

STRANS
ENGINEERING



TOWNSHIP OF
Verona

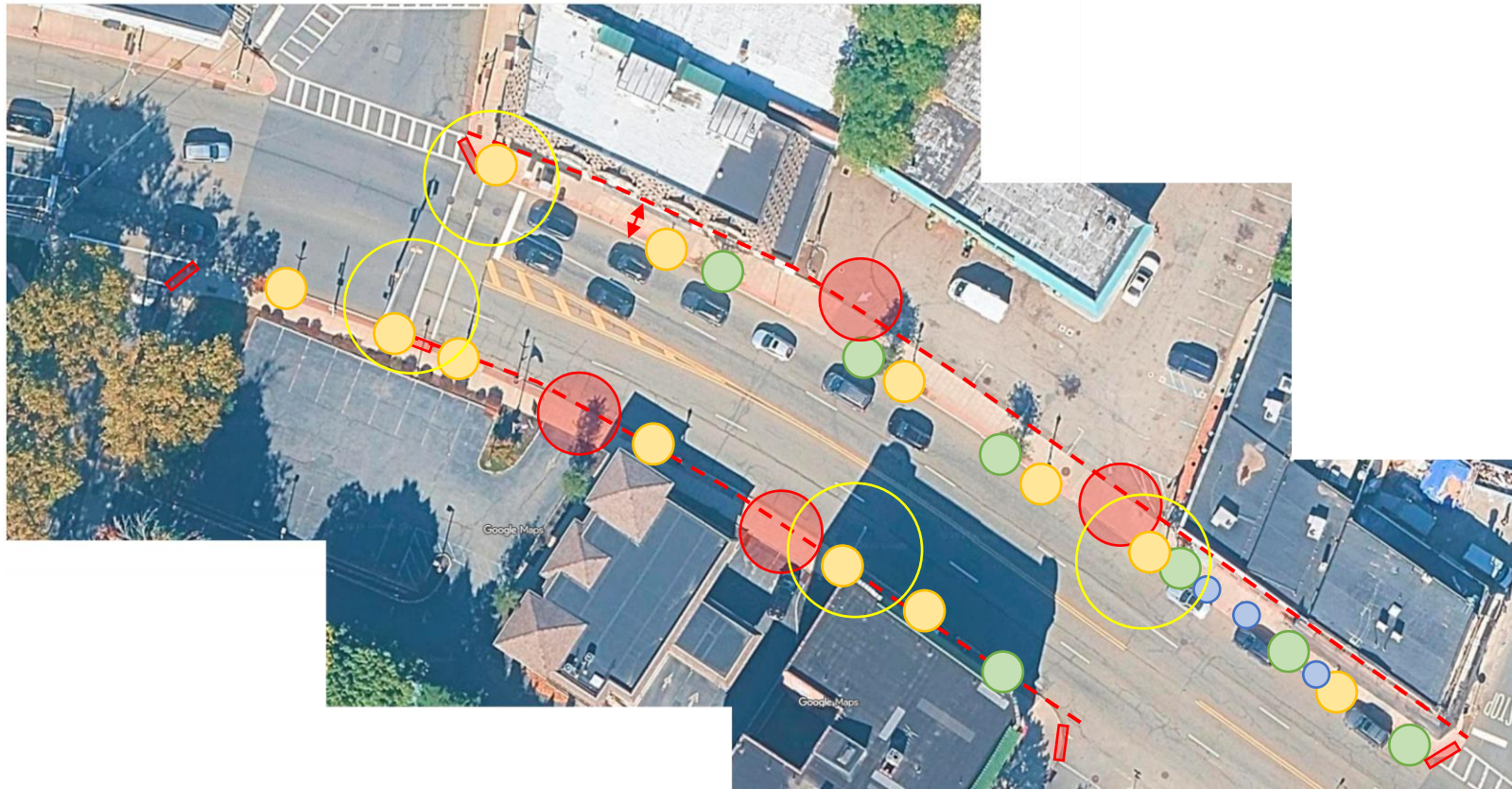
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TOWNSHIP OF
Verona

Site Analysis and Existing Condition Plan

SITE ANALYSIS AND EXISTING CONDITION PLAN – SEGMENT 1



LEGEND:

SIDEWALK LIMITS – TOTAL LENGTH:
Fairview Avenue — Rockland Terrace (NORTH SIDE)
- 365 ft.

EXISTING SIDEWALK WIDTH: 12 ft.

EXISTING STREETSCAPE BUFFER WIDTH: 2,50 ft.

- EXISTING TREE: 6
- EXISTING PARKING METERS: 6
- EXISTING DECORATIVE PEDISTRIAN LIGHT: 6
- EXISTING STREET LIGHTS: 2
- EXISTING DRIVEWAY CONFLICTS: 2
- ▭ ADA RAMP: 2

SIDEWALK LIMITS – TOTAL LENGTH :
Fairview Avenue — Lincoln St. (SOUTH SIDE)
- 245 ft.

EXISTING SIDEWALK WIDTH: 9 ft.

EXISTING STREETSCAPE BUFFER WIDTH : 2,50 ft.

- EXISTING TREE: : 1
- EXISTING DECORATIVE PEDISTRIAN LIGHT : 6
- EXISTING STREET LIGHTS: 2
- DRIVEWAY CONFLICTS: 2
- ▭ ADA RAMP: 3

SITE ANALYSIS AND EXISTING CONDITION PLAN – SEGMENT 2



LEGEND:

- SIDEWALK LIMITS – TOTAL LENGTH :**
Rockland Terrace — Grove Ave. (NORTH SIDE)
- 330 ft.
- EXISTING SIDEWALK WIDTH:** 12 ft.
EXISTING STREETSCAPE BUFFER WIDTH: 2,50 ft.
- EXISTING TREE: 5
 - EXISTING PARKING METERS: 5
 - EXISTING DECORATIVE PEDISTRIAN LIGHT: 3
 - EXISTING STREET LIGHTS: 2
 - EXISTING DRIVEWAY CONFLICTS : 3
 - ▭ ADA RAMP: 3

- SIDEWALK LIMITS – TOTAL LENGTH :**
E Lincoln St. — S Prospect St. (SOUTH SIDE)
- 400 ft
- EXISTING SIDEWALK WIDTH:** 7.5 ft.
EXISTING STREETSCAPE BUFFER WIDTH: 3 ft.
- EXISTING TREE: 4
 - EXISTING PARKING METERS: 6
 - EXISTING DECORATIVE PEDISTRIAN LIGHT: 6
 - EXISTING STREET LIGHTS: 2
 - EXISTING DRIVEWAY CONFLICTS : 5
 - ▭ ADA RAMP: 2

SITE ANALYSIS AND EXISTING CONDITION PLAN – SEGMENT 3



LEGEND:

SIDEWALK LIMITS – TOTAL LENGTH :
 Grove St.— Gould St. (NORTH SIDE)
 - 425 ft.

EXISTING SIDEWALK WIDTH: 11.5 ft.
 EXISTING STREETScape BUFFER WIDTH: 3 ft.

- EXISTING TREE: 4
- EXISTING PARKING METERS: 11
- EXISTING DECORATIVE PEDISTRIAN LIGHT: 4
- EXISTING STREET LIGHTS: 2
- EXISTING DRIVEWAY CONFLICTS : 1
- ▭ ADA RAMP: 2

SIDEWALK LIMITS – TOTAL LENGTH :
 S Prospect St. — Montrose Ave.(SOUTH SIDE)
 - 555 ft.

EXISTING SIDEWALK WIDTH: . 7.5 ft.
 EXISTING STREETScape BUFFER WIDTH: 2,50 ft.

- EXISTING TREE: 6
- EXISTING PARKING METERS: 8
- EXISTING DECORATIVE PEDISTRIAN LIGHT: 5
- EXISTING STREET LIGHTS: 3
- EXISTING DRIVEWAY CONFLICTS : 4
- ✕ CONFLICTS: 1
- ▭ ADA RAMP: 4

SITE ANALYSIS AND EXISTING CONDITION PLAN – SEGMENT 4



LEGEND:

SIDEWALK LIMITS – TOTAL LENGTH :
 Gould St.— Park Pl. (NORTH SIDE)
 - 685 ft.

EXISTING SIDEWALK WIDTH: 11 ft.
 EXISTING STREETScape BUFFER WIDTH: 2 ft.

- EXISTING TREE: 3
- EXISTING PARKING METERS: 6
- EXISTING DECORATIVE PEDESTRIAN LIGHT: 5
- EXISTING STREET LIGHTS: 2
- EXISTING DRIVEWAY CONFLICTS : 3
- ▭ ADA RAMP: 5

SIDEWALK LIMITS – TOTAL LENGTH :
 Montrose Ave.— Lakeside Ave.(SOUTH SIDE)
 - 506 ft.

EXISTING SIDEWALK WIDTH: 9.30 ft.
 EXISTING STREETScape BUFFER WIDTH: 2 ft.

- EXISTING TREE: 7
- EXISTING PARKING METERS: 14
- EXISTING DECORATIVE PEDESTRIAN LIGHT: 5
- EXISTING STREET LIGHTS: 3
- EXISTING DRIVEWAY CONFLICTS : 3
- ▭ ADA RAMP: 2

SITE ANALYSIS AND EXISTING CONDITION PLAN – SEGMENT 5



LEGEND:

SIDEWALK LIMITS – TOTAL LENGTH :
 Park Pl.— Derwent Ave. (NORTH SIDE)
 - 430 ft.

EXISTING SIDEWALK WIDTH: 12 ft.
 EXISTING STREETScape BUFFER WIDTH: 2.5 ft.

- EXISTING TREE: 3
- EXISTING PARKING METERS: 4
- EXISTING DECORATIVE PEDISTRIAN LIGHT: 3
- EXISTING STREET LIGHTS: 3
- EXISTING DRIVEWAY CONFLICTS : -
- ADA RAMP: 3

SIDEWALK LIMITS – TOTAL LENGTH :
 Lakeside Ave.— Porcello Ln.(SOUTH SIDE)
 - 670 ft.

EXISTING SIDEWALK WIDTH: 8.50 ft.
 EXISTING STREETScape BUFFER WIDTH: 3 ft.

- EXISTING TREE: -
- EXISTING PARKING METERS: 13
- EXISTING DECORATIVE PEDISTRIAN LIGHT: 9
- EXISTING STREET LIGHTS: 4
- EXISTING DRIVEWAY CONFLICTS : -
- ADA RAMP: 2

SITE ANALYSIS AND EXISTING CONDITION PLAN – SEGMENT 6



LEGEND:

SIDEWALK LIMITS – TOTAL LENGTH:

Derwent Ave.— Cumberland Ave. (NORTH SIDE)
- 305 ft.

EXISTING SIDEWALK WIDTH: 6.5 ft.

EXISTING STREETSCAPE BUFFER WIDTH: 2 ft.

- EXISTING TREE: 1
- EXISTING PARKING METERS: 6
- EXISTING DECORATIVE PEDISTRIAN LIGHT: 3
- EXISTING STREET LIGHTS: 2

○ EXISTING DRIVEWAY CONFLICTS : -

▬ ADA RAMP: 2

SIDEWALK LIMITS – TOTAL LENGTH:

Lakeview Pl.— Verona Pl.(SOUTH SIDE)
- 240 ft.

EXISTING SIDEWALK WIDTH: 8.50 ft.

EXISTING STREETSCAPE BUFFER WIDTH: 3 ft.

