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September 4, 2026

Dolores Carpinelli, Board Secretary
Township of Verona
880 Bloomfield Ave
Verona, New Jersey 07044

Re: **Planning Board Application No. 26VAP101**
420 Bloomfield Avenue
Verona, NJ 07044
Block# 701, Lot# 3

Dear Ms. Carpinelli:

This memo has been prepared to address site plan revisions shown on the attached revised Preliminary and Final Site plans dated 5/22/26 Revised September 2, 2026, and the Stormwater Management report dated 5/22/26 revised September 2, 2026. The plans and reports have been revised to address the comments for Boswell Planning Board and Site-Plan Review Meeting.

Boswell Review Letter dated July 2, 2026

The revisions are as follows:

Plot Plan

8. The plan has been revised to show access to the non-residential uses from the street right away. The parking count on C-002 has been revised to include non-residential units.

9. The two-way driveway openings have been revised to provide a minimum 24-foot-wide drive aisle.

10. Noted. We will submit to county and utility company for a conditional of approval to remove two utility poles along Claremont Avenue.

11. Testimony will be provided.

12. Outdoor seating is shown on architectural drawings

13. The plans have been revised with new sidewalk, curbs and streetscape.

14. Testimony will be provided.

15. Testimony will be provided. Emergency Vehicle and Delivery Truck Analysis has been provided on C-950. Fire trucks will not enter the building; hydrant is located on Claremont Avenue.

16. Noted. Special Note #6 on sheet C-002 has been provided.

17. The plan has been revised to show thermoplastic pavement markings and details have been provided on C-900. Special Note #7 on sheet C-002 has been provided.

18. Noted. Condition of approval shall be provided by the Essex County Planning Board.

19. Noted. Special Note #8 on sheet C-002 has been provided.

20. Noted. Special Note #9 on sheet C-002 has been provided.

Ada Facilities

28. Noted. Special Note #10 on sheet C-002 has been provided.

Parking

29. The parking count has been updated on sheet C-002, where 123 parking spaces are proposed.

30. The revised parking count on sheet C-002 includes non-residential use.

31. Parking layout has been revised per updated retail uses proposed.

32. Testimony will be provided.

33. Testimony will be provided.

34. The revised plan shows designated pavement markings for visitor parking.

35. Testimony will be provided.

36. Testimony will be provided.

37. Loading area has been revised on plan C-300. Vertical clearance is 12 feet, which is sufficient for loading vehicles anticipated.

Traffic

38. Noted.

39. There are no grade changes to the entrance aprons along Claremont Avenue

40. The upper level has been revised to show dimensions for access driveway.

41. The western access driveway and stop bar have been revised to be parallel with the sidewalk.

42. Testimony will be provided.

43. Vehicle turning analysis for emergency vehicles are provided on sheet C-950.

44. The plan sheets C300 and C-301 have been revised to show the sight distances for both entrances on Claremont.

Stormwater Management

45. Noted

46. No longer applicable

47. A revised Stormwater Management plan has been provided to show compliance with the Township ordinance

48. No longer applicable

49. Green infrastructure measures are proposed to comply with Township Code to address Quantity and Quality

50. The stormwater calculations have been revised to reflect wooded areas for existing conditions

51. Drainage area maps have been updated

52. A HydroCad file will be provided as a condition of approval once the design is finalized

53. Noted

54. Water Quality devices have been implemented to clean roof runoff

55. Maintenance Manual will be provided as a condition of approval

56. Noted

Water Supply

57. The existing water main size is 10" Ductile Iron (DI) pipe per township water department.

- 58. The average water demand calculations have been updated
- 59. The revised water supply calculations include all non-residential uses and existing demands per water records.
- 60. Results for minimum water pressure level at 20 psi will be given on condition of approval. Flow tests have been scheduled.

Sanitary Sewer

- 61. NJDEP TWA permit is required.
- 62. The revised sanitary sewer demand includes all non-residential uses and existing demands per water records.
- 63. Noted capacity monitoring has begun and will be provided as a condition of approval.
- 64. Hydrotest is scheduled. Results will be provided as a condition of approval.

Tree Removal

- 65. All trees that are being removed are provided on the demolition plan C-100 along with the sizes and the number of the replacement.
- 66. Tree removal calculations have been provided, and the project will comply with the replacement requirement.

Retaining Wall

- 67. Retaining wall detail is provided on detail sheet C-901.
- 68. Noted

Lighting

- 69. Testimony will be provided
- 70. Testimony will be provided
- 71. Testimony will be provided. Yes, the parking lot will be equipped with dimmers C-700-C-701.
- 72. Testimony will be provided. Parking lot lights will always remain on and dimmed at nighttime.
- 73. Noted. Special note #11 on sheet C-002 has been provided.

Landscaping

- 74. Testimony will be provided
- 75. All proposed trees and shrubs have been revised to be native and comply with Verona's recommended plant selection list on landscaping plan C-600.
- 76. The landscaping plan C-600 has been revised, showing proposed trees along Claremont Avenue.

Soil Movement

- 77. The updated plan provides overall excavation and fill quantities in cubic yards on the soil erosion and sediment control sheet C-301.
- 78. Noted. Shall be a condition of approval.
- 79. Noted. Special note #15 on sheet C-002 has been provided.
- 80. Noted. Special note #16 on sheet C-002 has been provided.

Signage

- 81. Testimony will be provided
- 82. Testimony will be provided
- 83. Testimony will be provided

84. Testimony will be provided

85. Noted

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

86. Noted. Special note on sheet C-002 has been provided #17.

87. Noted. Special note on sheet C-002 has been provided #18.

88. Noted. Special note on sheet C-002 has been provided #19.

89. Noted. Special note on sheet C-002 has been provided #20.

90. Noted. Special note on sheet C-002 has been provided #21.

91. Noted. Special note on sheet C-002 has been provided #22.

92. Noted. Special note on sheet C-002 has been provided #23.

93. Noted. Special note on sheet C-002 has been provided #24.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,

Jarmel Kizel Architects and Engineers, Inc.

A handwritten signature in blue ink, appearing to read "Anthony Facchino".

Anthony Facchino, PE, PLS, PP
Associate Director of Land Planning