

PRELIMINARY AND FINAL SITE PLAN

FOR

GROVE STREET DEVELOPERS LLC PROPOSED TOWNHOUSE DEVELOPEMENT

BLOCK 1201, LOT 12; TAX MAP SHEET #12 - LATEST REV. DATED 01/02/2008

251 GROVE AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY



REV.	DATE	COMMENTS	BY
1	04/22/2010	REVISED FOR MUNICIPAL SUBMISSION	

DESIGNED BY: _____	CHECKED BY: _____
DRAWN BY: _____	DATE: _____
PROJECT: GROVE STREET DEVELOPERS LLC BLOCK 1201, LOT 12 PROPOSED TOWNHOUSE DEVELOPEMENT TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY	



FOR STATE SPECIFIC STREET PAVING (KIMBERLY WEST)
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TRAFFIC • SURVEY • PLANNING & ZONING
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Chester, NJ 07930
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Official Incorporation Incorporated in the United States
www.dynamiccec.com

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53573

TITLE:
COVER SHEET

PLANNING BOARD APPROVAL

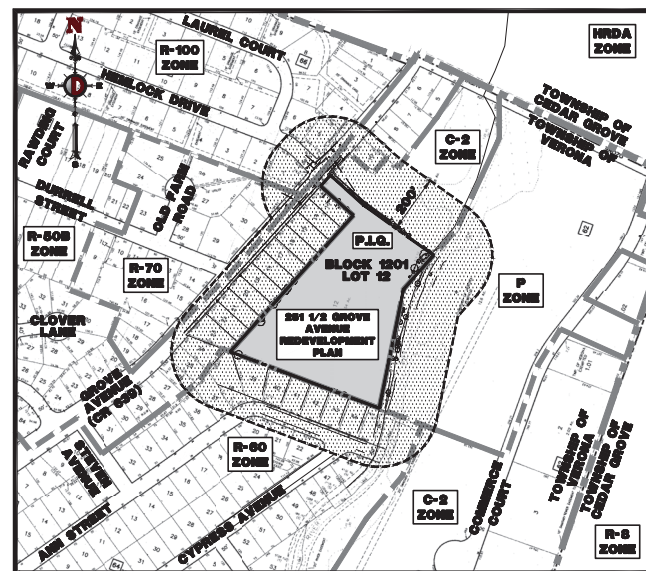
APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

CHAIRMAN	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

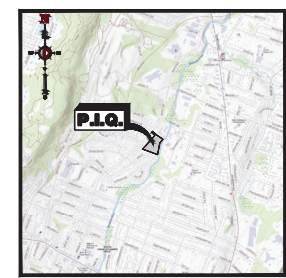
DATE: 05/01/2026	DATE: 05/01/2026
PROJECT NO: 0922-25-03663	
SHEET NO: 1	OF 26

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER	BLOCK	LOT
ANDERSON, HELEN B & CHRISTINA 251 GROVE AVENUE VERONA, NJ 07044	1102	24	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	15
BETA, JAMES & JENNIFER 251 GROVE AVENUE VERONA, NJ 07044	1102	25	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	16
MARTINEZ, CHRISTINE 251 GROVE AVENUE VERONA, NJ 07044	1102	26	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	17
VERON, MICHAEL & SIOCKEY 251 GROVE AVENUE VERONA, NJ 07044	1102	26	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	18
DANIEL THOMAS, EST. OF A. CHRISTINA L. 251 GROVE AVENUE VERONA, NJ 07044	1102	27	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	19
HART, MICHAEL D. & PHILLIPS 251 GROVE AVENUE VERONA, NJ 07044	1102	28	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	20
CAROL, MICHAEL & JENNIFER, MICHAEL 251 GROVE AVENUE VERONA, NJ 07044	1102	29	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	21
VERON, CHARLES LOUIS & BARBARA A. 251 GROVE AVENUE VERONA, NJ 07044	1102	40	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	22
JENNIFER, MICHAEL & JILLIAN L. 251 GROVE AVENUE VERONA, NJ 07044	1102	41	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	23
FORD, ANDREW M ET AL. 251 GROVE AVENUE VERONA, NJ 07044	1102	42	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	24
VERON, CHARLES LOUIS & BARBARA A. 251 GROVE AVENUE VERONA, NJ 07044	1102	43	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	25
MICHAEL, SCOTT & NINA 251 GROVE AVENUE VERONA, NJ 07044	1102	44	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	26
VERON, MICHAEL & JOSEPHINE 251 GROVE AVENUE VERONA, NJ 07044	1102	45	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	27
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	20	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	28
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	21	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	29
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	22	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	30
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	23	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	31
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	24	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	32
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	25	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	33
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	26	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	34
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	27	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	35
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	28	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	36
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	29	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	37
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	30	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	38
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	31	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	39
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	32	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	40
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	33	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	41
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	34	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	42
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	35	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	43
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	36	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	44
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	37	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	45
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	38	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	46
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	39	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	47
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	40	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	48
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	41	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	49
VERON, MICHAEL P. & KATHARINE, LISA 251 GROVE AVENUE VERONA, NJ 07044	1103	42	VERON, ALEXANDRA 251 GROVE AVENUE VERONA, NJ 07044	1201	50



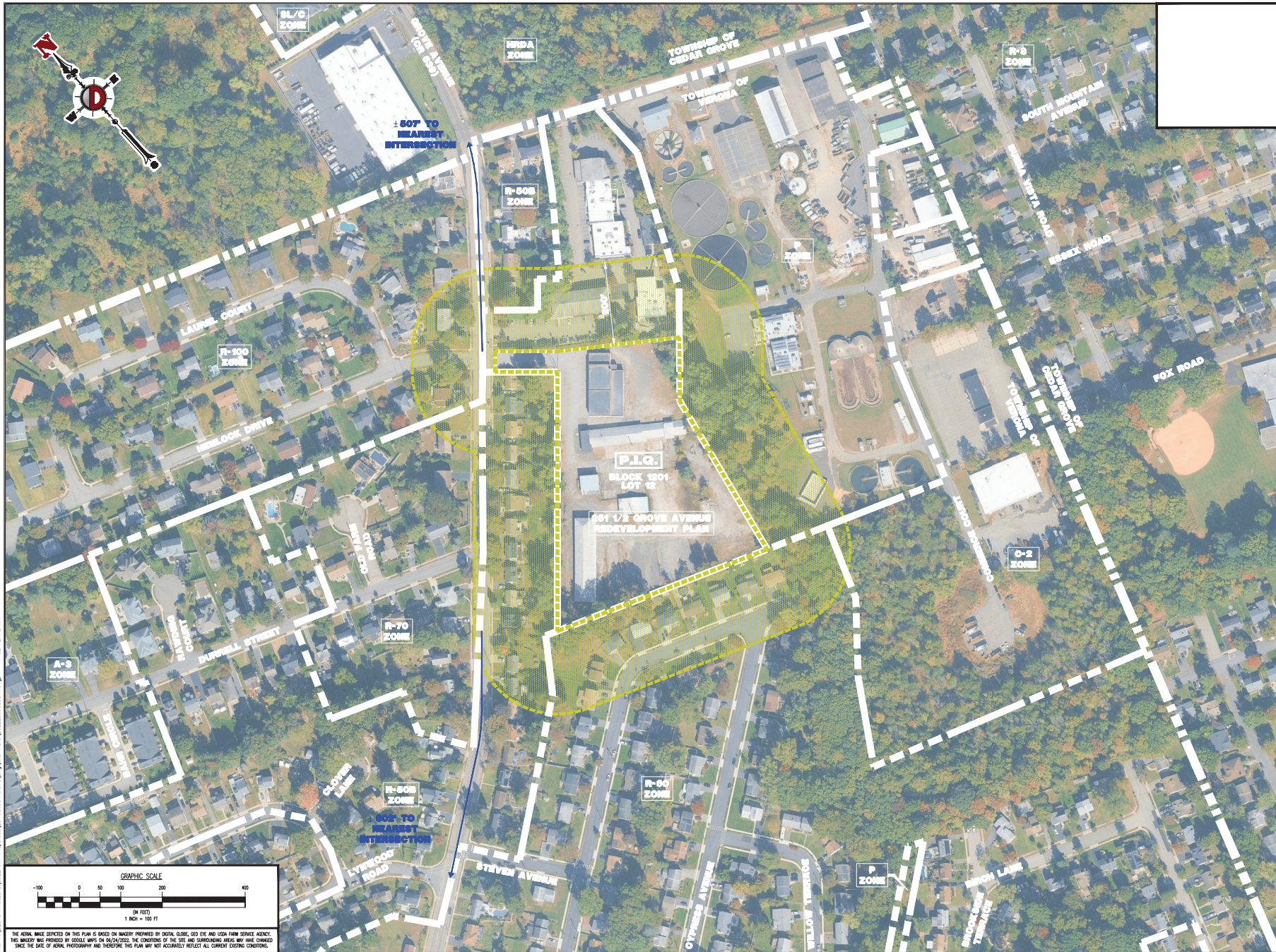
AREA MAP
1" = 200'



