# Memo

**To:** Planning Board Chairperson Pearson and Secretary Carpinelli

**From:** Plan Review Committee of the Verona Environmental Commission

**c:** Verona Environmental Commission Chair

**Date:** March 6, 2026

**Re:** **Case # 2026-01**
383 Bloomfield Avenue [Block 708, Lot 1]
Verona, New Jersey

**Zone:** ETC (Extended Town Center/Zoning Redevelopment Plan)

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The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 383 Bloomfield Avenue in Verona submitted by the Filoso Family, which we received on February 17, 2026. We understand that the Applicant is seeking to construct a 4-story mixed-use development consisting of 4,050 $ft^2$ of ground floor commercial space and 33 residential units, associated parking, lighting and landscaping. The comments below are provided for the Board's consideration:

1) Although the tree removals and replacements were designated on the architectural plans, Sheets 2 and 3, we note that the application did not contain a Tree Removal/ Replacement Application Form, nor have any trees been assessed and measured by Verona's Licensed Tree Expert to confirm tree sizes and potential health conditions of trees proposed for removal.

2) The Applicant's Stormwater Management plan is required to comply with Verona's Stormwater Ordinance. As would be preferred, if recharge can be performed safely, the VEC PRC questions whether the underdrain system or detention gallery may be modified to allow for natural recharge. Therefore, we therefore recommend that testimony be offered by the Applicant as to recharge feasibility.

   The Soil Data Report dated October 24, 2025 and revised February 11, 2026, was prepared by Anderson Consulting Services after the revisions were made to the Applicant's Stormwater Management Report dated November 26, 2025 and revised January 28, 2026. The Soil Data Report clearly indicates that the drainage system design would not be influenced by the groundwater table with test pits excavated to 12 feet below grade, where no mottling or groundwater was encountered.

   The Soil Data Report indicates that, "Test Pits 2 & 3 found a predominantly silty sand with K-4 and K-3 permeability. This deep running layer is suitable for groundwater recharge."

   The Soil Data Report seems to contradict the Stormwater Management Report's assertion that on-site groundwater recharge would lead to mounding of groundwater, which, "would be detrimental to the adjoining properties." The findings of the Soil Data Report should have more relevance on implementing natural recharge on site, either below the proposed permeable pavement or below the detention galleries. The VEC PRC recommends that the Board request further testimony and clarity on these issues

and to consider that subsurface conditions may be suitable for natural recharge on the site.

Figure 1 below depicts the Web Soil Survey of the site, while Figure 2 shows a similar soil profile as found in the Soil Data Report, affirming that the drainage class of the soil is “well drained.”

Figure 1: USDA NRCS Web Soil Survey Map of Site

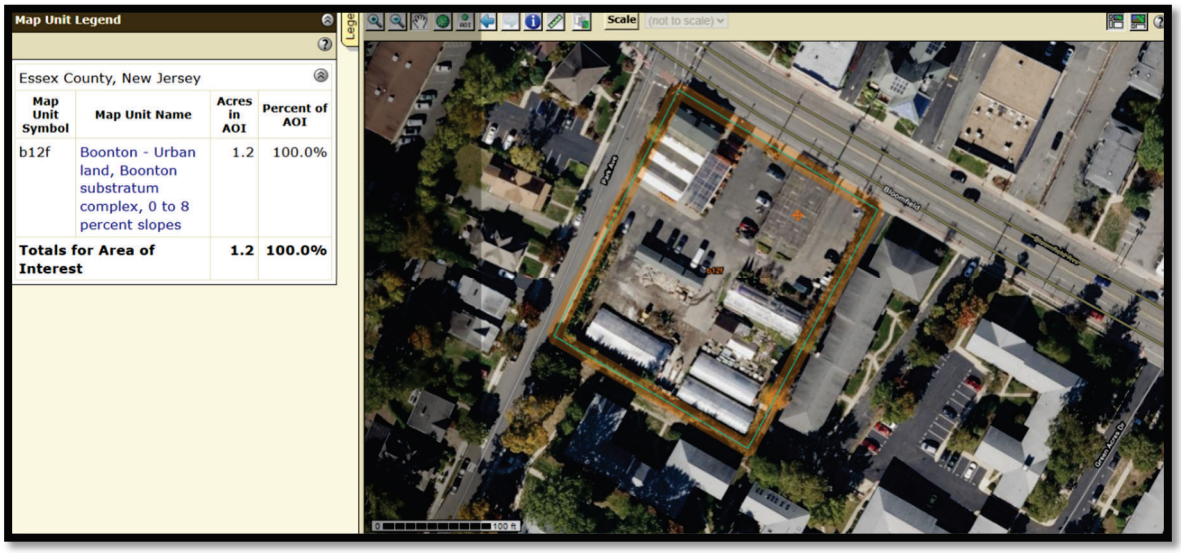


Figure 2. USDA NRCS Web Soil Survey Map Unit Description

**Description of Boonton**

**Setting**

*Landscape:* Till plains
*Landform:* Ground moraines
*Landform position (three-dimensional):* Upper third of mountainflank, center third of mountainflank
*Down-slope shape:* Convex
*Across-slope shape:* Linear
*Parent material:* Coarse-loamy basal till derived from basalt

