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March 23, 2023

Via Electronic & Overnight Mail

Planning Board of the Township of Verona
600 Bloomfield Avenue
Verona, NJ 07044

**Re: Response to March 21, 2023 Boswell Memo
Verona Sunset Urban Renewal, LLC
1 Sunset Avenue, Verona, NJ 07044
Block 303, Lot 4**

Dear Madam Chairwoman and Members of the Board:

This firm represents Verona Sunset Urban Renewal, LLC (the “Applicant”), with respect to the above-referenced application. We are in receipt of the Boswell review letter dated March 21, 2023. Please accept the below as our response.

Response to Comment #1 - As shown in Matrix’s stormwater report and as testified to by Matrix, the runoff towards Afterglow Avenue is reduced both in volume and in rate compared to existing conditions. Therefore, the proposed development will not acerbate any existing capacity issues – if there are any - and would instead improve upon existing conditions. As such, we respectfully submit that a downstream capacity analysis is unnecessary. We also note that any runoff reaching Afterglow Avenue inlets flows to the west along Afterglow.

With regard to any runoff towards Sunset Avenue, as shown in the stormwater report and as testified to by the Applicant’s civil engineer, the Applicant is meeting the NJDEP required quantity rate reduction percentages. As such, therefore the proposed development will not acerbate any existing capacity issues – if there are any – and would instead improve upon existing conditions.

To supplement the above statement, the Applicant’s civil engineer analyzed the capacity of the existing pipe located just downstream of where the project connects, in both the existing and proposed conditions. In existing conditions (assuming a 25-year storm event), the existing 15” pipe is at overcapacity and runs at approximately 110%. However, in post-development conditions

(again assuming a 25-year storm event), flow in the pipe is significantly improved, and runs at approximately 40% capacity.

The Applicant also notes that the vast majority of the contributory drainage area to the existing 15" pipe comes from the subject property (88% in existing conditions and approximately 90% in proposed conditions). As such, changes to the drainage routing on-site, such as that proposed by the Applicant, has a significant and positive impact on the off-site drainage system, which comports with all NJDEP requirements.

The Applicant further notes that it met with the Township's Engineer, Michael DeCarlo, who confirmed that, while the sewer lines in the vicinity of the project area experience occasional tree root issues, there is no issue with the actual capacity of the system.

Finally, we do not understand why Boswell now opines that a capacity analysis should be performed. The initial Boswell memo of February 16, 2023, on page 6, clearly indicates that "our comments in bold follow the August 16, 2022 review comments of Bright View Engineering." The portion of Comment 13 in the February 16, 2023 Boswell memo which states that "no downstream capacity analysis is required" is, in fact, bolded. The non-bolded portion of that comment originates from the Bright View memo of August 16, 2022.

Response to Comment #2 - Matrix has revised the drainage calculations to utilize the standard unit hydrograph. A draft revised report was provided to Boswell on March 21, 2023. The revised report includes the requested updated routings. Also, the pre- and post-runoff charts have been updated as necessary. We note that the change to the standard unit hydrograph did not require any modifications to the previously proposed stormwater management system and the design still meets the NJDEP quantity requirements.

Response to Comment #3 - The Applicant has met with the Township Engineer to discuss water demand and capacity and is aware that the Township has taken its primary wells offline and is currently purchasing water from Passaic Valley. We understand that the wells are anticipated to come back online in 1-2 years. We further understand that the Township is able to purchase, on an interim basis, additional water to service the project from Passaic Valley until such time that the wells are back online.

In this connection, the Township has a contractual obligation to provide adequate water and sewer to service the project and also represented that it had adequate supplies of the same for the project. See First Amended and Restated Settlement Agreement with Spectrum360, LLC, dated January 31, 2020, at ¶¶ 5 and 14.

Response to Comment #4 - The Applicant intends to perform hydrant flow tests once the wells are back online. Depending on the results of such studies, the Applicant may need to install water pumps to service the project and will do so if required.

INGLESINO, WEBSTER, WYCISKALA & TAYLOR, LLC

Response to Comment #5 – As noted in the response to Comment #4, the Township has a contractual obligation to provide adequate water and sewer to service the project and also represented that it had adequate supplies of the same for the project.

Additionally, the Applicant engaged in discussions with the Township Engineer regarding capacity in the existing sanitary sewer and understands that the wastewater treatment plant has adequate capacity for the project.

Notwithstanding the foregoing, the Applicant has agreed to conduct a video inspection of the existing sanitary sewer main located within a portion of Afterglow Avenue, running from the intersection with Sunset Avenue to the intersection with Afterglow Way, and also inspect the sanitary sewer main located within Afterglow Way. The Applicant also submitted a sanitary sewer report which demonstrates that the proposed sanitary sewer lateral has the capacity for the project.

We trust that this memo addresses all of the comments and concerns raised. We look forward to appearing before the Board at the meeting this evening.

Very truly yours,

/s/ John P. Inglesino
JOHN P. INGLESINO

cc: Applicant (via e-mail)