KEY MAP
1" = 2000'

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PROPOSED SITE PLAN - C	7 of 26
PROPOSED SITE PLAN - D	8 of 26
PROPOSED SITE PLAN - E	9 of 26
PROPOSED SITE PLAN - F	10 of 26
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PROPOSED SITE PLAN - S	23 of 26
PROPOSED SITE PLAN - T	24 of 26
PROPOSED SITE PLAN - U	25 of 26
PROPOSED SITE PLAN - V	26 of 26

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
245 MAIN STREET - SUITE 110
CHESTER, NJ 07930
WWW.DYNAMICCEC.COM



Printed: 05/03/2026 - 5:00 PM, by: bawdrip, Product Ver: 25.0
File: P:\PROJECTS\0922-25\03663 Aerial Map\Site Plan\0922-25\03663 Aerial Map.dwg, User: bawdrip, Date: 05/03/2026

THE AERIAL MAP DEPICTED ON THIS PLAN IS BASED ON AERIAL PHOTOGRAPHY PREPARED BY DIGITAL GLOBE, GDS EYE AND USDA FARM SERVICE AGENCY. THE AERIAL MAP WAS PROVIDED BY DIGITAL GLOBE OR GDS EYE. THE CONTENTS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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NO.	DATE	BY	REVISIONS
1	05/03/2026	DAVID	REVISION FOR MUNICIPAL SUBMISSION

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FOR A FREE LIST OF PARTICIPATING COMPANIES VISIT:
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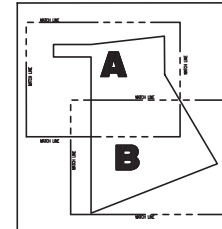
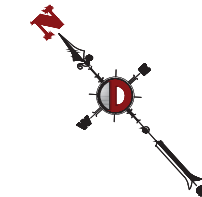
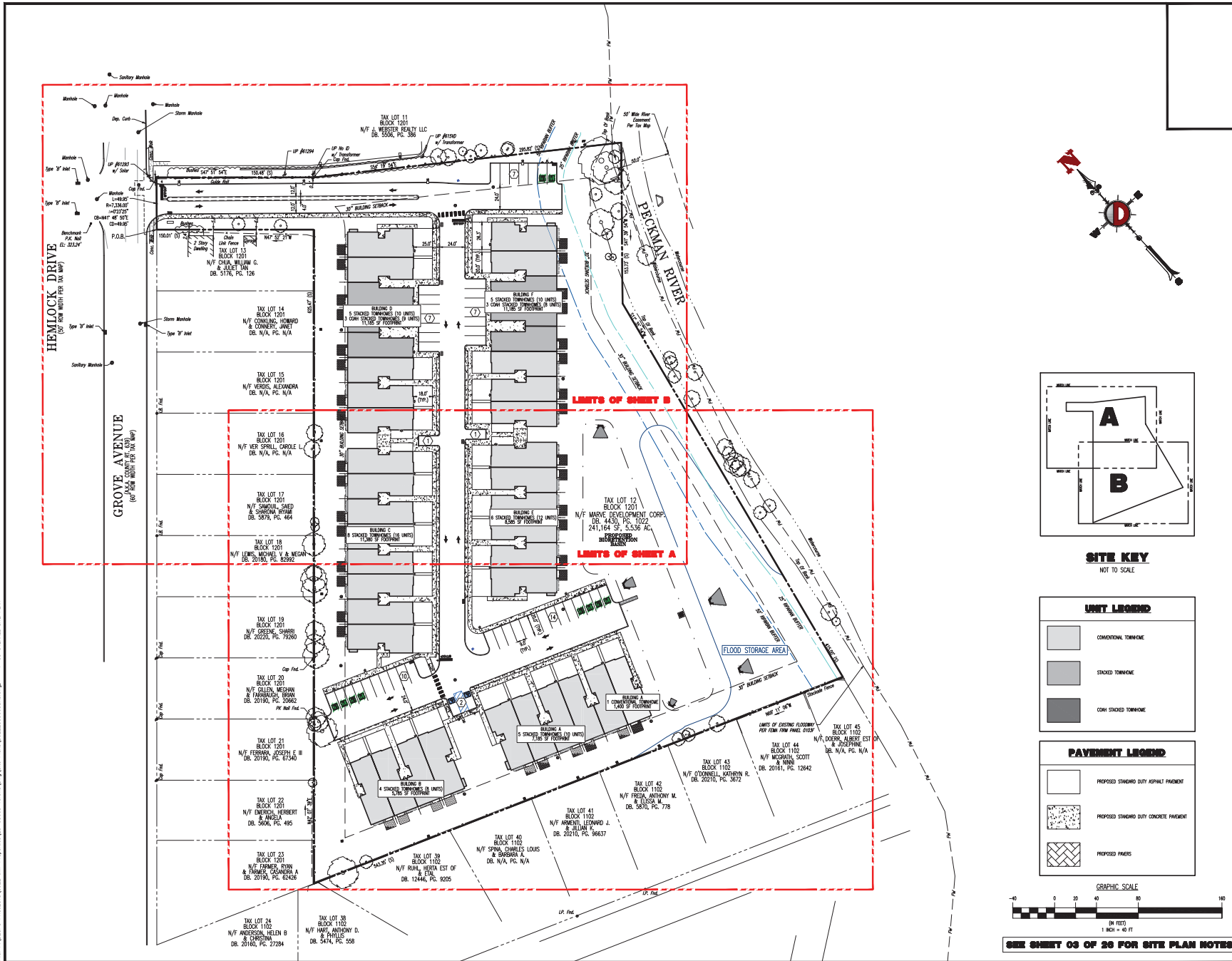
BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53572

TITLE:
AERIAL MAP

SCALE: 1"=100' **DATE:** 05/01/2026
PROJECT NO.: 0922-25-03663

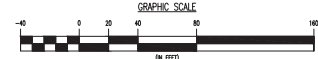
SHEET NO.: 2 **OF 26**



SITE KEY
NOT TO SCALE

UNIT LEGEND	
	CONVENTIONAL TOWNHOME
	STACKED TOWNHOME
	CONDO STACKED TOWNHOME

PAVEMENT LEGEND	
	PROPOSED STANDARD HOT ASPHALT PAVEMENT
	PROPOSED STANDARD HOT CONCRETE PAVEMENT
	PROPOSED PAVERS



SEE SHEET 03 OF 26 FOR SITE PLAN NOTES

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NEW JERSEY LICENSE NO. 41985

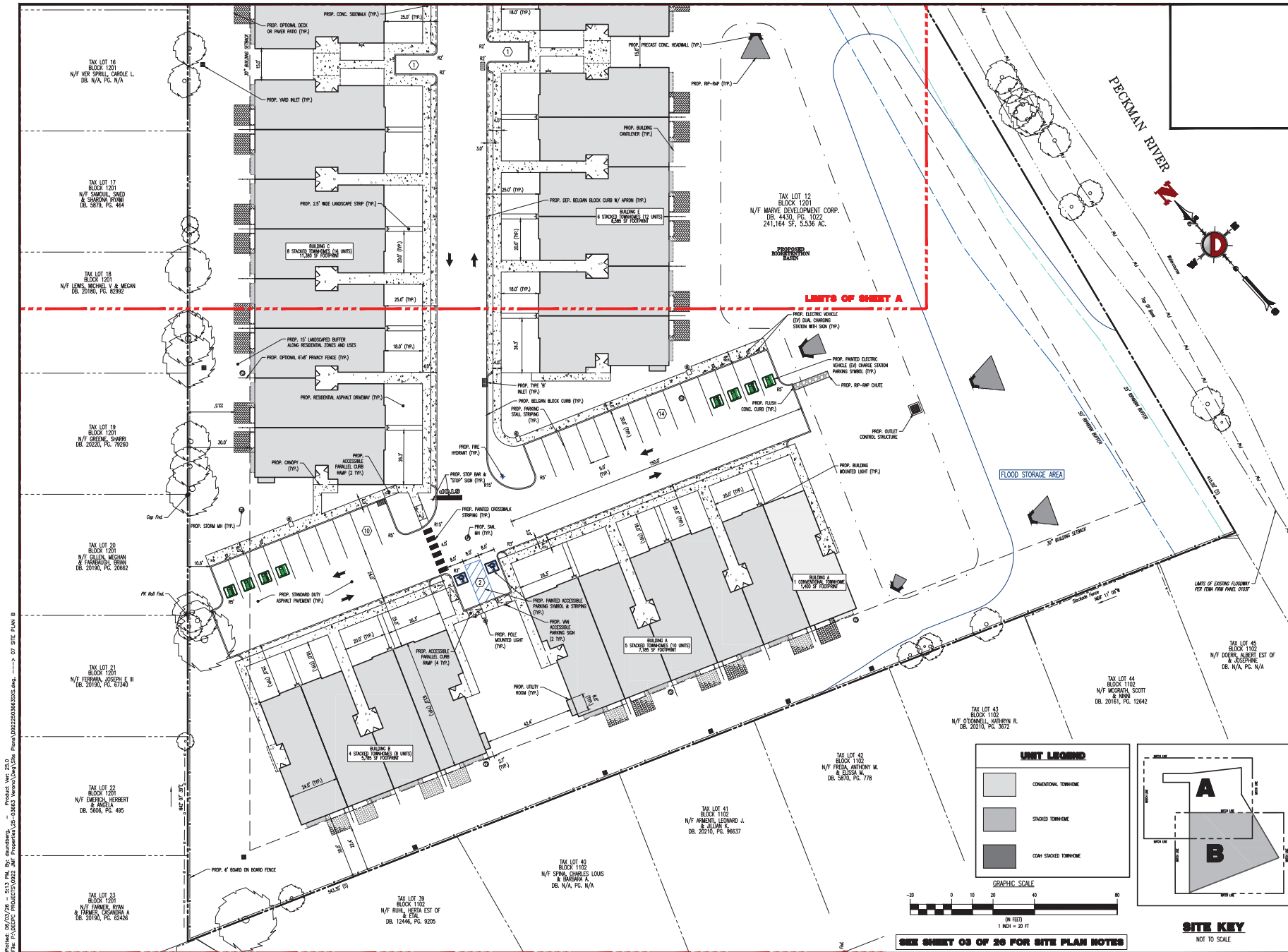
DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53573

