

August 26, 2026

Planning Board
Township of Verona
880 Bloomfield Avenue
Verona, New Jersey 07044

Attention: Ms. Dolores Carpinelli, Zoning Board Secretary

Re: Grove Street Developers, LLC
Planning Board Application
Multi-Family Townhome Development
251 Grove Avenue
Block 1201, Lot 12
Township of Verona
Our File No. 26VAP102

Dear Board Members:

We have received copies of the following documents relative to the above referenced application:

- a. Submission Letter prepared by Dynamic Engineering, dated June 4, 2026.
- b. Verona Planning Board Site Plan Application and Checklist.
- c. Township of Verona Tax Certification, dated June 16, 2026.
- d. Site Plans (26 sheets) entitled, "Preliminary and Final Site Plan for Grove Street Developers, LLC, Proposed Townhouse Development, Block 1201, Lot 12, 251 Grove Avenue, Township of Verona, Essex County, New Jersey" prepared by Dynamic Engineering, last revised June 2, 2026.
- e. Architectural Plans (24 sheets) entitled, "Verona Multi-Family Block 1201 Lot 12, Township of Verona, Essex County, New Jersey" prepared by Holliday Architects, dated May 20, 2026.
- f. Township of Verona 251 ½ Grove Avenue Redevelopment Plan, dated May 2026.
- g. Stormwater Management Report, Grove Street Developers, LLC, Proposed Townhouse Development, 251 Grove Avenue, Block 1201, Lot 12, Township of Verona, Essex County, NJ" prepared by Dynamic Engineering, last revised June 2026.
- h. "Traffic Impact Study, Grove Street Developers, LLC, Proposed Townhouse Development, 251 Grove Avenue, Block 1201, Lot 12, Township of Verona, Essex County, NJ" prepared by Dynamic Traffic, last revised June 1, 2026.
- i. Survey (1 sheet) entitled, "Boundary, Location and Topographic Survey, Marve Development, Block 1201, Lot 12, 251 Grove Avenue, Township of Verona, Essex County, New Jersey" prepared by Dynamic Engineering, last revised October 29, 2024.



Based on our review of the submitted documents, we offer the following comments:

Application

1. The Applicant in this matter is:

Grove Street Developers, LLC
80 South Jefferson Road, Suite 202
Whippany, NJ 07981

The Owner in this matter is:

Marve Development
P.O. Box 216
Verona, NJ 07044

The Applicant must notify the Township of any changes in this information.

2. The site (Block 1201, Lot 12) is a flag lot with approximately 50-foot frontage along Grove Avenue. It should be noted that Grove Avenue is a County Road (CR 639).
3. The property lies within the 251 ½ Grove Avenue Redevelopment Zone.
4. The property is currently developed with five (5) vacant, one-story buildings formerly occupied by commercial and industrial uses, along with a paved parking lot. The site is entirely paved with asphalt. All existing improvements on site are to be removed.
5. The Applicant is seeking preliminary and final site plan approval to construct a multi-family townhome development consisting of 84 units and 185 parking spaces with associated lighting, landscaping, and drainage improvements.
6. The proposed dwelling units are distributed among six (6) individual townhouse buildings, as follows:
 - Building A, a 3 story, residential structure containing a total of 11 residential units.
 - Building B, a 3 story, residential structure consisting of a total of 8 residential units.
 - Building C, a 3 story, residential structure consisting of a total of 16 residential units.
 - Building D, a 3 story, residential structure consisting of a total of 19 residential units.
 - Building E, a 3 story, residential structure consisting of a total of 12 residential units.
 - Building F, a 3 story, residential structure consisting of a total of 18 residential units.
7. The Applicant is proposing a total of 185 parking spaces, consisting of the following:
 - 68 garage spaces
 - 68 driveway spaces
 - 49 exterior surface spaces
8. Seventeen (17) affordable housing residential units are proposed as per the Redevelopment Plan.



Submission Status

9. The application is deemed **complete** for a public hearing with respect to the items of the Municipal Code that the Municipal Engineer is charged to review.

