

KATHARINE A. COFFEY
Attorney at Law

One Jefferson Road
Parsippany, NJ 07054-2891
T: (973) 966-8323 F: (973) 206-6343
kcoffey@daypitney.com

July 15, 2020

VIA HAND DELIVERY

Ms. Jennifer Kiernan
Acting Planning Board Secretary
Verona Town Hall
600 Bloomfield Ave.
Verona, NJ 07044

**Re: PIRHL Developers, LLC (“Applicant”)
Preliminary Site Plan, Minor Subdivision and Variance Application
Block 2301 / Lots 11, 12, 14-19 (“Property”)**

Dear Ms. Kiernan:

This firm represents the Applicant in connection with its application for minor subdivision, preliminary major site plan and bulk variance approval relating to the Property. In connection with this application, enclosed please find the following:

1. Fifteen (15) copies of the Site Plan Application Form, including Addendum, ownership disclosure and owner consent;
2. One (1) copy of the Applicant’s W-9 Form;
3. Check in the amount of \$19,000.00 in payment of the escrow deposit;
4. Four (4) full size and eleven (11) 11” by 17” reduced size copies of preliminary site plans prepared by ESE Consultants, dated July 14, 2020;
5. Four (4) full size and eleven (11) 11” by 17” reduced size copies of a boundary and topographic survey prepared by Neglia Engineering Associates, last revised June 16, 2020;
6. Four (4) full size and eleven (11) 11” by 17” reduced size copies of a Fire Truck Turning Exhibit prepared by ESE Consultants, dated July 14, 2020;

Ms. Kiernan
July 15, 2020
Page 2

7. Four (4) full size and eleven (11) 11” by 17” reduced size copies of landscaping plans prepared by Melillo & Bauer, dated July 14, 2020;
8. Four (4) full size and eleven (11) 11” by 17” reduced size copies of architectural floor plans and elevations prepared by WRT Design, dated July 15, 2020;
9. Fifteen (15) copies of a Stormwater Management Report prepared by Bowman Consulting, dated July 14, 2020;
10. Fifteen (15) copies of a Traffic Assessment Letter prepared by Maser Consulting, dated July 6, 2020;
11. Fifteen (15) copies of the letter to the Tax Assessor requesting certified property owner lists; and
12. Fifteen (15) copies of the letter to the Tax Collector requesting certification of paid taxes.

Thank you in advance for your attention to this application. If you have any questions or require that further information be provided, please do not hesitate to contact me.

Very truly yours,



Katharine A. Coffey

Enclosures

cc: Lara Schwager, Applicant (w/enclosures)

SITE PLAN APPLICATION

VERONA PLANNING BOARD
10 Commerce Court, Verona, NJ 07044
Phone 857-4805

PRELIMINARY APPLICATION FEE: \$400 min; \$400 for 1st 1,000 sq. ft.;
\$500 1,000-2,500 sq. ft.; \$700 2,500 – 5,000 sq. ft.; \$1000 over 5,000 sq. ft.

FINAL: ½ preliminary

CHECKS PAYABLE TO TOWNSHIP OF VERONA

Please answer the following questions:

1. Is there a Zoning Variance Pending? Yes No
If so, what type? Bulk variance - front yard setback to the proposed accessory shed
2. Does the developer intend to request, at a future date, a Zoning Variance in connection with the Site Plan? Yes No

Applicant
Name PIRHL Developers, LLC
Address 5 Commerce Way, Suite 210E
City Hamilton, NJ 08691
Phone # c/o Day Pitney, LLP (973-966-8323)

Owner
Name Township of Verona (11, 12, 14, 15, 16, 19); Poekel Properties, LLC
(17 and 18)
Address Please see attached owner consent form.
City Please see attached owner consent form.
Phone # _____

Architect
Name WRT Design, LLC
Address 1700 Market St., Suite 2800
City Philadelphia, PA 19103
Phone # 215-732-5215

Licensed Land Surveyor
Name ESE Consultants, Inc.
Address 100 Willow Brook Rd., Suite 200
City Freehold, NJ 07728
Phone # 732-272-0532

Municipal Tax Map No. _____ Block No. 2301 Lot No. 11, 12, 14-19
Municipality Township of Verona Tax Sheet No. _____

Name of Local Building Official Tom Jacobsen

Commercial _____ Multi-Family Residential _____

Type of Construction:

Light Industry _____ Mixed Use _____ Misc. - Residential

Description of Construction Please see attached Addendum.

