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November 2, 2026

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

Attention: Ms. Dolores Carpinelli, Zoning Board Secretary

Re: Gomes Consulting LLC
**Planning Board Application – Mixed-Use Building**
420 Bloomfield Avenue
Block 701, Lot 3
Township of Verona
Our File No. 26VAP101

Dear Board Members:

This office has reviewed the following documents that have been submitted in response to the Site Plan Meeting on July 14, 2026 and our last review letter dated July 2, 2026 for the above referenced project:

a. **Submission Letter prepared by Marsha M. Moore, Esq. dated September 8, 2026.**

b. **Engineer's Response Letter prepared by Jarmel Kizel Architects and Engineers, Inc., dated September 4, 2026.**

c. **Summary of Architectural Revisions prepared by Jarmel Kizel Architects and Engineers, Inc., dated September 4, 2026.**

d. Verona Planning Board Site Plan Application and Checklist, including the following:

- Attachment to Application – Project Description;
- Owner Authorization and Affidavit of Ownership, dated May 26, 2026;
- Disclosure Statement, dated June 2, 2026, and;
- Certificate of Formation, dated September 5, 2018.

e. Site Plans (19 sheets) entitled, "Preliminary / Final Site Plan for Mixed-Use Development, 420 Bloomfield Avenue, Township of Verona, Essex County, New Jersey", prepared by Jarmel Kizel Architects and Engineers, Inc., dated May 22, 2026, **last revised September 2, 2026.**

f. Architectural Plans (10 sheets) entitled, "420 Bloomfield Avenue, Proposed Mixed-Use Development, Town of Verona, Essex County, New Jersey 07044, Block 701, Lot 1", prepared by Jarmel Kizel Architects and Engineers, Inc., dated May 22, 2026, **last revised September 4, 2026.**

g. Survey (1 sheet) entitled, "Boundary and Topographic Survey of 420 Bloomfield Avenue, Lot 3 in Block 701 on Tax Maps of Township of Verona, Essex County, New Jersey", prepared by Pronesti Surveying, Inc., dated November 20, 2024.

h. "Stormwater Management Report for 420 Bloomfield Avenue, Lot 3, Block 701, Township of Verona, Essex County, New Jersey", prepared by Jarmel Kizel Architects and Engineers, Inc., dated May 22, 2026, **last revised September 2, 2026.**

i. "Stormwater Maintenance Plan and Field Manual for 420 Bloomfield Avenue, Lot 3, Block 701, Township of Verona, Essex County, New Jersey", prepared by Jarmel Kizel Architects and Engineers, Inc., dated May 22, 2026.

j. **"Traffic Impact Study for 420 Bloomfield Avenue, Block 701 – Lot 3, Township of Verona, Essex County, NJ", prepared by Dynamic Traffic, dated July 2, 2026.**

k. Survey (1 sheet) entitled, "Boundary and Topographic Survey of 420 Bloomfield Avenue, Lot 3 in Block 701 on Tax Maps of Township of Verona, Essex County, New Jersey", prepared by Pronesti Surveying, Inc., dated November 20, 2024.

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

## Application

1. The Applicant in this matter is:

   Gomes Consulting, LLC
   91 Kossuth Street
   Newark, NJ 07105

   The Owner in this matter is:

   V & J Realty Associates, LLC
   420 Bloomfield Avenue
   Newark, NJ 07044

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

2. The site (Block 701, Lot 3) is a through lot located with frontage on Claremont Avenue and Bloomfield Avenue. It should be noted that Bloomfield Avenue is a County Road (CR 506).

3. The property lies within the 420 Bloomfield Avenue Redevelopment Zone.

4. The property is currently developed with a commercial building and associated asphalt parking lot. All existing improvements on site are to be removed.

5. The Applicant is proposing to construct a 4-story mixed-use building with **4,715 SF retail space** on the ground floor and 65 residential units on floors above consisting of 52 one-bedroom unit, 10 two-bedroom units, and 3 three-bedroom units with associated amenity spaces, parking, lighting, landscaping, and drainage improvements.

## Variances and Waivers

6. The Applicant has not requested any variances as part of this application.

7. The Applicant has requested the following waiver(s) as part of this application:

   Item 31 – Application filed with Essex County Planning Board

   - The Applicant has requested a waiver for this item, noting that they will comply in accordance with law. Our office shall be provided with a copy of the County Planning Board submission at the time of filing.