Variances and Waivers

10. The Applicant has not requested any variances as part of this application.
11. The Applicant has requested a waiver for Item 39 NJDEP Freshwater Wetlands Approval noting that no wetlands are located on site. We take no exception to this waiver request.

Plot Plan

12. The Applicant shall provide testimony regarding the proposed improvements.
13. Please note that on the Site Plan Package cover sheet, the word "Development" is misspelled.
14. Detailed building height calculations shall be provided for each proposed townhome building.
15. The stop bar at the driveway entrance along Grove Avenue shall be relocated to be away from the proposed curb inlet.
16. The Site Plan identifies the proposed deck/paver patio and 6' x 8' privacy fence at the rear of the townhome building as optional. The Applicant shall clarify whether these improvements are proposed as part of the application.
17. Please clarify if any of the COAH units would include garages.
18. The site plan does not show existing curb and sidewalk along Grove Avenue to be replaced. The Applicant shall provide testimony regarding the condition of the existing curb and concrete sidewalk along property frontage.
19. The Applicant shall indicate if ADA-compliant ramps with detectable warning surfaces will be provided along the sidewalk at the driveway entrance on Grove Avenue.
20. The Developer shall prepare individual plot plans for each townhome building for review and approval by this office, prior to the issuance of the building construction permit. The requirement is to account for normal, minor changes to the overall site that will occur during construction.
21. The Applicant shall provide testimony regarding the proposed trash pickup and recycling operations, including frequency, time, and who will provide same. In accordance with the Redevelopment Plan, a trash pickup and recycling plan shall also be submitted.
22. The Applicant shall address how snow plowing operations are to be handled. An area should be identified for snow stockpiling after a plowable event, taking into account vehicular and pedestrian traffic, and the location of drainage inlets.
23. All Fire Zone and No Parking Zone is subject to the approval of the Township's Fire Prevention Bureau.



24. Grove Avenue is under the jurisdiction of Essex County. The Applicant shall obtain approval or exemption from Essex County Planning Board.
25. The Applicant shall be aware of their responsibility to repair any damage to improvements within the Grove Avenue Right-of-Ways including, but not limited to, any sidewalk, curb, and asphalt, caused by construction activities associated with the improvements on the subject lot.
26. The final grading of the lot must ensure additional surface runoff does not adversely impact any adjoining properties. Any required modifications shall be the property owner's responsibility, in coordination with their engineer.

Architectural

27. The Applicant shall provide testimony as to the proposed interior and exterior architectural features of the buildings, including building materials, color, signage, and lighting.
28. The Applicant shall demonstrate all Architectural Design Standards of the Redevelopment Plan are met.
29. The Applicant shall confirm the building entrances are ADA compliant.
30. The color rendering of 12-unit townhome building on Sheet SK-2 shows sixteen (16) garages. The plan shall be corrected.
31. The sheet title on Sheet SK-4.5 indicates a 14-Unit townhome building whereas the floor plan shows a 19-Unit townhome building. The plan shall be revised for consistency.
32. The floor and elevation plans for the 11-unit and 18-unit townhome buildings shall be provided for review.
33. The overall site plan on Sheet 5 of 26 shows a total of 17 affordable units proposed: 9 COAH units in Building D and 8 COAH units in Building F. However, the Architectural Floor Plans show 18 affordable units proposed in two (2) 19-unit townhome buildings. The Applicant shall confirm the total number of affordable units and revise plans for consistency.
34. The Applicant shall provide testimony as to the types and layouts of the individual units as well as the proposed type of ownership of the units.
35. The Applicant shall provide testimony and indicate if any mechanical equipment is proposed. If so, the equipment shall be appropriately screened in accordance with the Redevelopment Plan.

ADA Facilities

36. All ADA parking spaces, accessible paths and pedestrian facilities constructed on site and within public rights-of-ways must be constructed in accordance with Federal ADA Standards. Compliant Design and Construction Certifications for ADA Facilities must be submitted to the Municipal Engineer.
37. An ADA Compliance Construction Certificate must be submitted by the Project Engineer of record and with the as-built drawing(s) after ADA facilities have been inspected.