- EXISTING TREE: 3
- EXISTING PARKING METERS: -
- EXISTING DECORATIVE PEDISTRIAN LIGHT: 4
- EXISTING STREET LIGHTS: 2

○ EXISTING DRIVEWAY CONFLICTS : 2

▬ ADA RAMP: 2

SITE ANALYSIS AND EXISTING CONDITION PLAN – SEGMENT 7



LEGEND:

SIDEWALK LIMITS – TOTAL LENGTH:
Cumberland Ave.— Park Ave. (NORTH SIDE)
- 630 ft.

EXISTING SIDEWALK WIDTH: 15 ft.
EXISTING STREETScape BUFFER WIDTH: 3 ft.

- EXISTING TREE: 8
- EXISTING PARKING METERS: 2
- EXISTING DECORATIVE PEDISTRIAN LIGHT: 4
- EXISTING STREET LIGHTS: 4
- EXISTING DRIVEWAY CONFLICTS : 3
- ▭ ADA RAMP: 2

SIDEWALK LIMITS – TOTAL LENGTH:
Verona Pl.— Park Ave. (SOUTH SIDE)
- 475 ft.

EXISTING SIDEWALK WIDTH: 8 ft.
EXISTING STREETScape BUFFER WIDTH: 2.5 ft.

- EXISTING TREE: 4
- EXISTING PARKING METERS: -
- EXISTING DECORATIVE PEDISTRIAN LIGHT: 6
- EXISTING STREET LIGHTS: 3
- EXISTING DRIVEWAY CONFLICTS : 4
- ▭ ADA RAMP: 2

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Vertical Elements and Rythm

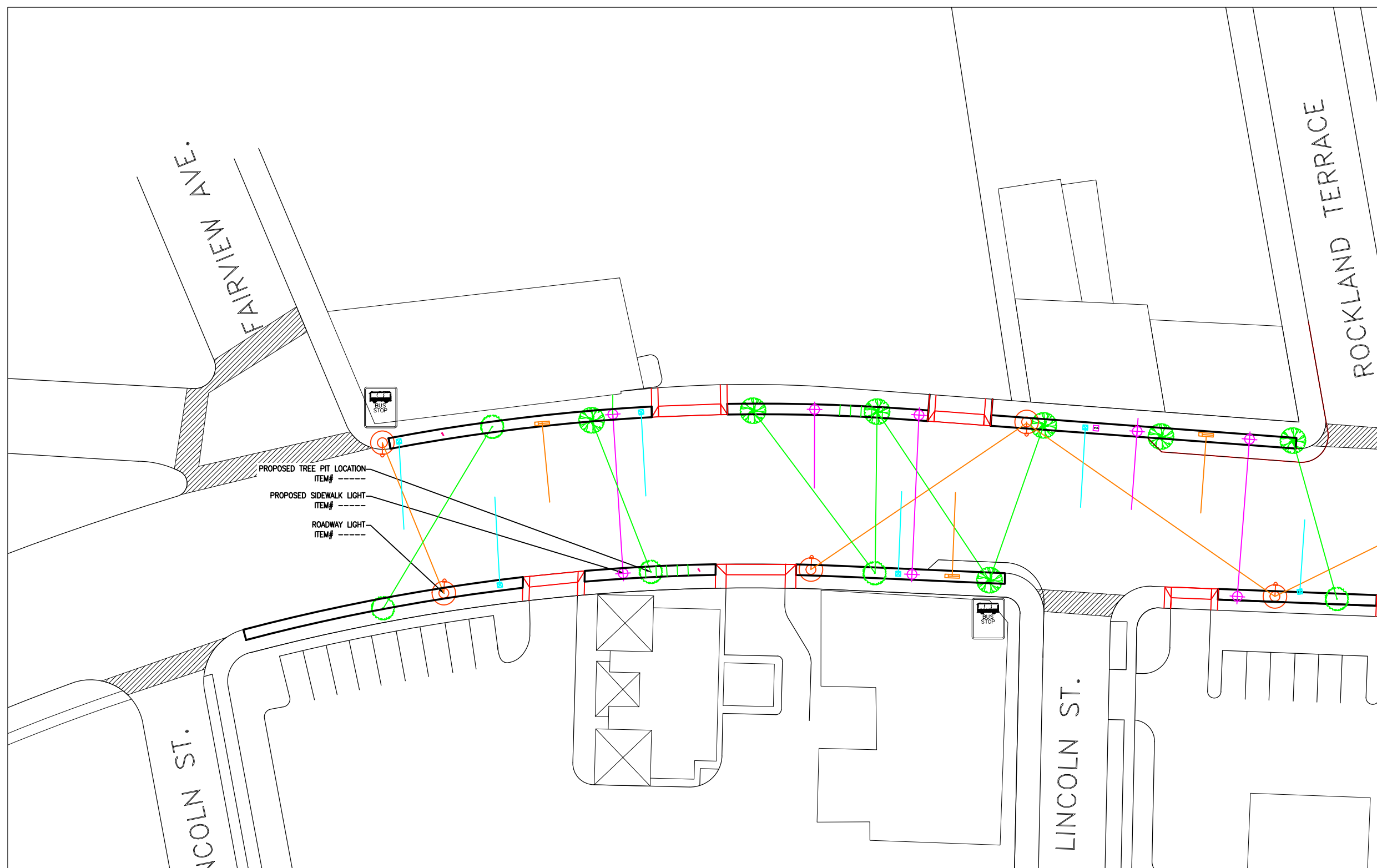
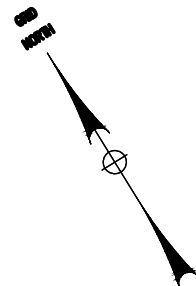
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DEVELOPER:

SURVEY:

CIVIL ENGINEER:













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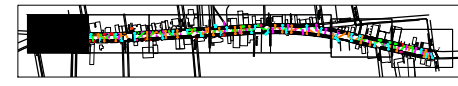


PROPOSED TREE PIT LOCATION
ITEM# -----
PROPOSED SIDEWALK LIGHT
ITEM# -----
ROADWAY LIGHT
ITEM# -----

MATCHLINE - SEE SHEET NO. 2

LEGEND

-  PROPOSED LIMITS
-  PROPOSED LIGHT POLE
-  PROPOSED PARKING KIOSK
-  PROPOSED TREE
-  ROADWAY LIGHT (C.H.)
-  EXISTING DRIVEWAY
-  PROPOSED TRASH RECEPTACLE
-  BENCH
-  SAFESTICK (TM)
-  EXISTING TREE
-  TREE GRATE EXTENSION
-  BIKE RACK



SCALE - N.T.S.



SCALE IN FEET
SCALE 1" = 40'

!!CAUTION!!
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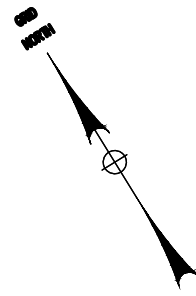
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SHEET NO.

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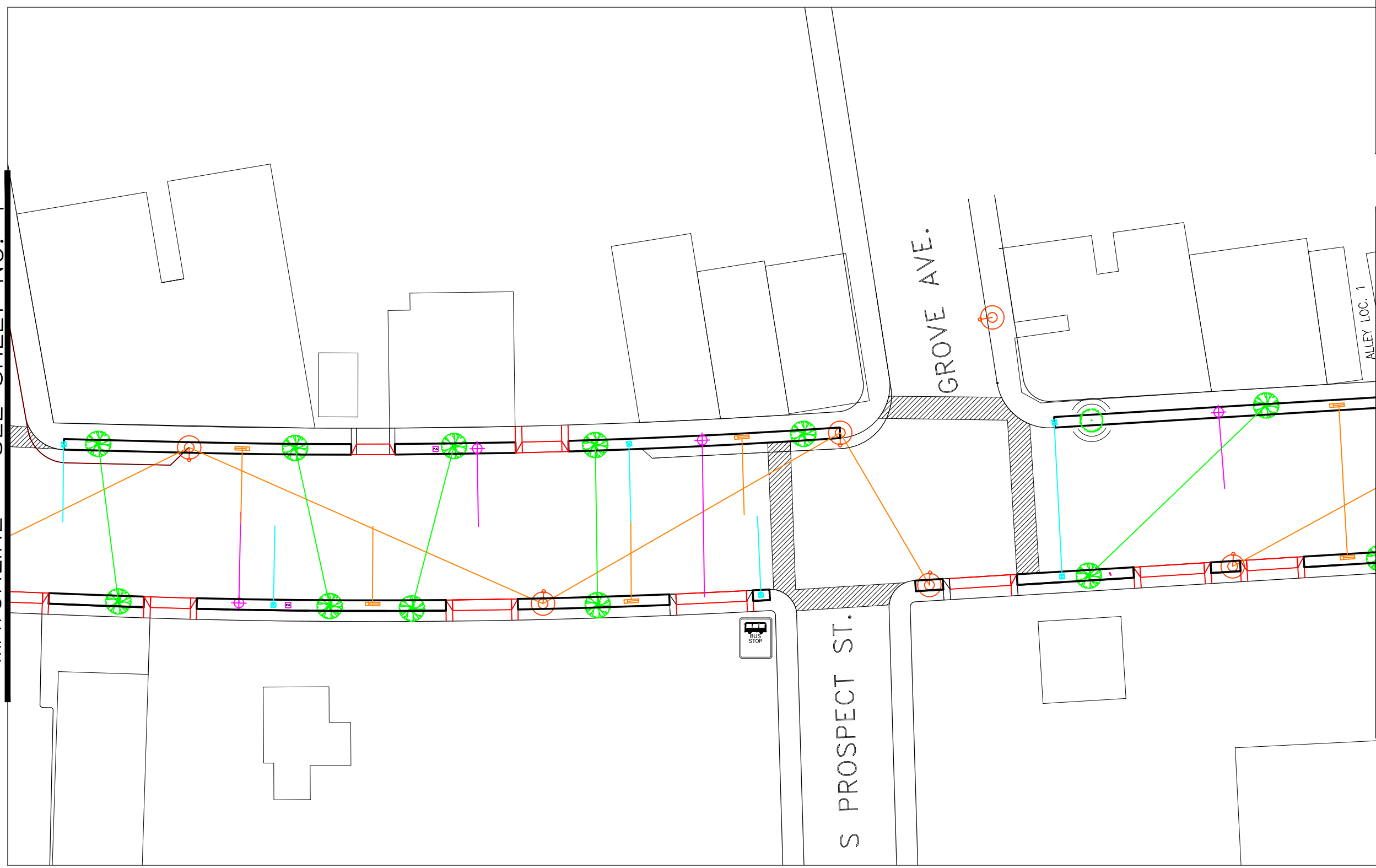
BLOOMFIELD AVENUE STREETScape IMPROVEMENTS, VERONA, NJ ENGINEERING DESIGN SERVICES

VERONA, ESSEX COUNTY, NEW JERSEY
BLOOMFIELD AVENUE, VERONA, NJ



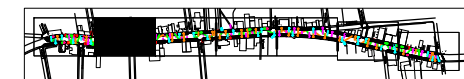
MATCHLINE - SEE SHEET NO. 1

MATCHLINE - SEE SHEET NO. 3



LEGEND

- | | | | |
|--|------------------------|--|---------------------------|
| | PROPOSED LIMITS | | PROPOSED TRASH RECEPTACLE |
| | PROPOSED LIGHT POLE | | BENCH |
| | PROPOSED PARKING KIOSK | | SAFESTICK (TM) |
| | PROPOSED TREE | | EXISTING TREE |
| | ROADWAY LIGHT (C.H.) | | TREE GRATE EXTENSION |
| | EXISTING DRIVEWAY | | BIKE RACK |



SCALE - N.T.S.