TOWNSHIP OF VERONA

**SITE PLAN REVIEW
SECTION 118**

CHECK LIST FOR SITE PLAN APPLICATION

APPLICANT : PIRHL Developers, LLC **TELEPHONE NO.** c/o Day Pitney, LLP 973-966-8323
OWNER: Township of Verona/Poekel Properties, LLC **TELEPHONE NO.** 973-857-4767
ADDRESS: Bloomfield Ave / Linn Dr / Pine St **TAX MAP BL.** 2301 **LOT** 11, 12, 14-19

- A) Type of Site Plan
1. Repairs (interior) _____
 2. Renovation or Alteration (exterior) _____
 3. Change of Use _____
 4. Excavation Removal of Soil, Clear of Site _____
 5. Additions _____
 6. Percent (%) or Size of Addition _____
 7. New Structure _____ X
 8. New Accessory Structures _____
 9. Other _____
- B) Waiver Request _____ X - see notes in checklist below
- C) 15 Copies of Application and Site Plan _____ X
- D) Application Fee Paid (amount) _____ N/A - waived for affordable housing project
- E) Verification of Taxes Paid _____ X
- F) Date Received Application _____
- G) Date Certified as Completed _____

H) All plans submitted shall be drawn at a scale not smaller than one (1") inch equals twenty (20') feet, signed and sealed by a professional engineer, architect or professional planner and shall bear the signature and seal of the licensed land surveyor as to topography and boundary survey data and shall contain the following:

Circle One:

C = Complies
D = Deficient
WS = Waiver Sought

- | | | | | |
|-----|--|------------------------------------|---|---|
| 1. | Name and title of applicant, owner and person preparing map. | <input checked="" type="radio"/> C | D | WS |
| 2. | Date, scale and north point and date of any revision | <input checked="" type="radio"/> C | D | WS |
| 3. | Place for signature of Chairman and Secretary of approving Board. | <input checked="" type="radio"/> C | D | WS |
| 4. | Tax map lot and block numbers and address of property | <input checked="" type="radio"/> C | D | WS |
| 5. | Bearing of all property lines with reference to North and South and length of these lines. Area of subject property. | <input checked="" type="radio"/> C | D | WS |
| 6. | Zone district and zone district of adjoining properties within 200 feet. | <input checked="" type="radio"/> C | D | WS |
| 7. | Zoning schedule. | <input checked="" type="radio"/> C | D | WS |
| 8. | All entrances and exits to public streets on site and within 200 feet thereof. | <input type="radio"/> C | D | <input checked="" type="radio"/> WS Partial Waiver - Items listed shown within 50 ft. of property boundary. |
| 9. | All property lines, streets, roads, buildings, retaining walls, rock outcrops, marsh areas, ponds, and streams within 200 feet. | <input type="radio"/> C | D | <input checked="" type="radio"/> WS Partial Waiver - Items listed shown within 50 ft. of property boundary. |
| 10. | The location of principal and accessory structures with dimensions of the structures and distances to lot lines. | <input checked="" type="radio"/> C | D | WS |
| 11. | All set-back dimensions, landscaped areas, fencing and trees over 6" caliper. | <input checked="" type="radio"/> C | D | WS |
| 12. | Location of all signs and exterior lighting with size and height of signs and light fixtures and strength in lumens and direction of illumination. | <input checked="" type="radio"/> C | D | WS |

