Memo

To: Board of Adjustment Chairperson Pearson and Secretary Carpinelli
Verona Planning Board

From: Plan Review Committee of the Verona Environmental Commission

c: Verona Environmental Commission Chair

Date: November 23, 2026

Re: **Case # 2026-04**
420 Bloomfield Avenue [Block 701, Lot 3]
Verona, New Jersey

Zone: Town Center Zone (Redevelopment Area)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 420 Bloomfield Avenue in Verona submitted by Pedro Gomes of Gomes Consulting LLC, which we received on November 5, 2026. We understand that the Applicant is seeking to redevelop the site and construct a new 4-story, mixed-use building containing 65 residential units, ground floor retail space and two levels of off-street parking on the first and second floors. The comments below are provided for the Board's consideration:

1) Existing area of the site is listed as 0.998 acres (43,484 ft^2). The site plan review committee sees varying figures for impervious versus pervious surface when comparing the Stormwater management report against the Civil Site Plans.

TOTAL IMPROVED LOT COVERAGE	Bulk Chart C-002	%	SWM Report Sept 2026	%	SWM Report May 2026	%
Preexisting Conditions 43,484 ft^2						
Impervious stated	42,280 ft^2	97.2%	Woods		42,478 ft^2	97.6%
Pervious ***remaining**	1,204 ft^2	2.8%			1,204 ft^2	2.8%
Summation	43,484 ft^2	100%	43,484 ft^2		*43,682 ft^2	100.4%
Proposed Conditions 43,484 ft^2						
Impervious stated	39,121 ft^2	90%	38,905 ft^2 (p.69)	89.5%	38,766 ft^2	89.1%
Pervious ***remaining**	4,363 ft^2	10%	4,578 ft^2 (p.69)	10.5%	4,718 ft^2	10.9%

2) Scaling off Drawing No. C-100, we calculated an Existing and Proposed Total Improved Lot Coverage of 96.2% and 90.5% (please see attached annotated pdf), respectively. We understand that the maximum Improved Lot Coverage allowable in the Redevelopment Area for 420 Bloomfield Avenue is 90%.

3) The site requires green infrastructure to manage stormwater runoff quantity and quality as per §150-25 of the Verona Zoning Code. The Applicant asserts that they have met this requirement with, “extensive, supplemental landscaping added throughout the project in the form of trees, shrubs and groundcover”. Certainly, the plantings on the second floor (upper) level will help to mitigate heat island effect, but the Applicant fails to

demonstrate how any of these plantings will function as stormwater controls. Additionally, the Applicant refers to an infiltration basin that will exist under the first floor (lower) level parking area.

a) The plan proposes to remove 16 green giant arborvitae trees presently on site and replace with a total of 21 trees: thirteen (13) red cedar juniper trees on site and eight (8) red maple trees off site.

   i) The Red maples are proposed for streetscape along Bloomfield and Claremont Avenues and will be installed into tree wells/pits cut into the public right-of-way sidewalks. These will likely serve little to no measurable stormwater management function for the site. The VEC recommends that the tree wells are appropriately upsized to account for root growth and overall tree health.

   ii) The 13 Juniper trees are proposed at the eastern border of the property at between El. 400 and El. 408 (all elevations are in feet). The property slopes downward moving west along Bloomfield Avenue and terminates at approximately El. 381 to El. 382, an approximate drop in elevation of between 19 and 27 feet. As a result, the VEC Plan Review Committee fails to see how the Juniper tree plantings can qualify as Green Infrastructure as their location is upgradient of on the site will be receiving little, if any runoff generated from the site.

   iii) At the west side of the proposed building, and at El. 381 to El. 382, a narrow area is labeled “Proposed Landscaping” between the west side of the proposed building and the nearby east side of an existing building to remain. No landscaping labels for proposed plantings are provided. There is a discrepancy of the landscape area width dimension shown on Drawing No. C-300 (9.5 feet wide) and Drawing No. C-301 (10 foot wide). This conflict should be clarified and corrected.

   iv) Additionally, the Landscape Plan, (Drawing No. C-600) contains no plantings proposed in the “Proposed Landscaping” area. However, because the area is without sufficient sunlight or ample room to receive and enable the survival of plantings, we wonder if that area could provide for Green Infrastructure stormwater management functions. The Applicant should provide testimony to explain how this area will function and whether a linear Green Infrastructure feature can be collocated with the utility corridor.

   v) The site plans do not appear to include any groundcover plantings as referred to within the Stormwater Management Plan.

b) The Applicant has indicated in their Stormwater Management Report dated 9/2/2026 that the site is located in the Metropolitan Planning Area and, therefore, argues that groundwater recharge is not required for the site. The Metropolitan Planning Area is one area that makes up an "Urban Redevelopment Area" and consequently is excluded from the requirements for groundwater recharge. However, the Applicant does not consider that woody vegetation has been established on the site and currently provides groundwater recharge.