TITLE: OVERALL SITE PLAN

DATE: 05/01/2024
PROJECT NO: 0922-25-03663

SHEET NO: **5**
OF 26

REV.	DATE	COMMENTS
1	05/01/2024	ISSUED FOR PERMITS



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BRETT W. SKAPINETZ

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53573

SITE PLAN B

DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: **7**
OF 26

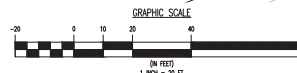
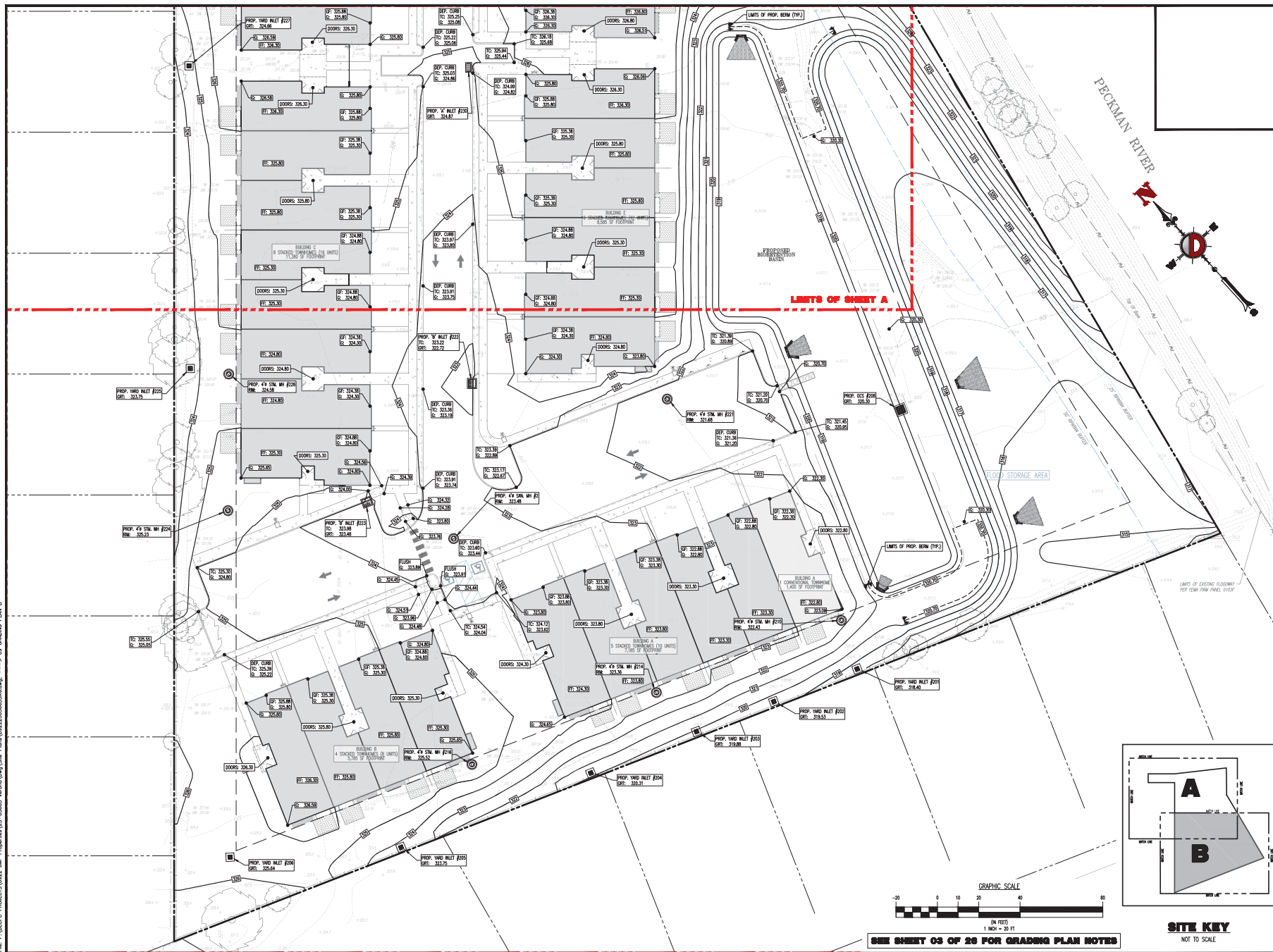
REVISIONS

REV.	DATE	COMMENTS
1	05/01/2026	1. SUBMITTAL REVIEWED FOR MUNICIPAL SUBMISSION

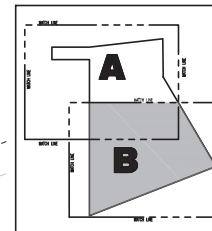
DESIGNED BY: []
CHECKED BY: []
DATE: []

PROJECT: GROVE STREET DEVELOPERS LLC
BLOCK 1201, LOT 12
MARVE DEVELOPMENT CORPORATION
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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FOR STATE SPECIFIC DIRECT PAVING NUMBERS VISIT:
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SEE SHEET 03 OF 26 FOR GRADING PLAN NOTES



