



Bright View Engineering
Moving you forward

August 16, 2022

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: Completeness Review
Proposed Multifamily Residential Development
Verona Sunset Urban Renewal, LLC
1 Sunset Avenue – Block 303, Lot 4 (Verona) &
Block 301, Lot 5 & Block 401, Lot 1 (Montclair)
Verona Township, Essex County, New Jersey
Project No.: 212560 (#2022-04)

Dear Ms. Neale:

Bright View Engineering, LLC (*BVE here-in*) was tasked with performing a completeness review for the above-referenced application.

The following materials were examined:

- Preliminary & Final Major Site Plans for Verona Sunset Urban Renewal, prepared by Matrix New World, (15 Sheets), dated December 10, 2021, last revised May 1, 2022;
- Boundary & Topographic Survey for Tax Map of Lot 4, Block 303, Township of Verona; Tax Map of Lot 5, Block 301 & Lot 1, Block 401, Town of Montclair, prepared by Matrix New World, dated September 12, 2019, last revised November 17, 2021;
- Traffic Assessment Report, prepared by Stonefield Engineering (6 Pages), dated My 9, 2022;
- Stormwater Management Report, entitled “Stormwater Management Report, Verona, Sunset Urban Renewal, LLC, Block 303, Lot 4 – Township of Verona, Block 301, Lot 5 and Block 401, Lot 1 – Township of Montclair, Essex County, New Jersey, prepared by Matrix New World, dated December 10, 2022, last revised May 10, 2022.
- Stormwater Facilities Operations & Maintenance Manual, prepared by Matrix New World, dated December 10, 2022, last revised May 10, 2022.



- Architectural Plans, entitled “Preliminary and Final Site Plan Submission - One Sunset Avenue - Proposed Multi-Family Residential Building, Block 303, Lot 4 Township Of Verona, Essex County, New Jersey”, prepared by Minno & Wasko, dated November 18, 2021, last revised May 12, 2022.
- Review Memorandum, prepared by the Plan Review Committee of the Verona Environmental Commission dated August 3, 2022.

Background Information

The Applicant is proposing to construct 200 (two hundred) units containing fifteen (15) affordable housing units in two (2) separate residential buildings surrounding a parking deck within an existing redevelopment zone.

Applicant Information

The Applicant for this project is:

Verona Sunset Urban Renewal, LLC
1 Sunset Avenue
Verona, New Jersey 07044

The property owner is Applicant for this project is:

Spectrum 360, LLC
1 Sunset Avenue
Verona, New Jersey 07044

Site Plan

1. The project proposes a significant amount of earthwork. The Applicant should provide borrow/fill calculations for the proposed work and provide testimony on the approximate number of trucks anticipated to bring and export material to complete the earthwork.
2. If fill is required, the Applicant will be required to provide the following:
 - a. Cubic yards of fill to be imported,
 - b. Excepting cubic yards of screened topsoil,
 - c. Source of materials,
 - d. Certification to satisfy the township engineer that such soil/fill is clean and free of chemical, biological or radiological contaminants in accordance with applicable residential soil standards promulgated by the NJDEP.
3. A poured wall is being proposed along the south side of the development. Additional information on the wall needs to be provided so the height can be better understood. Any



wall in excess of four (4) feet will require permitting and approval from the Township Construction Official.

Stormwater

4. This project is classified as a “major development” by section 455 of the Township Code.
5. The project proposes an increase in impervious surface of approximately 1.01 acres, but a reduction in regulated motor vehicle surface.
6. The primary system being proposed to meet the stormwater requirements is a system of underground storm chambers. One system is located under the building while the other located underneath a surface parking lot.
7. The Applicant is not proposing to utilize any green infrastructure or BMP’s as part of their drainage design. Per chapter 455-14P (3), BMP’s should be utilized to achieve runoff quantity reductions.
8. The Applicants should investigate the possibility of creating a basin at the south side of the property near the retaining wall.
9. The Applicant needs to develop a means to reduce the velocity of runoff and to promote natural infiltration from the swales along the south side of the property. This could be achieved by constructing a basin or other green infrastructure adjacent to the proposed wall.
10. The Applicant has completed NJDEP’s Low Impact Development checklist and though it details ways that this project is attempting to minimize its impact regarding stormwater, most of the benefit will be on the Montclair side of this property where the land will remain relatively undisturbed. The Applicant has an opportunity to implement additional stormwater management measures utilizing green infrastructure and the natural grades to meet stormwater the requirements which should be investigated.
11. Vegetated swales or small basins should be considered to offset the loss of over 100 trees that greatly assisted in absorption of runoff. The swales or basins should be constructed to detain sheet or concentrated flows and create the opportunity for infiltration to offset the tree loss until the proposed landscaping has the opportunity to mature.
12. Due to the steep contributory slopes, the effectiveness of any proposed lawn/yard inlet will be reduced, and depressed areas should be constructed at each proposed location that are proposed within slopes. As stated above, consideration should be given to creating a micro basin or means to promote infiltration at these location so they do not just serve as a collection point.