**Plot Plan**

8. **The proposed number of residential units shall be confirmed. The floor plans show 53 one-bedroom unit, 9 two-bedroom units, and 3 three-bedroom units whereas the demand calculations on Sheet C-002 show 52 one-bedroom unit, 10 two-bedroom units, and 3 three-bedroom units. The plans shall be revised for consistency.**

9. Two (2) utility poles along Claremont Avenue are proposed to be removed. This is subject to the review and approval of county and utility company.

10. The Applicant shall provide testimony regarding the days and hours of operation for the proposed non-residential uses, number of employees during peak hours or shifts, number of anticipated customers, and any times of deliveries, if known.

11. The Applicant shall indicate if any outdoor seating is proposed with the café. If outdoor seating is proposed, compliance with Section 150-7.23 Outdoor Restaurant Seating of Township Code will be required. **Sheet SD-102 has been revised to show proposed outdoor seating associated with the café. Please note proposed outdoor seating is subject to zoning review and approval.**

12. The Site Plan shows only portion of curb and sidewalk to be replaced along Claremont Avenue and Bloomfield Avenue. The Applicant shall provide testimony regarding the condition of the existing curb and concrete sidewalk along property frontage. **The Site Plan on Sheet C-300 has been revised to proposed new curb and sidewalk along entire frontage on Claremount Avenue.**

13. The Applicant is proposing a Trash Room on the first floor of the building. The Applicant shall provide testimony as follows:

    a. Is this area intended to be shared by both residential and non-residential uses?
    b. Is this area adequate in size for the operation?
    c. Is there sufficient vertical clearance under the building at the first floor to allow garbage truck access?
    d. Will the location of this area obstruct the normal traffic flow?
    e. Pick-up area operations, including frequency, time, and who will provide same.

14. The Applicant shall provide testimony with regards to access and turning movements for emergency and larger service vehicles such as fire trucks, garbage trucks, delivery vehicles, etc. **The emergency vehicle and delivery truck turning analysis have been provided on Sheet C-950.**

15. All Fire Zone and No Parking Zone is subject to the approval of the Township's Fire Prevention Bureau. **A note to this effect has been provided on Sheet C-002.**

16. All proposed pavement marking letters, numerals, symbols and arrows shall be installed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). All pavement markings shall be noted as thermoplastic. **A note to this effect has been provided on Sheet C-002.**

17. Bloomfield Avenue is under the jurisdiction of Essex County. The Applicant shall obtain approval or exemption from Essex County Planning Board.

18. The Applicant shall be aware of their responsibility to repair any damage to improvements within the Bloomfield Avenue and Claremont 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. **A note to this effect has been provided on Sheet C-002.**

19. 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. **A note to this effect has been provided on Sheet C-002.**

<u>Architectural</u>

20. The Applicant shall provide testimony as to the proposed interior and exterior architectural features of the buildings, including building materials, color, signage, and lighting.

21. The Applicant shall confirm the building entrances are ADA compliant.

22. 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.

23. The Applicant shall provide testimony with respect to the amenities and services to be provided in the proposed mixed-use building.

24. The Applicant shall provide testimony if any mechanical equipment is proposed on the roof. If so, the equipment shall be appropriately screened from street view in accordance with the Redevelopment Plan. **A roof plan has been provided showing the proposed mechanical equipment and associated screening.**

<u>ADA Facilities</u>

25. 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. **A note to this effect has been provided on Sheet C-002.**

**Parking**

26. Per the parking requirements table on Sheet C-002, the number of spaces required for the proposed mixed-use building are as follows:

| | |
|---|---|
| (1.8 space/residential apartment) x (65 residential apartment) | = 117 spaces |
| **(1 space/250 SF non-residential uses) x (4,715 SF non-residential uses)** | **= 19 spaces** |
| **10% EV Credit Reduction** | **= -14 spaces** |
| **Total** | **= 122 spaces** |

27. The Applicant is proposing a total of **123 spaces** including five (5) ADA spaces, **nineteen (19)** EV spaces, nine (9) compact spaces, and three (3) tandem spaces.