SITE KEY
NOT TO SCALE

REV.	DATE	COMMENTS	BY
1	05/02/24	REVISED FOR MUNICIPAL SUBMISSION	DM

VERIFICATION SHEET

NO.	DESCRIPTION	DATE	BY
1	VERIFIED	05/02/24	DM

PROJECT: GROVE STREET DEVELOPERS LLC
BLOCK 1201, LOT 12
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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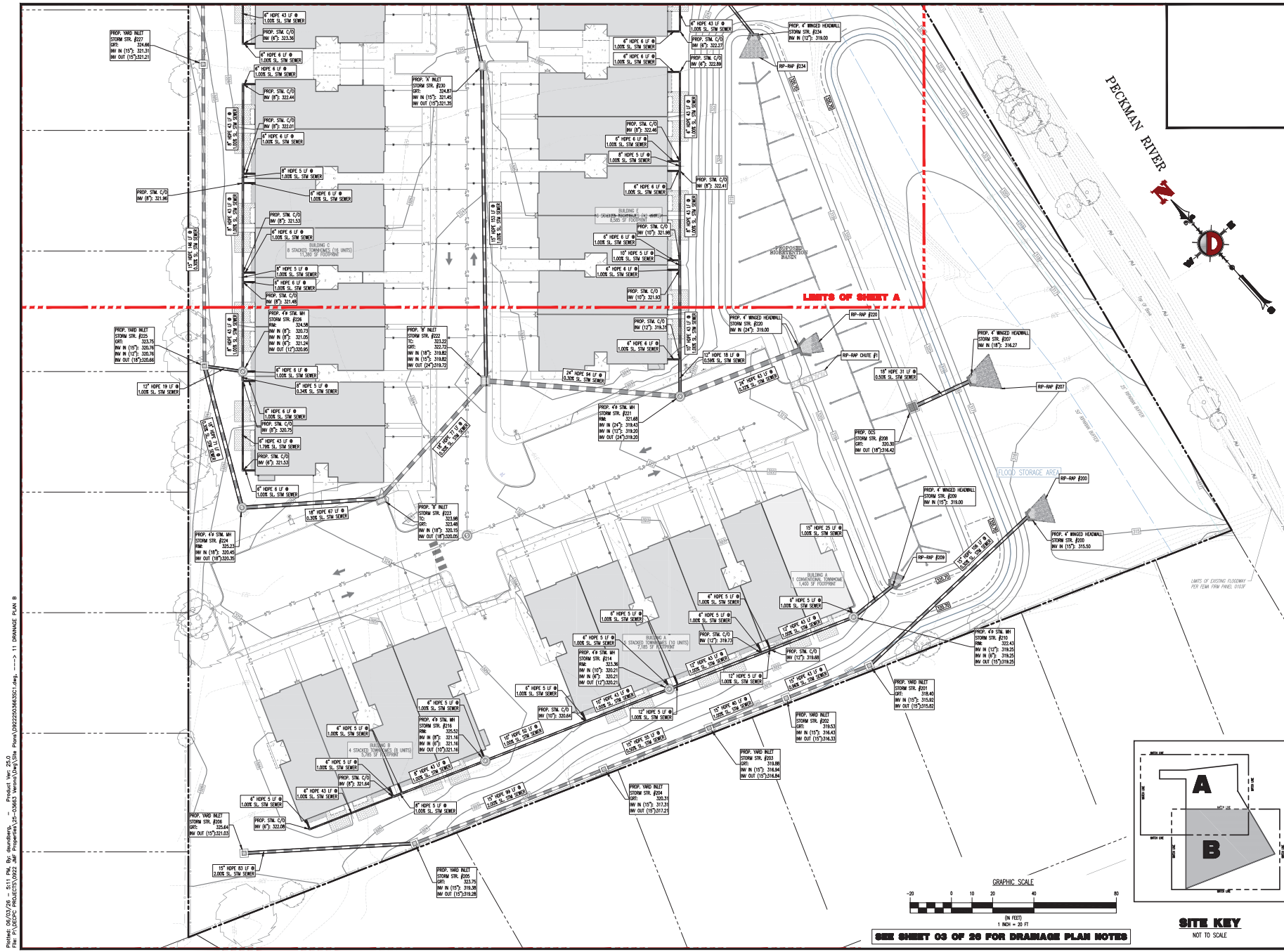
BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53573

GRADING PLAN B

SCALE: 1"=20'
DATE: 05/01/2024
PROJECT NO: 0922-25-03663

SHEET NO: **9**
OF 26





REV.	DATE	COMMENTS
1	05/01/2026	ISSUED FOR REVIEW FOR MUNICIPAL SUBMISSION

DESIGNED BY	DATE	SCALE	PROJECT NO.
PROJECT NO.	DATE	SCALE	PROJECT NO.

PROJECT: GROVE STREET DEVELOPERS LLC
BLOCKS 1201, LOT 12
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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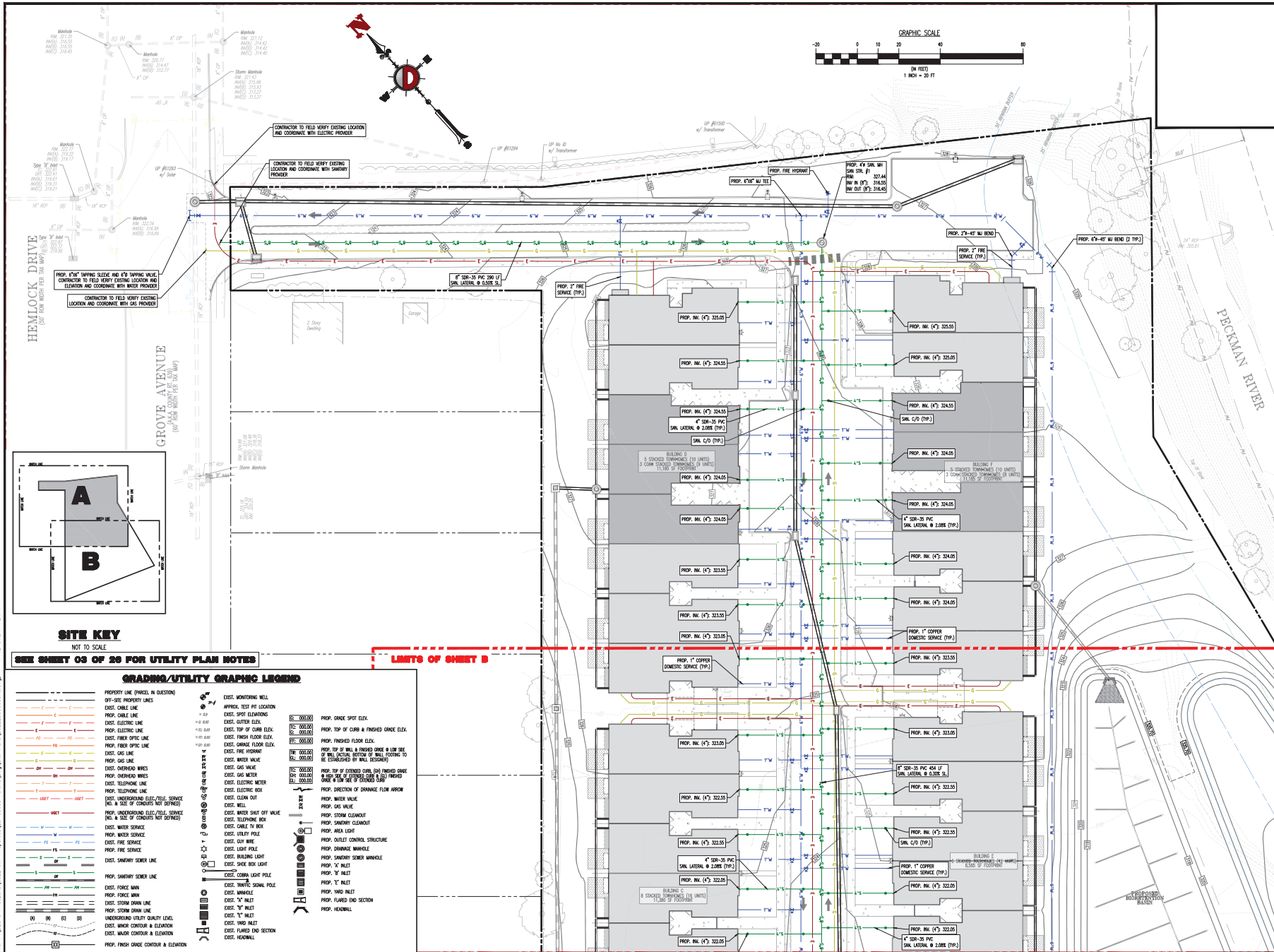
DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53573

THE DRAINAGE PLAN B

DATE: 05/01/2026
PROJECT NO: 0922-25-03663

SHEET NO: **11** OF 26

Printed: 05/03/2026 - 5:11 PM, by: draughting, Product: Ver: 25.0
File: P:\PROJECTS\PROJECTS\0922-25-03663_Verona\Draw\Site\Plan\0922-25-03663-11_DRAINAGE_PLAN_B.dwg
COPYRIGHT © 2026 - DYNAMIC ENGINEERING CONSULTANTS, P.C. - ALL RIGHTS RESERVED



Printed: 05/03/2024 - 5:10 PM, Plt. 05/03/2024, Product Ver. 25.0
File: P:\PROJECTS\PROJECTS\0922_25\0922_25.dwg, User: D:\Users\jw\Documents\0922_25\0922_25.dwg, Plot: 12 UTILITY PLAN A

