



Bright View Engineering
Moving you forward

FINAL REVISION

December 2, 2021

VIA E-MAIL

aneale@veronanj.org

Ashley Neale, Board Secretary
Planning Board
Verona Town Hall
600 Bloomfield Ave
Verona, NJ 07044
(973) 857-4834

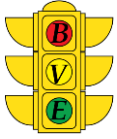
Re: Engineering Site Plan Review
Proposed Multifamily Residential Development
Bloomfield Avenue/Linn Drive/Pine Street (Verona LIHTC Urban Renewal LLC)
Block 2301, Lot 11, 12, 14-19
Verona Township, Essex County, New Jersey
Project No.: 212582 (#2021-01)

Dear Ms. Neale:

Bright View Engineering, LLC (*BVE here-in*) was tasked with performing a review of the provided Final Site Plan for the proposed multi-family residential development at Bloomfield Avenue, Linn Drive, and Pine Street. The subject site is located on Block 2301, Lots 11, 12, and 14-19, within the Township of Verona, Essex County, New Jersey. The property is subject to The Depot and Pine Redevelopment Area Redevelopment Plan as adopted by Township Council on June 29, 2020 and received preliminary approval on September 1, 2020 from the Township Planning Board.

The following materials were examined:

- Final Major Site Plans for Apartments at Verona, prepared by ECE Consultants (13 Sheets), dated October 28, 2021;
- Landscape Plans, Apartments at Verona, prepared by Melillo and Bauer Associates, (4 Sheets), dated October 29, 2021;
- Architectural Plans for Apartments at Verona, prepared by Wallace Roberts & Todd, LLC., (15 Sheets), dated October 29, 2021.
- Plan. Fire Truck Maneuverability, prepared by ECE Consultants (1 Sheet), dated October 28, 2021;
- Township of Verona Resolution No. 2021-137



- Essex County Planning Board Site Application
- Site Plan Application to Verona Township Planning Board
- Stormwater Management Report for Apartments at Verona. Prepared by ESE Consultants, Inc., dated July 10, 2020, last revised October 28, 2021.
- Township of Verona Planning Board Resolution No. 2020-08.
- Stormwater Management Facilities Operations and Maintenance Manual for Apartments at Verona, prepared by ECE Consultants, LLC., dated October 28, 2021.
- Submittal letter prepared by ECE Consultants, LLC., dated October 29, 2021.
- Traffic Impact Study prepared by Colliers Engineering & Design, dated November 16, 2021.

Background Information

The Applicant is proposing to construct a total of ninety-five (95) affordable housing units in three (3) separate residential buildings within an existing redevelopment zone.

Applicant Information

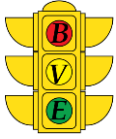
The Applicant for this project is:

Verona LIHTC Urban Renewal LLC
5 Commerce Way, Suite 210E
Hamilton, NJ 08691

Site Plan

The project was previously reviewed by Beckmeyer Engineering, P.C. with a formal review letter dated July 30, 2020. The Applicant has included a response letter to each of the items included in the Beckmeyer review letter. This office concurs with the review letter provided by Beckmeyer as well as the responses provided by the applicant's engineer, ECE Consultants, and offers the following additional comments.

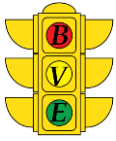
1. Testimony was provided that verified that all conditions of the September 1, 2020 resolution of approval have been satisfactorily addressed.
2. Testimony was provided regarding the capacity of the existing drainage system in Pine Street, in particular that the system can accommodate existing flow combined with the new flow directed to the system.
3. While this project meets the stormwater requirements set forth by the State and Township, additional measures should be considered such as open curbs with plantings in the parking lot islands. As condition of approval the applicant should work with the Town Engineer to facilitate these minor plan adjustments.



4. As a condition of approval this office recommends that all existing sewers be camera inspected and cleaned before any connections are made to verify sewer conditions and to identify any deficiencies that may impact pipe capacity. The inspection should continue to at least the next two (2) downstream structures.

