

4-10-26



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 revised review letter from Boswell Engineering dated March 11, 2026 and have made the following modifications to the site plans. The changes are as follows:

Plot Plan:

- 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. Full depth pavement replacement for 2 feet outside the existing curb on Park Ave has been proposed on the Grading & Utility Plan (SP-3).

Parking:

- 34. Signage for the on-site spaces will be provided on the building in front of the spaces. A note to this effect has been added to the Site Plan (SP-2).

Stormwater Management:

- 43. The proposed porous pavement sections shown on the Construction Details sheet (SP-8) have been revised to indicate 6.4 in/hour minimum infiltration rate. As discussed at the first public hearing, certification that the infiltration rate is met will be tested in the field after construction.
- 44. The hydrograph used in the model was SCS with a peak factor of 484. This has been verified to be the acceptable hydrograph by the Board's drainage engineer.
- 45. The proposed inlet area map has been revised to indicate the inlet number and drainage area that it corresponds to.
- 46. The Low Impact Development Checklist has been revised and is included in this submission at the end of the Drainage Report.
- 47. The pervious and impervious have been separated in the hydrocad calculations as requested. This has been reviewed by the Board's engineer and approved.
- 48. The time of concentration calculations on the hydrocad model as well as the existing drainage area map have been revised to indicate a maximum sheet flow length of 100 ft for existing drainage areas 1 & 2.
- 50. The porous pavement section details on SP-8 have been revised to indicate filter fabric along the sides and bottom of the system.



- 51. As testified to in the first hearing, and further discussed on Zoom call with the Board's engineer, the seasonal high ground water table based on on-site testing is elevation 395.0. The bottom of the proposed system is 402.0. Sufficient clearance is provided.
- 52. Velocity calculations have been added to the inlet calculations. Each of the pipes meet the required self-cleansing velocity.
- 53. A deed notice will be filed upon approval regarding the Stormwater Management System's Maintenance Plan.
- 54. Drain time for recharge has been added to the drainage report. Once the project is approved we will add this to the maintenance manual prior to filing it with the County.
- 56. The referenced 15" HDPE pipe has been changed to 18" and the detail has been revised to be consistent with the plan.
- 57. The pipe has been changed to be an 18" pipe which provides adequate capacity to convey the flow.

#### Water Supply:

- 58. Agreed, we will review the municipal records to determine the existing pipe type, location, and size as a condition of approval.
- 59. The water supply calculation on the Grading & Utility Plan (SP-3) has been updated as requested. The project requires 5125 additional gallons per day over the existing conditions. NJDEP water permit is not required.

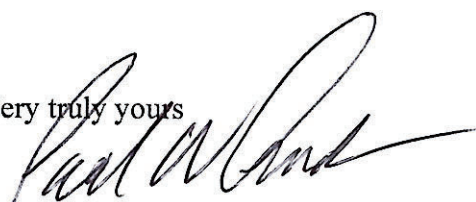
#### Sanitary Sewer:

- 63. The projected sewer flow based on our calculation is 7,925 GPD, this number has been corrected on the Grading & Utility plan (SP-3) . This additional gallage will be obtained from the local sewer authority, NJDEP approval will not be required.

#### Retaining Walls:

- 68. The grading has been revised to indicate that the fieldstone wall is a maximum height of 2.5 feet and the modular block wall is a maximum height of 3.6 feet.
- 69. The grading has been corrected and there no longer are any walls on-site proposed to be over 4 feet in height. See comment above.
- 70. A fence is shown along the east property line as discussed with the Board at the first hearing.
- 71. See comment 68. Grades have been revised, there are no walls above 4 feet in height.

Very truly yours



Paul W. Anderson PE PP CME