does not allow for such pedestrian access.

We recommend that the grading around the building be revised to permit such emergency personnel access. The Applicant should provide additional testimony addressing this issue.

34. We recommend that the Applicant provide testimony by an expert in fire prevention as to how a fire in the building is to be contained and how the proposed plan addresses firefighting access from the interior and exterior of the building.

In Matrix New World response letter dated May 08, 2023 they state that “as required by the new building code there will be sprinklers within the garage. In addition, as testified to, the building will have a NFPA-13 system which means they are sprinklers throughout every space of the building (including concealed spaces).”

Signage

35. The Applicant proposes one (1) monument sign, at the entrance to the site from Sunset Avenue.

Monument signs are permitted per Section 150-17.8. F. (3). (a). The maximum area permitted is 26 square per side (52 square feet in total). The Applicant proposes a sign with an area of 18 square feet per side (36 square feet in total) which complies with the Township Ordinance.

36. The Applicant proposes one (1) wall sign, measuring 4 square feet in area.
37. **The Applicant states that all signs will have back-lit illumination.**

Planning Board
Township of Verona
June 1, 2023
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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

A handwritten signature in black ink, appearing to read 'PCTK', enclosed within a large, hand-drawn oval.

Peter C. Ten Kate, P.E.

PCTK/jm

cc: Verona Sunset Urban Renewal, LLC
Spectrum 360, LLC
John P. Inglesino, Esq.
Sean M. Savage, P.E., Matrix New World Engineering
Minno & Wasko Architects and Planners
John R. Corak, P.E., Stonefield Engineering and Design, LLC

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