

2026-02-12

To:

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

Re:

Filoso Family LLC
Planning Board Application – Mixed Use Building
303 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 15th 2026 and have made the following modifications to the Architectural and Landscape Plans.

Architectural Comment 26:

The first-floor plan on Sheet A-003.00 shows total proposed retail space of 4,050 sf whereas the site plan shows 4,060 sf. The plans shall be revised for consistency.

Response:

The total proposed retail space of 4,050 sf is correct.

Architectural Comment 29:

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.

Response:

Sheet A-004: Bike Room added to the rear section of the first floor.
Sheet SP-2: Exterior bike rack added adjacent to the north side of the Park Avenue driveway.

Architectural Comment 30:

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.

Response:

Sheet A-008: Added Sheet A-008 Roof Plan showing mechanical equipment and screening.
Sheet A-009: Mechanical equipment screening revised.
Sheet A-010: Mechanical equipment screening revised.

Traffic Comment 42:

The Architectural Plan showed that the vertical clearance provided by the two (2) access points are 8'-6" and 10'-0" in height. Garbage truck and fire truck heights are typically between 10 and 12 feet. As a result, the access points are not adequate for garbage or fire truck entry/egress. Testimony should be provided.

Response:

Sheet A-009: Revised the north driveway under the building to provide 10 FT. clearance. Revised the south driveway under the building to provide 12 FT. clearance.

Sheet A-010: Revised the north driveway under the building to provide 10 FT. clearance. Revised the south driveway under the building to provide 12 FT. clearance. Added sections showing the driveway clearances under the building.

Tree Removal Comment 52:

The Applicant shall indicate if any tree removal is proposed.

Response:

Sheet A-002: Added Sheet A-002 Tree Removal Plan

Tree Removal Comment 53:

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.

Response:

Sheet A-002: Added Sheet A-002 Tree Removal Plan

Sheet A-003: Revised Landscape Plan.

Landscaping Comment 65:

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.

Response:

Sheet A-003: Revised Landscape Plan.

Landscaping Comment 66:

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.

Response:

Sheet A-003: Revised Landscape Plan.

Signage Comment 74:

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.

Response:

Sheet A-011: Façade signage compliance shown in the Exterior Signage Requirements Table:

WALL SIGN AREA:

BLOOMFIELD AVENUE FRONTAGE: 135.33 L.F. X 1 S.F. = 135.33 = 120 S.F. MAXIMUM AREA

PROPOSED BLOOMFIELD AVENUE TOTAL SIGN AREA: 113.6 S.F.

PARK AVENUE FRONTAGE: 73 L.F. X 1 S.F. = 73 S.F. MAXIMUM AREA

PROPOSED PARK AVENUE TOTAL SIGN AREA: 41 S.F.

Signage Comment 75:

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.

Response:

Sheet A-011: Awning compliance shown in the Exterior Signage Requirements Table.

Should you have any questions regarding this correspondence, please feel free to contact me at any time at 973-381-6071.

Respectfully,

A handwritten signature in black ink, appearing to read 'Richard Jarzembowski', written in a cursive style.

Richard Jarzembowski, R.A.
Project Architect