**Typical profile**

*A - 0 to 5 inches:* loam
*BA - 5 to 8 inches:* silt loam
*BE - 8 to 17 inches:* silt loam
*Bt - 17 to 30 inches:* silt loam
*Btx1 - 30 to 40 inches:* gravelly fine sandy loam
*Btx2 - 40 to 47 inches:* fine sandy loam
*CBt1 - 47 to 58 inches:* loamy sand
*CBt2 - 58 to 72 inches:* loamy sand

**Properties and qualities**

*Slope:* 0 to 8 percent
*Depth to restrictive feature:* 20 to 36 inches to fragipan
*Drainage class:* Well drained
*Runoff class:* Low
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
*Depth to water table:* More than 80 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Low (about 4.4 inches)

a) The VEC PRC views the landscaped area on the west and southwest portion of the site as another major opportunity to capture, store, and filter stormwater that can contribute in the use of green infrastructure on site. The Applicant has failed to include this feature within their reporting as below.

b) The Unit Hydrograph used in the Applicant's Stormwater Management Report is indicated as "UH=SCS, Split Pervious/Imperv." Is this report relying on a Standard Unit Hydrograph or one that has been modified?

c) The Applicant has filled out a Nonstructural Strategies and LID BMP section at the end of the Stormwater Management Report. The VEC PRC finds the following inconsistencies listed in this section.

1. As per 3.1 C: The Verona Stormwater Control Ordinance, Landscape requirements and the Redevelopment Plan for 383 Bloomfield Avenue do, in fact, call for the preservation of natural areas on sites, the use of preferred species, in many cases, native and the requirement for a 15-foot landscaped buffer when bordering residential uses. The Applicant marked each of these incorrectly and we hope that this error will not be realized on the site.

2. In 3.1 B, the Applicant indicates that 20% of the site will be dedicated to vegetated buffers, but in 3.2 D, they indicate that 90% of the site will be cleared in dedication to buildings, driveways, and parking, leaving only 10% possible for vegetated buffers.

3. Verona's Stormwater Management Control ordinance requires green infrastructure to be used on site to meet the requirements of stormwater quantity, quality, and recharge. The Applicant is employing permeable pavement on the site, yet suggests that there are no green infrastructural standards employed. This entire section of the Stormwater Management Report is mired with contradictions.

4. In Part 4, number 2 The Applicant writes "The re-development of this property with the proposed zoning does not allow for some non-structural strategies. Since it is in the PA-01 Planning Area*, it should not have to comply with this standard."* [emphasis added] This comment by the Applicant is tacitly false. The Applicant must comply with non-structural standards, better known as green infrastructural standards, which are required in both Verona's and the State's rules, and are applicable in all zones of the Township regardless of existing in the State's PA-1 zone. The only requirement that the applicant may be exempt from in the PA-1 zone is groundwater recharge. However, due to the lack of green infrastructure on site and the denial by the Applicant in this section of the use of any green infrastructure, the VEC PRC sees an opportunity to achieve the Rule's requirements by employing recharge on site.

3) The plans appear to seek waiver for the minimum 15-foot landscaped buffer required between residential uses on the east and south sides of the site. In section 5.3-1, the Redevelopment Plan for 383 Bloomfield Avenue calls for the 15-foot landscaped buffer, whereas the buffer appears to fluctuate from 11.5 to 15 feet and back down to 13 feet on the eastern buffer and 13.8 feet on the southern buffer.

4) The VEC PRC notes that an area delineated for snow melt storage has not been defined on site, nor have plans been identified for removal. The Dynamic Traffic Exhibit does

not show how this removal may be conducted, considering that the lot will likely be filled with parked cars during and after a snowstorm. Therefore, we recommend that the Board seek testimony on this issue.

5) The VEC PRC notes that trash container area appears to be overly confined in the south-east corner of the site (site civil plans Sheet SP-2 last revised February 3, 2026). Will this area also be loaded with recycling materials for removal or will those be stored in another area of the site? Access by the trash removal company vehicle has not been illustrated by the Dynamic Traffic Exhibit and we therefore recommend that the Board seek further testimony on these matters.

6) We understand that up to 5 feet of fill will be placed at south areas of the site with an overall net filling of about 900 $yd^3$ of material to make proposed grades. Based on test pits performed, silt and clay are present in the area of the detention gallery. Will future settlement from the additional loading caused by the fill result in any issues with the proposed the detention gallery or the structural column foundations supporting the second floor? Is there a geotechnical report prepared for this site that may have addressed this issue of settlement or consolidation of existing soils below proposed fill areas?

[JP/STD/WS]
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