

July 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:

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

- a. 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.
- b. Site Plans (18 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.
- c. Architectural Plans (8 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.
- d. 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.
- e. “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.
- f. “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.



- 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.

Based on our review of the submitted documents, 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 1,400 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.

Submission Status

6. The application is deemed **complete** for a public hearing with respect to the items of the Municipal Code that the Municipal Engineer is charged to review subject to the Board granting the Applicant the following completeness waivers:

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.

Variances and Waivers

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



Plot Plan

8. The Redevelopment Plan notes that “the non-residential uses on the first floor shall be for other patrons and not amenity spaces for the residents living in the residential portion of the development at 420 Bloomfield Avenue Redevelopment Area. Access to the non-residential uses shall be from the street right of way and not the building.”

It is noted in the project description that non-residential uses on the first floor are resident amenities. The floor plans also show access to these uses from within the building. The Applicant shall clarify the discrepancy in testimony and revise the plans for consistency.

9. Per the Redevelopment Plan two-way driveways shall be a minimum of 24 feet wide. The proposed driveway has a minimum width of 20 feet. The Applicant shall revise plans or request a variance.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.



16. All Fire Zone and No Parking Zone is subject to the approval of the Township's Fire Prevention Bureau.
17. 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.
18. Bloomfield Avenue is under the jurisdiction of Essex County. The Applicant shall obtain approval or exemption from Essex County Planning Board.
19. The Applicant shall be aware of their responsibility to repair any damage to improvements within the Bloomfield Avenue and Park 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.
20. The final grading of the lot must ensure additional surface runoff does not adversely impact any adjoining properties. Any required modifications shall be the property owner's responsibility, in coordination with their engineer.

Architectural

21. A roof plan shall be submitted for review.
22. The Applicant shall provide testimony as to the proposed interior and exterior architectural features of the buildings, including building materials, color, signage, and lighting.
23. The Applicant shall confirm the building entrances are ADA compliant.
24. 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.
25. The Applicant shall provide testimony with respect to the amenities and services to be provided in the proposed mixed-use building.
26. The plans appear to depict one (1) elevator. The applicant shall provide testimony to whether this is intended for general use as well as service and maintenance. The applicant should also provide testimony on contingency plans should this elevator be out of service.
27. 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.

ADA Facilities



28. 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.

Parking

29. 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 retail) x (1,400 SF retail)	= 6 spaces
10% EV Credit Reduction	= -12 spaces
Total	= 111 spaces

30. The Applicant shall clarify why other non-residential uses (yoga studio, Pilates studio, and co-working space) were not included in the parking calculation.
31. The Applicant is proposing a total of 118 spaces including five (5) ADA spaces, eighteen (18) EV spaces, nine (9) compact spaces, and three (3) tandem spaces.
32. The Applicant shall provide testimony regarding the adequacy of the proposed parking layout and circulation.
33. The Applicant shall provide testimony regarding the operation of the proposed tandem parking.
34. The Applicant shall indicate whether any parking spaces will be designated for the non-residential uses.
35. 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.
36. The Applicant shall provide testimony regarding the proposed columns in the parking area and how they will be protected against vehicles.
37. 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?

Traffic

38. The applicant shall submit a traffic study for review.



39. 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.
40. The applicant shall provide dimensions for the upper level access driveway.
41. The western (lower level) access driveway appears much more constricted than the upper level driveway. It is recommended that the edge striping on the right be modified to be angled 45 degrees from what is shown on the plan in order to provide a wider access. Additionally, the stop bar should be made parallel to the crosswalk and orthogonal to the traveled way, similar to how the upper level access is presented on the plans. This would require the enter gate for the lower level to be extended.
42. The applicant shall provide testimony on the operation of the entry gates in the access drives.
43. The applicant shall provide testimony for plans for access of emergency vehicles to the site, and amend turning diagrams to include these.
44. The applicant shall verify sight distance at both access points for oncoming vehicles along Claremont Avenue.