SCALE IN FEET
SCALE 1" = 40'

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BLOOMFIELD AVENUE, VERONA, NJ

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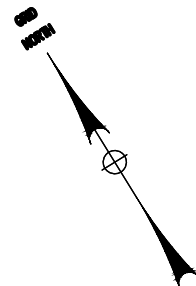
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DEVELOPER:

SURVEY:

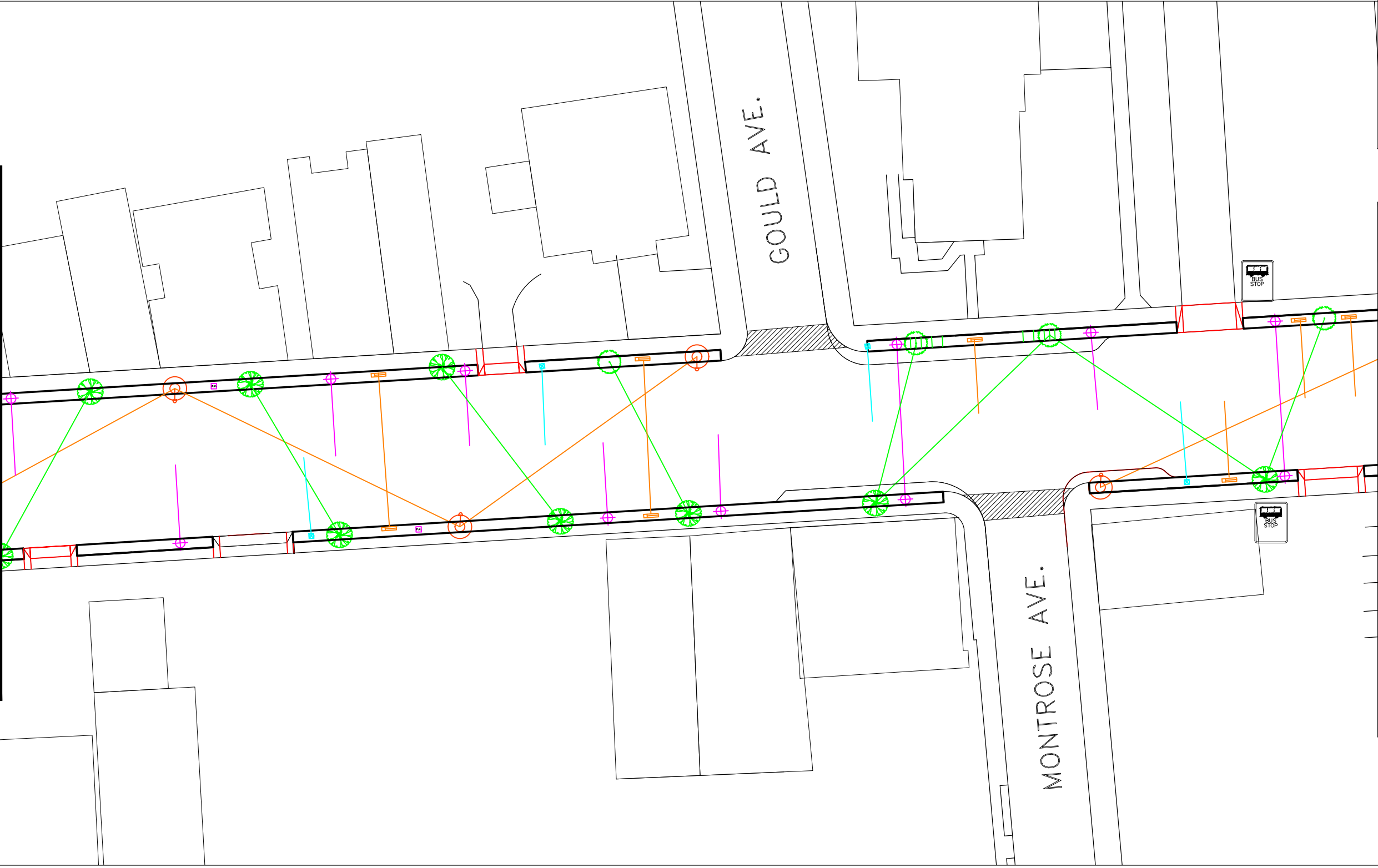
CIVIL ENGINEER:

ARCHITECT:



MATCHLINE - SEE SHEET NO. 2

MATCHLINE - SEE SHEET NO. 4



LEGEND

- | | | | |
|--|------------------------|--|---------------------------|
| | PROPOSED LIMITS | | PROPOSED TRASH RECEPTACLE |
| | PROPOSED LIGHT POLE | | BENCH |
| | PROPOSED PARKING KIOSK | | SAFESTICK (TM) |
| | PROPOSED TREE | | EXISTING TREE |
| | ROADWAY LIGHT (C.H.) | | TREE GRATE EXTENSION |
| | EXISTING DRIVEWAY | | BIKE RACK |



SCALE - N.T.S.



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CUT SHEET
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DESIGN SERVICES

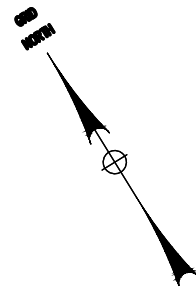
VERONA, ESSEX COUNTY, NEW JERSEY
BLOOMFIELD AVENUE, VERONA, NJ

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REV/DATE NO.	DESCRIPTION

SHEET NO.

OWNER:
DEVELOPER:
SURVEY:
CIVIL ENGINEER:
ARCHITECT:



MATCHLINE - SEE SHEET NO. 3

MATCHLINE - SEE SHEET NO. 5



LAKESIDE AVE.

PARK PL.

LEGEND

- | | | | |
|--|------------------------|--|---------------------------|
| | PROPOSED LIMITS | | PROPOSED TRASH RECEPTACLE |
| | PROPOSED LIGHT POLE | | BENCH |
| | PROPOSED PARKING KIOSK | | SAFESTICK (TM) |
| | PROPOSED TREE | | EXISTING TREE |
| | ROADWAY LIGHT (C.H.) | | TREE GRATE EXTENSION |
| | EXISTING DRIVEWAY | | BIKE RACK |



SCALE - N.T.S.



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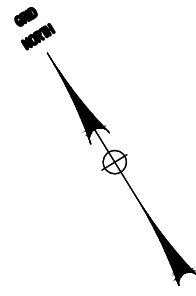
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DEVELOPER:

SURVEY:

CIVIL ENGINEER:

ARCHITECT:



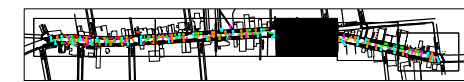
MATCHLINE - SEE SHEET NO. 4

MATCHLINE - SEE SHEET NO. 6



LEGEND

- | | | | |
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| | PROPOSED LIGHT POLE | | BENCH |
| | PROPOSED PARKING KIOSK | | SAFESTICK (TM) |
| | PROPOSED TREE | | EXISTING TREE |
| | ROADWAY LIGHT (C.H.) | | TREE GRATE EXTENSION |
| | EXISTING DRIVEWAY | | BIKE RACK |



SCALE - N.T.S.



SCALE IN FEET
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CUT SHEET

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REV/DATE NO.	DESCRIPTION

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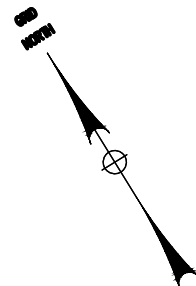
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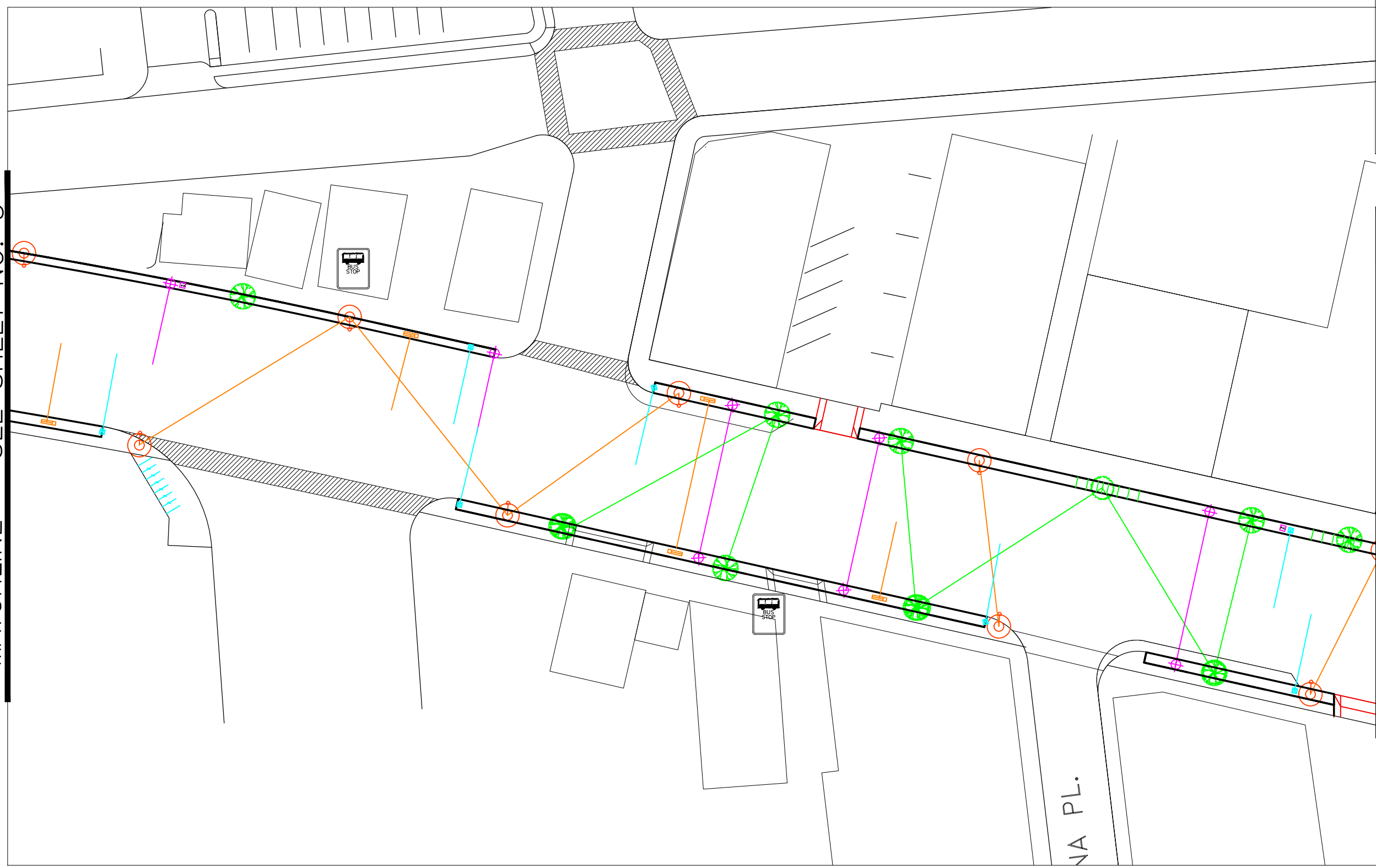
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ARCHITECT:



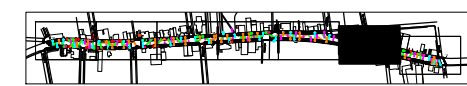
MATCHLINE - SEE SHEET NO. 5

MATCHLINE - SEE SHEET NO. 7



LEGEND

- | | | | |
|--|------------------------|--|---------------------------|
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| | PROPOSED LIGHT POLE | | BENCH |
| | PROPOSED PARKING KIOSK | | SAFESTICK (TM) |
| | PROPOSED TREE | | EXISTING TREE |
| | ROADWAY LIGHT (C.H.) | | TREE GRATE EXTENSION |
| | EXISTING DRIVEWAY | | BIKE RACK |



SCALE - N.T.S.