28. The Applicant shall provide testimony regarding the adequacy of the proposed parking layout and circulation.

29. The Applicant shall provide testimony regarding the operation of the proposed tandem parking.

30. The Applicant shall indicate whether any parking spaces will be designated for the non-residential uses. **The site plan on Sheet C-300 has been revised to designate 19 parking spaces on the ground floor for visitors of non-residential uses.**

31. The Applicant shall provide testimony as to whether the proposed parking garage will be open to the public and, if so, the hours of public access.

32. The Applicant shall provide testimony regarding the proposed columns in the parking area and how they will be protected against vehicles.

33. The Applicant is proposing one (1) existing 16 ft x 25 ft a loading space on the ground floor. The Applicant shall provide testimony as follows:

    a. Is there sufficient vertical clearance under the building at the ground floor to allow for loading vehicle access? **The loading space has been reconfigured. The Applicant noted that vertical clearance for the ground floor is 12 feet which is sufficient for the anticipated loading vehicles. The loading space is located adjacent to an ADA parking space. The access aisle for the ADA space shall be clearly dimensioned and differentiated from the loading space to ensure that loading vehicles do not obstruct the required access aisle.**

## Traffic

34. Claremont Avenue has approximately a 9 percent grade eastbound. (22 feet vertical change over approximately 240 feet horizontal frontage.) The Applicant shall confirm whether access driveways are proposed to be level. **The Applicant noted that no grade changes are proposed to the existing entrance driveways along Claremount Avenue.**

35. The Applicant shall provide testimony on the operation of the entry gates in the access drives.

36. The Applicant shall provide testimony for plans for access of emergency vehicles to the site, and amend turning diagrams to include these. **The emergency vehicle and delivery truck turning analysis have been provided on Sheet C-950.**

37. The Applicant shall verify sight distance at both access points for oncoming vehicles along Claremont Avenue. **The plans have been revised to provide sight distance triangles for both entrance driveways along Claremont Avenue on Sheet C-300 and C-301.**

38. The TIS utilized the NJDOT data and trip generation projects utilizing Land Use Code (LUC) W09 – Banquet Hall. The existing land use is associated with approximately 76 vehicle trips during the AM peak hour and 143 vehicle trips during the PM peak hour. This information is acceptable.

39. The TIS utilized LUC 220 – "Multi-Family Housing (Low-Rise)" for the proposed residential use. This information is acceptable.

40. The TIS utilized LUC 822 – "Strip Retail Plaza" for the proposed commercial use. The site and architectural plans indicate that there would be four (4) commercial uses for the ground floor commercial space of the property. The uses proposed are following with their appropriate and representative land use:
    - 1,160 SF Café – LUC 936 Coffee/Donut Shop Without Drive-Through Window;
    - 1,185 SF Yoga Studio – LUC 492 Health/Fitness Club;
    - 1,185 SF Office Space – LUC 492 Health/Fitness Club, and;
    - 1,185 SF Gym/Pilates Studio – LUC 712 – Small Office Building.

    The TIS did not include the café, proposed yoga studio, gym/pilates studio and office space as part of the site generated traffic, and therefore those uses were not included as part of the Build condition. As a result, the Build condition analyses should be revisited.

41. The TIS stated that the Redevelopment Plan set forth a parking requirement of 1.8 parking spaces per unit and one (1) parking space per 250 SF of ground floor commercial space. The TIS stated that for the proposed 65 units and six (6) parking spaces for the 1,400 SF, this would result in a requirement of 123 spaces. The proposed parking in the garage is 118 spaces.

    The parking analysis and calculations in the TIS shall be revised to be consistent with Site Plans and Architectural Plans.

42. The TIS utilized the Trip Generation Manual's average rate was utilized for determining the vehicle trips for the residential use. This resulted in 27 vehicle trips for the AM peak hour and 34 vehicle trips for the PM peak hour. However, the coefficient of determination ($R^2$) for fitted curve equation is above 0.80 for both peak hours, which are considered acceptable level. The fitted curve values for the residential use were 36 trips during the AM peak hour and 39 trips during the PM peak hour. The capacity and LOS analyses should be revisited using the fitted curve vehicle trip values.

43. From the Site Plan, it appeared that the western driveway only allowed access to the lower-level parking, while the eastern driveway only allowed access to the upper-level parking. That is, a driver would not be able to access both levels from the same driveway. Please confirm.