GRADING/UTILITY GRAPING LEGEND	
PROPERTY LINE (PARCEL IN QUESTION)	EXIST. MONITORING WELL
OFF-SITE PROPERTY LINES	APPROX. TEST PIT LOCATION
EXIST. CHALK LINE	EXIST. SPOT ELEVATION
PROP. CHALK LINE	EXIST. GUTTER ELEV.
EXIST. ELECTRIC LINE	EXIST. TOP OF CURB ELEV.
EXIST. FIBER OPTIC LINE	EXIST. FINISH FLOOR ELEV.
PROP. FIBER OPTIC LINE	EXIST. GARAGE FLOOR ELEV.
EXIST. GAS LINE	EXIST. FIRE HYDRANT
PROP. GAS LINE	EXIST. WATER VALVE
EXIST. OVERHEAD WIRES	EXIST. GAS VALVE
PROP. OVERHEAD WIRES	EXIST. GAS METER
EXIST. TELEPHONE LINE	EXIST. ELECTRIC METER
PROP. TELEPHONE LINE	EXIST. ELECTRIC BOX
EXIST. UNDERGROUND ELEC./TELE. SERVICE (IND. & SIZE OF CONDUITS NOT SHOWN)	EXIST. CLEAN OUT
PROP. UNDERGROUND ELEC./TELE. SERVICE (IND. & SIZE OF CONDUITS NOT SHOWN)	EXIST. WELL
EXIST. WATER SERVICE	EXIST. WATER SHUT OFF VALVE
PROP. WATER SERVICE	EXIST. TELEPHONE BOX
EXIST. SANITARY SEWER LINE	EXIST. CABLE TV BOX
PROP. SANITARY SEWER LINE	EXIST. UTILITY POLE
EXIST. STORM DRAIN LINE	EXIST. SANITARY SEWER MANHOLE
PROP. STORM DRAIN LINE	EXIST. SANITARY SEWER MANHOLE
EXIST. UNDERGROUND UTILITY QUALITY LEVEL	EXIST. SANITARY SEWER MANHOLE
EXIST. MAJOR CONTOUR & ELEVATION	EXIST. SANITARY SEWER MANHOLE
PROP. FINISH GRADE CONTOUR & ELEVATION	EXIST. SANITARY SEWER MANHOLE

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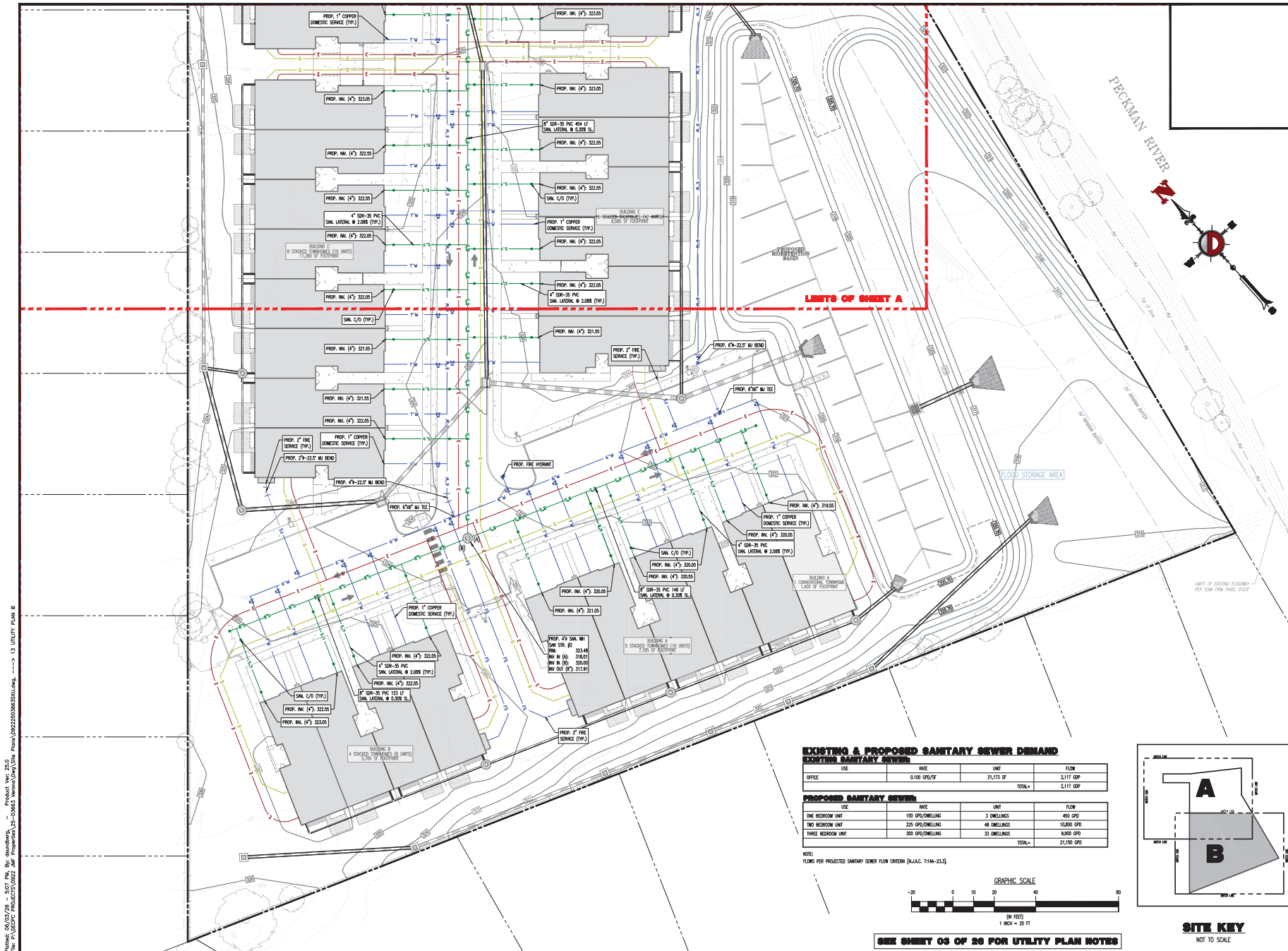
UTILITY PLAN A

SHEET NO: **12** OF 26

DATE: 05/01/2024
PROJECT NO: 0922-25-03663

REVISIONS

NO.	DATE	BY	REVISION
1	05/01/2024	BT	ISSUED FOR REVIEW FOR MUNICIPAL SUBMISSION

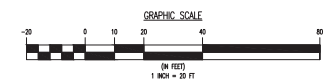


EXISTING & PROPOSED SANITARY SEWER DEMAND

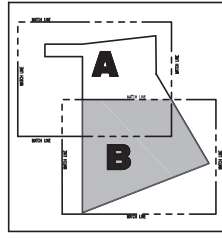
USE	RAVE	UNIT	FLOW
OFFICE	0.100 GPD/SF	21,172 SF	2,117 GPD
		TOTAL=	2,117 GPD

USE	RAVE	UNIT	FLOW
ONE BEDROOM UNIT	150 GPD/DWELLING	3 DWELLINGS	450 GPD
TWO BEDROOM UNIT	225 GPD/DWELLING	48 DWELLINGS	10,800 GPD
THREE BEDROOM UNIT	300 GPD/DWELLING	33 DWELLINGS	9,900 GPD
		TOTAL=	21,150 GPD

NOTE: FLOWS PER PROPOSED SANITARY SEWER FLOW CHART (N.A.C. 714-013).



SEE SHEET 03 OF 20 FOR UTILITY PLAN NOTES



SITE KEY
NOT TO SCALE



REV.	DATE	COMMENTS
1	04/22/20	REVISED FOR MUNICIPAL SUBMISSION

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. ONLY THE CITY OF VERONA CAN BE USED FOR CONSTRUCTION PURPOSES.

DESIGNED BY: DM	CHECKED BY: DM	DATE: 05/01/2026
------------------------	-----------------------	-------------------------

GROVE STREET DEVELOPERS LLC
PROJECT: 1201, LOT 12
BLOCK 1201, LOT 12
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

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BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41985

