

March 11, 2026

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

Attention: Ms. Dolores Carpinelli, Planning Board Secretary

Re: Filoso Family LLC  
**Planning Board Application – Mixed-Use Building**  
383 Bloomfield Avenue  
Block 708, Lot 1  
Township of Verona  
Our File No. 25VAP102

Dear Board Members:

This office has reviewed the following documents that have been submitted in response to the site plan meeting on January 21, 2026 and our last review letter dated January 15, 2026 for the above referenced project:

- a. **Submission Letter prepared by Lisa A. John-Basta, dated February 17, 2026.**
- b. **Engineer's Site Plan Response Letter prepared by Anderson Consulting Services, LLC, dated January 27, 2026.**
- c. **Engineer's Drainage Response Letter prepared by Anderson Consulting Services, LLC, dated January 27, 2026.**
- d. **Architect's Response Letter prepared by Gregory Switzer Architecture, P.C., dated February 12, 2026.**
- e. Verona Planning Board Site Plan Application and Checklist.
- f. Site Plans (8 sheets) entitled, "383 Bloomfield Avenue, Block 708, Lot 1, Township of Verona, Essex County, New Jersey" prepared by Anderson Consulting Services, LLC, dated September 15, 2025, **last revised February 3, 2026.**
- g. Architectural Plans (9 sheets) entitled, "Hillcrest Farms, 383 Bloomfield Avenue, Verona, New Jersey 07044" prepared by Gregory Switzer Architecture, P.C., dated December 10, 2025, **last revised February 3, 2026.**
- h. Township of Verona Ordinance No. 2025-17 adopting Redevelopment Plan for 383 Bloomfield Avenue, dated November 30, 2025.
- i. **Township of Verona Resolution No. 2025-49 designating and declaring property located at 383 Bloomfield Avenue a non-condemnation area in need of redevelopment Plan, adopted on February 3, 2025.**



- j. "Stormwater Management Report, Hillcrest Farms, Block 708, Lot 1" prepared by Anderson Consulting Services, LLC, dated November 26, 2025, **last revised January 28, 2026.**
- k. "Stormwater Management Facilities Operations and Maintenance Manual, Hillcrest Farms, Block 708, Lot 1" prepared by Anderson Consulting Services, LLC, dated November 18, 2025, **last revised February 4, 2026.**
- l. "Soil Report, Hillcrest Farms, Township of Verona, County of Essex, NJ, Block 708, Lot 1" prepared by Anderson Consulting Services, LLC, dated October 24, 2025, **last revised February 11, 2026.**
- m. **"Earthwork Analysis, 383 Bloomfield Avenue, Block 708, Lot 1, Township of Verona, Essex County, New Jersey"** prepared by Anderson Consulting Services, LLC, dated September 15, 2025.
- n. **Traffic Impact and Parking Assessment** prepared by Dynamic Traffic, LLC, dated February 11, 2026.
- o. **Vehicle Circulation Exhibit** prepared by Dynamic Traffic, LLC, dated February 11, 2026.
- p. Survey (1 sheet) entitled, "ALTA/NSPS Land Title Survey, Tax Lot 1 – Block 708, 383 Bloomfield Avenue, Township of Verona, Essex County, New Jersey" prepared by Lakeland Surveying, dated July 8, 2024.

Based on our review of the submitted documents, we offer the following comments:

#### **Application**

1. The Applicant/Owner in this matter is:

Filoso Family, LLC  
383 Bloomfield Avenue  
Verona, NJ 07044

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

2. The site (Block 708, Lot 1) is a corner lot located at the intersection of Park Avenue and Bloomfield Avenue. It should be noted that Bloomfield Avenue is a County Road (CR 506).
3. The property lies within the 383 Bloomfield Avenue Redevelopment Zone.
4. The property is currently developed with Hillcrest Farms Garden center with floral shop, greenhouses, storage areas, five-door detached garage, wood trellises, and asphalt parking lot. All existing buildings on site are to be removed.
5. The Applicant is proposing to construct a 4-story mixed-use building with 4,050 SF retail space on the ground floor and 33 residential units on floors above consisting of 1 one-bedroom unit, 23 two-bedroom units, and 9 three-bedroom units with associated amenity spaces, parking, lighting, landscaping, and drainage improvements.