   Those areas of the site with woody vegetation are then not considered "previously

developed", are no longer defined as an Urban Redevelopment Area, and must be maintained or transferred elsewhere on site. Only those portions of a site that have been previously developed are exempt from the groundwater recharge requirements.

c) The Applicant proposes an underground infiltration basin on pg. 5 of the Stormwater Management report revised September 2, 2026, which according to Drawing No. C-400 is proposed beneath the first-floor level parking area. However, it is unclear where on the site the percolation tests were located that were conducted on April 29, 2026 based on the PDF image quality. Also, it is not clear as to the depth of the tests versus the elevation depth planned for the bottom of the proposed infiltration basin.

d) We understand that the primary source of water conveyed to the underground infiltration basin is from the area drains located on the 3rd floor building amenities deck and the roof. Drawing No. C-401 depicts the roof leader drain piping running along the ceiling of the lower level (1st floor), but the civil drawing set does not depict the conveyance network that directs stormwater captured in the 3rd floor area drains to the 1st floor underground infiltration basin.

4) According to Drawing No. C-600, the Applicant plant inventory list contains lists four (4) Sweet ferns when only two (2) are labeled on the site plans. This conflict should be rectified.

a) The bulk of the proposed shrubs (96 of the total proposed 103 shrubs) in the Planting Schedule on Drawing No. C-600 are proposed be planted on two separate roof areas of the building in container planters. Seven (7) shrubs are proposed as in-ground plantings around the building site. Although the roof planters present a more natural setting for the residents, they cannot be considered Green Infrastructure for stormwater management purposes.

b) We iterate that we did not note any groundcover plantings, as mentioned in the introduction of the Stormwater Management Report.

c) Overall, the proposed supplemental plantings are not as extensive as were represented in the Stormwater Management report introduction and the Applicant has not appropriately demonstrated that these plantings will provide any meaningful function towards that end.

5) The VEC has concerns and questions regarding where the recycling will be contained for both residents and proposed businesses that would operate on site.

a) Will the trash rooms shown in the parking areas of the first and second floor levels (Drawing Nos. C-300 and C-301) provide enough room for both trash and recycling for the 65 proposed residential units and the other commercial spaces? The VEC recommends that testimony be provided to discuss the process that tenants would need to follow and the subsequent scheduling and frequency of both trash and recycling services.

b) Will garbage and recycling pick-up services be able to gain appropriate access the “trash” storage rooms? There is a parking spot directly in front of the northeast trash room and on either side of the southeast trash room on the first floor level, as

depicted on Drawing No. C-300. The same circumstance exists in similar locations for the trash rooms on the second floor level, as depicted on Drawing No. C-301. We recommend testimony be provided to the Board to discuss access.

c) Will the trash rooms located on the residential floors provide enough space to contain both trash and recycling for each floor? How often will trash be moved to the garage storage rooms? Is there any odor control plan? Is there a pest control plan?

d) Commercial trash, especially those from a food establishment is very different in substance and quantity than residential trash. There was no space for dumpsters on the site plan. A well-maintained dumpster is the best way to prevent rodent activity with food service trash. If dumpsters are not being used for commercial businesses, and the commercial businesses are using the trash room, there should be a plan for frequency of pick-ups and a cleaning schedule of the area. We recommend testimony be provided to the Board to discuss where and how the commercial businesses will dispose of their trash and how frequent pick-ups will be by the trash hauler.

6) The VEC has concerns for noise pollution in a mixed-use development. This includes, garbage/recycling pick up, deliveries for businesses, and condenser noises.

a) Consider putting a restriction on pick-up and delivery times. The beeping of trucks backing up, the opening and closing of the doors of the trucks, as well as general noise that occurs during pickup of trash and/or deliveries of products can be very disturbing to residents, especially sleeping ones.

b) The site plan shows condensers on the roof. Are these condensers for the residential units only or do the roof units include service for the commercial units as well? Will there be additional condenser units for commercial refrigeration? Is the purpose of the rooftop screen for visual screening only, or does it function for noise suppression as well? The rooftop screens are on the outward facing side of the condenser units. Will noise be directed back towards the 3rd floor terrace below that may interfere with the peaceful enjoyment of the building by the on-site residents living on the 3rd and 4th floor interior-facing units? Please provide testimony addressing these questions.