Stormwater Management

45. The New Jersey Department of Environmental Protection (NJDEP) has amended N.J.A.C 7:8 and the NJDEP Stormwater Best Stormwater Management Practices (BMP) on January 20, 2026. This office has reviewed the Applicant's documents in accordance with the most recent version of N.J.A.C. 7:8 and the NJDEP BMP Manual.
46. The Applicant is proposing an onsite stormwater conveyance system consisting of 12-inch and 15-inch HDPE pipes, and five (5) storm manholes, which will capture runoff from the roof. The Applicant shall include a detail on how the proposed roof leader system will connect into the proposed manholes.
47. In accordance with the Township of Verona Municipal Code [§ 150-25.4 S. \(3\) \(c\)](#) and [N.J.A.C. 7:8-5.6 \(b\) 3.](#), stormwater managements measures should be designed so that the post construction peak runoff rates are 50%, 75% and 80% of the pre-construction runoff rates for the two-, ten, and 100-year storm events, respectively. In accordance with the pre- and post-construction runoff rates submitted by the Applicant, and summarized in Tables 1-3 of the Stormwater Management Report, the required reduction rates have not been met.
48. If the Applicant chooses to comply with another stormwater runoff quantity standard listed in [N.J.A.C. 7:8-5.6 \(b\)](#), the Applicant shall provide additional analyses demonstrating there will be no adverse impact downstream of the proposed development, or clearly demonstrate that the post-construction hydrograph does not exceed the pre-construction hydrograph, at any point in time, for both current and projected conditions.



49. In accordance with Township of Verona Municipal Code [§ 150-25.3 A. \(2\)](#) and [N.J.A.C. 7:8-5.2 \(a\) 2.](#), green infrastructure must be utilized in order to meet stormwater quantity and quality standards. The Applicant must incorporate the use of NJDEP approved green infrastructure Best Management Practices (BMPs) in their design.
50. The proposed project is considered a “redevelopment” under Township Municipal Code [§ 150-25.2](#), as it includes the replacement of impervious area on an already developed site. In accordance with the Township Municipal Code, the pre-developed land cover utilized in calculations shall be classified as wooded. The Applicant shall adjust their calculations so that the Curve Number (CN) utilized in the hydraulic and hydrologic model reflects wooded land for pre-construction conditions.
51. The Applicant has included Existing and Proposed Drainage Area Maps in the Stormwater Management Report. However, it appears there are multiple time of concentration (Tc) paths shown within the same drainage areas. For example, existing drainage area E1C has three (3) Tc paths shown. The Applicant shall clarify the Tc path utilized in the calculations and include this path on the drainage area maps.
52. This office requests a copy of the HydroCAD model (.hcp file) for further review.
53. In accordance with Township Municipal Codes, stormwater quality standards shall be followed for all Major Developments. As defined in Section [§ 150-25.2](#) of the Township’s Municipal Code, a Major Development includes *“The creation of 5,000 square feet of more of regulated impervious surface”*.
54. In accordance with Section [§ 150-25.2](#) of the Township’s Municipal Code, roofs are considered impervious surfaces, and, therefore, stormwater quality standards shall be met.
55. The Maintenance Plan and Field Manual submitted by the Applicant shall be revised to include maintenance and safety measures regarding the required green infrastructure BMP, discussed in Comment #4 of this Memorandum. Additionally, the Applicant shall include the name, address and telephone number of the persons responsible for preventative and corrective maintenance of the storm water management measures, in accordance with [Chapter 8](#) of the BMP Manual.
56. Other comments to be addressed may arise during the revision of the new resubmission.

Water Supply

57. The size and material of construction for the existing water main in Bloomfield Avenue shall be noted on plan.
58. 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).
59. The Applicant shall clarify why other non-residential uses (yoga studio, Pilates studio, and co-working space) were not included in the water demand calculation.
60. 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.