- | | | | | |
|-----|--|-----|---|------|
| 13. | Storm water system, including calculations and design data supporting adequacy of the system to handle storm run-off as required by the Township Engineer | (C) | D | WS |
| 14. | Sanitary sewerage disposal system by existing and proposed and calculation. | (C) | D | WS |
| 15. | Water supply system and all other utilities both existing and proposed. | (C) | D | WS |
| 16. | All curbs, sidewalks, driveways, parking space layout, and off-street loading areas with dimension. | (C) | D | WS |
| 17. | Right-of-way, easements and all lands dedicated to the Township, County, and State. | (C) | D | WS |
| 18. | Names of owners and use of property of all lands within 200 feet to the property and block and lot numbers. | (C) | D | WS |
| 19. | Site Plan drawn on sheet size: (Circle One) | C | D | (WS) |
| | 8.5 x 14 inches | | | |
| | 15 x 21 inches | | | |
| | 24 x 36 inches | | | |
| 20. | The entire property shall be shown, on the required sheet size a key map. | (C) | D | WS |
| 21. | Existing and proposed contours, with contour interval not more than two feet (2') slopes less than 10% and interval of five feet (5') for slopes greater than 10%. Existing contours by dashed lines, proposed by solid lines. | (C) | D | WS |
| 22. | Proposed finished grade spot elevations at all corners of existing and proposed buildings. | (C) | D | WS |
| 23. | The proposed use of building. | (C) | D | WS |
| 24. | The proposed use of outdoor area. | (C) | D | WS |
| 25. | The floor space of each building and total number of parking spaces. | (C) | D | WS |

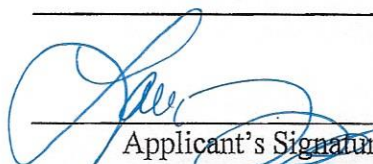
Partial Waiver - Plans prepared at 30 x 42 inches for legibility.

- | | | | | |
|-----|---|-----|---|------|
| 26. | Distances along right-of-way lines of existing streets abutting property to nearest intersection. | (C) | D | WS |
| 27. | All existing easements, deed restrictions, other covenants and previous variances granted for the property. | (C) | D | WS |
| 28. | Floor plan of proposed structures with accompanying front, rear and side elevations drawn to scale. | (C) | D | WS |
| 29. | Landscaping plan, buffer plan, landscaping schedule showing number, size and species of plantings. | (C) | D | WS |
| 30. | Soil erosion and sediment control plan. | (C) | D | WS |
| 31. | Application filed with Essex County Planning Board | C | D | (WS) |
| 32. | Notice to all neighbors within 200 feet. | (C) | D | WS |
| 33. | Notification to Fire, Police, Health Department, Township Manager, and Shade Tree. | (C) | D | WS |
| 34. | Refuse, disposal (storage), dumpster screening | (C) | D | WS |
| 35. | Storage height (gross sq. footage) | (C) | D | WS |
| 36. | Drainage arrows. | (C) | D | WS |
| 37. | Site Lighting Plan with isolux patterns to indicate intensity of site lighting. | (C) | D | WS |
| 38. | Location HVAC Equipment and screening. | (C) | D | WS |
| 39. | NJDEP Freshwater Wetlands Approval. | C | D | (WS) |
| 40. | Complies with escrow ordinance. | (C) | D | WS |

Waiver - Application is for preliminary approval only. County Planning Board will be filed at time of application for Final Major Site Plan approval.

N/A - the site is previously developed with no freshwater wetlands

Applicant's Remarks:


 Applicant's Signature *Sr. VP of Development*
LARA SCHWAGER

PLANNING BOARD
TOWNSHIP OF VERONA
Planning Board Applications Fees

Date: _____

INITIAL
ESCROW FOR
PROFESSIONAL
REVIEW

List Requested	\$10.00	
<u>CONDITIONAL USE</u>		
Application	\$500.00	\$1,000.00
Townhouse, additional per unit	\$ 50.00	\$ 200.00
<u>SITE PLAN APPLICATION</u>		
<u>Preliminary</u>		
Minimum	\$400.00	\$ 750.00
0 to 1,000 sq. ft.	\$400.00	\$ 750.00
1,000 to 2,500 sq. ft.	\$500.00	\$1,000.00
2,500 to 5,000 sq. ft.	\$700.00	\$1,500.00
over 5,000 sq. ft.	\$1,000.00	\$2,000.00
<u>Final</u>	½ Preliminary	½ Preliminary
<u>MAJOR SUBDIVISION</u>		
Minimum	\$550.00	\$1,000.00
Plus (per lot)	\$150.00	\$ 550.00
<u>MINOR SUBDIVISION</u>		
<u>1 family residential</u>		
No new lot created	\$250.00	None
1 to 3 lots	\$500.00	\$ 500.00
<u>Other, residential or commercial</u>		
1 to 3 lots	\$250.00 per lot	\$ 500.00
<u>Special meeting</u>		
Requested by applicant	\$800.00	