SCALE IN FEET
SCALE 1" = 40'

CUT SHEET

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REV/DATE NO.	DESCRIPTION

SHEET NO.

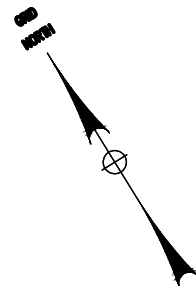
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DEVELOPER:

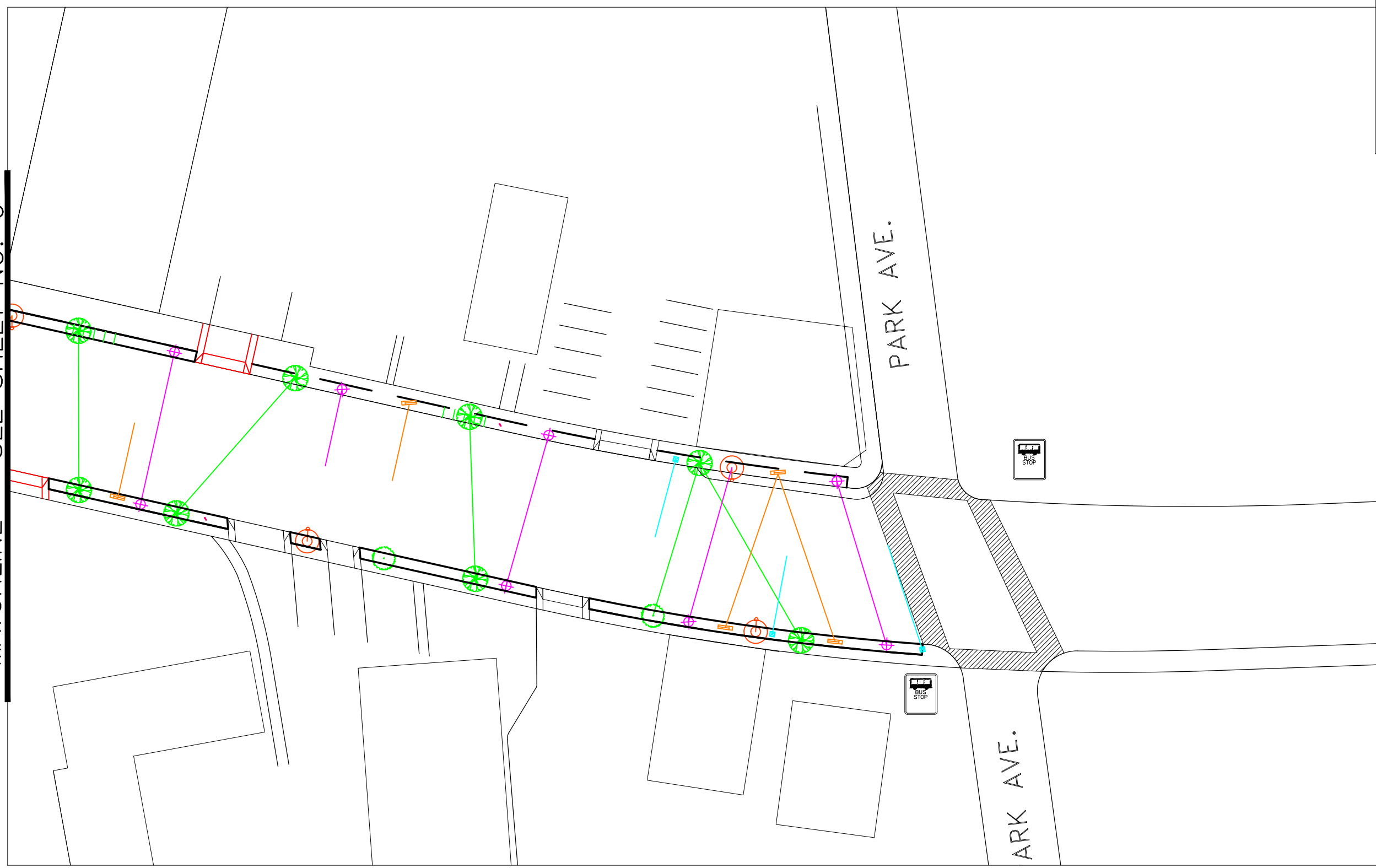
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CIVIL ENGINEER:

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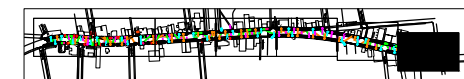


MATCHLINE - SEE SHEET NO. 6



LEGEND

- | | | | |
|--|------------------------|--|---------------------------|
| | PROPOSED LIMITS | | PROPOSED TRASH RECEPTACLE |
| | PROPOSED LIGHT POLE | | BENCH |
| | PROPOSED PARKING KIOSK | | SAFESTICK (TM) |
| | PROPOSED TREE | | EXISTING TREE |
| | ROADWAY LIGHT (C.H.) | | TREE GRATE EXTENSION |
| | EXISTING DRIVEWAY | | BIKE RACK |



SCALE - N.T.S.



SCALE IN FEET
SCALE 1" = 40'

CUT SHEET

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DESIGN SERVICES

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REV/DATE NO.	DESCRIPTION

SHEET NO.

7 of 7

[SHEET NAME]

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
TOWNSHIP OF
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Site Aerial View: Streetscape Integration

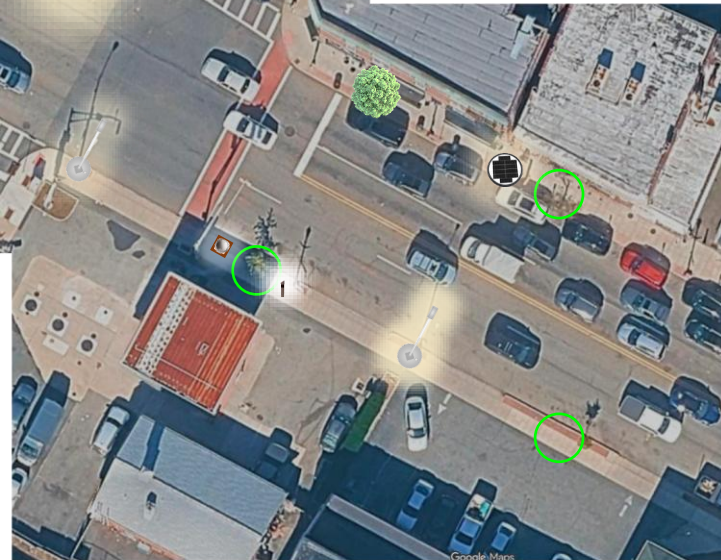
SHEET 1












LEGEND:

-  Existing tree
-  Proposed tree
-  Decorative light
-  Streetlight (Cobra head)
-  Bench
-  Parking kiosk
-  Bike Rack
-  SafeStick (TM) Scanner
-  Trash receptacles

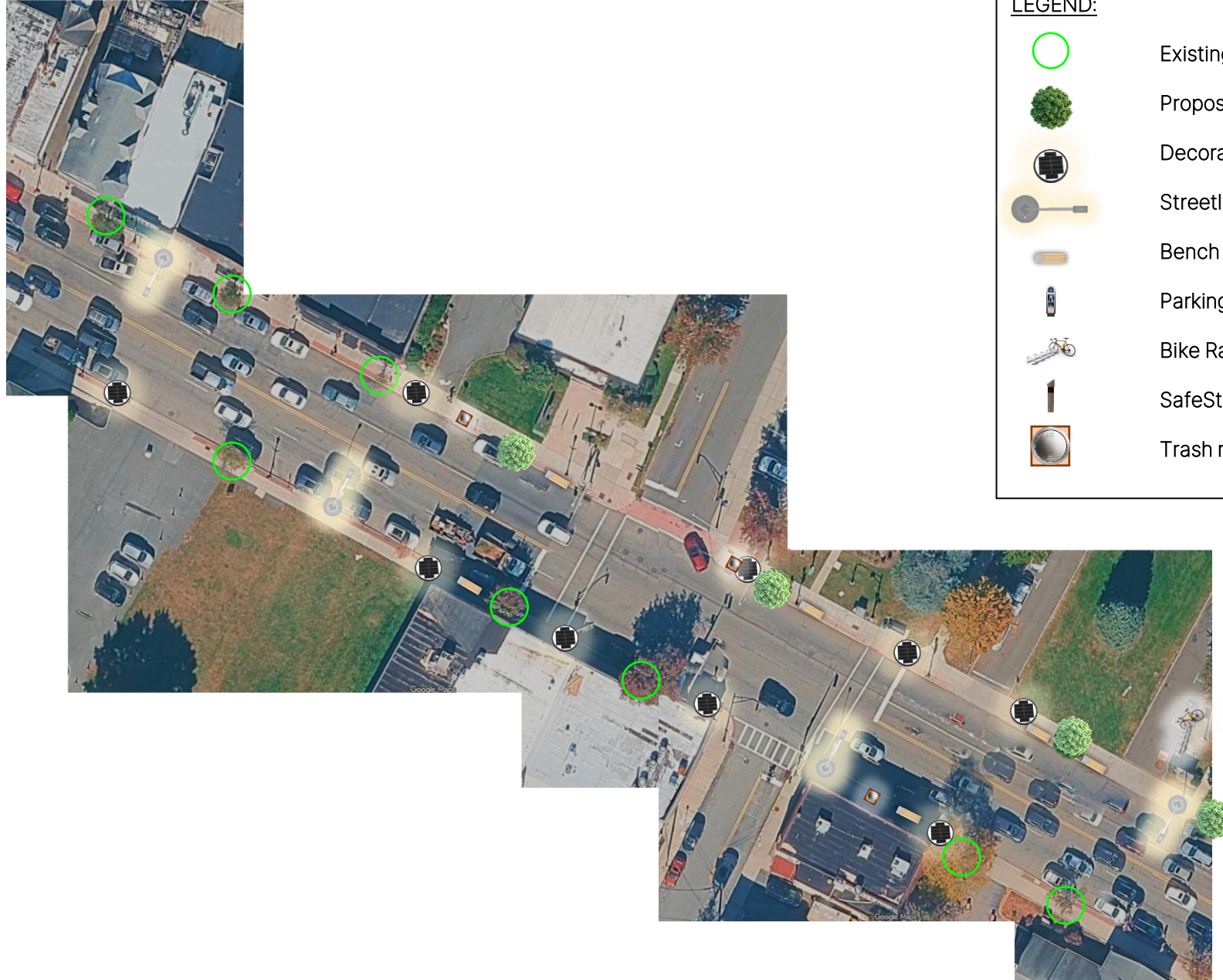
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








LEGEND:

-  Existing tree
-  Proposed tree
-  Decorative light
-  Streetlight (Cobra head)
-  Bench
-  Parking kiosk
-  Bike Rack
-  SafeStick (TM) Scanner
-  Trash receptacles

SHEET 3












LEGEND:

-  Existing tree
-  Proposed tree
-  Decorative light
-  Streetlight (Cobra head)
-  Bench
-  Parking kiosk
-  Bike Rack
-  SafeStick (TM) Scanner
-  Trash receptacles

SHEET 4












LEGEND:

-  Existing tree
-  Proposed tree
-  Decorative light
-  Streetlight (Cobra head)
-  Bench
-  Parking kiosk
-  Bike Rack
-  SafeStick (TM) Scanner
-  Trash receptacles

SHEET 5












LEGEND:

-  Existing tree
-  Proposed tree
-  Decorative light
-  Streetlight (Cobra head)
-  Bench
-  Parking kiosk
-  Bike Rack
-  SafeStick (TM) Scanner
-  Trash receptacles

SHEET 6












LEGEND:

-  Existing tree
-  Proposed tree
-  Decorative light
-  Streetlight (Cobra head)
-  Bench
-  Parking kiosk
-  Bike Rack
-  SafeStick (TM) Scanner
-  Trash receptacles



LEGEND:

	Existing tree
	Proposed tree
	Decorative light
	Streetlight (Cobra head)
	Bench
	Parking kiosk
	Bike Rack
	SafeStick (TM) Scanner
	Trash receptacles

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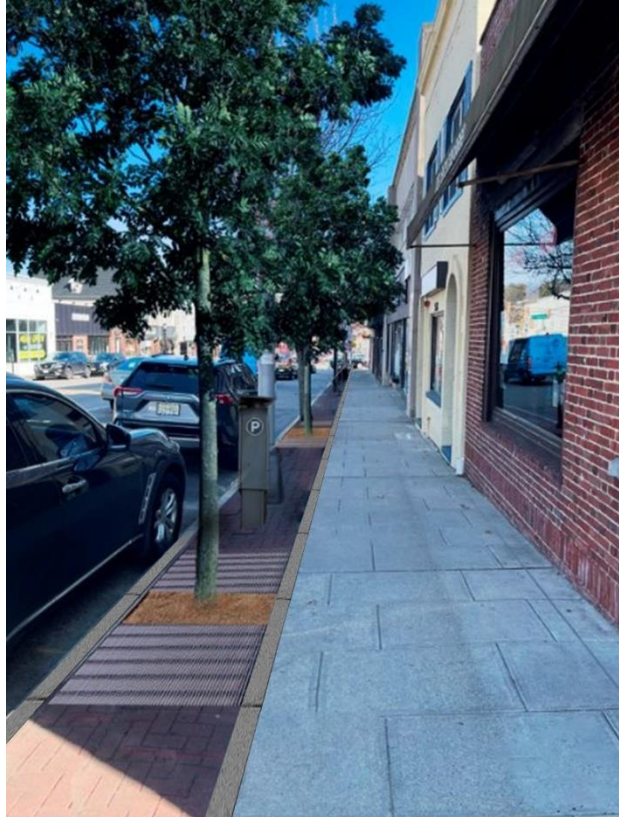
TOWNSHIP OF
Verona

Design Vocabulary: Study

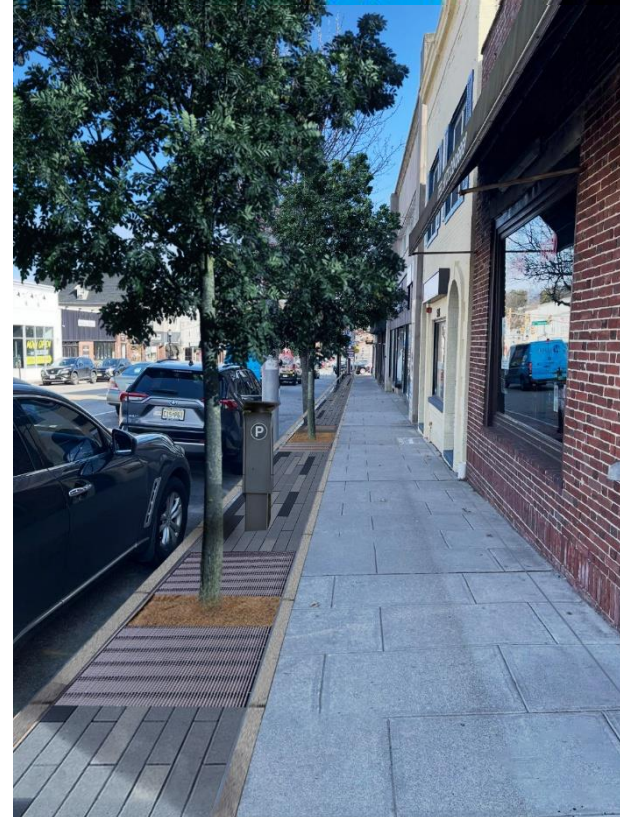
Pedestrian Buffer Zone & Streetscape Elements (Original Presentation)



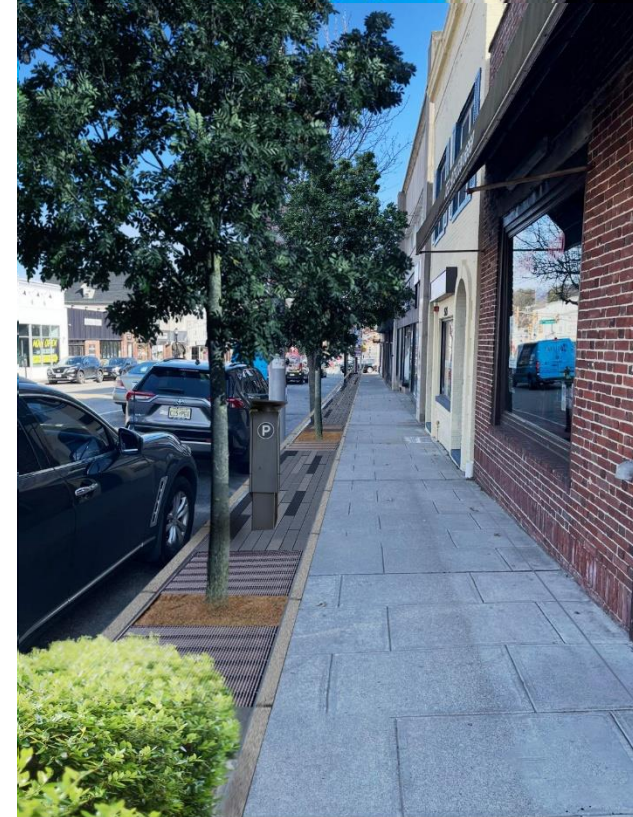
Existing



Option 1



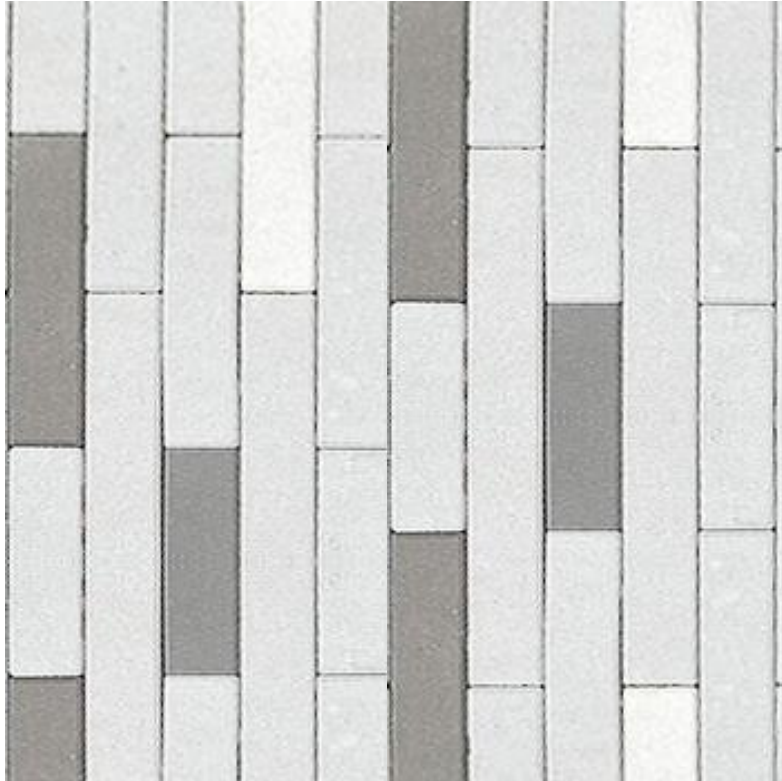
Option 2



Option 3

Pavement Options

Linear Stone Composite Pavers



 Willamette
Graystone

UNILOCK

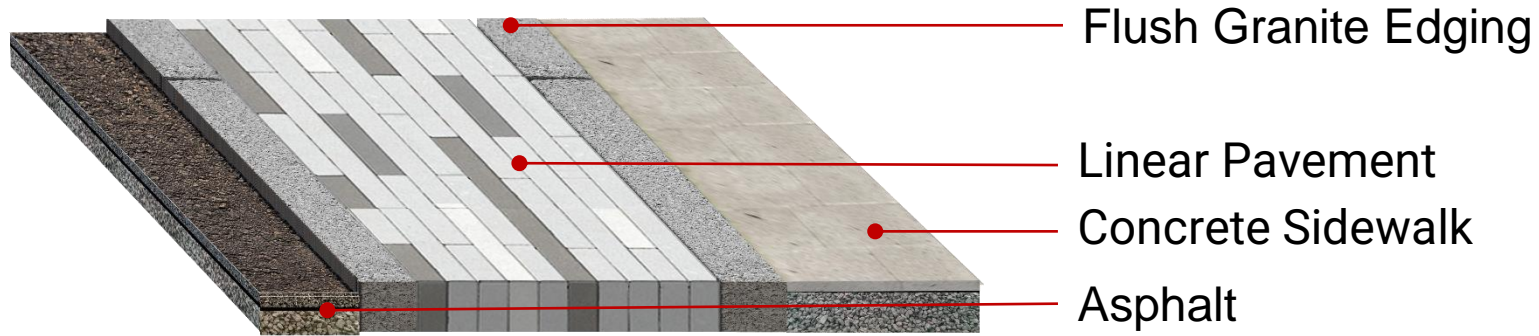
ENDURACOLOR™

Clay Brick Pavers

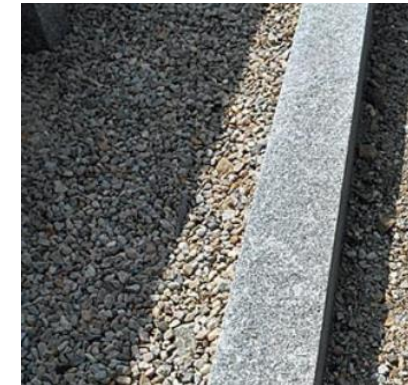
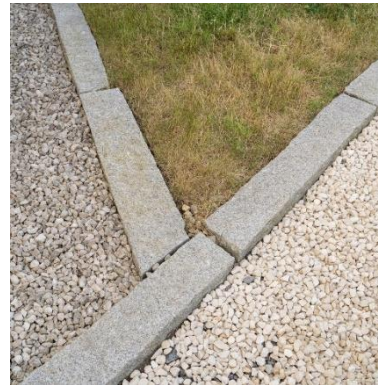