### Submission Status

6. The application is deemed **complete** for a public hearing with respect to the items of the Municipal Code that the Municipal Engineer is charged to review subject to the Board granting the Applicant the following completeness waivers:

Item 9 – All property lines, streets, roads, buildings, retaining walls, rock outcrops, marsh areas, ponds, and streams within 200 feet

- The Applicant has requested a waiver for this item noting that proposed improvements will not affect areas outside of the subject property as shown on the site plans. We take no exception to this waiver.

Item 31 – Application filed with Essex County Planning Board

- The Applicant has requested a waiver for this item noting that they will comply in accordance with law. Our office shall be provided with a copy of the County Planning Board submission at the time of filing.

### Variations and Waivers

7. The Applicant has not requested any variations as part of this application.
8. The following design waivers are requested as indicated on Site Plan (Sheet SP-1).
  - a. Minimum Landscape Buffer – A minimum landscape buffer of 15 feet is required along residential zones and uses. A waiver is requested for the proposed 11.5 feet wide buffer.

### Plot Plan

9. The Site Plan shows the existing fence along the eastern property line to be maintained. It should be noted that this fence encroaches on adjacent property. The encroachment shall be removed. **The Site Plan has been revised to relocate the existing fence 6 inches inside the property line.**
10. A utility pole along Bloomfield Avenue is proposed to be relocated. This is subject to the review and approval of County and utility company.
11. The Applicant shall provide testimony regarding the days and hours of operation for the retail space, number of employees during peak hours or shifts, number of anticipated customers, and any times of deliveries, if known.
12. The Site Plan shows only portion of curb and sidewalk to be replaced along Bloomfield Avenue and Park Avenue. The Applicant shall provide testimony regarding the condition of the existing curb and concrete sidewalk along property frontage. **The Site Plan has been revised to show curb and sidewalk replacement along Bloomfield Avenue. The Applicant noted that curb along Park Avenue is in good condition and therefore is not proposed to be replaced. The Applicant shall coordinate curb and sidewalk improvements with Bloomfield Avenue Streetscape Project.**



13. The Applicant shall indicate if any trash bins are proposed to be located along the paver pathway along Park Avenue. **The Site Plan has been revised to provide three (3) trash receptacles near the benches along the pathway.**
14. The Applicant is proposing a refuse/recycle area at the southeast corner of the property. The Applicant shall provide testimony as follows:
  - a. Is this area intended to be shared by both residential and retail uses?
  - b. Is this area adequate in size for the operation?
  - c. Is there sufficient vertical clearance under the building at the first floor to allow garbage truck access? **The vertical clearance under the building has been increased to 10 feet at the driveway entrance along Park Avenue and 12 feet at the southwest corner. The vehicle turning exhibit shows that a mini rear loader truck will be able to go under the building at both locations.**
  - d. Will the location of this area obstruct the normal traffic flow?
  - e. Pick-up area operations, including frequency, time, and who will provide same. It should be noted that garbage for residential properties is required to be picked up before 7 AM.
15. The Applicant shall address how snow plowing operations are to be handled. An area should be identified for snow stockpiling after a plowable event, taking into account vehicular and pedestrian traffic, and the location of drainage inlets.
16. The Applicant shall provide testimony with regards to access and turning movements for emergency and larger service vehicles such as fire trucks, garbage trucks, delivery vehicles, snow plows, etc. Vehicle-turning analysis exhibits shall be provided to demonstrate that these vehicles can safely enter, circulate within, and exit the site. **Vehicle turning exhibits have been provided for garbage truck, delivery truck, and sprinter van. The Applicant shall provide a vehicle turning exhibit for the fire truck and provide testimony how fire trucks are proposed to access, and address emergencies for, the proposed development.**
17. All Fire Zone and No Parking Zone is subject to the approval of the Township's Fire Prevention Bureau. **A note to this effect has been added to Sheet SP-2.**
18. All proposed pavement marking letters, numerals, symbols and arrows shall be installed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). All pavement markings shall be noted as thermoplastic. **A note to this effect has been added to Sheet SP-2.**
19. Bloomfield Avenue is under the jurisdiction of Essex County. The Applicant shall obtain approval or exemption from Essex County Planning Board. **The Applicant noted that an Essex County Planning Board approval will be obtained.**
20. The Applicant shall be aware of their responsibility to repair any damage to improvements within the Bloomfield Avenue and Park Avenue Right-of-Ways including, but not limited to, any sidewalk, curb, and asphalt, caused by construction activities associated with the improvements on the subject lot. **A note to this effect has been added to Sheet SP-3.**