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53573

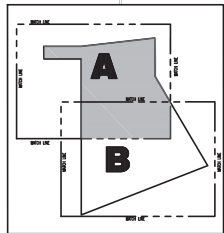
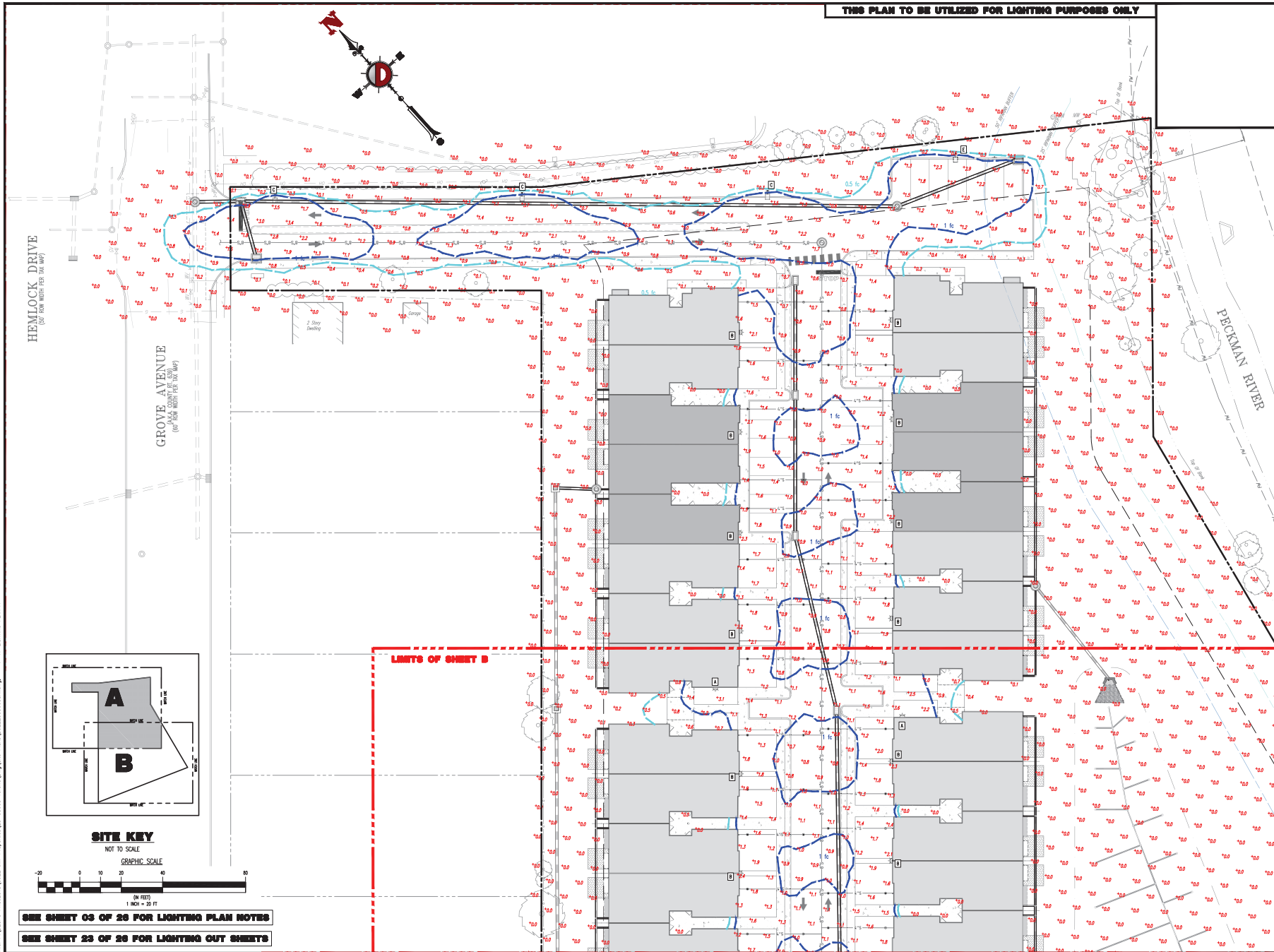
TITLE: UTILITY PLAN B

SCALE: 1"=20' DATE: 05/01/2026
PROJECT No: 0922-25-03663

SHEET No: **13** OF 26

[illegible]

Printed: 05/03/2026 - 5:12 PM, by: daniel.sehna, Product Ver: 25.0
File: P:\PROJECTS\0922_25\03663_Vernon\Site Plan\0922250366303.dwg, User: 17 LIGHTING PLAN A



SITE KEY
NOT TO SCALE
GRAPHIC SCALE



SEE SHEET 03 OF 26 FOR LIGHTING PLAN NOTES

SEE SHEET 23 OF 26 FOR LIGHTING CUT SHEETS

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



REV.	DATE	COMMENTS
1	05/03/2026	REVISED FOR MUNICIPAL SUBMISSION

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES ONLY AND SHALL BE USED FOR LIGHTING PURPOSES ONLY			
DESIGNED BY	CHECKED BY	DATE	DATE
PROJECT NO.	PROJECT NAME	PROJECT LOCATION	PROJECT DESCRIPTION
GROVE STREET DEVELOPERS LLC BLOCK 1201, LOT 12 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY			



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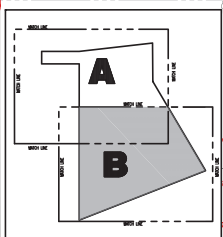
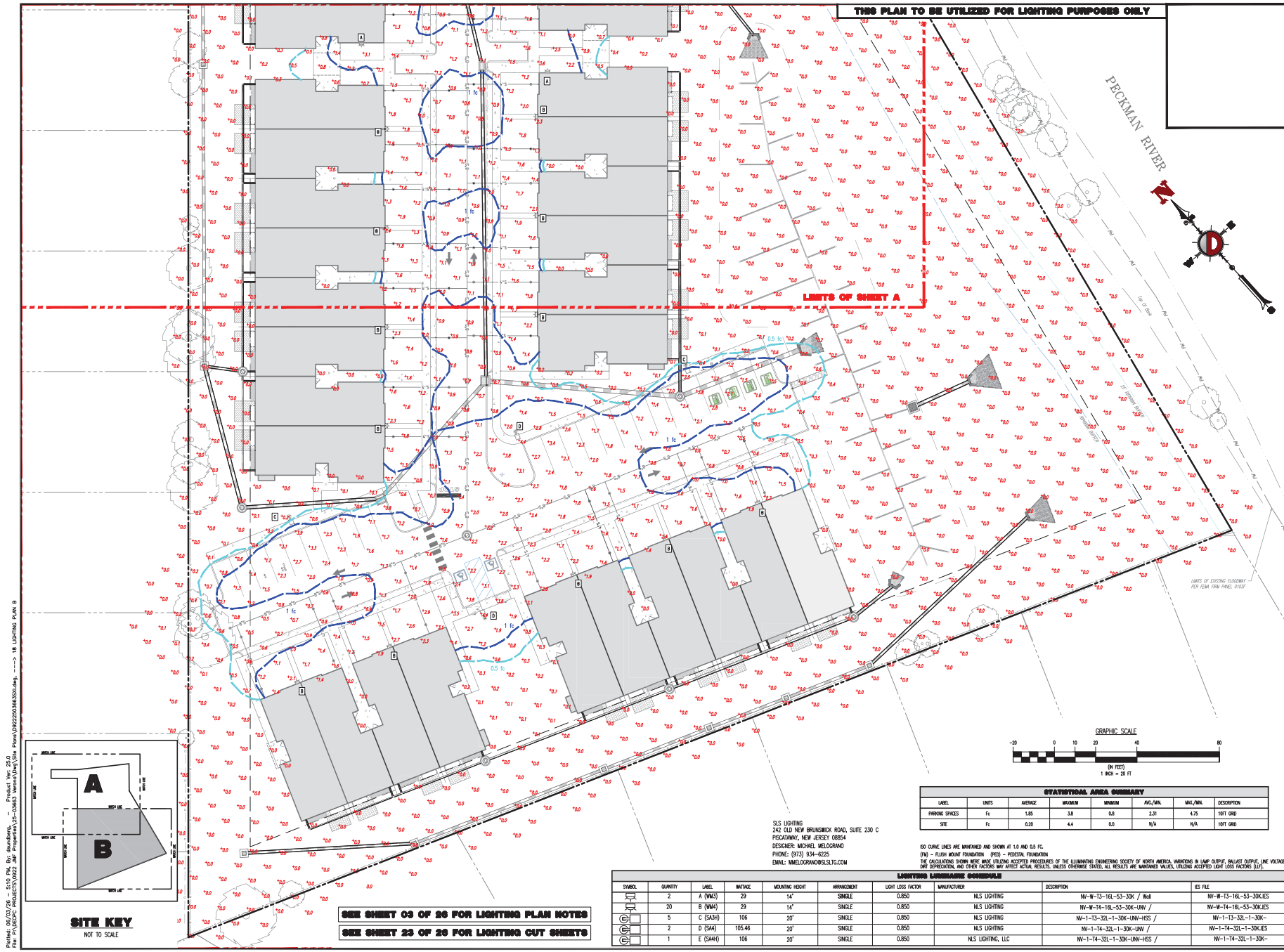
BRETT W. SKAPINETZ	
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41985	

DANIEL T. SEHNA	
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 53572	

TITLE	
LIGHTING PLAN A	

SCALE: 1/8" = 1'-0"	DATE: 05/01/2026
PROJECT NO: 0922-25-03663	

SHEET NO: 17	OF 26
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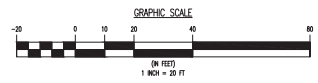
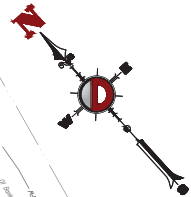


SITE KEY
NOT TO SCALE

SEE SHEET 03 OF 26 FOR LIGHTING PLAN NOTES
SEE SHEET 23 OF 26 FOR LIGHTING CUT SHEETS

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

PECKMAN RIVER



STATISTICAL AREA SUMMARY						
LABEL	UNITS	AVERAGE	MAXIMUM	AVG./MIN.	MAX./MIN.	DESCRIPTION
PARKING SPACES	ft.	1.85	3.8	2.31	4.75	1971 GRID
SITE	ft.	0.20	4.4	0.0	N/A	1971 GRID