STONE CURATORS

Granite Edges and Linear Stone Composite Pavement



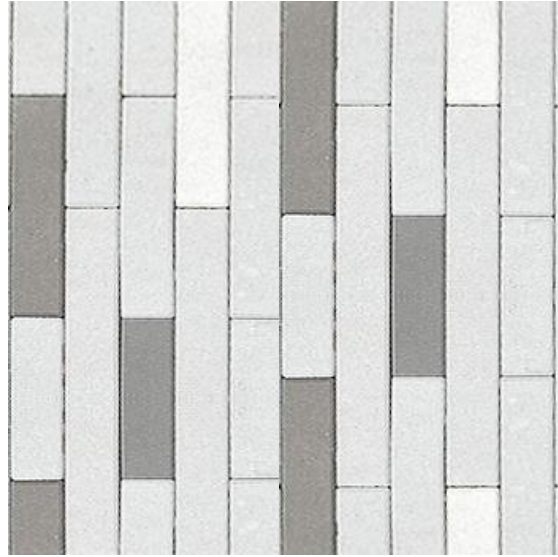
Examples
Flush Granite Edging



Design Vocabulary: Linear Stone Composite Pavement



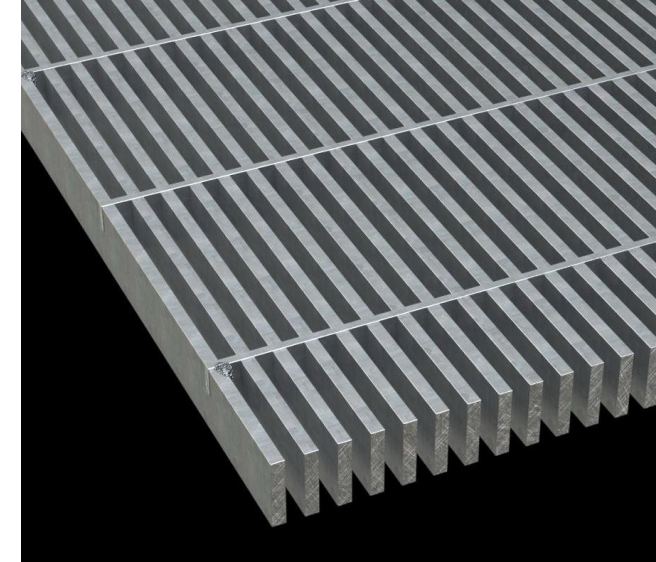
Flush Granite Edging



Linear Pavement



Crushed Stone - Grey



Stainless Steel Tree Grates

Pavement Type – Clay Bricks – Mixed



Danish 4x8 Molded Paver



Covington Modular Molded Paver

Pavement Type – Clay Bricks – Solid

Belden **Tri-State**
BUILDING MATERIALS

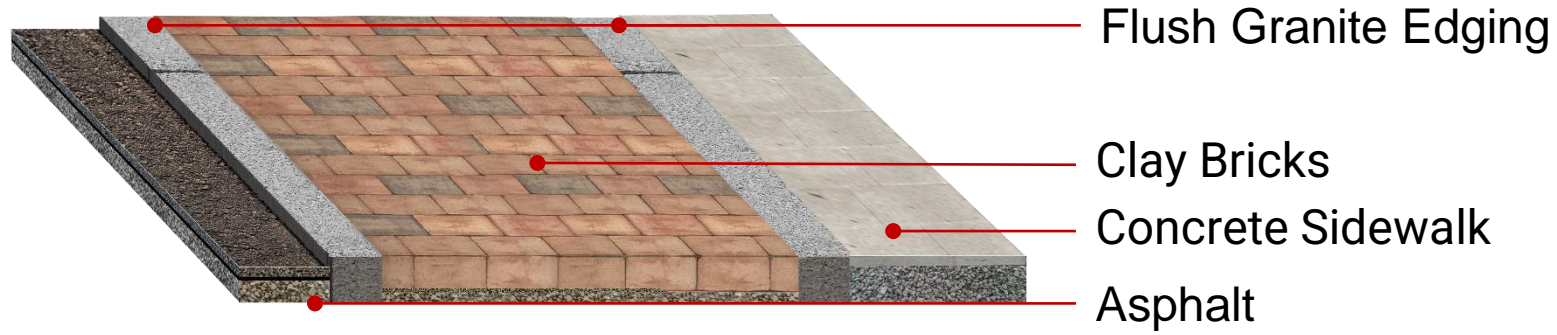


Parkrose

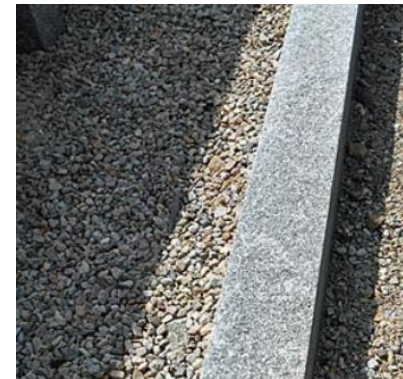


Light Ironpost

Granite Edges and Clay Brick Pavement



Examples
Flush Granite Edging



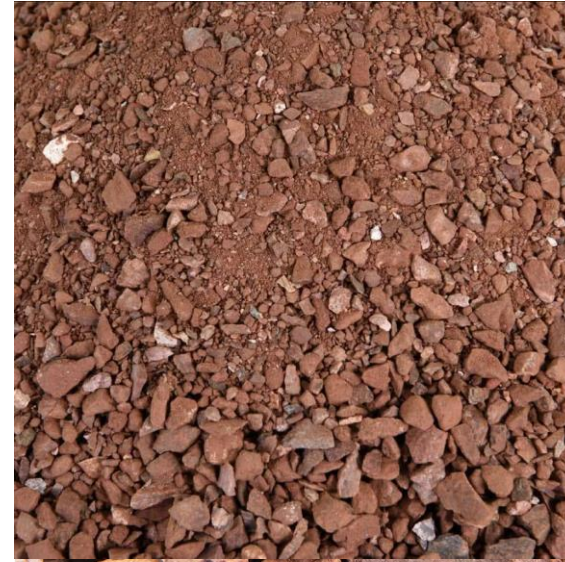
Design Vocabulary: Clay Brick Pavement



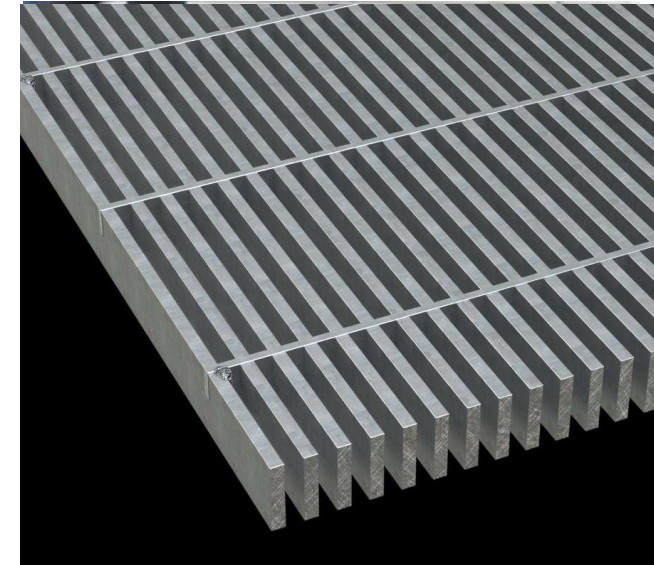
Flush Granite Edging



Danish 4x8 Molded Paver



Crushed Stone – brown

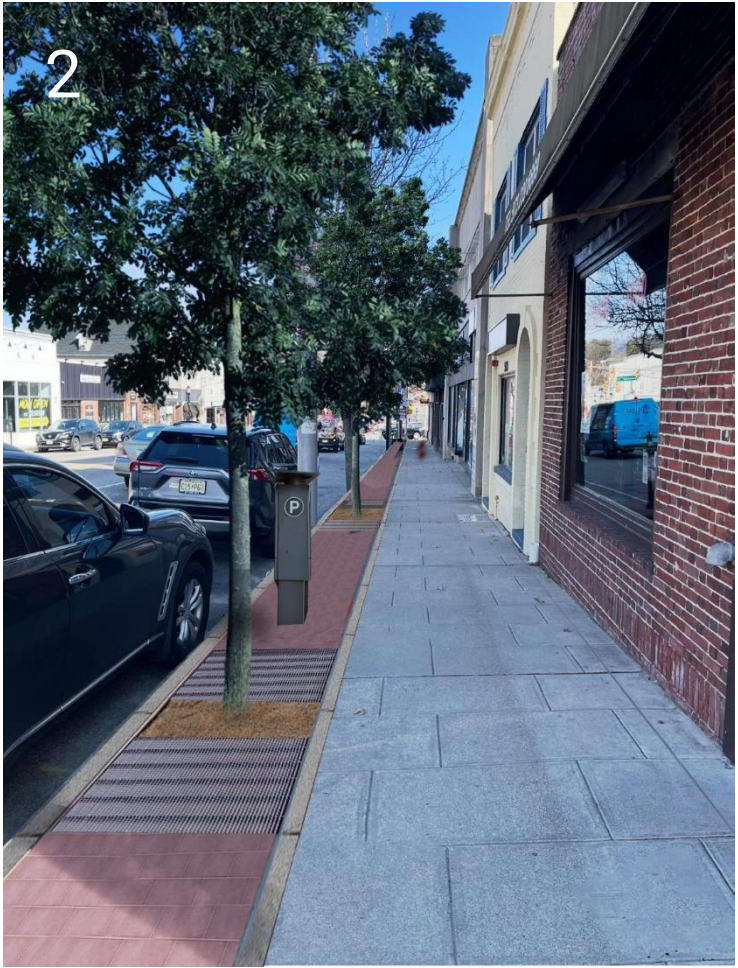


Stainless Steel Tree Grates

Pavement Type: Renderings

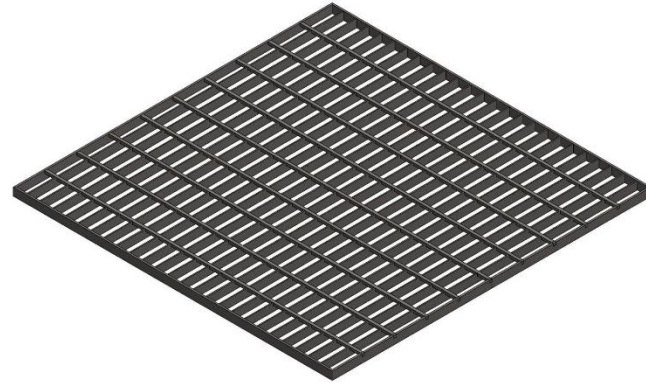


Linear Stone Composite Pavers and Granite Edge



Clay Brick Pavers and Granite Edge

Tree Grates: Renderings



Steel tree grates

Trash Receptacles



Executive Series 32 Gallon
Square Trash Receptacle -
Powder Coated - Black - Green
Liner



Steel Trash Can Keweitrading

Trash Receptacles

Executive Series 32 Gallon Square
Trash Receptacle

thepark AND FACILITIES
CATALOG



OUTDOOR
STREET FURNITURE



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Trash Receptacles

Trash Can
Kewetrading

city[®]
DESIGN



Black



Muted Brown



Brown

Street Lights

Cast Iron
Type B Pole



Base Dimension: 21 inches
Bolt Circle Diameter: 15 inches
Bolt Pattern: 4 Bolt
Height: 12 feet

 Spring City™



Post-Top Decorative Luminaire
(Acorn / Lantern Style, LED)



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Benches



Benches

Option 2
Comparable options

P I N K ♦ D I R T



Benches

Option 3
Comparable options

HCD

overstock.