Enclosed is a check in the amount of \$ 19,000 (escrow deposit) for the application circled above, to the Planning Board of the Township of Verona for approval of the following: Preliminary site plan application for multi-family residential development

Minor subdivision _____ known on the Verona Tax
Map as Map _____ Block 2301 Lot 11, 12, 14-19 .

Included in the check is an additional \$10.00 where indicated for the list of property owners within 200 feet of subject property.

Name of applicant PIRHL Developers, LLC

Address of applicant 5 Commerce Way, Suite 210E
Hamilton, NJ Telephone # 973-966-8323

Name of property owner Township of Verona (Lots 11, 12, 14, 15, 16, 19) / Poekel Properties, LLC (Lots 17 and 18)

LANDOWNER'S CONSENT CERTIFICATION

Property: Block 2301, Lots 17 and 18
Bloomfield Avenue
Township of Verona, Essex County, NJ

Applicant: PIRHL Developers, LLC
5 Commerce Way, Suite 210E
Hamilton, NJ 08691

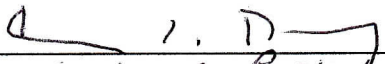
Owner: Poekel Properties LLC
59 Avon Drive
Essex Fells, NJ 07021

Proposed Development: Multi-family residential development, parking, lighting, landscaping and other related site improvements

The undersigned hereby certifies as follows:

Poekel Properties LLC is the owner of the above referenced Property and authorized to execute this Consent Certification. Poekel Properties LLC hereby consents to the filing by the above Applicant of any and all applications for governmental approvals necessary for the Proposed Development described above including, but, not limited to, applications to the Verona Township Planning Board and/or Board of Adjustment, the Essex County Planning Board, the Hudson Essex Passaic County Soil Conservation District, the New Jersey Department of Transportation, and the New Jersey Department of Environmental Protection. Poekel Properties LLC gives permission to the Township of Verona and its Boards, Commissions, agents, representatives, consultants and employees permission to enter and inspect exterior portions of the Property as reasonably necessary in connection with review and reporting on the Proposed Development to the Verona Township Planning Board and/or Board of Adjustment application.

Poekel Properties LLC

By: 
Name: Charles A. Poekel Jr.
Title: Managing Partner

PIRHL Developers, LLC
Township of Verona Planning Board
Block 2301, Lots 11, 12, 14-19
Application Addendum

PIRHL Developers, LLC (“Applicant”) is the contract purchaser and designated redeveloper of property designated as Block 231, Lots 11, 12, and 14-19 on the Township Tax Map and located at the intersections of Bloomfield Avenue and Pine Street and Bloomfield Avenue and Linn Drive (“Property”). The Property is subject to The Depot and Pine Redevelopment Area Redevelopment Plan as amended by the Township Council via Ordinance No. 2020-14 on June 29, 2020 (the “Redevelopment Plan”). The Redevelopment Plan sets forth an overlay zone called the Multi Family-Mid Rise Redevelopment Overlay Zone that applies to the Property. The Property consists of approximately 5.1 acres.

The Applicant seeks a minor subdivision, preliminary site plan approval and bulk variance relief to construct a multi-family residential development consisting of three (3) residential buildings containing ninety-five (95) very low, low and moderate income housing units together with associated common and amenity space, surface parking spaces, stormwater management structures and related improvements. The Applicant is proposing to construct one-bedroom units, two-bedroom units and three-bedroom units to be distributed among the three residential buildings. The Applicant is also proposing to install a shed for use by the development’s management and a sign to identify the development.