21. The final grading of the lot must ensure additional surface runoff does not adversely impact any adjoining properties. Any required modifications shall be the property owner's responsibility, in coordination with their engineer. **A note to this effect has been added to Sheet SP-3.**

### **Architectural**

22. The Applicant shall provide testimony as to the proposed interior and exterior architectural features of the buildings, including building materials, color, signage, and lighting.
23. The Applicant shall confirm the building entrances are ADA compliant.
24. The Applicant shall provide testimony as to the types and layouts of the individual units as well as the proposed type of ownership of the units. **The Applicant indicated that the proposed units will be rental.**
25. The Applicant shall provide testimony with respect to the amenities and services to be provided in the proposed mixed-use building.
26. The Applicant shall indicate if any outdoor seating is proposed associated with the retail use. **The Applicant noted that outdoor seating will only be provided if required by the retail use. If outdoor seating is proposed, compliance with Section 150-7.23 Outdoor Restaurant Seating of Township Code will be required.**
27. An outdoor kitchen is proposed. The Applicant shall indicate if this is intended for use by residents or retail customers or both. **The Applicant noted that the proposed outdoor kitchen is for display only and not operational.**
28. The redevelopment plan requires that a designated area be provided for e-bicycle and bicycle racks and storage. The Applicant shall identify the proposed locations for bicycle racks and bicycle storage. **A bike rack has been added adjacent to the outdoor kitchen and a bike storage room is proposed on the first floor.**
29. The Applicant shall provide testimony if any mechanical equipment is proposed on the roof. If so, the equipment shall be appropriately screened from street view in accordance with the redevelopment plan. **A roof plan has been submitted showing the proposed mechanical equipment on the roof. The height of the proposed screen around the equipment shall be indicated on plan.**

### **ADA Facilities**

30. An existing ADA Ramp is located at the intersection of Park Avenue and Bloomfield Avenue. As the Site Plan proposes new curb and sidewalk in this area, the plan shall be revised to show a new ADA ramp. **The Applicant noted that the existing ADA ramp is new and in good condition therefore it is proposed to be retained. The sidewalk and curb will be constructed up to the nearest joint of the existing ramp.**



31. All ADA parking spaces, accessible paths and pedestrian facilities constructed on site and within public rights-of-ways must be constructed in accordance with Federal ADA Standards. Compliant Design and Construction Certifications for ADA Facilities must be submitted to the Municipal Engineer. **A note has been added to Sheet SP-2 stating that an ADA certification will be provided.**

**Parking**

32. The number of spaces required for the townhome units per 383 Bloomfield Avenue Redevelopment Plan is as follows:

(1.8 space/residential apartment) x (31 residential apartment)	= 55.8 spaces
(0.25 space/special needs apartment) x (2 special needs apartment)	= 0.5 spaces
(1 space/250 SF retail) x (4,060 SF retail)	= 16.3 spaces
10% EV Credit Reduction	= - 7 spaces
<u>On-Street Parking Credit Reduction</u>	<u>= - 3 spaces</u>
Total	= 62.6 spaces
	= 63 spaces (say)

33. The Applicant is proposing a total of 63 spaces including three (3) ADA spaces and seven (7) EV spaces. In addition, three (3) on-street parking spaces are also proposed.