Parking

38. The number of spaces required for the townhome units per 251 ½ Grove Avenue Redevelopment Plan is as follows:

(1.8 space/one-bedroom) x (3 one-bedrooms)	= 5 spaces
(2.3 space/two-bedroom) x (48 two-bedrooms)	= 110 spaces
(2.4 space/three-bedroom) x (33 three-bedrooms)	= 79 spaces
10% EV Credit Reduction	= - 19 spaces
Total	= 175 spaces

39. The Applicant proposes the following parking breakdown:

Garage Spaces	68 ⁽¹⁾
Driveway Spaces	68 ⁽¹⁾
Exterior Surface Parking	49
Total	185

- (1) Per (NJAC 5:21-4.14(d)2, a one-car garage and driveway combination shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the right-of-way.

The Applicant shall confirm the total number of proposed townhome units with garages. The overall site plan on Sheet 5 of 26 shows 67 units whereas the parking calculations indicate 68 units.

40. The Applicant is also proposing two (2) ADA spaces and a total of thirty (30) electric vehicle (EV) spaces including ten (10) surface level EV spaces and twenty (20) garage EV spaces.
41. The Applicant shall provide testimony as to how the EV spaces will be distributed among the development.
42. The Applicant shall provide testimony regarding the adequacy of the proposed parking layout and circulation.
43. As per the Redevelopment Plan, parking spaces located in enclosed garages shall have deed restriction to prohibit conversion to living space or storage space.

Traffic

44. The TIS mentioned that for the market rate housing, the *Trip Generation Manual* projected 24 trips during the AM peak hour and 30 trips in the PM peak hour. The trips associated with the affordable housing portion were six (6) during the AM peak hour and eight (8) during the PM peak hour. This information is acceptable.
45. The TIS stated that per New Jersey Department of Transportation (NJDOT) considerations, as this development is proposed to generate less than 100 vehicle trips during any peak hour analyzed, it is not anticipated that the proposed development would result in a degradation of traffic operations. This information is acceptable.
46. The weekday AM and PM peak hours were not provided within the body of the TIS.



47. The Existing PM analysis printout was not included in the Appendix.
48. Please confirm that the intersection sight distance was verified for Grove Avenue.

Stormwater Management

49. The New Jersey Department of Environmental Protection (NJDEP) has amended N.J.A.C 7:8 and the NJDEP Best Stormwater Management Practices (BMP) on January 20, 2026. This office has reviewed the Applicant's documents in accordance with the most recent version of N.J.A.C. 7:8 and the NJDEP BMP Manual.
50. The Applicant has included Existing and Proposed Drainage Area Maps in the Stormwater Management Report, which also includes time of concentration (Tc) paths. The Applicant shall label the Tc paths to designate areas of sheet flow, shallow concentrated flow, and channel flow, including the lengths for each flow segment.

Additionally, the proposed drainage areas on this map are labeled as existing. This discrepancy shall be revised.

51. The Applicant shall include an Inlet Area Map in the Stormwater Management Report.
52. As per the Stormwater Management Report, curve numbers of 98 and 74 were used for existing impervious and pervious coverage, respectively. However, the proposed project is considered a "redevelopment" under Township Municipal Code [§150-25.2](#), as it includes the replacement of impervious area on an already developed site. In accordance with the Township Municipal Code, the pre-developed land cover utilized in calculations shall be classified as wooded. The Applicant shall adjust their calculations to use a Curve Number (CN) of 70.

Additionally, the Applicant shall ensure that stormwater quantity standards described in [N.J.A.C. 7:8-5.6](#) and in the Township of Verona Municipal Code [§150-25.4 S.](#) are met.

53. This Applicant shall provide a digital copy of the HydroCAD model in format "*.hcp", so that this office may assess the hydrologic and hydraulic analysis more thoroughly.
54. In accordance with N.J.A.C 7:8, revised on January 20, 2026, "the stormwater runoff standards at NJAC 7:8-5-5(a) are applicable when the major development results in an increase of one-quarter acre or more of regulated motor vehicle surface or the reconstruction of one-quarter acre or more of motor vehicle surface. "Reconstruction" means the replacement, rebuilding, or restoration of a lawfully existing structure. [...] However, replacement or reconstruction of pavement beyond milling and repaving is disturbance and reconstruction of a surface and will count toward both thresholds in the definition of major development. If the motor vehicle surface to be reconstructed is equal to or greater than 0.25 acres, the reconstructed motor vehicle surface is subject to the stormwater runoff quality standards, even if there is no increase in the motor vehicle surface".

