MAYOR
CHRISTOPHER H. TAMBURRO
DEPUTY MAYOR
JACK MCEVOY
COUNCILMEMBERS
ALEX ROMAN
CHRISTINE MCGRATH
CYNTHIA L. M. HOLLAND

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
DEPUTY TOWNSHIP MANAGER
MICHAEL KRAUS

TOWNSHIP CLERK
JENNIFER KIERNAN

TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

Construction Code Office 880 Bloomfield Avenue, Verona, NJ 07044 (Phone) 973-857-4834 (Fax) 973-857-5134

Construction Official 880 Bloomfield Avenue, Verona, NJ 07044 (973)-857-5134

Date: November 17, 2026
To: Dee Dee Carpinelli, Planning Board and Board of Adjustment Secretary
From: Len Mendola Construction Official/Building Sub Code
Re: 420 Bloomfield Ave Block 701, Lot 3 Case number PB 2026-02

I have received the submitted preliminary plans from Mathew B Jamel AIA . The applicant is proposing to construct a four-story mixed-use building. I offer the following comments for the Verona Planning Boards consideration.

1) Please refer to NJ IBC 2024 chapter 11 and ICC A117.1 for guidance on accessible dwelling unit requirements, common area requirements and commercial space requirements. Please refer to NJ UCC 5:23 for Handicap parking space requirements. **All units must be accessible or type A units per NJ** IBC **2024. Again, please refer to NJ IBC 2024 and NJUCC 5:23. All current adopted codes must be specified on submitted Architectural Plans.**

2) Please submit a separate Architectural drawing showing egress during construction for workers and delivery access, in and out of site, plus Emergency Management such as Fire Department, Police Department and Rescue Squad access in and out of site.

3) Applicant shall provide testimony regarding the installation of gas barbecues, exterior fireplaces and exterior water fountains features **If applicable.**

4) Applicant shall provide testimony on whether energy related improvements such as interior natural gas fireplaces or stove, emergency generators, solar panels, or other alternative energy systems may or may not be permitted by the Management Company in the future. This can affect capacity of site natural gas utilities in the case of fireplaces or stoves or emergency generators, or structural design capacity for roofs supporting solar panels. **If applicable**

5) As per municipal ordinance, waste, recycling, loading and unloading activities shall occur on the premises and shall not interfere with normal municipal sidewalk and street operations.

6) Applicant shall provide testimony for protecting site and installing a six-foot chain-link fence around site during construction.

7) **All temporary heat must enter building from the outside and must be approved by the Verona Fire Department.**

8) The applicant shall secure all Essex County approvals and permits for construction work along Bloomfield Ave.

9) Applicant shall provide testimony for proper screening of dumpster area.

10) Applicant shall provide testimony on proposed landscape design and landscape lighting to minimize nuisance characteristics and for aesthetic concerns to adjacent properties.

11) Parking spaces and right of way shall be clearly marked.

12) Township of Verona Fire Marshal shall determine location of Knox box and fire hose hook up.

13) Applicant must obtain all permits required by the Township of Verona, County of Essex, Hudson/Passaic Soil Conservation District and NJDEP as applicable.

14) **I**nstallation of electric vehicle charging stations must comply with New Jersey state and Township of Verona regulations. Zoning approval, Engineering approval and construction permits are required.

15) Applicant must provide testimony on Affordable Housing or Developers fee per Township of Verona.

16) Applicant must secure all demolition permits if applicable from the Verona Building Department and must meet all NJ UCC 5:23 requirements.

17) Applicant shall provide testimony regarding fire protection on the balconies or terraces and whether the balconies will be allowed to have barbeques, **if applicable**

18) The applicant must consult with the Verona Rescue Squad to obtain the minimum size required of the elevator compartments to accommodate stretchers

19) The applicant shall make sure stairs are installed as building is being erected and all safe guards during construction are maintained especially for adjoining properties.

20) The Verona Building Department reserves the right to require Special Inspections and documentation from licensed professional during construction as per New Jersey Uniform Construction Code Chapter 5:23..

Should you have any questions or require further information, please do not hesitate to call my office at 973-857-4834

Truly Yours

Len Mendola
Construction Official/Building Sub Code Official
Township of Verona N.J. 07044
Office 9973)-857-4976
Email LMendola@veronanj.org