34. The Applicant shall provide testimony regarding the adequacy of the proposed parking layout and circulation for both residential and retail uses. The Applicant shall indicate whether any parking spaces will be designated for retail or residential use. **The Applicant noted that a total of 18 spaces (1 to 8, 46 to 52, 64 to 66) have been designated for retail use during the hours from 9 AM to 5 PM. The signage for on-site retail parking spaces will be provided on the building in front of the spaces. The Applicant shall indicate if any signage will be provided for the on-street parking spaces.**

35. The Site Plan proposes one (1) 8-foot-wide van-accessible parking space with an 8-foot-wide access aisle. The access aisle shall be located on the passenger side of the parking space. **The access aisle for space 63 has been relocated to the passenger side. ADA Spaces 2 and 3 have also been revised to be van-accessible by increasing the access aisle width to 8 feet.**

36. The Applicant shall provide testimony regarding the proposed columns in the parking area and how they will be protected against vehicles.

37. The Applicant is proposing to use one (1) existing 9 ft x 18 ft parking space as a loading space from 8 AM to 5 PM. The Applicant shall provide testimony as follows:

- a. Will striping or signage be provided to prevent parking in this space? **The Applicant noted that signage will be provided to prevent parking in this space during the indicated hours.**
- b. Is there sufficient vertical clearance under the building at the first floor to allow for loading vehicle access? **The loading space has been moved to space 45 to be outside of the overhead building's footprint. The Applicant shall assess the safety of this new**



configuration as loading operations will now take place across the driveway entrance and farther away from the main building entrance.

- c. The proposed loading space is same as a typical parking space with dimensions of 9' X 18'. This would appear to be an inconvenient location and size depending on the types and number of deliveries being made for the apartments or the businesses on the ground floor. Testimony should be provided.

### Traffic

38. A Traffic Impact and Parking Assessment (TIPA) has been submitted. The number of new trips generated by the proposed development fall below the NJDOT- and industry-accepted threshold of 100 vehicle trips during any peak hour for classification as a "significant increase" in traffic impact. As a result, the TIPA concluded that the proposed development would not contribute to any perceptible impact to traffic operations. This information is acceptable.
39. Additional clarification is requested regarding the ground floor businesses for the proposed development. Please identify if information has been refined to identify the type of retail establishments proposed. This is particularly related to the restaurant-style establishment with outdoor seating. There remain concerns that the trip generation calculations to not account for outdoor seating accommodations. Testimony should be provided.
40. The Site Plan provided a 25-foot sight triangle for the full-service driveway along Park Avenue. No such information was provided for the egress onto Bloomfield Avenue. Nevertheless, this did not address the sight distance calculations per the AASHTO *A Policy on Geometric Highways and Streets*. If intersection sight distance thresholds are not met, signing may be required along Park Avenue and Bloomfield Avenue notifying the motoring public of the site driveway. Testimony should be provided.
41. The Site Plan showed the refuse/recycling enclosure to be at the rear corner of the property. This location may present challenges to garbage trucks due to orientation of the enclosure gates. Typically, refuse enclosures are provided at directly facing the front or rear of vehicle. Testimony should be provided.
42. Elevation drawings have been provided to show reference schematics on the various delivery design vehicle clearances with respect to the access points. It appears that the large sprinter van, garbage truck, and standard sprinter van vehicles may be able to circulate freely. However, the large UPS delivery van shown may have more difficulty. Testimony should be provided.

### Stormwater Management

43. In accordance with [Section 150-25.4R](#) (Stormwater Runoff Quality Standards) of the Township Code, compliance is required with stormwater runoff quality standards. Porous pavement with underdrains is proposed for the vehicle surface area to meet 80% TSS removal. **The Stormwater Management Report and Maintenance Manual should both contain NJDEP certification letters which ensure 80% TSS removal is achieved with the proposed porous pavement. Furthermore, the Applicant shall demonstrate that the porous pavement infiltration rate of the surface course is minimum 6.4 inches/hour (if used only for water quality) or 20 inches/hour ((if used**



