Memo

To:	Planning Board Chairperson Jessica Pearson and Secretary Carpinelli Verona Planning Board (PB)
From:	Plan Review Committee of the Verona Environmental Commission
c:	Verona Environmental Commission Chair
Date:	November 20, 2026
Re:	**Case # 2026-07** 599 Bloomfield Avenue [Block 1806, Lot 15] Verona, New Jersey
Zone:	TC (Town Center) Zone

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 599 Bloomfield Avenue in Verona submitted by Sameer Targe, (Applicant), which we received on November 6, 2026. We understand that the Applicant is seeking to construct a café/sidewalk café with interior and exterior seating in an existing building. The comments below are provided for the Board's consideration:

1) Based on Sheet 1 of 2 titled, "Site Plan," prepared by Stimmel Engineering and dated November 4, 2026, the Existing Lot Coverage is indicated as 20,986.69 ft^2 and the Proposed Lot Coverage is 21,413.25 ft^2; a difference of 426.56 ft^2. A Minor Development is defined as any development that results in 400 or more square feet of new impervious surface.

   However, based on a review and scaling off of the Boundary Survey prepared by Pronesti Surveying, we estimate approximately 317 ft^2 of new impervious surface would be created from the installation of the outdoor seating area. We understand that Boswell also opined that this project does not qualify as a Major or Minor Development.

   We recommend that the Board request further testimony and clarity on the Applicant's area estimate of new impervious surface. If 400 ft^2 or more impervious surface is created, we recommend this application be reviewed as a Minor Development with the requirement to install green infrastructure practices to manage additional runoff generated by new impervious surfaces.

2) The Site Plan identifies the past removal of four trees (two 6-inch trees, one 12-inch tree, and one 18-inch tree). Verona's Tree Ordinance, Chapter 496, assesses replacement values of evergreen or coniferous trees by the height of those trees. Only deciduous trees are assessed for replacements as per their diameter at point of measure (DPM). We do not know what tree types that been removed; assuming all the trees removed were deciduous trees, a replacement of five trees would be required to be established.

   The Applicant has provided a planting schedule that only includes two trees listed. The Applicant should add the trees to be removed with their sizes to the planting schedule or to a Tree Removal and Replacement Plan to properly document the appropriate

replacement requirements. Please refer to the Recommended Planting List to find suitable plant species that can be planted at the site.

3) With the proposed outdoor seating, will there be garbage receptacles outside? It is important if there are to have them have a lid and be changed frequently. We do not want litter blowing down Bloomfield Avenue nor do we want to attract rodents.

4) 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.

[STD/WS/LZ]
VEC_2026-11-20 Comments 599 Bloomfield Ave.docx

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