



80 ORCHARD STREET  
BLOOMFIELD, NJ 07003-5104  
Telephone: (862) 333-4505  
Fax: (862) 333-4507  
www.hepsoilnj.org

April 11, 2023

Jonathan Schwartz  
Verona Sunset Urban Renewal, LLC  
16 Microlab Road, Suite A  
Livingston, NJ 07039

RE: **Verona Sunset Apartments**  
1 Sunset Ave, Verona & Montclair, NJ  
Block: 303; 301; 401 Lot: 4; 5; 1  
HEPSCD Ch.251 ID# **222-E-6522**, plan by Matrix NewWorld Engineering, dated 5/10/22

Dear Applicant:

The District has completed the review of the soil erosion and sediment control plan for the above referenced project and hereby reports that the plan meets the Standards for Soil Erosion and Sediment Control in New Jersey (N.J.A.C.290-1.1 et seq., promulgated pursuant to the New Jersey Soil Erosion and Sediment Control Act, N.J.S.A.4-24-39 et seq.). Accordingly, the plan is **certified** by the Hudson-Essex-Passaic Soil Conservation District subject to the following conditions:

- 48 hours prior to the commencement of any construction activity, complete & submit the District **Start Notice** form. The form is included in this mailing.
- A copy of the certified plan must be kept on the job site at all times.
- The applicant or contractor must request a final inspection (once landscaping and final soil stabilization is complete) & obtain a Report of Compliance prior to seeking a temporary or permanent Certificate of Occupancy.
- The District must be provided with written notification of any conveyance of this project, subject property, or portions thereof, including individual residential lots if applicable. Said notice must provide the names, addresses, and telephone numbers of subsequent owners.
- The District must be informed of address and or telephone number changes of owners, agents responsible for site construction, and job supervisors.

Please be advised that the Soil Erosion and Sediment Control Act authorizes the issuance of stop construction orders and penalties of up to \$3000 per day for violations of the certified plan or for failure to comply with the aforementioned requirements. Please be further advised that any conveyance of this project or portions thereof will transfer full responsibility for compliance with the certified plan to subsequent owners. Please contact the District if you require assistance implementing the certified soil erosion and sediment control plan. This certification is valid for 3-1/2 years from the date of this letter and is limited to the controls specified in this plan. It is not authorization to engage in proposed land use unless such use has been previously approved by the municipality or other controlling agency.

Yours truly,

Matthew J. Ward  
Chairman

Cc: Planner, Municipality, County





For District Use Only

222-E-6522  
 Certified: 4/11/23  
 8 District Code: 933B84 S51

## APPLICATION FOR SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

The enclosed soil erosion and sediment control plan and supporting information are submitted for certification pursuant to the Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended (N.J.S.A. 4:24-39 et seq.). An application for certification of a soil erosion and sediment control plan shall include the items listed on the reverse side of this form.

Name of Project <b>Verona Sunset Urban Renewal, LLC</b>			Project Location: Municipality <b>Township of Verona</b>		
Project Street Address <b>1 Sunset Avenue Verona, NJ 07044</b>			Block <b>Verona - 303 Montclair - 301/401</b>	Lot <b>Verona - 4 Montclair - 5/1</b>	
Project Owner(s) Name <b>Verona Sunset Urban Renewal, LLC</b>			Email <b>cthomas@bnerealestate.com</b>	Phone # <b>973-879-5232</b> Fax # <b>973-992-1822</b>	
Project Owner(s) Street Address (No P.O. Box Numbers) <b>16 Microlab Road, Suite A</b>			City <b>Livingston</b>	State <b>New Jersey</b>	Zip <b>07039</b>
Total Project Area (Acres) <b>7.98</b>	Total Disturbed Area (Acres) <b>5.14</b>	Total Soil Restoration Area (Acres) <b>1.50</b>	No. Dwelling or other Units <b>200</b>	Fee \$ <b>4900</b> <span style="float: right;">2325</span>	
Plans Prepared by* <b>MatrixNewWorld Engineering</b>			Email of plan preparer: <b>Ssavage@mnwe.com</b>	Phone # <b>732-588-2999</b> Fax # <b>973-240-1818</b>	
Street Address <b>442 State Route 35, Second Floor</b>			City <b>Eatontown</b>	State <b>New Jersey</b>	Zip <b>07724</b>
Agent Responsible During Construction <b>Aytan Gabai</b>			Email <b>Agabai@bnerealestate.com</b>		
Street Address <b>16 Microlab Road, Suite A</b>					
City <b>Livingston</b>		State <b>NJ</b>	Zip <b>07039</b>	Phone <b>973-650-1383</b>	Fax # <b>973-992-1822</b>

\*(Engineering related items of the Soil Erosion and Sediment Control Plan MUST be prepared by or under the direction of and be sealed by a Professional Engineer or Architect licensed in the State of New Jersey, in accordance with NJAC 13:27-6.1 et seq.)

