



June 12, 2024

Building Department
Township of Verona
880 Bloomfield Avenue
Verona, New Jersey 07044

Attention: Tom Jacobsen, Construction Code Official

Re: Skopos Hospitality Group
Engineering Review
Change of Use & Parking Lot Expansion
698-700 Bloomfield Avenue
Block 1606, Lot 13
Township of Verona
Our File No. VAES-165

Dear Mr. Jacobsen:

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

- a. Architectural Plans consisting of three (3) sheets entitled, "Site Plan, Zoning Info & Building Elevations", prepared by Dassa Haines Architectural Group, dated through 5-28-2024.

Based on our review of these revised plans and our prior reviews of 3-8-2024 and 3-14-2024, we offer the following:

Application

1. The lot is currently developed with a 2-story mixed use building at the south portion of the property and asphalt parking area just north behind the building.
2. The Applicant proposes a change of use with a full-service restaurant on the first floor of the building, a parking lot expansion, striping, an ADA parking space, two (2) new parking lot fixtures, seven (7) new wheel stops, two (2) condensers, a walk in exterior freezer with bollard protection of same, twelve (12) evergreen shrubs along Rockland Terrace, Belgium block curbing, a new dumpster and drainage improvements.

3. The Applicant received zoning permit denial (#2023-195) for the use and parking deficiency on December 15, 2023.
4. The architectural site plan indicates the signage to be provided under separate cover.

Stormwater Management

5. The Applicant proposes to direct a portion of the expanded parking lot area to one (1) seepage pit within the rear yard area of the property.
6. Per Section 455-17, minor developments are defined as any development resulting in 400 or more square feet of new impervious surface. The proposed net increase in impervious coverage is 1,172 square feet. Therefore, the project qualifies as a minor development and stormwater management is required in accordance with Section 455-17 of the Township Code.
7. Per Section 455-17A(1), for each square foot of new impervious surface, two gallons of stormwater is required to be managed using green infrastructure practices for minor developments. The impervious coverage calculations indicate a net increase of 1,131 sqft. This is utilized within the drainage calculations and shall be revised accordingly to 1,172 sqft.

The proposed seepage pit provides runoff storage of approximately 362 cubic feet (c.f.) (2,700 gallons), which complies with the minimum storage required of 314 c.f. (2,340 gallons).

8. Percolation tests must be performed prior to the installation of the drainage system to ensure the system drains adequately per NJDEP BMP Manual Chapter 12. The Township should be contacted when a test is scheduled, and the results should be forwarded to our office. The test should show that:
 - The system lies above the seasonal high-water table. The minimum distance required between the basin bottom and seasonal high-water table is 2 feet.
 - The soil is sufficiently permeable to drain the system free of water within a 36-hour period.

A note for same has been added to the plans.

9. Our office will be required to inspect the construction of any drainage improvements. All inspection requests shall be made at least 48 hours prior to the required inspection.

10. The property owner is responsible for maintenance of the stormwater management facilities. All stormwater management facilities are recommended to be inspected annually.
11. 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.

Tree Removal

12. Tree removal does not appear to be proposed, however as previously requested, a note confirming no trees are proposed for removal shall be added to the plans.
13. 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

14. The site contains a retaining wall along the west side of the parking area. This wall is proposed to remain. Wheel stops are proposed along the parking spaces perpendicular to this wall to protect the wall from any damage from the parking vehicles.
15. The existing retaining wall is recommended to be evaluated for structural integrity and any repair needed. A note indicating same has been added to the plans.

Soil Movement

16. Soil movement quantities are provided at 59 cubic yards of excavation and zero fill. We estimate fill at under 5 cubic yards.
17. 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.
18. The limit of disturbance is estimated at 1200 sqft. HEPSCD certification will not be required since the disturbance is below the 5,000 square foot threshold. The contractor must maintain soil erosion and sediment control measures throughout the duration of construction.

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

19. The owner/applicant must submit an as-built survey, post construction, mapping all the improvements, including the stormwater system. This survey must include finished elevations.
20. 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.
21. 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.
22. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.
23. 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.
24. 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.
25. 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.
26. 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.

27. 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.

Site Plan

28. The vehicle access width from Rockland Terrace is recommended to be reduced to a 30-foot-wide depressed curb. This will provide vehicle entrance and exit access control, versus the extensive existing depressed curb along Rockland Terrace.
29. Parking space number 1 is recommended to be removed. With full reveal curbing along Rockland Terrace as recommended in comment 28, this space would not be accessible.
30. The applicant has proposed a plantbed with "low evergreen shrubs" along a portion of the site along Rockland Terrace. The specific plant proposed shall be identified with botanical name, initial plant size and total quantity.

31. The maintenance of the six (6) plantings proposed within the Rockland Terrace Right of Way shall be the responsibility of this private property owner and not the Township should said plantings be approved for location within the Right of Way.
32. The evergreen shrubs proposed shall have a maximum mature height of 36 inches to maintain vehicle sight exiting visibility.
33. The northern corner area of the site beyond parking space 8 is also recommended to be converted to pervious area to reduce the impervious coverage. Two (2) small flowering trees are recommended to be planted within this area for visual interest and layered buffering to the residential adjacent property.
34. The existing depressed curb on Rockland Terrace at the north end of the property is also recommended to be removed and replaced with full reveal curbing.
35. Lighting of the parking lot area is partially addressed with the indication of two (2) new parking lot fixtures. The details and specifications of the fixtures shall be provided.
36. The 0.5 footcandle line shall be extended and illumination levels provided along the north property line adjacent to the residential property.
37. The details of the new dumpster shall be provided inclusive of it's secured enclosure.

This application requires variance approvals and engineering approval prior to the issuance of a Construction Permit for the proposed work. The above comments 7, 12, 30, 35, 36 and 37 shall be addressed.

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,

BOSWELL ENGINEERING



Peter C. Ten Kate, P.E.

PCTK/st/jm

cc. Skopos Hospitality Group
Kathleen Miesch
Malak Metwaly
Dassa Haines Architectural Group, LLC
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