7) The VEC has concerns for pest control in a mixed-use property. The area where the development is proposed is a natural habitat for rodents and is close to the Peckman River. Combining commercial use with residential use brings its own host of attractants to rodents. The VEC recommends that the Board consider an integrated pest management program as any condition of approval for this type of mixed-use development.

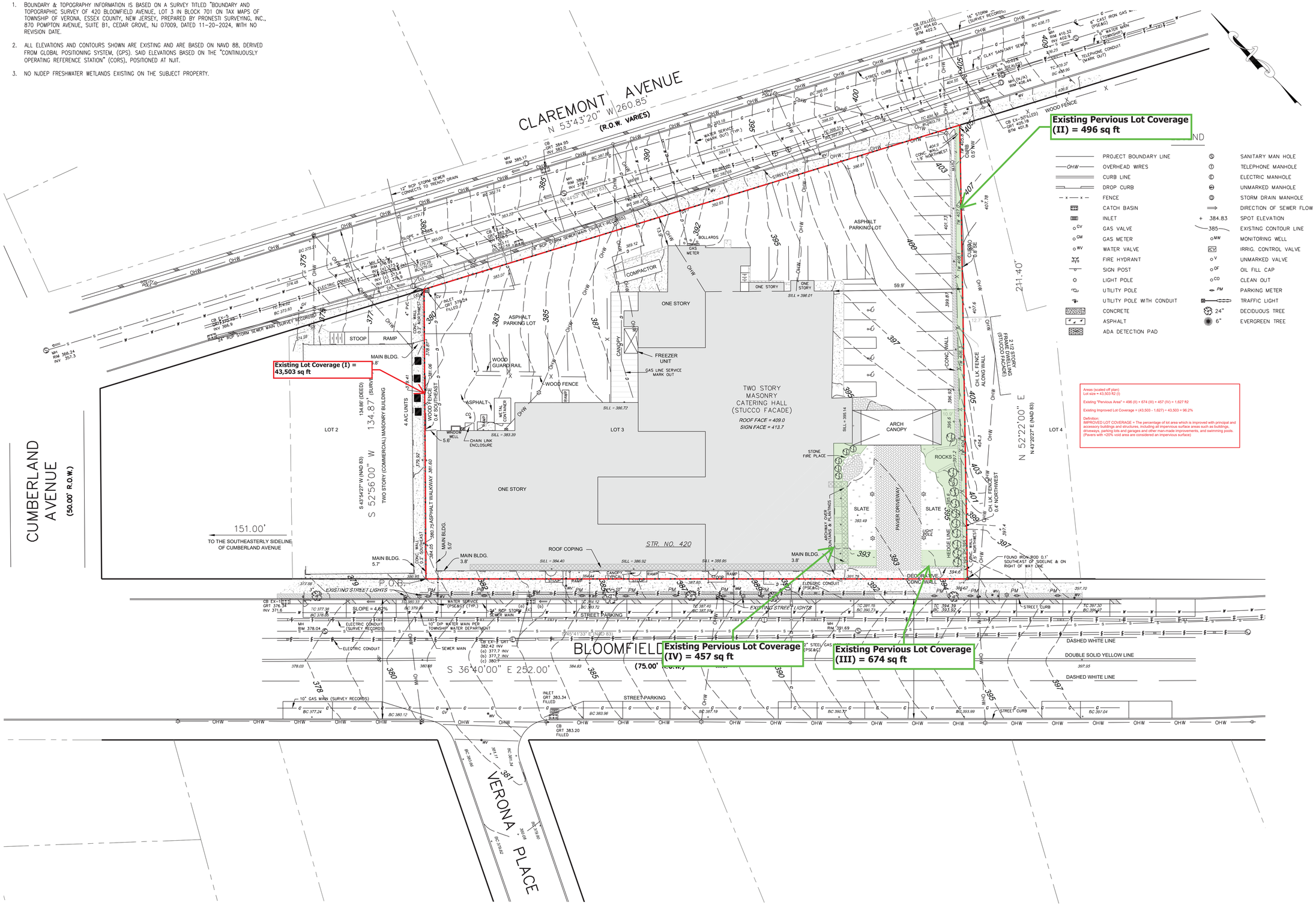
8) In addition to the above comments, please see attached the Low Impact Planning and Construction Checklist. This suggested list was compiled by the VEC based on best available practices.