BELSON
OUTDOORS



STRANS
ENGINEERING

Bike Rack

landscapeforms



Plant List



Thymus serpyllum
Creeping thyme



Saponaria ocymoides
Rock Soapwort



Clematis montana
'Rubens'
Montana
Rubens Clematis



Santolina chamaecyparissus
'Lavender Cotton'
Lavender Cotton



Lupinus 'Red Rum'
Lupine



Tecoma fulva
Orange Trumpet Bush



Portulaca grandiflora
Moss Rose



Clematis x jackmanii
Jackmanii
Clematis



Gaillardia pulchella
'Grandiflora'
Blanket Flower



Ceanothus
California Lilac



Lavandula angustifolia
Lavender



Iberis sempervirens
Evergreen
Candytuft



Zizia aptera
Golden Alexander



Papaver rhoeas
Single Red Corn
Poppy



Verbena (Vervain)
Verbena / Vervain

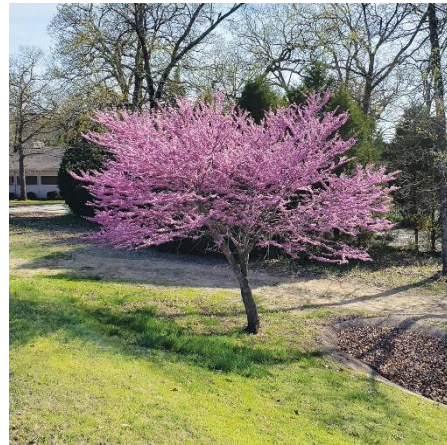


Salvia nemorosa
'May Night'
Sage

Tree Planting List



Amelanchier canadensis:
shadblow serviceberry



Cercis canadensis:
Eastern Redbud



Cornus Florida:
Flowering Dogwood



Quercus rubra
Northern red oak



Acer saccharum:
Sugar Maple

3D View



3D View



Tree Grates with Multiple Plantings



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Verona

Recommended Design Vocabulary for Streetscape Designs

Recommended Design Vocabulary for Approvals



Plantings



Flowering Tree



Benches



Trash receptacles



Flush Granite Edging



Crushed Stone – brown



Kiosks



SafetyStick



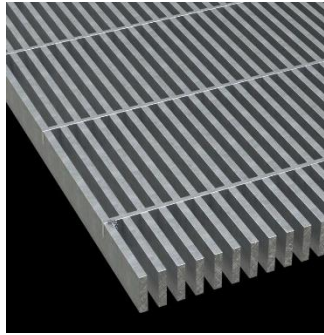
Bike Rack



Light Poles
Decorative Light



Danish 4x8
Molded Paver



Stainless Steel
Tree Grates

3D Renderings

3D visualization
of the chosen solutions



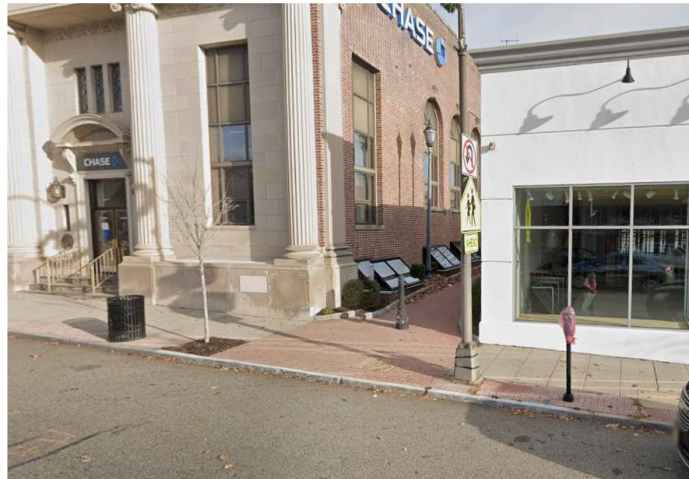
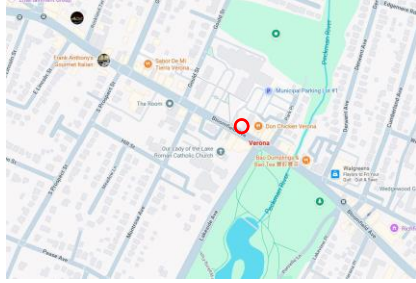
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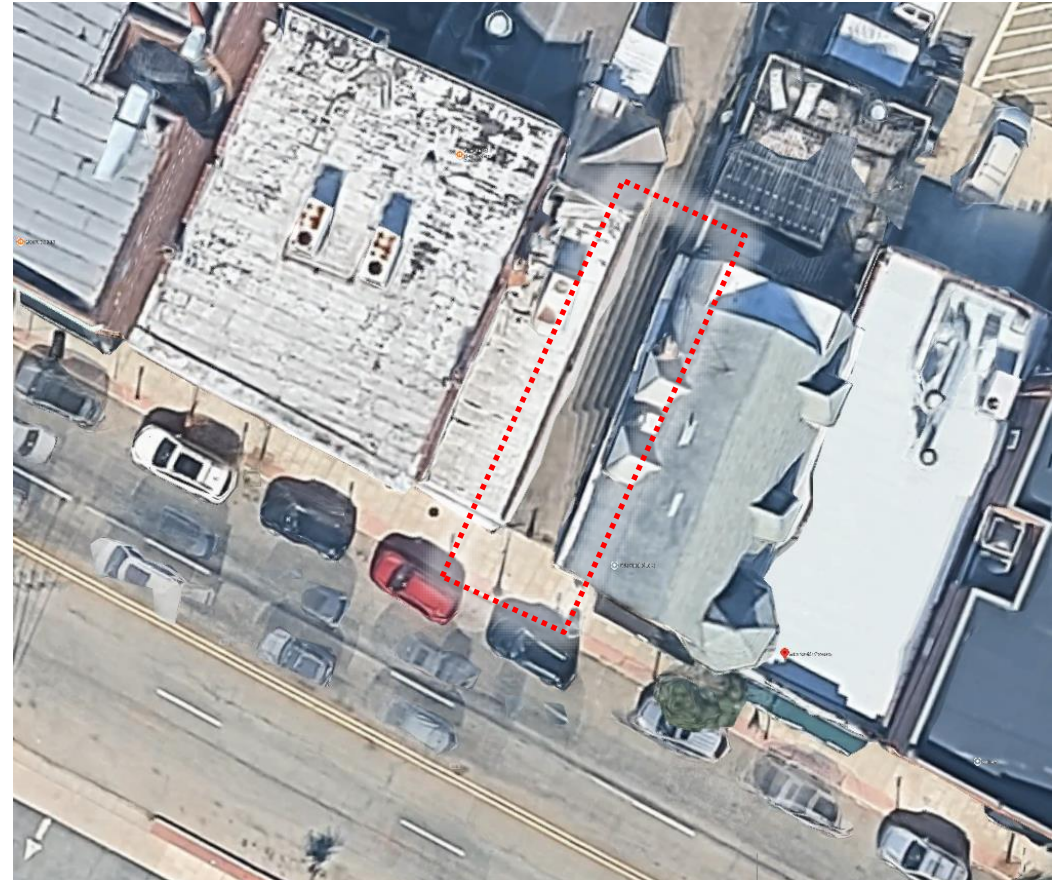
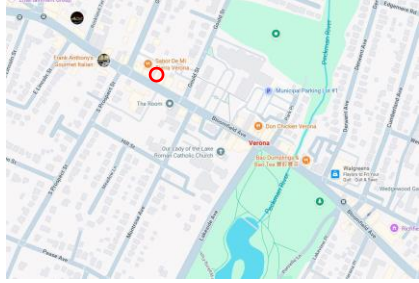
Alleyway Design Presentation