Traffic & Circulation

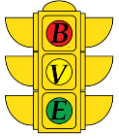
5. We have reviewed the traffic impact study provided by the Applicant with their submission.
6. The Applicant's Engineer conducted traffic data collection at Bloomfield Avenue (CR 506) & Linn Drive/Fells Road; and Bloomfield Avenue (CR 506) & Pine Street on Thursday, October 28, 2021 from 7:00 AM to 9:00 AM and 2:00 PM to 6:00 PM.
7. The Applicant's Engineer utilized the ITE Trip Generation, 11th Edition for their trip generation reference. Land use code 110 for *General Light Industrial* was used for the existing land use, while Land use code 220 for *Multifamily Housing (Low-Rise)* was used for the proposed land use. While building A has four floors, the applicant used Land use code 221 for Building A. Since the trip generation for mid-rise is lower than low-rise, utilizing low rise apartments for the entire site is conservative and therefore acceptable to this office.
8. The trip distribution pattern was determined to be 35% to/from the West via Bloomfield Avenue, 60% to/from the East via Bloomfield Avenue, and 5% to/from the North via Linn Drive. We agree with this distribution and the figure presented.
9. It appears that Figure 6 for the 2024 No-Build Conditions utilizes the same volumes as the 2021 Existing Conditions, without the 1.50% background growth factor for 3 years. **The analysis shall be revised to apply the required background growth to both the No-Build and Full build conditions.**
10. Notwithstanding the changes required to the traffic study as indicated above, the traffic impact study identifies that the proposed development will intensify the existing Level of Service 'F' on the southbound (Linn Drive) approach to Bloomfield Avenue. **Mitigation measures, such as a retiming of the traffic signal, shall be identified to offset the proposed condition and pursued with Essex County.**
11. The Township Code specifies that its "off street parking" provisions do not apply to the A-2R Overlay Zone where the development is located, and a deviation from the New Jersey Residential Site Improvement Standards (RSIS) shall be complied with. Per the Township Code, the deviation from RSIS is justified since the redevelopment area is



within walking distance to a nearby bus transit line and because the residential units are qualified affordable income households. Therefore, the Township Code requires only 1.5 spaces per dwelling unit. Testimony should be provided in support of the deviation from the RSIS requirements.

12. Per ADA requirements, a 143-parking space capacity requires five (5) accessible parking spaces. However, since the parking areas are separated between the various buildings, it could be interpreted to be 89 spaces by Building A (which requires four (4) accessible spaces and 54 spaces by Buildings B and C (which requires three (3) accessible spaces). The development proposes four (4) by Building A and four (4) by Buildings B and C. This configuration is acceptable to this office.
13. Two (2) full movement access points are proposed for the site. Surface parking with 9' x 18' 90-degree parking stalls is provided with 24' wide aisles. The standard stall dimensions required within the Township Code (§150-12.8(3)) are 9' x 20'. Since the “off-street parking” requirements do not apply to the A-2R Overlay Zone, the 9' x 18' parking spaces appear to be compliant with the code. Testimony regarding the adequacy of 9' x 18' spaces is recommended for the benefit of the board.
14. Please ensure that the AutoTURN templates utilized are for vehicles anticipated to be on-site, which may include:
 - a. Largest wheelbase vehicle expected;
 - b. Ambulance;
 - c. Refuse Truck; and
 - d. Fire Truck
15. Please provide information regarding the operation of deliveries and refuse pick-up, as well as the site's ability to process emergency vehicles. We recommend that the Engineer contact the Township's Fire Official and ensure that the largest wheelbase emergency vehicle is accounted for.
16. It is recommended that the Applicant ensures that the appropriate pavement markings and signage, not limited to double yellow lines at intersections, stop bars, stop signs, arrows, only, etc., be utilized throughout the site in order to ensure safe access and site circulation. Please utilize the guidance set forth within the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). A separate plan sheet which details signage and striping should be provided.

As a condition of approval, we would request that the applicant work with the township engineers office to facilitate mitigation measures to the site generated traffic, for example signal retiming at Linn Drive and Bloomfield Avenue.



Should you have any questions or require additional information please do not hesitate to contact us at (551) 265-0729.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'A. J. Schrage'.

Bright View Engineering, LLC
Aaron J. Schrage, PE, PP, CME
Principal

AJS/s
cc:

<https://bvengr.sharepoint.com/sites/bvengr/proj/212582-verona-pirhl/7-Reports-Analysis-counts/Verona LIHTC 12.2.2021-r2.docx>