**only for both water quality and water quantity).**

44. The Applicant shall include in the Stormwater Report which unit hydrograph was used in the model. **This comment has not been addressed.**
45. **Even though the Applicant provided the requested inlet area map, it shall be revised to clearly identify each inlet area along with its corresponding drainage area.**
46. The Applicant shall provide NJDEP BMP Manual Low Impact Development Checklist. **The LID checklist has been submitted. It should be noted that Verona has green infrastructure requirements as outlined in Section 150-25.4P of the Township Code and pervious pavement systems are considered a green infrastructure BMP. The checklist shall be revised accordingly.**
47. Composite/weighted runoff curve numbers are no longer recommended by the NJDEP BMP Manual, [Chapter 5](#). The existing and proposed drainage calculations shall be revised per [N.J.A.C. 7:8-5.7](#) to consider the relative curve numbers, stormwater runoff rates and/or volumes of pervious and impervious surfaces separately. **The revised drainage report continues to utilize weighted runoff curve numbers. The report should be updated to separately account for pervious and impervious surfaces within each drainage area.**
48. Sheet flow typically occurs for no more than 100 feet before transitioning to shallow concentrated flow. The sheet flow exceeds 100 feet for existing DA-1 and DA-3. **The time of concentration calculations shall be revised to use the maximum sheet flow length of 100 feet for existing DA-1 and DA-2.**
49. Bypass flows to the south (DA-1) and Bloomfield Avenue (DA-2) are reduced under proposed flow conditions. The Applicant must analyze the receiving storm drainage system in Park Avenue to determine if it can handle the flows from the connecting pipes. The downstream analysis must be submitted. **The Applicant noted that capacity of the outlet pipe of the existing inlet where the detention pipe discharges is 15.5 cfs. The flow directed to this pipe under future 100-year storm is 11.11 cfs. Therefore, the existing pipe is adequately sized to handle the flow from the property.**
50. The porous pavement section detail on Sheet SP-8 shall be revised to show filter fabric along the sides and bottom of the system. **This comment has not been addressed.**
51. As per [Chapter 11.2](#) of the NJDEP BMP Manual the lowest elevation of the subsurface detention basin shall be a minimum of one foot (1') above the Seasonal High Water Table (SHWT). As per [Chapter 9.6](#), the seasonal high-water table (SHWT) or bedrock must be at least one foot below the bottom of the storage bed if designed with underdrains. The Applicant noted in the soil report that soil testing will be done between January and April to verify SHWT. All soil testing shall be done in accordance with [Chapter 12](#) of the NJDEP BMP Manual and soil testing results shall be submitted for review. **The revised soil report indicates that additional soil testing was conducted in February, with test pits excavated to a depth of 12 feet to evaluate the seasonal high-water table (SHWT). Soil testing must be redone to a depth extending at least 3 feet below the proposed basin bottom to ensure the minimum required separation of 1 foot between the basin bottom and the SHWT is maintained. Consequently, the total test depth from the existing**



**ground surface shall be a minimum of 18 feet.**

52. Pipe capacity calculations shall be provided for all stormwater pipes at every proposed slope. We recommend the pipes shall be designed to convey the 100-year rainfall intensity including the underdrains. Velocities in the pipes shall be at least 1.4 fps (self-cleansing velocity) at the design flow. **Pipe capacity calculations have been submitted. The Applicant shall also provide the flow velocities for all pipes to verify that they meet or exceed the self-cleansing velocity requirements.**
53. Per [§150-25.4 N](#), , and [N.J.A.C. 7:8-5.2\(m\)](#), the Stormwater Management System's Maintenance Plan must be reflected in a deed notice recorded in the County Clerk's office. **The Applicant must comply.**
54. The maintenance manual shall include drain time calculations for the maximum design storm runoff volume for the proposed underground detention basin and porous paving systems in accordance with NJDEP BMP Manual, [Chapter 9](#). **The drain time calculation shall be performed and included in the maintenance manual in accordance with NJDEP BMP Manual.**
55. The Applicant must add a note to the plan outlining the requirement to submit an inspection report on the conditions of the underground detention basins and pervious paving systems every two years and to address any recommendations within 90 days of the report. **A note to this effect has been added on Sheet SP-3 and included in the maintenance manual.**
56. **The 'Invert In' for the 15-inch HDPE pipe at the outlet structure is noted to be 402.5 on the plan and 403.0 on the outlet structure detail. The plan and detail shall be revised for consistency.**
57. **The Applicant shall verify that the proposed 15-inch HDPE pipe from the detention system to the outlet structure at a 1% slope provides adequate capacity for the current and future storm events.**