SURVEY REFERENCE:

1. BOUNDARY & TOPOGRAPHY INFORMATION IS BASED ON A SURVEY TITLED "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., 870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009, DATED 11-20-2024, WITH NO REVISION DATE.

2. ALL ELEVATIONS AND CONTOURS SHOWN ARE EXISTING AND ARE BASED ON NAVD 88, DERIVED FROM GLOBAL POSITIONING SYSTEM, (GPS). SAID ELEVATIONS BASED ON THE "CONTINUOUSLY OPERATING REFERENCE STATION" (CORS), POSITIONED AT NJIT.

3. NO NJDEP FRESHWATER WETLANDS EXISTING ON THE SUBJECT PROPERTY.



Areas (scaled off plan)
Lot size = 43,503.52 (I)

Existing "Pervious Area" = 496 (II) + 674 (III) + 457 (IV) = 1,627 ft2

Existing Improved Lot Coverage = (43,503 - 1,627) ÷ 43,503 = 96.2%

Definition:
IMPROVED LOT COVERAGE = The percentage of lot area which is improved with principal and accessory buildings and structures, including all impervious surface areas such as buildings, driveways, parking lots and garages and other man-made improvements, and swimming pools. (Pavers with <20% void area are considered an impervious surface)

EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

SCALE: 1"=20'
0 20 40 80 ft.

S:\PROJECTS\GOMES-S-24-199 420 BLOOMFIELD AVE, VERONA, NJ\CAD\PLAN SET\24-199 C-100 EXISTING CONDITIONS.DWG ANTHONY FACCHINO PLOTTED: 9/4/2026 1:47 PM

Jarmel Kizel
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Architecture
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NJ State Board Of Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5-22-26	TWP SUBMISSION	JV
2	9/2/26	PER COMPLETENESS MEETING	AF

REVISION

NO.	DATE	DESCRIPTION	INT.
1	9/2/26	PER COMPLETENESS MEETING	AF

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
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RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
BLOCK 701, LOT 3

Project Number:	Scale:
GOMES-S-24-199	1" = 20'
Drawn By:	Approved By:
JV	AF

Drawing Name:
EXISTING CONDITIONS PLAN

Drawing Number:
C-100
3 OF 19

Initial Date: MAY 22, 2026

ENGINEER OF RECORD
ANTHONY FACCHINO, PE, PLS
NJ LIC 24GB04258500

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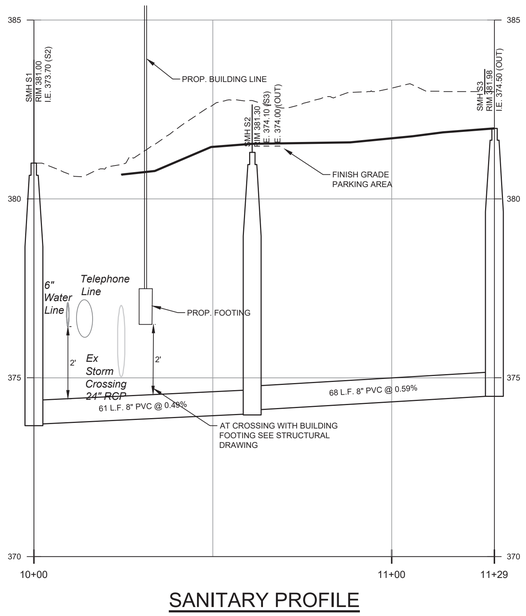


SANITARY PROFILE

SCALE: 1"=20' HORIZ., 1"=2' VERT.

