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DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

Construction Official 880 Bloomfield Avenue, Verona, NJ 07044 973-857-4834 (f)973-857-5134

Date: July 11, 2022
To: Ashley Neale, Planning Board Administrator
From: Thomas Jacobsen, Construction Official
Re: Verona Sunset Urban Renewal, LLC/ Spectrum 360, LLC
1 Sunset Avenue, Verona, N. J. 07044 Block 303, Lot 4

I have received the submitted plans by Minno and Wasco Architects and Planners. The applicant proposes to construct 200 dwelling units and a multilevel parking garage. I offer the following comments for the Planning Board's consideration:

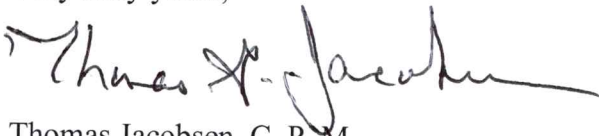
1. All dwelling units are required to be handicap adaptable under the Uniform Construction Code. Barrier free parking, exterior routes and common use facilities are required to be handicap accessible in accordance with the ADA/Barrier Free Code.
2. As per municipal ordinance, waste, recycling, loading and unloading activities shall occur on the premises and shall not interfere with normal municipal sidewalk and street operations.
3. Applicant shall provide testimony regarding the installation of gas barbecues, exterior fireplaces, and exterior fountains/water features.
4. Applicant shall provide testimony on whether energy related improvements such as interior natural gas fireplaces or stoves, emergency generators, solar panels, or other alternative energy systems may or may not be permitted by the Management Company in the future. This can affect capacity of site natural gas utilities in the case of fireplace/stoves or emergency generators, or structural design capacity for roofs supporting solar panels.
5. Applicant shall address site vehicular circulation for both day-to-day use and emergency situations. Turning radius for Fire Department trucks must be addressed.
6. Applicant shall provide testimony regarding new fencing, if applicable. Style of fencing and minimizing headlight glare from resident's cars shining on adjacent properties from the parking spaces, parking decks, and driveways shall be discussed.
7. All swimming pool fencing and gates must comply with the International Building Code-New Jersey Addition.
8. Applicant must provide testimony regarding the swimming pool operation and backwash/drainage details to be approved by the Township of Verona Engineer.

9. Applicant shall provide testimony regarding rooftop and ground HVAC units, as well as screening where applicable.
10. The applicant shall secure all Essex County approvals and permits for the construction work along Bloomfield Avenue.
11. Applicant shall provide testimony on proper screening of dumpster area.
12. Applicant shall provide testimony on proposed landscape design and landscape lighting to minimize nuisance characteristics and for aesthetic concerns to adjacent properties.
13. Parking decks overhead lighting design shall be approved by the Township of Verona Engineer and shall be designed and operated so as not to reflect or shine on adjacent properties.
14. Parking spaces and right of ways shall be clearly marked.
15. Township of Verona Fire Marshal shall determine if Knox Boxes should be installed on the building and specific location.
16. Applicant shall provide testimony on proposed or required fire lanes based on the Verona fire Marshal's requirements.
17. Applicant must obtain all permits required by the Township of Verona, County of Essex, Hudson/Passaic Soil Conservation District and NJDEP as applicable.
18. All storm water management must be approved by the Township of Verona Engineer.
19. Installation of electric vehicle charging stations must comply with New Jersey State and Township of Verona regulations. Zoning approval, Engineer approval, and construction permits are required.
20. If applicable, retaining walls forty-eight inches and higher must have a construction permit with design calculations signed and sealed by a New Jersey licensed Architect and Structural Engineer.
21. Applicant must provide testimony regarding Council on Affordable Housing fees as per Township of Verona Ordinance.
22. All building and ground signage must conform to the Zoning regulations of the Township of Verona and requires construction permits.
23. Applicant must secure all demolition permits from the Verona Building Department before demolition of buildings.
24. Applicant shall provide testimony regarding fire protection between the dwelling units on the exterior balconies.
25. Township of Verona Steep Slope Ordinance must be addressed with the Township of Verona Engineer.
26. The applicant must consult with the Verona Rescue Squad to obtain the minimum size required of the elevator compartments to accommodate stretchers.

27. The Verona Building Department reserves the right to require Special Inspections and documentation from licensed professionals during construction as per the New Jersey State Uniform Construction Code.

Should you have any questions or require further information, please do not hesitate to call my office at 973-857-4834.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas Jacobsen", with a long horizontal flourish extending to the right.

Thomas Jacobsen, C. P. M.
Construction Official/Code Enforcement Officer
Township of Verona, N. J. 07044
Office: 973-857-4834
Email: tjacobsen@veronanj.org