44. Please note that one (1) EV space must be an ADA space. The site plan layout should be revisited.

45. Please clarify how the entry gates are intended to operate. For example, would access be provided via keypad or card to enter? Further, would a keypad or card verification be required to exit as well?

46. It appeared that only one (1) vehicle length may fit between the gate and stop bar. Please explain how the gate may operate in the event of a queue upon exit or entry to the garage. (That is, would the gate close / come down or remain open?)

47. Please clarify if parking will be made available for managers and/or patrons of the retail spaces.

48. There appeared to be only one (1) elevator provided. Please describe if service/maintenance personnel would be utilizing this elevator as well.

49. Please explain the contingency plan for ADA patrons or residents in the event that the elevator is out of service.

50. Please provide vertical clearances for the access driveways.

<u>Stormwater Management</u>

51. The Applicant is proposing to use the BioPod HP Biofilter System (BioPod), as manufactured by Old Castle, to satisfy stormwater quality requirements. As per the construction detail on Sheet C-902, the minimum distance from the rim to the invert of the outlet pips shall be 5'-1.25". However, according to the Sheet C-400 of the Construction Plans, the distance from the rim to the invert of the outlet pipe for Water Quality Units 1 and 2 are only 4.4 ft and 4.61 ft, respectively.

52. As per the construction detail on Sheet C-902, the Applicant is proposing the 8' x 16' Underground BioPod with Internal Bypass. However, as per Sheet C-400, Water Quality Unit 2 appears to be approximately a 20' x 20' system. In accordance with New Jersey Department of Environments Protection's (NJDEP's) MTD Lab Certification for the BioPod HF System, the largest certified unit

is the 8' x 16' system. The Applicant shall clarify the size of Water Quality Unit 2 and accurately reflect this in the Construction Plans.

Additionally, the Applicant shall include a table in the Stormwater Management Report including the proposed water quality system, the inflow area, the maximum treatment flow rate of the proposed system, and the calculated inflow to the system from the Water Quality Design Storm (WQDS).

53. The Construction detail for the BioPod, on Sheet C-902, states that the treatment flow capacity of the unit is 1.022 cubic feet per second (cfs), however as per the NJDEP's MTD Lab Certification for the BioPod HF with Internal Bypass, the 8' x 16' system has a maximum treatment flow rate of 1.181 cfs. The Applicant shall revise the detail to include the correct treatment flow rate.

54. The Applicant has provided hydraulic and hydrologic (H&H) calculations for the Water Quality Design Storm (WQDS). As per these calculations, Area P1A, which appears to discharge into Water Quality Unit 2, has a runoff quantity of 1.56 cfs. Area P2B, which appears to discharge into Water Quality Unit 1, has a runoff quantity of 0.96 cfs. As previously mentioned, the 8' x 16' BioPod system has a maximum treatment flow rate of 1.181 cfs, which is less than 1.56 cfs required to be treated from Area P1A.

55. The Applicant has provided a table within the Stormwater Management Report noting the current and future rainfall depths utilized in the H&H calculations. The Applicant states that the storm types are the "Current-Year 2020" storm and the "Future-Year-2050" storm. This office would like to note that the current precipitation adjustment factors are for the year 2019 and the future precipitation adjustment factors are for the year 2100. However, the adjustment factors used in the rainfall depth calculations appear to be correct.

56. The Applicant shall address how they will accommodate the "retention storm" requirements, as per Township Municipal Code §150-25.4 S. (2). The Applicant shall provide additional H&H calculations to demonstrate compliance with the "retention storm". Additionally, the Applicant shall provide H&H calculations for the "retention storm".

57. The Applicant has performed two (2) tests (namely TP & PT # 1 and 2). As per the test pit log, TP & PT # 1 was performed at 6 ft below grade, and no Seasonal High-Water Table (SHWT) was detected. TP & PT # 2 was performed at 6 ft below grade SHWT was detected.

    However, the Test Pit Logs do not specify the grade elevation where the test pits were performed. Thus, it cannot be determined whether the test pits were done to a sufficient depth below the proposed infiltration basins.