The Applicant is proposing 1.69 ac of regulated motor vehicle surface coverage. With respect to N.J.A.C 7:8 states above, the Applicant shall adhere to stormwater runoff quality standards.

55. In accordance with Township of Verona Municipal Code [§150-25.3 A. \(2\)](#) and [§150-25.4 P.](#), green infrastructure must be utilized to meet stormwater quantity and quality standards. The Applicant



must incorporate the use of NJDEP approved green infrastructure in their design to address stormwater quantity and quality standards.

56. The Applicant is proposing a bio-retention basin to accommodate the “retention storm” requirements, as per Township Municipal Code [§150-25.4 S. \(2\)](#). However, the per the Proposed Drainage Area Map and Drainage Plan B (Sheet No. 11), it appears that the bioretention basin will collect stormwater runoff from 3.81 acres. In accordance with [Chapter 9.7](#) of the NJDEP BMP Manual, the maximum contributory drainage area for small-scale bioretention basins in 2.5 acres.

57. In accordance with [Chapter 9.7](#) of the NJDEP BMP Manual, bio-retention basins shall be designed so that the bottom of the gravel layer is at least one foot (1') above the seasonal high-water table (SHWT). Additionally, the soil within the vicinity of the bio-retention basin shall have a minimum field-tested soil permeability rate of 1.0 inches per hour (in/hr.), so that it yields a design permeability rate of 0.5 in/hr. (due to the mandatory safety factor of 2).

The Applicant shall provide soil testing data to this office for review. Please note, soil borings should be done to a depth below the bottom of the proposed bio-retention basin and in accordance with [Chapter 12](#) of the NJDEP BMP Manual.

Additionally, soil testing shall also be provided at the locations of additional proposed green infrastructure (in accordance with Comment 7 of this report), as necessary.

58. As per [N.J.A.C. 7:8-5.2\(h\)](#) the Applicant shall prepare a groundwater mounding analysis to assess the impacts of the infiltration. The groundwater mounding analysis shall be done in accordance with [Chapter 9.7](#) and [Chapter 13](#) of the NJDEP BMP Manual.
59. The Applicant has provided a plant schedule on Sheet No. 16 of the Construction Plans. The Applicant shall clarify the plantings specifically for the bioretention system. Plantings for the bioretention system shall be in accordance with [Chapter 9.7](#) and [Chapter 7](#) of the NJDEP BMP Manual.
60. The Applicant shall confirm the storm type utilized to size the conveyance pipes. Additionally, multiple proposed pipes have velocities below 1.4 feet per second (fps), which is the self-cleansing velocity to ensure that debris does not clog the conveyance system. The Applicant shall revise the stormwater conveyance system so that the velocity through the pipes is 1.4-10 fps.
61. The Applicant shall submit a Maintenance Plan and Field Manual that shall include maintenance and safety measures in accordance with [Chapter 8](#) of the BMP Manual and Township Code [§150-25.4](#).
62. Other comments to be addressed may arise during the revision of the new resubmission.

Utilities

63. Road profiles shall be provided for the full length of the proposed internal driveway, depicting all proposed grades and underground utilities.
64. Television connections should be provided for each unit in accordance with the Redevelopment Plan. The Utility Plan does not show any proposed telephone lines.



65. All new utility distribution lines and utility service connections from such lines to any buildings in the Redevelopment Area shall be located underground, except as otherwise required by the utility provider.

Water Supply

66. The size and material of construction for the existing water main in Grove Avenue shall be noted on plan.
67. The average water demand calculations shall be provided for the proposed development per N.J.A.C. 5:21-5.2(e). Our office anticipates that an NJDEP BWSE permit is required.
68. The Applicant must submit calculations demonstrating that the water pressure will be maintained at a minimum of 20 PSI at street level under all flow conditions per N.J.A.C. 5:21-5.3(i)3 and N.J.A.C. 7:10-11.10(d). Hydrant tests have to be performed.
69. The Utility Plan shall be submitted to the Fire Code Official for review of the locations of the proposed fire hydrants.

Sanitary Sewer

70. The public sanitary sewer main in Grove Avenue shall be shown on plan with pipe size and material, slope, and direction of flow.
71. The projected average wastewater flow calculation was performed per N.J.A.C. 7:14A-23.3(a).
72. The total average sanitary flow was estimated to be 21,150 GPD (0.021 MGD), which complies with the cited code. A NJDEP TWA permit is required.
73. The proposed sanitary pipe capacity complies with N.J.A.C. 7:14A-23.6(b) ("Gravity sanitary sewers, including outfalls, shall be designed to carry at least twice the estimated average projected flow when flowing half full").
74. As per N.J.A.C. 7:14A-23.8, the distance between manholes shall not exceed 400 feet for sewers 18 inches or less in diameter. Additional manhole(s) shall be provided in the roadway along Buildings C to F.
75. The Applicant shall provide sanitary sewer manholes at all dead-end sewer mains instead of cleanouts.
76. The Applicant shall verify that the existing downstream sewer system has sufficient capacity to accommodate the proposed development, ensuring that the additional sanitary flow will not compromise the capacity of the existing sewer main. The combined existing and proposed flows shall comply with N.J.A.C. 7:14A-23.6(b), which requires that "gravity sanitary sewers, including outfalls, shall be designed to carry at least twice the estimated average projected flow when flowing half full..."

Environmental

77. Peckman River is located along the eastern property line. The Applicant shall indicate whether any NJDEP permits or approvals are required for the proposed improvements.



Tree Removal

78. The Applicant shall confirm no tree removal is proposed on site.
79. The Township of Verona has a Tree Removal Ordinance (Chapter 493, Article II) and any trees to be removed are subject to review and approval by permit only. The permit application is available on-line at the Township website and shall be reviewed independently of this review letter by the Township Zoning Official.

Lighting

80. The Applicant shall provide testimony as to the adequacy of the lighting for the building and parking areas.
81. The Applicant shall provide testimony if the proposed lighting complies with the "dark sky" standards noted in the redevelopment plan.
82. The Applicant shall confirm in testimony if the parking lot lighting be equipped with dimmers.
83. All lights must have backshields and house side shields provided.
84. The Applicant shall provide the hours of operation for the parking lot lighting.
85. The Township reserves the right to require modification and changes in the proposed lighting for a six (6) month assessment period after construction of the project is completed and a Certificate of Occupancy is issued so that the Township officials have the opportunity to determine what, if any, changes are necessary to lighting improvements.

Landscaping

86. The Applicant shall provide testimony regarding the proposed landscaping.
87. The Applicant shall provide testimony on proposed landscaping and whether it complies with Verona's Recommended Plant Selection List.
88. The Applicant shall provide testimony if the landscaped areas will be watered through an irrigation system.
89. The proposed landscaping must be reviewed and approved by the Verona Shade Tree Commission.

Soil Movement

90. The Applicant shall provide the estimated overall excavation and fill quantities in cubic yards for this development.
 - a. Any excess excavated soil shall be trucked offsite. Any fill to be imported to the site shall be certified as clean in accordance with NJDEP standards.
 - b. Additionally, The Applicant is required to provide evidence to the source of any fill to be brought to the site.



91. The Township of Verona has a Soil Removal Ordinance (Section 440). Any soil to be moved is subject to review and approval by Township Council.
92. The proposed site disturbance is noted to be 234,531 SF (5.38 acres) as indicated on Sheet 19 of 26. The application will require Soil Erosion Sediment Control Plan Certification from the Hudson-Essex-Passaic Soil Conservation District.
93. Any damage to the Township roadway, curb or storm drainage will be the responsibility of the property owner to satisfactorily address as per the Township Engineer. The contractor must maintain soil erosion and sediment control measures throughout the duration of construction.

Signage

94. The Applicant shall provide testimony regarding any proposed signage and its compliance with the Redevelopment Plan.
95. One (1) monument sign is proposed near the driveway entrance along Grove Avenue. A construction detail shall be provided for the sign to confirm compliance with the Redevelopment Plan.
96. The Applicant shall provide testimony regarding the proposed sign colors and whether the sign will be illuminated.
97. Wall and building signage are not shown on plan. The Applicant must confirm that no building and wall signage is proposed.
98. The Applicant shall provide testimony with regard to any way finding signage proposed. We reserve the right to discuss and recommend changes to the way finding signage if necessary if the application is approved.
99. The Borough reserves the right to require changes on the lighting intensity for signage for a period of up to six (6) months after installation.

Affordable Housing

100. The Applicant must confirm if the affordable units will be rental units or for sale.
101. The development of all affordable housing units shall comply with phasing, income, split, bedroom distribution and other requirements set forth in the Fair Housing Act and all other statutes, rules and regulations concerning same, including but not limited to the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. and the phasing requirements set forth at N.J.A.C. 5:93-5.6(d).

Miscellaneous

102. The Applicant should forward all agency approvals to our office for review.
103. The Applicant should provide testimony and a plan on the methods and staging of construction for the proposed development.



Roof Leaders, Sump Pump Discharge, Grading and Property Maintenance Guidelines

104. The Owner/Applicant must submit an As-Built Survey, post construction, mapping all the improvements, including the stormwater system. This survey must include all existing and finished grades.
105. Sump pump, roof leaders and storm water pipe drain discharge shall preferably be directed onto an absorbent surface as grass, mulch, rock or soil so the discharge will be dissipated and not immediately drain to the Township Right-of-Way or adjacent properties. The discharge location shall be as approved by the Engineer or Public Works Manager or his/her designee. In the event it is not feasible to direct discharge on to an absorbent surface, the discharge may be directed to a storm sewer, swale, ditch, detention basin, drainage basin or other drainage facility or location as approved by the Engineer, Public Works Manager or his/her designee. If a connection to the storm sewer is approved, a permit will be required from the Engineer, Public Works Manager prior to installation. The connection must also be inspected by the Engineer or Public Works Manager.
106. The discharge location shall not create a public nuisance. This includes any condition or act which is or may become injurious or hazardous to the public.
107. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
108. The discharge shall not be directed towards an adjacent property in such a manner as to cause damage to the adjacent property or create a nuisance.
109. No person shall connect, or cause or permit to be connected, any sump pump, pipe drain, floor drain, surface drain, subsoil drain or leader pipe with the house sanitary sewer, or to use the sanitary sewer connection or any pipe or drain connected therewith for the purpose of receiving and discharging drainage of any kind other than from plumbing fixtures.
110. Sump pump and pipe drain discharges may not be directed into a Township Street or Right-of-Way unless permission is granted by the Engineer, Public Works Manager or his/her designee.
111. Roofs and outdoor areas shall be sloped to direct water away from buildings. Roof drains shall be connected to an approved storm water drainage system where and when possible. If a subterranean leader system is to be utilized, the system must be approved by the Township Engineer.
112. Please note the following:
 - a. Water runoff which historically flowed from one property to another prior to an uphill home or developed area being built may continue to flow in the same direction after the home is built or area developed only if:
 - There is no diversion or channeling which results in the water flow being concentrated in one area, and;
 - There is no substantial construction on the uphill lot resulting in increased rates of surface run-off.
 - b. If a detrimental change in the natural pattern of drainage on an uphill lot has occurred, the uphill property owner is responsible for interception and piping or directing surface water to a natural drainage area or a storm water drainage system.



- c. The downhill property owner is responsible for providing proper drainage for water flow that occurs in accordance with natural drainage patterns, which existed prior to construction.
- d. Due to the inherent difficulty in accurately predicting post-construction water flow from a property, changes in water flow may not be discovered until well after the construction is completed. In such cases, if it is determined the lot is generating an additional flow or intensity of storm-water across an adjacent property, in excess of what existed prior to construction, the Applicant, at the Applicant's expense, will be responsible for all measures necessary to abate the excess flow of stormwater.

Thank you for your kind attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Sarfeen Tanweer, P.E.

ST/da

cc: Kathleen Miesch – via email
Michael Caggiano, PE – via email