#### **Water Supply**

58. The size and material of construction for the existing water main in Bloomfield Avenue shall be noted on plan. **The utility plan has been revised to connect the proposed water supply to the existing water main on Park Avenue. The Applicant shall show the location, size, material of construction for the existing water main in Park Avenue upon review of the municipal records.**
59. The average water demand calculations shall be provided for the proposed development per N.J.A.C. 5:21-5.2(e). Our office anticipates that a NJDEP BWSE permit is required. **The water demand calculation shown on Sheet SP-3 shall be revised to use 0.125 gal/sf for retail and 215 GPD for 3-bedroom units.**
60. The Applicant must submit calculations demonstrating that the water pressure will be maintained at a minimum of 20 PSI at street level under all flow conditions per [N.J.A.C. 5:21-5.3\(i\)3](#) and [N.J.A.C. 7:10-11.10\(d\)](#). Hydrant tests have to be performed. **Copies of the hydrant flow tests conducted on Park Avenue and Bloomfield Avenue have been submitted and the results indicated adequate pressure at street level.**



### Sanitary Sewer

61. The public sanitary sewer main in Park Avenue shall be shown on plan with pipe size and material, slope, and direction of flow. **The Utility Plan has been revised to indicate that the sewer main on Park Avenue is an 8-inch clay pipe.**
62. The projected average wastewater flow calculation was performed per N.J.A.C. 7:14A-23.3(a).
63. The total average sanitary flow was estimated to be 8,431 GPD (0.0084 MGD), which complies with the cited code. A NJDEP TWA permit is required.
64. The proposed sanitary pipe capacity complies with N.J.A.C. 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").
65. The Applicant shall verify that the existing downstream sewer system has sufficient capacity to accommodate the proposed development, ensuring that the additional sanitary flow will not compromise the capacity of the existing sewer main. The combined existing and proposed flows shall comply with N.J.A.C. 7:14A-23.6(b), which requires that "gravity sanitary sewers, including outfalls, shall be designed to carry at least twice the estimated average projected flow when flowing half full...". **The existing sewer main capacity calculation is provided on Sheet SP-3. The main has a capacity of 2.7 cfs, while the projected peak flow from the proposed development is 0.057 cfs, which is significantly lower. The flow in the existing main at the proposed sewer connection is also expected to be low, as the main originates at Park Avenue and conveys flow westward.**

### Tree Removal

66. The Applicant shall indicate if any tree removal is proposed. **A tree removal plan has been submitted indicating a total of 100 trees to be removed. Per Section 493-28 A of the Township Code, the Applicant is required to provide 100 replacement trees. The landscaping plan, as shown on Sheet A-003.00, complies with this tree replacement requirement.**
67. The Township of Verona has a Tree Removal Ordinance (Chapter 493, Article II) and any trees to be removed are subject to review and approval by permit only. The permit application is available on-line at the Township website and shall be reviewed independently of this review letter by the Township Zoning Official.

### Retaining Walls

68. The Applicant proposes to construct a 4.5-foot-high modular block wall and a 3.5-foot-high fieldstone wall along the property frontage on Bloomfield Avenue and Park Avenue, as well as along the rear of the property. **Construction details shall be provided for both walls.**
69. **Per Section 150-7.12 A, no retaining wall shall exceed 4 feet in height in the minimum front yard setback. The proposed wall along Park Avenue does not comply. A variance is required.**
70. **Per Section 150-7.12 C, when a single or any combination of multiple retaining walls are utilized wherein the measurement from the bottom of the lowest retaining wall to the top of the highest retaining wall exceeds 10 feet over a five-foot horizontal measurement, a fence must**



**be placed upon the land behind the highest retaining wall. The Applicant shall confirm if a fence is required behind the proposed wall.**