13. The Applicant must complete a capacity analysis for any Township storm sewer structures that this project will discharge to. The analysis will be needed to confirm that any new connections can be accommodated by the existing system.
14. Soil borings need to be completed within the proposed infiltration areas per NJDEP requirements an to confirm the system will function as designed.
15. Additional portals and access points will be required to be installed within the storm chamber system to ensure ongoing maintenance can be more easily completed.
16. The Applicant shall provide testimony or responses to any stormwater comments in the memorandum from the Township Environmental Commission that are not detailed in this review letter.

Utilities

17. A comparison of the existing versus proposed sanitary sewer flows should be provided. The Applicant must also obtain confirmation that the Township treatment plan can accommodate any increase in flow.
18. The Applicant shall confirm that only one sewer connection will be required for this project. Pipe capacity calculations will be required to confirm the lateral is sized to accommodate the anticipated demand.
19. The Applicant shall confirm that the existing sanitary sewer lateral will be capped and abandoned and if it is, notes and details should be added to the plans.
20. A comparison of the existing versus proposed water demand should be provided. The Applicant must also obtain confirmation that the Township can accommodate any increase water supply required for this development.
21. Will-serve letters from all applicable utility companies need to be provided to ensure the increased demand can be accommodate by the provider.
22. Calculations supporting the water demand for the proposed units be provided for review and approval.

Site Operations & Maintenance

23. The plans indicate that the refuse and recycling will be brought out for pickup on collection day. Testimony should be provided regarding the operation of recycling and refuse pick-up and the anticipated frequency of these services.



24. Testimony should be given regarding the intended snow removal operation on the proposed improvements and the location of potential snow storage if required

Traffic, Parking & Circulation

25. The traffic study noted that turning movement counts were conducted at the signalized intersection of Sunset Avenue, Bloomfield Avenue, and Claremont Avenue on Thursday, September 26, 2019 from 8:30 AM to 9:30 AM and from 2:30 PM to 3:30 PM during the existing school drop-off/pick-up peak hours. However, traffic counts were not included. Please provide the manual turning movement counts for this intersection.
26. Traffic counts were also conducted at the existing school on site, but these counts were not included. Please provide the traffic counts for the existing school.
27. The ITE Trip Generation Manual, 11th Edition was utilized to determine trip generation rates associated with the proposed use. Land Use 221 for “Multifamily Housing (Mid-Rise)” was chosen to calculate the trips generated. We agree with the selection of this Land Use Code and the trip estimates are consistent with ITE calculations.
28. It appears that the levels of service for the 2025 Future Traffic conditions were compared to 2019 Existing Traffic conditions. The 2025 No Build conditions should be determined and compared to the 2025 Future Traffic (Build) conditions.
29. To obtain the future traffic conditions, a 1.00% background growth rate was utilized since Bloomfield Avenue is an Urban Principal Arterial. However, Sunset Avenue is a local road, which has a 1.50% background growth rate. This should be utilized to provide a more conservative analysis.
30. Since the proposed multifamily housing use may have different peak hours than what was counted at the intersection of Sunset Avenue, Bloomfield Avenue, and Claremont Avenue, we recommend performing an additional analysis during the weekday evening commuter peak hour (4 PM -6 PM). The applicant is encouraged to contact this office directly to obtain historical counts at this intersection to assist with the analysis.
31. The traffic study states that left turn restrictions at the driveways would be removed. Justification for the removal of this restriction is required. This office recommends the turn restriction remain in place and the TIS revised accordingly.
32. A level of service analysis for the site driveways should be provided for review.