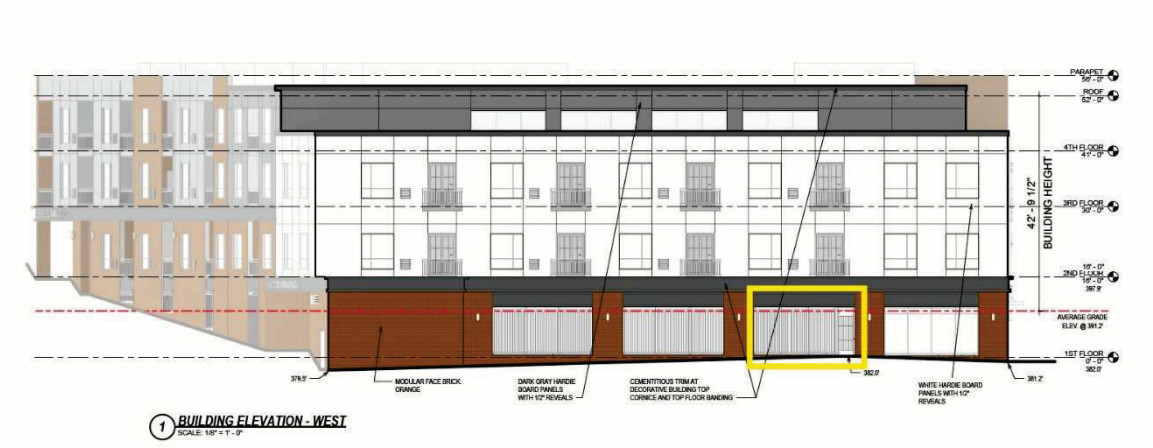
    Additionally, the Applicant shall include the location of the test pits on Sheet C-400 of the Construction Plans.

58. The Applicant shall include a table under the details for the infiltration basin, including the finished grade elevation, bottom of basin elevation, invert elevation, overall infiltration basin area, and inflow quantity, for each proposed basin.

59. The Applicant has submitted Existing and Proposed Drainage Area Maps. As per the Existing Drainage Area Map, the length of shallow concentrated from for E1A is 162 feet. However, the HydroCAD report states that is 33 feet of shallow concentrated flow from the roof and 177 feet of shallow concentrated flow from the parking lot.

    Additionally, as per the Proposed Drainage Area map, the length of channel flow for drainage area P1A is 125 feet, however the HydroCAD report states 130 feet. A similar discrepancy also exists for the time of concentration paths (Tc) for proposed drainage areas P1A and P2A. The Applicant shall address these discrepancies.

60. The Tc path for proposed drainage area P1C is shown starting in the landscaped area to the west of the building and then entering the parking garage, at the location shown in the figure below, and traveling through the garage to DP1. This flow path is not feasible, and storm water should not be routed into the building. The Applicant shall revise the Construction Plans so that the




    stormwater flows away from the building.

61. Drainage area P2C appears to consist of both a sidewalk and a landscaped area. According to the H&H analysis, the Applicant utilizes a weighted average of the CN values to determine the stormwater runoff in this area. However, as per N.J.A.C. 7:8-5.7 (a) 4. *"In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site."*

62. The Applicant shall address how stormwater will be captured and managed within the open terrace, as it does not appear there are any drains or inlets within this area.

63. The Applicant shall include the water surface elevation for the WQDS on the detail for the infiltration basin's outlet control structure. As per Chapter 9.8 of the NJDEP BMP Manual, the invert elevation of the outlet orifice must be set at the WQDS elevation.

64. The Applicant has provided calculations for a groundwater mounding analysis at the proposed infiltration basins. However, the Applicant shall calculate the ground water mounding for each infiltration basin separately and provide two (2) separate calculations.

65. In the H&H analysis, the Applicant utilized an exfiltration rate of 0.5 inches per hour (in/hr). However, according to data collected from the test pits, the infiltration rate in the field was found to be 2.4 in/hr. Therefore, the Applicant shall use a design infiltration rate of 1.2 in/hr for the H&H calculations for the infiltration basins.

66. The Applicant shall provide a revised Maintenance Plan and Field Manual, incorporating the proposed BMP measures, to this office for review.