SLS LIGHTING
242 OLD NEW BRUNSWICK ROAD, SUITE 230 C
PISCATAWAY, NEW JERSEY 08854
DESIGNER: MICHAEL WEIGAND
PHONE: (973) 934-6225
EMAIL: MWEIGAND@SLSLTC.COM

ISO CURVE LINES ARE UNLIMITED AND SHOWN AT 1.0 AND 0.5 FC.
(FM) - FLUSH MOUNT FOUNDATION (PES) - PEDESTAL FOUNDATION
THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA, WARNING IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, UNIT DEPRESSION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS, UNLESS OTHERWISE STATED. ALL RESULTS ARE WARNING VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

LIGHTING LUMINAIRE SCHEDULE									
SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
A	2	A (N/A)	29	14"	SINGLE	0.850	NLS LIGHTING	NW-W-13-16L-53-SOK / Wgl	NW-W-13-16L-53-SOK-IES
B	20	B (N/A)	29	14"	SINGLE	0.850	NLS LIGHTING	NW-W-14-16L-53-SOK-UNV /	NW-W-14-16L-53-SOK-IES
C	5	C (S/AH)	106	20"	SINGLE	0.850	NLS LIGHTING	NW-I-13-SL-1-30K-UNV-HSS /	NW-I-13-SL-1-30K-IES
D	2	D (S/AH)	106	20"	SINGLE	0.850	NLS LIGHTING	NW-I-14-SL-1-30K-UNV /	NW-I-14-SL-1-30K-IES
E	1	E (S/AH)	106	20"	SINGLE	0.850	NLS LIGHTING, LLC	NW-I-14-SL-1-30K-UNV-HSS /	NW-I-14-SL-1-30K-IES

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File: P:\PROJECTS\PROJECTS\0922_25\0922_25-03663_Ver01.dwg User: [redacted]
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PROJECT: GROVE STREET DEVELOPERS LLC
BLOCK 1201, LOT 12
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

DATE: 05/01/2026
SHEET NO: 18 OF 26

FOR STATE SPECIFIC DIRECT INVOICE NUMBERS VISIT: WWW.CALL811.COM

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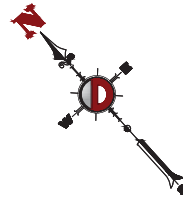
BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 411965

DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 53573

TITLE: LIGHTING PLAN B

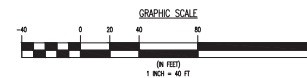
DATE: 05/01/2026
PROJECT NO: 0922-25-03663

SHEET NO: **18** OF 26



 PROP. LIMIT OF DISTURBANCE LINE
 PROP. SALT FENCE LINE
 PROP. TREE PROTECTION FENCE LINE
 PROP. INLET FILTER

1. AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (MPA). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH, IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PMA AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".



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 SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT
WWW.CALL811.COM



PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41087

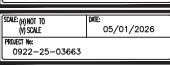
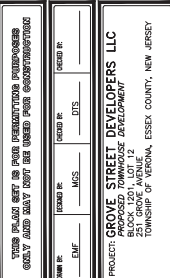
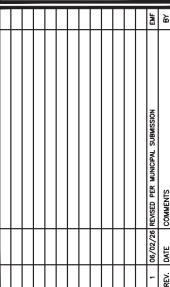
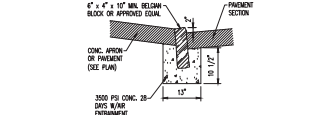
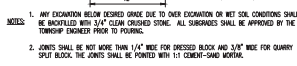
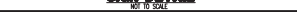
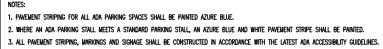
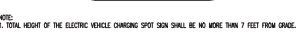
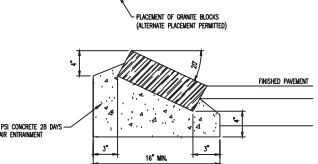
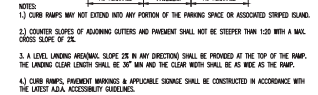
DANIEL T. SEHNAL

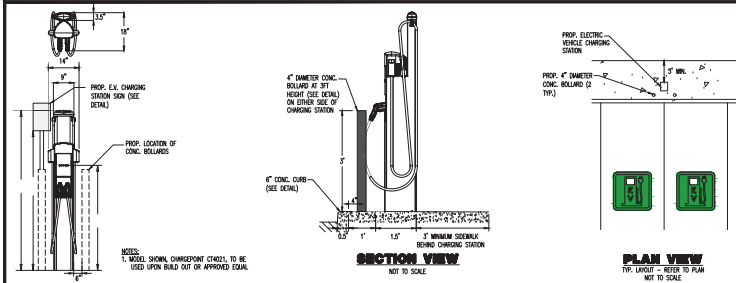
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 53572

TITLE: SOIL EROSION
& SEDIMENT
CONTROL PLAN

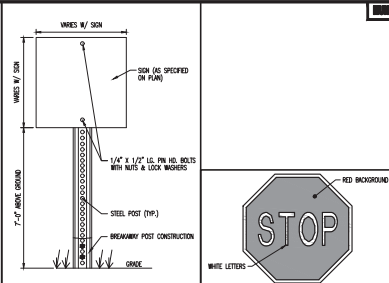
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PROJECT No: 0922-25-03663	

SHEET No: **19**
OF 26



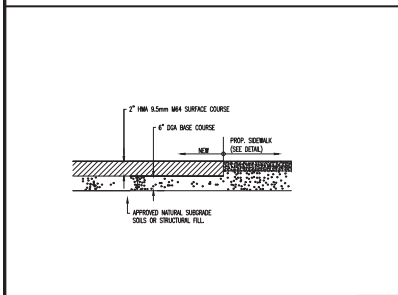


ELECTRIC VEHICLE CHARGING STATION (DUAL CHARGERS)
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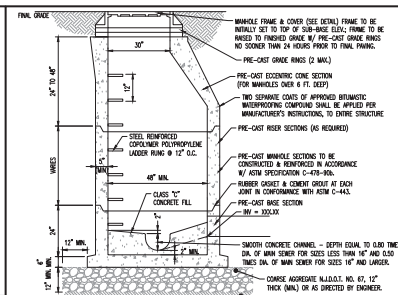


SIGN POST DETAIL
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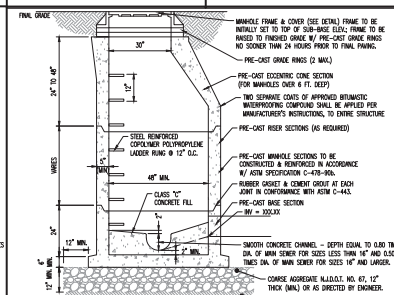
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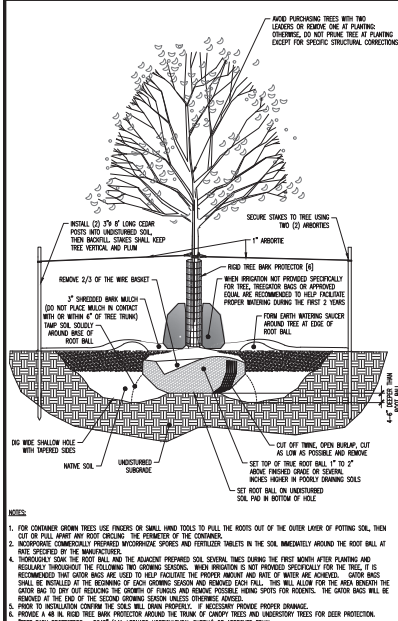
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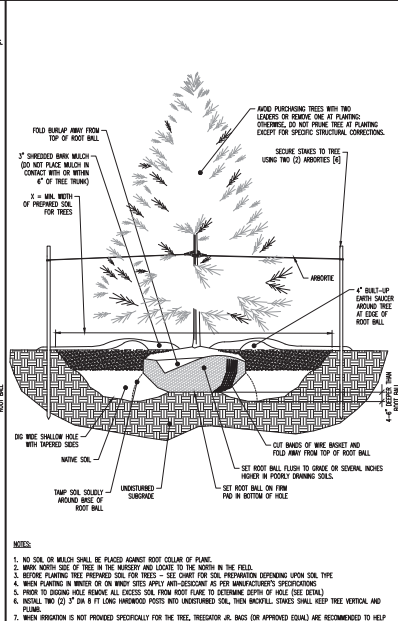
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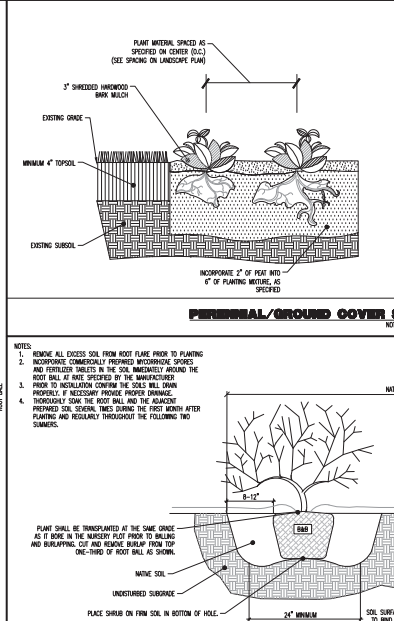
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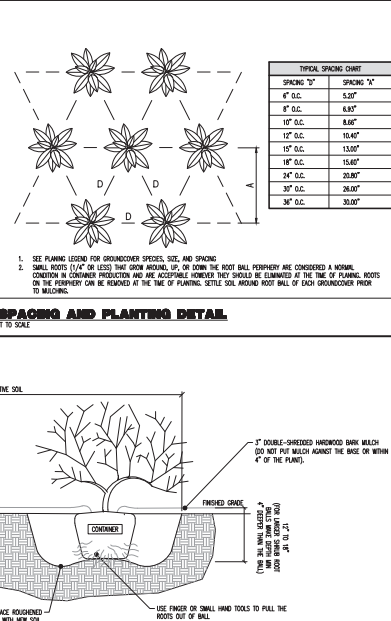
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NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



PERIMETER/GROUND COVER SPACING AND PLANTING DETAIL
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

MUNICIPAL, COUNTY, STATE AND SIGN DETAILS TO SUPPLEMENT STANDARD ENGINEERING DETAILS WHERE APPLICABLE



REV.	DATE	COMMENTS
1	05/01/2026	SA/02/26 REVISED PER MUNICIPAL SUBMISSION

DESIGN: JACOB SEHNAL CHECK: JACOB SEHNAL DATE: 05/01/2026	DESIGNED BY: JACOB SEHNAL DATE: 05/01/2026	PROJECT: GROVE STREET DEVELOPERS LLC BLOCK 1201, LOT 12 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY
---	---	--



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---	--

BRETT W. SKAPINETZ PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 41985

DANIEL T. SEHNAL PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 53573

TITLE: CONSTRUCTION DETAILS

SA/02/26 TO DATE: 05/01/2026

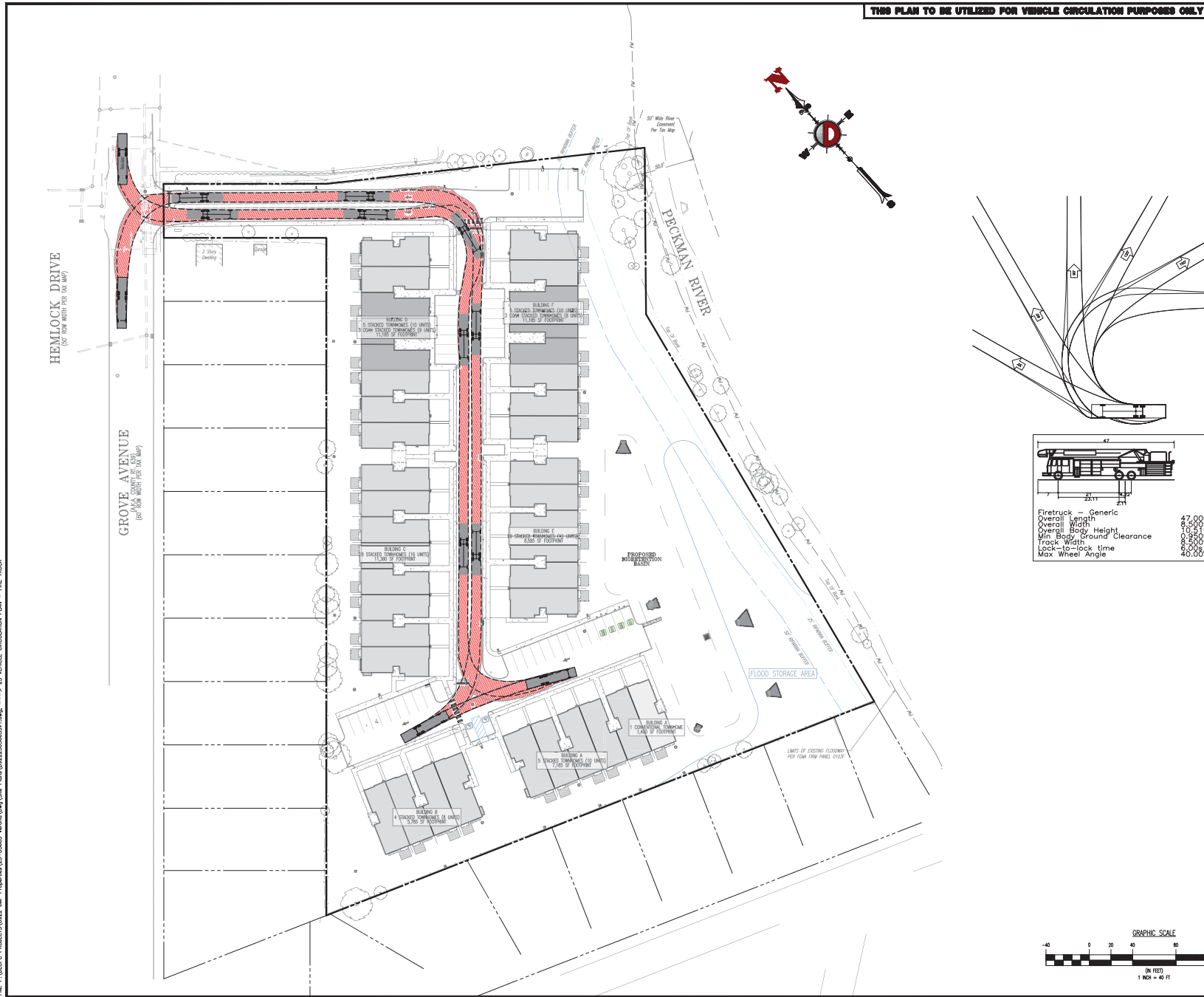
SHEET NO: 0922-25-03663

22

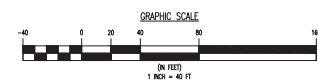
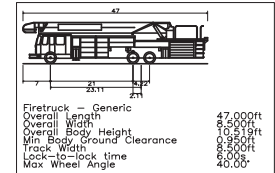
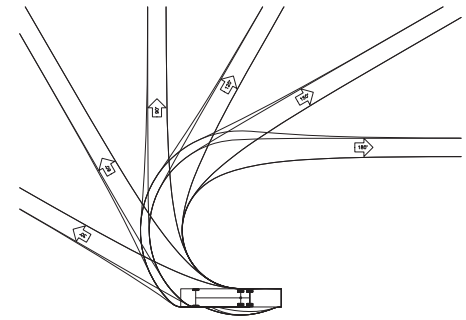
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[illegible]





THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



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BRETT W. SKAPINETZ
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 41985

DANIEL T. SEHNAL
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 53573

PROJECT: GROVE STREET DEVELOPERS LLC
 BLOCK 1201, LOT 12
 TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

REVISIONS:

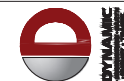
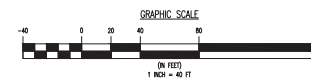
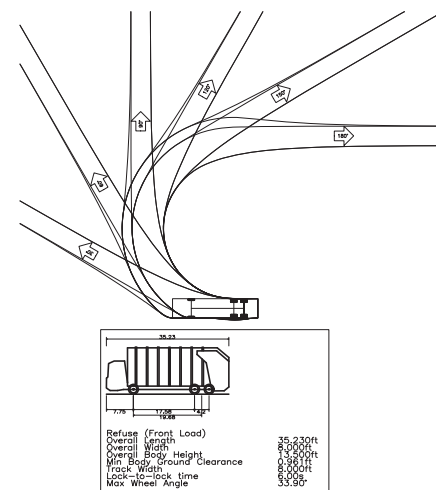
REV.	DATE	COMMENTS
1	05/03/2026	REVISED FOR MUNICIPAL SUBMISSION

DATE: 05/01/2026
PROJECT NO: 0922-25-03663

SHEET NO: 25 OF 26



THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY

[illegible]

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

IN RE:	ISSUED BY:	CHECKED BY:	CHECKED BY:

PROJECT: GROVE STREET DEVELOPERS LLC

BLOCK 1201, LOT 12
251 GROVE AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY



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Offices/consultants located throughout the United States

www.dynamic-engineering.com

BRETT W. SKAPINETZ

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41905

DANIEL T. SEHNAL

PROFESSIONAL ENGINEER

TITLE: VEHICLE
CIRCULATION
PLAN - REFUSE
TRUCK

SCALE: 1"=40'	DATE: 05/01/2026
PROJECT NO: 0922-25-03663	

SHEET No: **26** OF 26