33. A technical appendix to the TIS that includes timings utilized and Synchro reports shall be provided.
34. The traffic study states that there are 95 one-bedroom units, 110 two-bedroom units, and 3 three-bedroom units, which equates to 208 dwelling units, not the 200 that is utilized to calculate trip generation. Meanwhile, the site plan states 92 one-bedroom units, 105 two-bedroom units, and 3 three-bedroom units for a total of 200 dwelling units. Please resolve the discrepancy and revise the trip generation and parking space requirement, if applicable.
35. Nine (9) accessible parking spaces are proposed, which meet ADA requirements where 8 spaces are needed for 301 to 400 parking spaces.
36. The applicant is proposing a total of 381 parking spaces of which 58, or fifteen percent, will be make-ready for electric vehicles which conforms to the State Ordinance. The applicant is not seeking credit for the 18 spaces that will be make-ready upon completion so adequate parking is provided. With limited exterior, surface parking spaces, any reduction would be realized in the interior garage only.
37. The site plan shows slopes greater than 2% at the proposed curb ramp from the parking lot's accessible parking space. This needs to be revised to meet ADA requirements. Please provide these plans so that we may verify the proposed grading.
38. The site plan shows a temporary refuse area, but not a permanent refuse area. Please provide testimony and vehicle turning plans that show how a refuse truck will navigate the site, as well as any emergency vehicles.
39. Portions of the curbing along the access driveways are being proposed as flush or mountable. It can be assumed this is to accommodate the turning movements of various vehicles that may visit the site. AutoTURN templates should be provided for vehicles anticipated to be on-site, which may include:
 - a. Largest wheel base vehicle expected;
 - b. Ambulance;
 - c. Refuse Truck; and
 - d. Largest Fire Truck of the Township Fire Department
40. Testimony should be provided regarding 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.



41. Revised architectural plans should be provided to determine if adequate drive aisle widths, grades and turning radii are provided.
42. Sight distance calculations should be provided at all access points due to the challenging topographical features of the site.
43. There may be additional comments regarding the traffic review once these revisions are made.

Landscaping & Lighting Plan

44. This project proposes the removal of 123 trees of varying diameter and species. The proposed tree removals will require the replacement planting of 171 trees. The Applicant is proposing to plant 221 trees satisfying the requirements for replacement planting.
45. The tree quantity on the landscape plans does not match with the site plans with the landscape plans indicated an additional 22 trees will be planted. Any discrepancies should be resolved on any future submissions.
46. Per the landscape plans, 1,782 shrubs will be planted as part of this project in addition to 5,935 ground cover, perennials, and grasses.
47. It is recommended that native and deer resistant plants be selected, and that the applicant conform to the landscaping comments provided by the Township's Environmental Commission.
48. The Applicant should provide testimony as to whether a landscape irrigation system is being proposed for the grounds.
49. The applicant will be required to avoid storing material on the dripline of all trees to remain on the property. The applicant will also need to avoid traveling in these areas with any equipment to ensure the best chance of survivability. Should the trees fail within two (2) years of approval, the applicant will be required to remove and replace these in conformance with Chapter 493 of the Township Ordinance.
50. The lighting plan consists of a combination of pole mounted light and bollard lights.
51. The Applicant shall provide the following additional information:
 - The light loss factor utilized;
 - Separate calculation areas for pedestrian walkways and access points, drive aisles/intersections, and parking areas;
52. The Township Code, §150-12.8(E) for Additional Off-Street Parking Regulations, requires attendant/accessible parking spaces to have a minimum of 2 footcandles. The proposed



layout appears to meet this standard. Testimony should be given to confirm that the standard is being met.

Additional Permits & Approvals

- 53. Approval or status of permit from Hudson-Essex-Passaic Soil Conservation District.
- 54. Approval or status of permit from Essex County.
- 55. Approval or status of TWA application to NJDEP.
- 56. Approval or correspondence between the applicant and the Township of Montclair.

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

Very truly yours,

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

AJS/s
cc: