

January 15, 2026

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

Attention: Ms. Dolores Carpinelli, Zoning 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:

We have received copies of the following documents relative to the above referenced application:

- a. Verona Planning Board Site Plan Application and Checklist.
- b. Site Plans (7 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.
- c. 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.
- d. Township of Verona Ordinance No. 2025-17 adopting Redevelopment Plan for 383 Bloomfield Avenue, dated November 30, 2025.
- e. “Stormwater Management Report, Hillcrest Farms, Block 708, Lot 1” prepared by Anderson Consulting Services, LLC, dated November 26, 2025.
- f. “Stormwater Management Facilities Operations and Maintenance Manual, Hillcrest Farms, Block 708, Lot 1” prepared by Anderson Consulting Services, LLC, dated November 18, 2025.
- g. “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.
- h. 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 4,060 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.
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.
13. The Applicant shall indicate if any trash bins are proposed to be located along the paver pathway along Park Avenue.
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?
 - 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.
17. All Fire Zone and No Parking Zone is subject to the approval of the Township's Fire Prevention Bureau.
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.



19. Bloomfield Avenue is under the jurisdiction of Essex County. The Applicant shall obtain approval or exemption from Essex County Planning Board.
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.
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.

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 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.
25. 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.
26. The Applicant shall provide testimony with respect to the amenities and services to be provided in the proposed mixed-use building.
27. The Applicant shall indicate if any outdoor seating is proposed associated with the retail use.
28. An outdoor kitchen is proposed. The Applicant shall indicate if this is intended for use by residents or retail customers or both.
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.
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.

ADA Facilities

31. 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.



32. 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.

Parking

33. 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
On-Street Parking Credit Reduction	= - 3 spaces
<hr/> Total	= 62.6 spaces
	= 63 spaces (say)

34. 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.

35. 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.

36. 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.

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

38. 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?
- b. Is there sufficient vertical clearance under the building at the first floor to allow for loading vehicle access?

Traffic

39. The Applicant has not identified the breakdown of proposed retail uses for the street level. The Applicant shall provide testimony regarding the number of vehicle trips generated during any peak hour for the proposed development. A traffic impact study (TIS) will be required if more than 100 vehicle trips are generated during any peak hour for the proposed development.

40. 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: a) vertical clearance round the street



level; and b) orientation of the enclosure gates. Typically, refuse enclosures are provided at directly facing the front or rear of vehicle. Testimony shall be provided.

41. Intersection sight distance calculations for the egress areas were not provided on the site plan. Please confirm that the sight distance from the driveway exits conform to standards set forth in the latest edition of American Association of Highway Transportation Officials (AASHTO) *A Policy on Geometric Highways and Streets*. Otherwise, mitigation measures would be required. Testimony shall be provided.
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.

Stormwater Management

43. The Applicant has submitted a stormwater management report, maintenance manual, and soil report. Our office is currently reviewing these documents and drainage comments will be issued under separate cover.

Water Supply

44. The size and material of construction for the existing water main in Bloomfield Avenue shall be noted on plan.
45. 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.
46. 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.

Sanitary Sewer

47. The public sanitary sewer main in Park Avenue shall be shown on plan with pipe size and material, slope, and direction of flow.
48. The projected average wastewater flow calculation was performed per N.J.A.C. 7:14A-23.3(a).
49. 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.
50. 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").
51. 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...”.

Tree Removal

52. The Applicant shall indicate if any tree removal is proposed.
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.

Retaining Walls

54. 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.
55. 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.
56. 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.
57. 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.

Lighting

58. The Applicant shall provide testimony as to the adequacy of the lighting for the building and parking areas.
59. The Applicant shall provide testimony if the proposed lighting complies with the “dark sky” standards noted in the redevelopment plan.
60. 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.
 - b. Will the parking lot lighting be equipped with dimmers?
61. All lights must have backshields and house side shields provided.
62. The Applicant shall provide the hours of operation for the parking lot lighting.
63. 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

64. The Applicant shall provide testimony regarding the proposed landscaping.
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.
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.
67. The Applicant shall provide testimony if the proposed landscaping complies with Verona's Recommended Plant Selection List.

Soil Movement

68. The Applicant shall provide the estimated overall excavation and fill quantities in cubic yards for this development.
 - 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.
69. 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.
70. 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.
71. 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

72. The Applicant shall provide testimony regarding any proposed signage and its compliance with the redevelopment plan.
73. 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.
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.



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.
76. The Applicant shall provide testimony regarding the proposed sign colors and whether the signs will be illuminated.
77. 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.
78. 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

79. 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.
80. 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.
81. 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.
82. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
83. 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.
84. 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.
85. 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.
86. 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.
87. 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,

A handwritten signature in blue ink that reads "Sarfeen Tanweer". The signature is fluid and cursive.

Sarfeen Tanweer, P.E.

ST/da

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