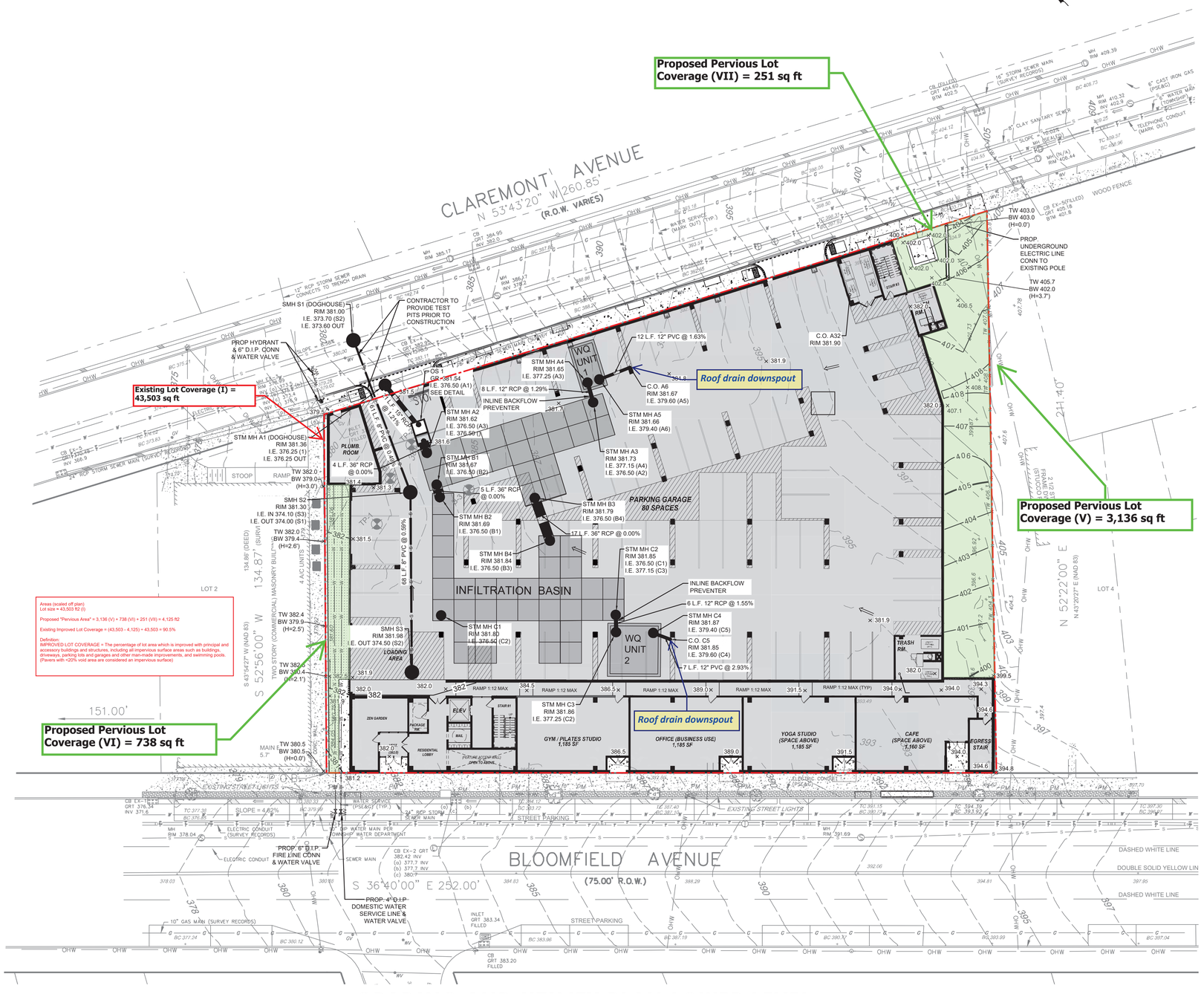
0 2 4 8 ft.

0 20 40 80 ft.

Index	Cut	Fill	Net	Cut Factor	Fill Factor	Cut (adjusted)	Fill (adjusted)	Net (adjusted)
1	9,862 Cu. Yd.	729 Cu. Yd.	9,132 Cu. Yd. <Cut>	1.2	0.9	11,834 Cu. Yd.	656 Cu. Yd.	11,177 Cu. Yd. <Cut>
Pavement	715 Cu. Yd.			1.2	0.9	858 Cu. Yd.		
Footings	91 Cu. Yd.			1.2	0.9	109 Cu. Yd.		

