



1-27-26

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

Re: Filoso Family LLC
Planning Board Application – Mixed-Use Building
383 Bloomfield Avenue
Block 708, Lot 1
Township of Verona
File # 25VAP102

Dear Board Chairman,

We have received the review letter from Boswell Engineering dated January 15, 2026 and have made the following modifications to the site plans an

Plot Plan:

- 9. We have called for the existing fence along the eastern property line to be relocated to 6” inside the property line.
- 10. Acknowledged.
- 11. Testimony will be provided.
- 12. The site plan has been revised to clearly depict the curb and sidewalk replacement along Bloomfield Avenue. The existing curb on Park Avenue is in good condition and is not proposed to be replaced, however we do propose a new sidewalk behind the existing curb.
- 13. We have added three (3) proposed trash receptacles adjacent to benches along the pathway on the west side of the site.
- 14. Testimony will be provided regarding the refuse / recycling area.
- 15. Testimony will be provided regarding snow removal.
- 16. Testimony will be provided regarding access and turning movements for emergency and service vehicles. Turning templates will be provided as necessary.
- 17. A note has been added to the Site Plan stating that all fire lanes & no parking zones are subject to the approval of Verona fire prevention.
- 18. We have revised our Site Plan to call for all pavement markings to be in accordance with the MUTCD manual and to be thermoplastic.
- 19. Acknowledged. An Essex County Planning Board approval will be obtained.
- 20. The Grading & Utility Plan has been revised to state that any damage to surfaces within the right of ways of Park Avenue and Bloomfield Avenue shall be repaired. Additionally, we have shown areas on the plan within the roadway where asphalt will be replaced after utility and curb installation.
- 21. The Grading & Utility Plan has been revised to state that the applicant shall repair any damage from surface water runoff created on adjacent properties.

Architectural:

- 24. The site plan has been revised to indicate 4,050 SF of total proposed retail.
- 29. The site plan has been revised to propose a bike rack adjacent to the proposed outdoor kitchen.

ADA Facilities:

- 31. The existing ADA ramp located at the intersection of Park Avenue and Bloomfield Avenue is new and in good condition. We have revised our plans to show it being retained and the proposed sidewalk and curb will be constructed up to the nearest joint of this existing ramp.
- 32. A note has been added to the Site Plan stating that an ADA certification will be provided.

Parking:

- 35. Spaces 1 through 8, 46 through 52, and 64 through 66 have been designated as available for retail use during the hours from 9am to 5pm. Signage for the on-site spaces will be provided on the building in front of the spaces.
- 36. The ADA van accessible space #63 has been revised to show the access aisle on the passenger side of the vehicle space. Additionally, we have increased the width of the access aisle servicing ADA spaces 2 & 3 to 8ft so that these spaces are van accessible as well.
- 37. Testimony will be provided regarding the proposed columns in the parking garage.
- 38. The proposed loading space has been moved to space # 45 which lies outside of the overhead building's footprint. Signage will be provided to prevent parking in this space during the indicated hours.

Stormwater Management:

- 43. See separate response letter addressing stormwater management review.

Water Supply:

- 44. The size and type of material of the water mains has not been added to date. Review of municipal records will be needed to determine this information. Flow tests which were performed indicate adequate pressure and flow. The water supply is proposed to be connected to the main on Park Avenue.
- 45. Water demand calculations have been shown on the Grading & Utility Plan.
- 46. Hydrant flow tests have been performed and shown to provide adequate pressure at street level. The mechanical engineer will provide detailed flow calculation of the fire and domestic water service during final building design. A copy of the flow test results are attached to this letter.

Sanitary Sewer:

- 47. The existing public sanitary sewer main in Park Avenue has been shown on the plan with material and size listed.
- 48. The projected sewer flow calculation has been added to the Grading & Utility plan.
- 49. Acknowledged.
- 51. The existing sewer main capacity calculation has been added to the Grading & Utility plan.

Retaining Walls:

- 55. The proposed top and bottom of wall elevations shown on the Grading & Utility plan are correct.
- 56. Testimony will be provided regarding the condition of the existing wall along Park Avenue. To do a structural stability analysis, an as-built plan for this wall is needed; or field testing will be required to be performed to assess the materials used in construction.
- 57. Retaining wall stability calculations will be provided for review prior to construction.

Lighting:

- 58. Testimony will be provided regarding the adequacy of the lighting for the building and parking areas.

- 59. The lights are dark sky compliant with the modification to 3000k color.
- 60. Testimony will be provided regarding the proposed luminaires and parking lot lighting.
- 61. A note has been added to the Lighting Plan indicating that back shields and house side shields shall be provided.
- 62. A note has been added to the Lighting Plan indicating that parking lot lights will be on from dusk to dawn.
- 63. Acknowledged.

Soil Movement:

- 68. An earthwork analysis will be performed and submitted separately for review. Information regarding the source of any fill to be brought to the site will be provided.
- 69. Acknowledged.
- 70. A soil erosion & sediment control plan application is in progress and upon approval will be provided to your office.
- 71. Acknowledged.

Roof Leaders, Sump Pump discharge, grading and property maintenance guidelines

- 79. A note has been added to the Site Plan stating that the owner / applicant shall submit a post construction as-built survey mapping all the improvements, including the stormwater system. And this survey must include all existing and finished grades.
- 80. Sump pump, roof leaders, and storm water pipe drains all shall be connected to, and drain to, the proposed stormwater detention system.
- 81. Acknowledged.
- 82. Acknowledged.
- 83. Acknowledged.
- 84. Acknowledged.
- 85. Acknowledged.
- 86. Roof leaders are intended to be connected to the proposed stormwater detention system.
- 87. (A thru D): A note has been added to the Grading & Utility Plan requiring the applicant to repair any damage from surface water runoff created on adjacent properties.

Very truly yours

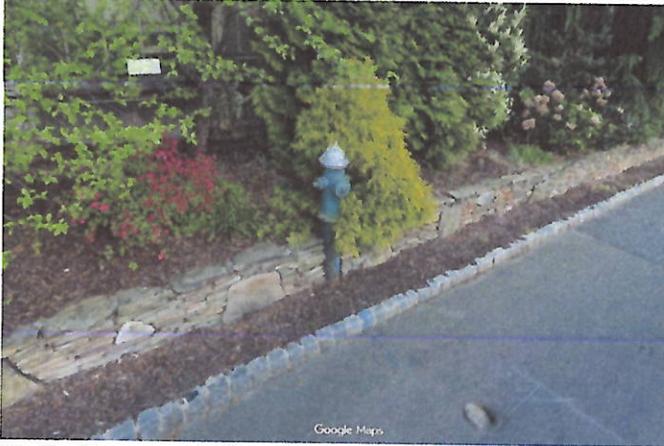


Paul W. Anderson PE PP CME

Office: (973) 694-3038
24/7 Emergency: (551)777-3036

Flow Test Results:

Hydrant 1 – Located on Park Ave at Hillcrest Farms near the intersection of Bloomfield



Static Pressure: 110 psi
Residual Pressure: 105 psi
Flow Rate (Friction Coefficient =.9): 1350 gpm

Hydrant 2 – Located on Bloomfield Ave in front of the Verona Manor



Static Pressure: 105 psi
Residual Pressure: 95 psi
Flow Rate (Friction Coefficient=.9): 1500 gpm
For any further questions or information please call our office.