71. Note 1 on Sheet SP-2 indicates that “modular wall to be designed prior to construction”. The Applicant shall confirm the proposed top and bottom wall elevations shown on plan are correct. Please note final wall design shall be subject to engineer review and approval. **The Applicant noted that proposed top and bottom elevations shown on plan are correct.**
72. The Applicant shall provide testimony regarding the condition of the existing wall along Park Avenue. A structural stability analysis shall be provided for this wall. **The Applicant noted that in order to perform a structural stability analysis on the wall, an as-built plan is needed or field testing will be required to assess the material used in construction.**

**If approved, we recommend that the Board require the applicant to perform a structural stability analysis for the existing wall along Park Avenue as a condition of approval.**

73. All retaining walls greater than three (3) feet in exposed height require retaining wall stability calculations to be provided by a licensed professional engineer in the State of New Jersey. The calculations must be signed and sealed, for the Township’s review and approval prior to construction. **The Applicant noted that retaining wall stability calculations will be provided prior to construction.**

#### **Lighting**

74. The Applicant shall provide testimony as to the adequacy of the lighting for the building and parking areas.
75. The Applicant shall provide testimony if the proposed lighting complies with the “dark sky” standards noted in the redevelopment plan. **The Applicant noted that proposed lights are dark sky complaint.**
76. The Applicant shall confirm in testimony the following with respect to the luminaires:
  - a. The light color of the proposed luminaires is recommended to be 3000k. **The light color for the fixtures has been revised to be 3000k.**
  - b. Will the parking lot lighting be equipped with dimmers?
77. All lights must have backshields and house side shields provided. **A note to this effect has been added on Sheet SP-4.**
78. The Applicant shall provide the hours of operation for the parking lot lighting. **A note to this effect has been added on Sheet SP-4.**
79. The Township reserves the right to require modification and changes in the proposed lighting for a 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.

#### **Landscaping**

80. The Applicant shall provide testimony regarding the proposed landscaping.



81. The location of all proposed light poles and fixtures shall be shown on the landscaping plan to ensure there are no conflicts with the proposed plantings. **The landscaping plan has been revised accordingly.**
82. The Redevelopment Plan requires the buffer to include evergreen or evergreen-type hedges or shrubs, spaced at intervals of not more than 5 feet located within 10 feet of the property line. A 6-foot-high privacy fence is also required to be provided along with the plantings. The plan shall be revised to comply. **The Landscaping Plan has been revised accordingly. The Applicant shall confirm that the existing fence to be maintained along the proposed plantings is 6 foot high.**
83. The Applicant shall provide testimony if the proposed landscaping complies with Verona's Recommended Plant Selection List.

### Soil Movement

84. The Applicant shall provide the estimated overall excavation and fill quantities in cubic yards for this development. **The proposed development requires approximately 1995 CY cut and 2888 CY fill as per the earthwork analysis plan submitted.**
  - a. Any excess excavated soil shall be trucked offsite. Any fill to be imported to the site shall be certified as clean in accordance with NJDEP standards.
  - b. Additionally, The Applicant is required to provide evidence to the source of any fill to be brought to the site. **The Applicant noted that information regarding the source of fill brought to the site will be provided.**
85. The Township of Verona has a Soil Removal Ordinance (Section 440) and any soil to be moved is subject to review and approval by Township Council.
86. The proposed site disturbance is noted to be 53,123 SF (1.22 acres) as indicated on Sheet SP-4. The application will require Soil Erosion Sediment Control Plan Certification from the Hudson-Essex-Passaic Soil Conservation District. **The Applicant noted that a soil erosion and sediment control plan application is in progress and upon approval will be provided to our office.**
87. Any damage to the Township roadway, curb or storm drainage will be the responsibility of the property owner to satisfactorily address as per the Township Engineer. The contractor must maintain soil erosion and sediment control measures throughout the duration of construction.