The applicant hereby certifies that all soil erosion and sediment control measures are designed in accordance with current Standards for Soil Erosion and Sediment Control in New Jersey and will be installed in accordance with those Standards and the plan as approved by the Soil Conservation District and agrees as follows:

- To notify the District in writing at least 48 hours in advance of any land disturbance activity. Failure to provide such notification may result in additional inspection fees.
- To notify the District upon completion of the Project (Note: No certificate of occupancy can be granted until a report of compliance is issued by the District).
- To maintain a copy of the certified plan on the project site during construction.
- To allow District agents to go upon project lands for inspection.
- That any conveyance of this project or portion thereof prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
- To comply with all terms and conditions of this application and certified plan including payment of all fees prescribed by the district fee schedule hereby incorporated by reference.

The applicant hereby acknowledges that structural measures contained in the Soil Erosion and Sediment Control Plan are reviewed for adequacy to reduce offsite soil erosion and sedimentation and not for adequacy of structural design. The applicant shall retain full responsibility for any damages which may result from any construction activity notwithstanding district certification of the subject soil erosion and sediment control plan. It is understood that approval of the plan submitted with this application shall be valid only for the duration of the initial project approval granted by the municipality. All municipal renewals of this project will require submission and approval by the district. In no case shall the approval extend beyond three- and one-half years at which time resubmission and certification will be required. Soil Erosion and Sediment Control Plan certification is limited to the controls specified in the plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency. It is further understood that all documents, site plans, design reports etc. submitted to the district shall be made available to the public (upon request) pursuant to the Open Public Records Act, N.J.S.A. 47:1A-1 et seq.

1. Applicant Certification* Signature Applicant Name (Print) <b>Jonathan Schwartz</b>	3. Plan determined complete: Signature of District Official Date <b>6/1/2022</b>
2. Receipt of fee, plan and supporting documents is hereby acknowledged. Signature of District Official Date <b>6/28/22</b>	4. Plan certified, denied, other action noted above. Special Remarks: Signature of District Official Date <b>4/11/23</b>

\*If other than project owner, written authorization of owner must be attached.

SSCC251 AP10 4/19



# START NOTICE

## HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT

THIS FORM IS TO BE SUBMITTED TO PROVIDE THE REQUIRED 48 HOUR ADVANCE NOTICE OF THE START OF SOIL DISTURBING ACTIVITIES AND THE IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN

This project requires / does not require the NJDEP 5G3 (RFA) permit prior to groundbreaking.

**PROJECT NAME:** VERONA SUNSET APARTMENTS

**HUDSON-ESSEX-PASSAIC SCD 251 ID #:** 222-E-6522

**PROJECT LOCATION:** STREET ADDRESS: 1 Sunset Ave

MUNICIPALITY: Verona

**PROJECT OWNER/APPLICANTS NAME:** Verona Sunset Urban Renewal LLC/  
Jonathan Schwartz

ADDRESS: 16 Microlab Rd, Suite A, Livingston, NJ 07039

PHONE #: 973-879-5232 FAX:

E-MAIL: cthomas@bnerealestate.com CELL#

### **ON-SITE AGENT RESPONSIBLE DURING CONSTRUCTION or CONTRACTOR**

NAME:

ADDRESS:

PHONE #:  FAX

EMAIL :  CELL#

**PROJECT START DATE :**  

(including DEMOLITION, CLEARING, LAND GRADING) This form must be provided to the District at least 48 hours in advance of any soil disturbing activity pertaining to a plan previously certified by this office. Failure to provide this notification is a violation of the New Jersey Soil Erosion and Sediment Control Act, ch.251, P.L 1975, and may result in additional fees.

**MAIL THIS NOTICE TO: HUDSON-ESSEX-PASSAIC SCD  
80 ORCHARD ST.  
BLOOMFIELD NJ 07003**

**Or send via FAX: (862) 333-4507 or EMAIL: [information@hepscd.org](mailto:information@hepscd.org)**