PROPOSED LEGEND

- GRANITE BLOCK CURB
- CONCRETE CURB
- DEPRESSED CURB
- FLUSH CURB
- MOUNTABLE CURB
- RETAINING WALL
- FENCE
- SIGN
- CURB RAMP
- A INLET
- B INLET
- HYDRANT
- E INLET
- MANHOLE
- HEADWALL


Proposed Pervious Lot Coverage (VII) = 251 sq ft
Existing Lot Coverage (I) = 43,503 sq ft
Proposed Pervious Lot Coverage (V) = 3,136 sq ft
Proposed Pervious Lot Coverage (VI) = 738 sq ft
CLAREMONT AVENUE
N 53°43'20" W 260.85'
(R.O.W. VARIES)
BLOOMFIELD AVENUE
(75.00' R.O.W.)
S 36°40'00" E 252.00'
N 52°22'00" E
N 43°22'27" E (NAD 83)
S 52°56'00" W
S 43°54'27" W (NAD 83)
134.87'
134.80' (DEED)
151.00'
211.40'
LOT 2
LOT 4
INFILTRATION BASIN
PARKING GARAGE 80 SPACES
TWO STORY (COMMERCIAL) MASONRY BUILDING
WQ UNIT 1
WQ UNIT 2
PLUMB. ROOM
LOADING AREA
ZEN GARDEN
RESIDENTIAL LOBBY
ELEV
STAIR #1
STAIR #2
MAIL
PACKAGE RM
GYM / PILATES STUDIO 1,185 SF
OFFICE (BUSINESS USE) 1,185 SF
YOGA STUDIO (SPACE ABOVE) 1,185 SF
CAFE (SPACE ABOVE) 1,160 SF
EGRESS STAIR
TRASH RM.
RAMP 1:12 MAX
STOOP
RAMP
Roof drain downspout
Roof drain downspout
SMH S1 (DOGHOUSE) RIM 381.00 I.E. 373.70 (S2) I.E. 373.60 OUT
CONTRACTOR TO PROVIDE TEST PITS PRIOR TO CONSTRUCTION
PROP HYDRANT & 6" D.I.P. CONN & WATER VALVE
CB GRT 384.95 INV 382.5
CB GRT 382.72 INV 379.72
CB GRT 383.18 INV 379.18
CB GRT 382.5 INV 378.5
CB GRT 382.5 INV 378.5
CB GRT 382.5 INV 378.5

Verona Environmental Commission

Low Impact Checklist: Construction

This suggested list has been compiled by the Verona Environmental Commission based on best available practices. This is not a requirement of the uniform construction code. It is intended to be beneficial to all residents considering renovations and new construction. The purposes of this list are to 1) assist those planning construction projects to do so in a manner that causes the least disruption to the environment; 2) establish a healthy setting for those occupying the new or renovated space; and 3) reduce waste and save resources. Implementing environmentally friendly practices can be economical when considered at pre-construction stages and are often beneficial in the long term.

General Construction

- ☐ Recycle and/or salvage non-hazardous construction and demolition debris
- ☐ Use renewable building material and products
- ☐ Incorporate renewable energy (i.e. geothermal, solar)
- ☐ Use local products (i.e. local and sustainable woods)
- ☐ Use local construction products and companies
- ☐ Conserve energy and reduce electricity use as much as possible

Grounds & Landscaping

- ☐ Create a sedimentation control plan to prevent sediment from moving off site.
- ☐ Use native plantings (Native plans are adapted to thrive in local conditions)
- ☐ Use captured rainwater or recycled grey water for irrigation
- ☐ Provide bicycle parking to help reduce overcrowded streets and CO2 emissions.

Storm Water Management

- ☐ Avoid runoff to other properties by installing an underground cistern or rain garden. This will keep water on your own property and out of the sewer system.
- ☐ Limit impervious surfaces – use an open grid pavement system (at least 50% pervious)
- ☐ Promote infiltration that captures and treats storm water runoff from rainfall
- ☐ Use a water retention system (i.e. rain barrel) to collect rainwater for non-potable uses

Lighting

- ☐ Choose LED lights (the most environmentally-efficient option)
- ☐ Purchase renewable electricity, either directly from your power supplier, from an independent clean power generator, or through renewable energy certificates.
- ☐ Use skylights or solo tubes for natural daytime lighting. Use sensor controls in commercial or industrial settings and solar lighting outdoors.