### Signage

88. The Applicant shall provide testimony regarding any proposed signage and its compliance with the redevelopment plan.
89. One (1) monument sign is proposed near the intersection of Park Avenue and Bloomfield Avenue. A minimum setback of 5 feet is required from the Right-of-Way of Park Avenue and Bloomfield Avenue. The sign shall be labeled on the site plan with setback dimensions. **The proposed sign has been labeled on the site plan with 5-foot setback from the property line.**
90. The Applicant shall confirm that the total square footage of façade signage along the Bloomfield Avenue frontage does not exceed 120 square feet and that the proposed façade signage complies with Section 150-7.9 of the Township Code. **The Applicant noted that maximum permitted façade**



**signage area along Bloomfield Avenue is 120 square feet whereas 113.6 square feet is proposed. The maximum permitted façade signage area along Park Avenue is 73 square feet whereas 41 square feet is proposed.**

91. The north elevation on Sheet A-007.00 shows a proposed fabric awning. The Applicant shall confirm that the awning complies with the requirements of the redevelopment plan. **The Exterior Signage Requirements Table on Sheet A-011 indicates that the proposed awnings are compliant with the redevelopment plan.**
92. The Applicant shall provide testimony regarding the proposed sign colors and whether the signs will be illuminated.
93. The Applicant shall provide testimony with regard to any way finding signage proposed. We reserve the right to discuss and recommend changes to the way finding signage if necessary if the application is approved.
94. The Borough reserves the right to require changes on the lighting intensity for signage for a period of up to six (6) months after installation.

#### **Roof Leaders, Sump Pump Discharge, Grading and Property Maintenance Guidelines**

95. The Owner/Applicant must submit an As-Built Survey, post construction, mapping all the improvements, including the stormwater system. This survey must include all existing and finished grades.
96. Sump pump, roof leaders and storm water pipe drain discharge shall preferably be directed onto an absorbent surface as grass, mulch, rock or soil so the discharge will be dissipated and not immediately drain to the Township Right-of-Way or adjacent properties. The discharge location shall be as approved by the Engineer or Public Works Manager or his/her designee. In the event it is not feasible to direct discharge on to an absorbent surface, the discharge may be directed to a storm sewer, swale, ditch, detention basin, drainage basin or other drainage facility or location as approved by the Engineer, Public Works Manager or his/her designee. If a connection to the storm sewer is approved, a permit will be required from the Engineer, Public Works Manager prior to installation. The connection must also be inspected by the Engineer or Public Works Manager.
97. The discharge location shall not create a public nuisance. This includes any condition or act which is or may become injurious or hazardous to the public.
98. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
99. The discharge shall not be directed towards an adjacent property in such a manner as to cause damage to the adjacent property or create a nuisance.
100. No person shall connect, or cause or permit to be connected, any sump pump, pipe drain, floor drain, surface drain, subsoil drain or leader pipe with the house sanitary sewer, or to use the sanitary sewer connection or any pipe or drain connected therewith for the purpose of receiving and discharging drainage of any kind other than from plumbing fixtures.
101. Sump pump and pipe drain discharges may not be directed into a Township Street or Right-of-Way unless permission is granted by the Engineer, Public Works Manager or his/her designee.



102. Roofs and outdoor areas shall be sloped to direct water away from buildings. Roof drains shall be connected to an approved storm water drainage system where and when possible. If a subterranean leader system is to be utilized, the system must be approved by the Township Engineer.

103. Please note the following:

- a. Water runoff which historically flowed from one property to another prior to an uphill home or developed area being built may continue to flow in the same direction after the home is built or area developed only if:
  - There is no diversion or channeling which results in the water flow being concentrated in one area, and;
  - There is no substantial construction on the uphill lot resulting in increased rates of surface run-off.
- b. If a detrimental change in the natural pattern of drainage on an uphill lot has occurred, the uphill property owner is responsible for interception and piping or directing surface water to a natural drainage area or a storm water drainage system.
- c. The downhill property owner is responsible for providing proper drainage for water flow that occurs in accordance with natural drainage patterns, which existed prior to construction.
- d. Due to the inherent difficulty in accurately predicting post-construction water flow from a property, changes in water flow may not be discovered until well after the construction is completed. In such cases, if it is determined the lot is generating an additional flow or intensity of storm-water across an adjacent property, in excess of what existed prior to construction, the Applicant, at the Applicant's expense, will be responsible for all measures necessary to abate the excess flow of stormwater.

Thank you for your kind attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Sarfeen Tanweer, P.E.

ST/da

cc: Kathleen Miesch – via email  
Tom Jacobsen – via email

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