Sanitary Sewer

61. The total average sanitary flow is noted to be 11,090 GPD (0.011 MGD). A NJDEP TWA permit is required.
62. The Applicant shall clarify why other non-residential uses (yoga studio, Pilates studio, and co-working space) were not included in the sewer demand calculation.
63. 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").
64. 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..."

Tree Removal

65. The Applicant shall indicate if any tree removal is proposed.
66. 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

67. 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.
68. 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

69. The Applicant shall provide testimony as to the adequacy of the lighting for the building and parking areas.
70. The Applicant shall provide testimony if the proposed lighting complies with the "dark sky" standards noted in the redevelopment plan.



71. 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.
- b. Will the parking lot lighting be equipped with dimmers?

72. The Applicant shall provide the hours of operation for the parking lot lighting.

73. The Township reserves the right to require modification and changes in the proposed lighting for a six (6) month assessment period after construction of the project is completed and a Certificate of Occupancy is issued so that the Township officials have the opportunity to determine what, if any, changes are necessary to lighting improvements.

Landscaping

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

75. Leyland Cypress is not native to New Jersey. The Applicant shall propose trees compliant with Verona's Recommended Plant Selection List.

76. Per the Redevelopment Plan, street trees are required 30 feet on center along Claremont Avenue frontage. No trees are proposed along Claremont Avenue.

Soil Movement

77. 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.

78. 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.

79. 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.

80. Any damage to the Township roadway, curb or storm drainage will be the responsibility of the property owner to satisfactorily address as per the Township Engineer. The contractor must maintain soil erosion and sediment control measures throughout the duration of construction.

Signage

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



82. 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.
83. The north elevation on Sheet A-007.00 shows a proposed awning. The Applicant shall confirm that the awning complies with Section 150-7.9Y of the Township Code.
84. The Applicant shall provide testimony regarding the proposed sign colors and whether the signs will be illuminated.
85. 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

86. 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.
87. Sump pump, roof leaders and storm water pipe drain discharge shall preferably be directed onto an absorbent surface as grass, mulch, rock or soil so the discharge will be dissipated and not immediately drain to the Township Right-of-Way or adjacent properties. The discharge location shall be as approved by the Engineer or Public Works Manager or his/her designee. In the event it is not feasible to direct discharge on to an absorbent surface, the discharge may be directed to a storm sewer, swale, ditch, detention basin, drainage basin or other drainage facility or location as approved by the Engineer, Public Works Manager or his/her designee. If a connection to the storm sewer is approved, a permit will be required from the Engineer, Public Works Manager prior to installation. The connection must also be inspected by the Engineer or Public Works Manager.
88. 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.
89. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
90. 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.
91. 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.
92. 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.
93. 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.
94. Please note the following:



- a. Water runoff which historically flowed from one property to another prior to an uphill home or developed area being built may continue to flow in the same direction after the home is built or area developed only if:
 - There is no diversion or channeling which results in the water flow being concentrated in one area, and;
 - There is no substantial construction on the uphill lot resulting in increased rates of surface run-off.
- b. If a detrimental change in the natural pattern of drainage on an uphill lot has occurred, the uphill property owner is responsible for interception and piping or directing surface water to a natural drainage area or a storm water drainage system.
- c. The downhill property owner is responsible for providing proper drainage for water flow that occurs in accordance with natural drainage patterns, which existed prior to construction.
- d. Due to the inherent difficulty in accurately predicting post-construction water flow from a property, changes in water flow may not be discovered until well after the construction is completed. In such cases, if it is determined the lot is generating an additional flow or intensity of storm-water across an adjacent property, in excess of what existed prior to construction, the Applicant, at the Applicant's expense, will be responsible for all measures necessary to abate the excess flow of stormwater.

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

Very truly yours,

Michael Caggiano, PE, CME

MGC/st

cc: Kathleen Miesch – via email
Sarfeen Tanweer, P.E. – via email