## Water Supply

67. The size and material of construction for the existing water main in Bloomfield Avenue shall be noted on plan. **The Applicant noted that the proposed fire and domestic water laterals will connect to the existing 10-inch DIP water main in Claremont Avenue. The utility plan shows a 6-inch water main in Claremont Avenue. The plan shall be revised for consistency.**

68. **A fire hydrant is proposed to connect to the existing water main in Bloomfield Avenue. The final location of the fire hydrant is subject to the approval of the Fire Code Official.**

69. The average water demand calculations on Sheet C-002 shall be revised per low and mid-rise buildings per N.J.A.C. 5:21-5.2(e). **The water demand calculations have been revised accordingly.**

70. 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 must be performed. **The Applicant noted that hydrant flow tests have been rescheduled. The results shall be provided to our office for review.**

## Sanitary Sewer

71. The Total Average Sanitary Flow is noted to be **11,372 GPD** (0.011 MGD). A NJDEP TWA permit is required.

72. 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").

73. 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…". **The Applicant noted that capacity monitoring has started. The results shall be provided to our office for review.**

Tree Removal

74. The Applicant shall indicate if any tree removal is proposed. **Sheet C-200 has been revised to show proposed tree removal. A total of sixteen (16) coniferous trees ranging from 10 ft 25 ft in height are proposed to be removed.**

75. **As per Section 493-28 A, a total of 16 replacement trees is required. The Applicant is proposing 21 replacement trees.**

76. 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.

Retaining Walls

77. The Applicant proposes to construct a 3-foot-high concrete retaining wall along the western property line. A construction detail shall be provided for the wall. **Construction detail for the concrete retaining wall has been provided on Sheet C-901. A block wall detail is also shown on plan. The Applicant shall indicate if a block wall is proposed.**

78. All retaining walls greater than three (3) feet in exposed height require retaining wall stability calculations to be provided by a licensed professional engineer in the State of New Jersey. The calculations must be signed and sealed, for the Township's review and approval prior to construction.

Lighting

79. The Applicant shall provide testimony as to the adequacy of the lighting for the building and parking areas.

80. The Applicant shall provide testimony if the proposed lighting complies with the "dark sky" standards noted in the redevelopment plan.

81. The Applicant shall confirm in testimony the following with respect to the luminaires:

    a. The light color of the proposed luminaires is recommended to be 3000k. **The light color of the proposed luminaries is shown to be 3000k on plan.**
    b. Will the parking lot lighting be equipped with dimmers? **The Applicant noted that parking lot lighting will be equipped with dimmers.**

82. The Applicant shall provide the hours of operation for the parking lot lighting. **The Applicant noted that parking lot lighting will always remain on and will be dimmed at nighttime.**

83. 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. **A note to this effect has been added to Sheet C-002.**

## Landscaping

84. The Applicant shall provide testimony regarding the proposed landscaping.

85. **A planting schedule shall be provided for the courtyard plantings on the third floor.**

86. Per the Redevelopment Plan, street trees are required 30 feet on center along Claremont Avenue frontage. No trees are proposed along Claremont Avenue. **The landscaping plan on Sheet C-600 has been revised to provide street trees along Claremont Avenue and Bloomfield Avenue.**

## Soil Movement

87. 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.

    **The Applicant noted that overall excavation and fill quantities have been provided on Sheet C-301. However, the plan does not show the proposed soil movement quantities. Please provide the soil movement quantities on the plan.**

88. The Township of Verona has a Soil Removal Ordinance (Section 440) and any soil to be moved is subject to review and approval by Township Council.

89. The proposed site disturbance is noted to be 45,620 SF (1.05 acres) as indicated on Sheet C-008. The application will require Soil Erosion Sediment Control Plan Certification from the Hudson-Essex-Passaic Soil Conservation District. **A note to this effect has been added to Sheet C-002.**

90. 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. **A note to this effect has been added to Sheet C-002.**

## Signage

91. The Applicant shall provide testimony regarding proposed signage and its compliance with Section 150-7.9 of the Township Code.

92. Per Section 150-7.9 S(4), no business sign shall be illuminated between the hours of 11:00 p.m. and 6:00 a.m. the following morning, unless the business or use so advertised is open to the public later than 11:00 p.m. or earlier than 6:00 a.m.

93. The west building elevation on Sheet SD-106 shows a proposed awning. The Applicant shall confirm that the awning complies with Section 150-7.9Y of the Township Code.

94. The Applicant shall provide testimony regarding the proposed sign colors and whether the signs will be illuminated.

95. 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.

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

96. 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.

97. 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, and Public Works Manager prior to installation. The connection must also be inspected by the Engineer or Public Works Manager.

98. 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.

99. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.

100. 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.

101. 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.

102. 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.

103. 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.

104. 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 stormwater 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