Foundation & Basement

- ☐ Use environmentally friendly foundation sealants (rather than black tar)
- ☐ Prevent sump pump water from flowing into the sewer system

Roofing

- ☐ Use light color roofing materials to limit heat absorption created by darker roofs
- ☐ Use roofing material with a solar reflectance index (SRI) equal to or greater than 78 for low roofs and 29 for steep-sloped roofs
- ☐ Install tile or metal roofs
- ☐ Consider installing a vegetated roof

Heating & Cooling

- ☐ Use 2 x 6 studs instead of 2 x 4 to increase amount of insulation
- ☐ Install programmable thermostats that adjust temperatures throughout the day
- ☐ Use occupant sensing and/or remote control thermostat technologies
- ☐ Install heat pumps to transfer energy heat and cold Use high-efficiency boilers/furnaces
- ☐ Use attic fans to regulate heating and cooling

Windows

- ☐ Choose ultraviolet window protection to protect against sun damage
- ☐ Install triple pane windows or windows with Argon or Kryton gas between panes

Products

- ☐ Choose products with low VOCs (VOCs are found in adhesives, interior paints, cabinets, etc)
- ☐ Avoid products that contain hazardous chemicals such as formaldehyde and cyanide
- ☐ Choose ENERGY STAR® appliances
- ☐ Install dual flush toilets Install low flow shower heads
- ☐ Avoid garbage disposals and make provisions for composting

Verona Environmental Commission

Low Impact Checklist: Planning

This suggested list has been compiled by the Verona Environmental Commission based on best available practices. This list is intended to assist individuals involved in planning and building projects in Verona Township towards submitting low impact plans. The goal of a low impact plan is not only to increase cost savings and add value to your project but to make environmentally responsible choices and eliminate project delays in early stages of the planning process.

General Construction & Design

- ☐ Provide occupants with connection to outdoor space through increased natural light and views
- ☐ Orient buildings facing southwest to maximize potential solar installation
- ☐ Use orientation and design to maximize passive solar heat/cooling
- ☐ Use proper planning to prevent damage to surrounding properties and public spaces
- ☐ Minimize disturbance to soils and vegetation
- ☐ Recycle and/or salvage non-hazardous construction and demolition debris
- ☐ Use renewable building materials and products
- ☐ Use local and sustainable woods
- ☐ Incorporate renewable energy and reduce energy use

Grounds & Landscaping

- ☐ Create a sedimentation control plan Limit altering steep slope areas
- ☐ Encourage landscaping that requires limited moving, trimming, and watering
- ☐ Create landscapes that limit the need for lawn chemicals and maintenance
- ☐ Position evergreens to the north to shield wind/ Position deciduous trees to the south to cool buildings
- ☐ Use native plantings (Native plans are adapted to thrive in local conditions)
- ☐ Place parking spaces in shaded areas
- ☐ Place bicycle parking racks in secure areas near entrances
- ☐ Use paving materials with an SRI value >29. This will reflect, not absorb solar heat.

Storm Water Management

- ☐ Limit impervious surfaces – use an open grid pavement system (at least 50% pervious)
- ☐ Reduce impervious cover to promote infiltration that captures and treats storm water
- ☐ Use a water retention system (i.e. rain barrel) to collect rainwater or recycled gray water for non-potable uses

Foundation & Basement

- ☐ Use alternative practices (rather than black tar) for foundation sealants
- ☐ Encourage aeration and ventilation
- ☐ Draw sunlight into basement areas through access windows

Roofing

- ☐ Use light color roofing materials to limit heat absorbed by dark colored roofs
- ☐ Use roofing material with a solar reflectance index (SRI) equal to or greater than 78 for low roofs and 29 for steep sloped roofs
- ☐ Consider Tile or Metal roofs
- ☐ Construct roofs that can support solar installations

Lighting

- ☐ Use solar lighting outdoors
- ☐ Use skylights or solo tubes for natural daytime lighting
- ☐ Use motion sensor lighting where applicable
- ☐ Choose energy-efficient light bulbs

Products

- ☐ Avoid products that contain hazardous chemicals such as formaldehyde and cyanide
- ☐ Use local products (i.e. local and sustainable woods)
- ☐ Use local construction equipment and companies when possible

For more information and resources please see:

The Native Plant Society of New Jersey - http://www.npsnj.org
The Association of New Jersey Environmental Commissions - http://www.anjec.org
US Green Building Council NJ Chapter - http://usgbc.org
New Jersey Green Building Manual - http://greenmanual.rutgers.edu
The New Jersey Department of Transportation Master Plan - http://njbikepedplan.com
Rutgers Center for Green Building - http://greenbuilding.rutgers.edu
The Verona Environmental Commission - http://www.veronaec.org