

Memo

To: Mrs. Ashley Neale
Verona Planning Board Secretary

From: Plan Review Committee of the Verona Environmental Commission

c: Verona Environmental Commission Chair

Date: November 15, 2021

Re: **Final Site Plan Application**
Bloomfield Avenue [Block 2301, Lots 11, 12, 14 through 19]
Verona, New Jersey

Zone: Multi Family Mid-Rise Redevelopment Zone

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for the properties associated with the Cameco Redevelopment (lots listed in subject line) submitted by PIRHL Developers, LLC (Applicant) dated October 29, 2021, which we received on October 29, 2021. The comments below are provided for the Board's consideration.

- 1) We understand that the proposed project is to disturb approximately 4.55 acres of land, meets the criteria for a redevelopment major development, and includes the following:
 - Demolition and removal of all buildings within the property.
 - Removal of about 281 trees as large as 40 inches DPM as identified on Dwg No. SD03.01.
 - Construction of three multi-story residential buildings, interior paved access driveway and parking, underground utilities, several stormwater management facilities, and ancillary landscaping and amenities.
- 2) According to the Applicant's landscape plan, they intend to plant 154 new trees including deciduous, evergreen, and ornamental types. Although the Applicant is exempt from Verona's Tree Ordinance, the VEC had hoped that more of the site's existing trees could be preserved where site improvement is not planned.
- 3) There appears to be an opportunity to plant more trees that would offer both privacy and shade in open areas throughout the site. Areas that could support more trees include, but are not limited to:
 - a. The "Existing Vegetation" area at the SW corner of the site.
 - b. The rear of Building A facing Bloomfield Avenue where large swaths of lawn areas could support more trees.
 - c. The lawn area fronting Linn Drive between the parking lot and the ROW.
 - d. The lawn areas in front of Building A to the northwest of the "Play" area and to the east of the sidewalk leading to the parking lot.
- 4) We strongly recommend the installation of the following deer protective devices around all trees and certain shrubs:

- a. Expandable Tree Collars to prevent deer antler rubbing.
- b. Temporary fencing to prevent deer browsing.

These devices may be removed once the tree trunks grow to a stable diameter and the tree canopy exceeds browsing height. Additionally, Hosta and Euonymus may not survive deer browsing.

- 5) Can you provide more details for "Rain Garden Mix", the plantings planned, and maintenance of the bioretention areas?
 - a. Will there be any ornamental trees provided in these areas to provide year-round utility?
 - b. Maintenance listed on drawing L-3, submitted by Melillo + Bauer suggests that the area may be mowed in December. Testimony should be provided on how the basins will be maintained and how they may be mowed in December.
- 6) We understand that Phase I & Phase II Environmental Assessments have been performed at the Cameco site and respectfully request that a summary of these findings be presented to the Board for their consideration.
- 7) The Stormwater Maintenance Manual states that a "regular" inspection must only be conducted every four (4) years (p.10). It follows that "routine" inspections should occur at least four times annually and following every major storm event. The Applicant should provide testimony difference between "regular" and "routine" maintenance for each type of Stormwater BMP used for the project.
- 8) We recommend that the Applicant perform a hydraulic capacity analysis at inlet #400 (Pine Street) and into the downhill grates 438 and beyond to the area of Fairview and Bloomfield Avenue. The current report assumes that this exit pipe will only be conveying water from the proposed site and forgoes the existing conditions and runoff that the pipe currently handles.
- 9) Dwg. No. DR40.03 depicts a hybrid infiltration/conveyance perforated pipe where stormwater from roof drain lines is directed. Would it be possible to rework the 8-inch PVC roof drains on the southeast side of Building A to eventually discharge into INL #304 rather than INL #303 to allow for additional opportunity for infiltration by the hybrid pipe?
- 10) Would there be any benefit to add area drain inlets around El. 462 on that slope to convey it back into the drain line between Inlet 304 and 303 to increase the time of concentration of the sheet flow in that area to Pine Street?
- 11) Would adding a vault system under the driveway and parking areas provide for additional capacity to reduce the chance of surge and slow the flow offsite?
- 12) We recommend that the Applicant explore the opportunity to enhance interior drainage inlets onsite with Filterra or equivalent devices. These could provide additional green infrastructure measures through internal bioretention. Should this installation occur, the maintenance plan should be updated to incorporate the Filterra or equivalent device maintenance.

- 13) There are landscaped parking islands planned for the project and we understand that two bioretention areas have been included in the design. While the Applicant's response of October 29, 2021 that the long narrow parking island limits the ability to use these areas for small-scale BMPs, linear bioswales or even vegetated swales can be achieved in as little as 2-foot-wide strips.

The parking island to the northeast is about 9 feet wide and could easily be converted into a linear bioswale or vegetated swale with overflow outlet to INL #204. There appears to be opportunities in this design to allow for more curb cuts and smaller scale green infrastructure best management practices. We still maintain that there appears to still be opportunities to further promote the management of stormwater runoff close to its source through infiltration using these methods.

[JP/STD]

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