The Applicant is requesting a variance from the front yard setback requirement for the proposed accessory shed, which is governed by the underlying zoning because the Redevelopment Plan does not provide a front yard setback requirement for accessory structures. The shed is proposed to be set back 10 feet from the Linn Drive property line, where a setback of 20 feet is required. Though the proposed setback is 10 feet, the right-of-way for Linn Drive expands past the typical section in the area of the shed, impacting the ability to meet the 20 feet setback. There is still over 40 feet from the shed to the curb-line of Linn Drive and it is not in close proximity to any neighboring structures or property. In addition, the shed is located no closer to the property line and Linn Drive than the proposed parking area.

Conclusion

Based on the above and from the testimony to be offered at the public hearing, the Applicant respectfully requests that the minor subdivision and preliminary site plan be granted.

OWNERSHIP DISCLOSURE STATEMENT

In accordance with N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in **PIRHL Developers, LLC** are disclosed as set forth below. In accordance with N.J.S.A. 40:55D-48.2 this disclosure requirement applies to any corporation or partnership which owns more than 10% interest in **PIRHL Developers, LLC** followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

PIRHL, LLC	800 W. Saint Clair Avenue, 4 th Floor Cleveland, Ohio 44113
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Pursuant to N.J.S.A. 40:55D-48.1, the following persons or entities have a 10% or greater interest in PIRHL, LLC:

PIRHL Advisors, LLC	800 W. Saint Clair Avenue, 4 th Floor Cleveland, Ohio 44113
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Pursuant to N.J.S.A. 40:55D-48.1, the following persons or entities have a 10% or greater interest in PIRHL Advisors, LLC:

David Burg	800 W. Saint Clair Avenue, 4 th Floor Cleveland, Ohio 44113
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David Uram	800 W. Saint Clair Avenue, 4 th Floor Cleveland, Ohio 44113
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NICOLE M. MAGDZIAK
Attorney at Law

One Jefferson Road
Parsippany, NJ 07054-2891
T: (973) 966-8027 F: (973) 461-4608
nmagdziak@daypitney.com

July 15, 2020

VIA HAND DELIVERY

Jennifer Muscara, CTC
Township of Verona
600 Bloomfield Ave
Verona, NJ 07044

Re: Request for Tax Certification
PIRHL Developers LLC (“Applicant”)
Block 2301, Lots 11, 12, 14, 15, 16, 17, 18, 19

Dear Ms. Muscara:

Please be advised that this office represents the Applicant in connection with an application to be filed with the Township of Verona Planning Board. Please provide me with a certification confirming that all property taxes are current on this property. If possible, please e-mail the certification to nmagdziak@daypitney.com.

Thank you for your help in this matter. If you have any questions, please feel free to contact me.

Very truly yours,



Nicole M. Magdziak

NICOLE M. MAGDZIAK
Attorney at Law

One Jefferson Road
Parsippany, NJ 07054-2891
T: (973) 966-8027 F: (973) 461-4608
nmagdziak@daypitney.com

July 15, 2020

VIA UPS

Mr. George F. Librizzi, CTA
Municipal Assessor
Township of Verona
600 Bloomfield Ave
Verona, NJ 07044

**Re: REQUEST FOR 200' PROPERTY OWNERS LIST
PIRHL Developers LLC ("Applicant")
Block 2301, Lots 11, 12, 14, 15, 16, 17, 18, 19**

Dear Mr. Librizzi:

Please be advised that this office represents the Applicant in connection with an application filed with the Township of Verona Planning Board. Please provide me with certified lists of property owners owning property located within 200 feet of the above-captioned lots. Please also include the list of any utility companies that have registered to receive notice of land use hearings.

I have enclosed a firm check in the amount of \$80.00 in payment of the applicable processing fee in connection with this request. Please provide me with a copy of the list via e-mail (nmagdziak@daypitney.com), if possible, prior to mailing the list.

Thank you for your help in this matter. If you have any questions, please feel free to contact me.

Very truly yours,



NICOLE M. MAGDZIAK

Enclosure