TOWNSHIP OF
Verona

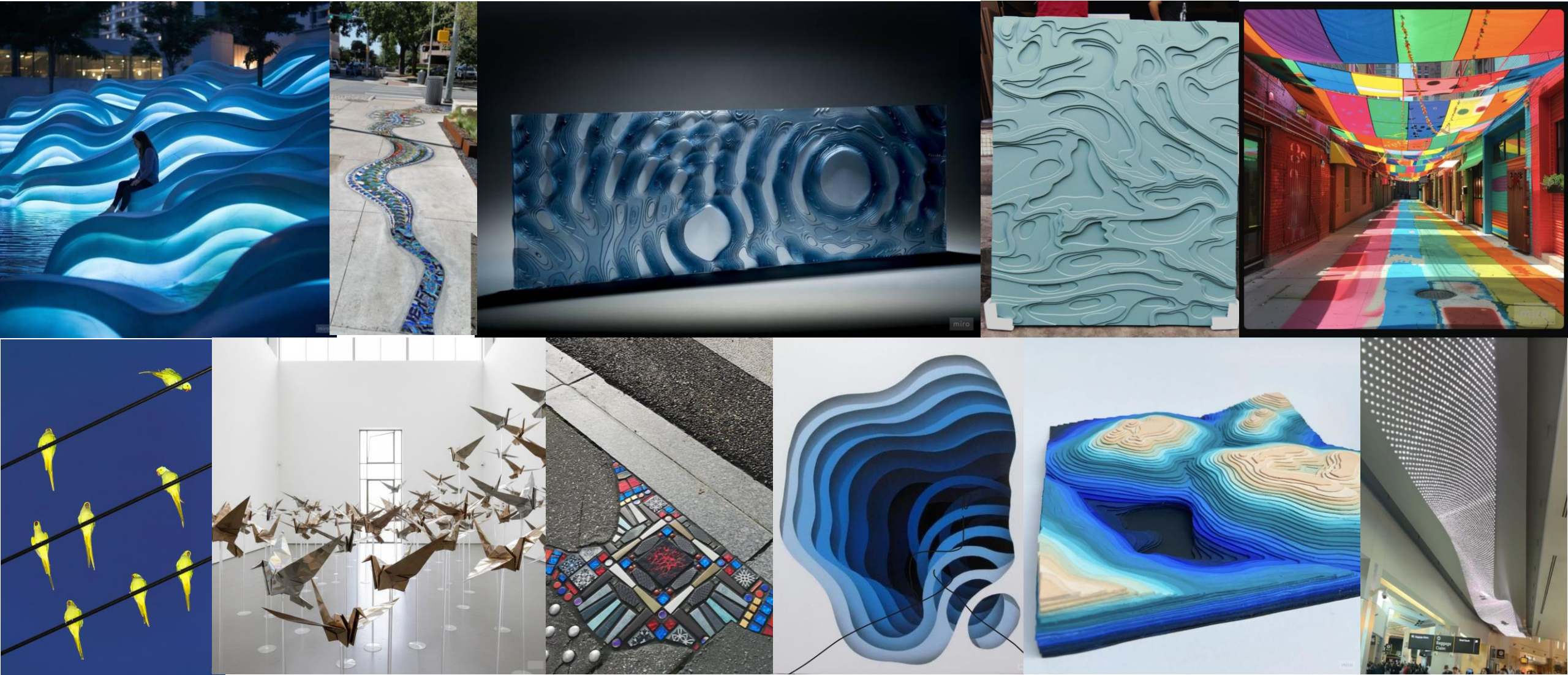
ALLEY LOCATION – 1



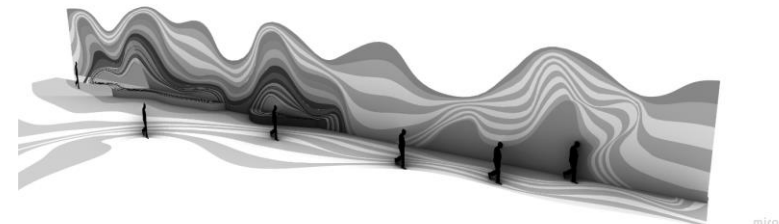
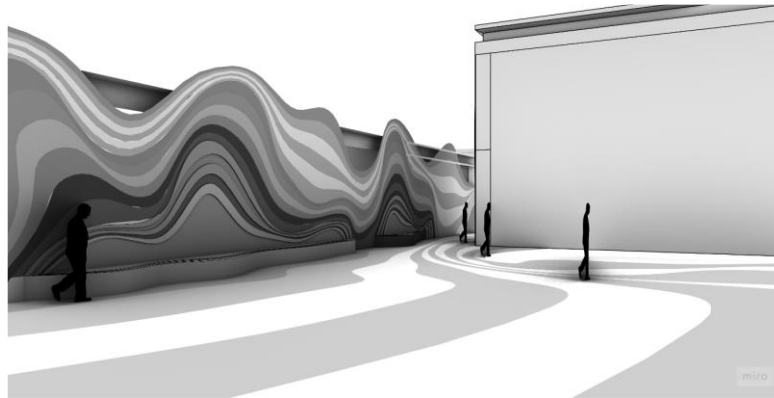
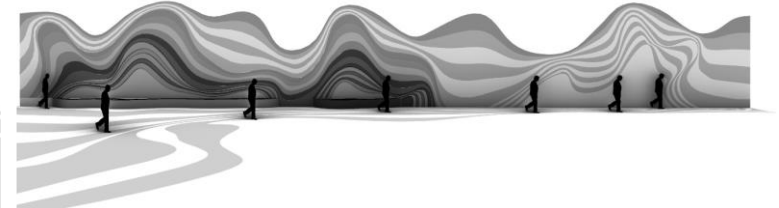
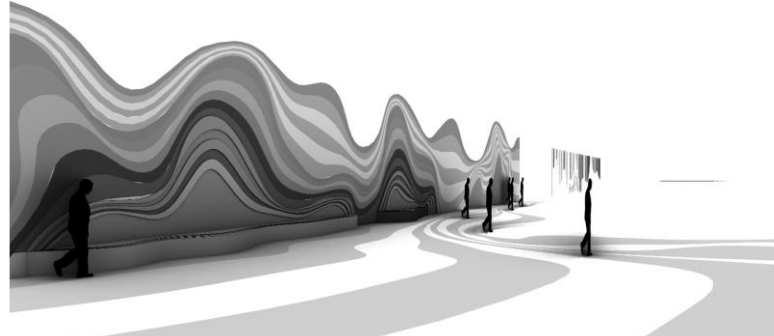
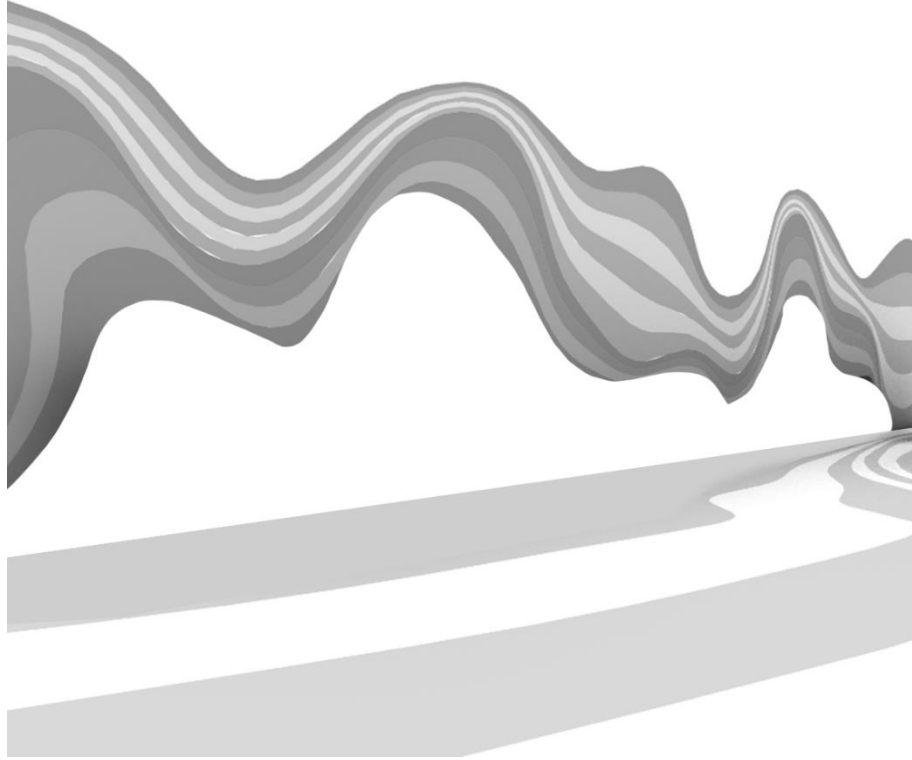
ALLEY LOCATION – 2



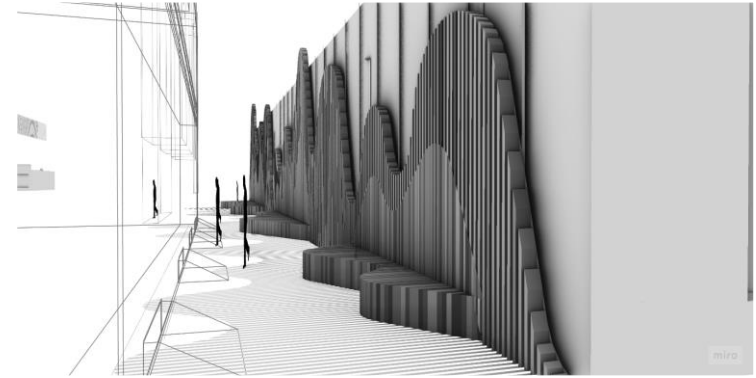
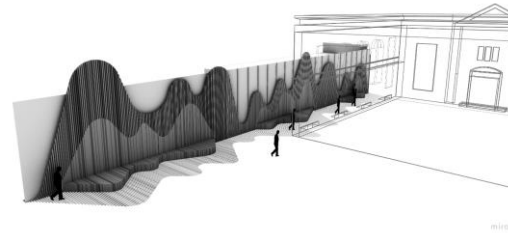
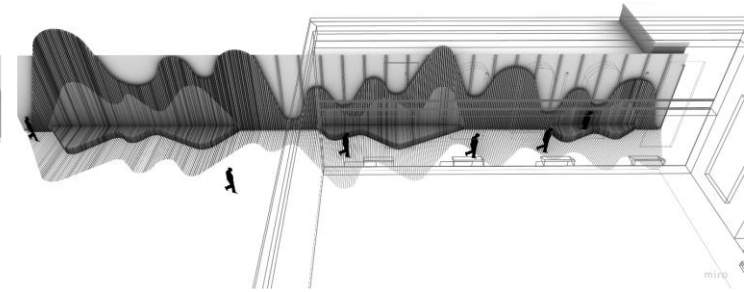
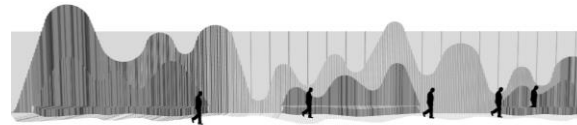
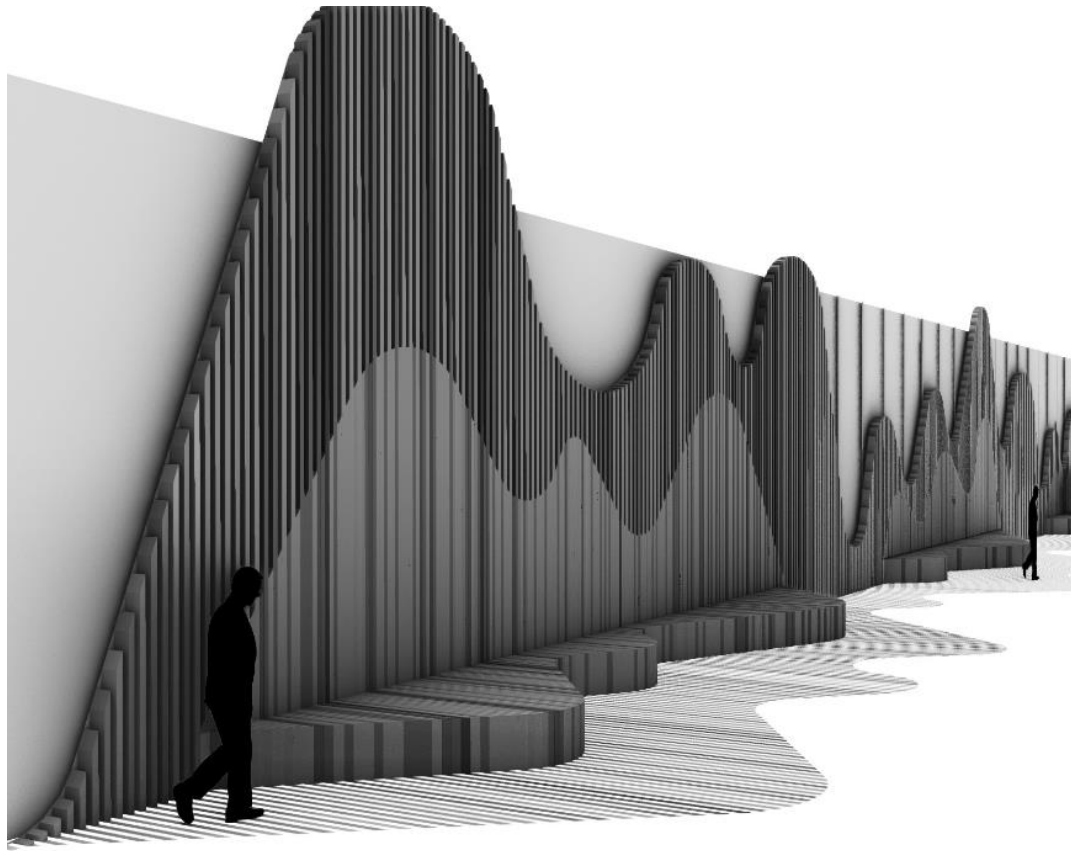
ALLEYWAY – INSPIRATION



ALLEYWAY – LOCATION 1 – OPTION 1

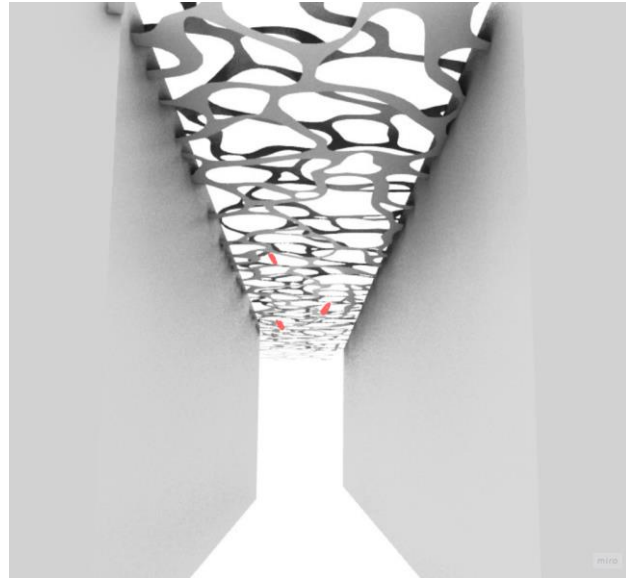
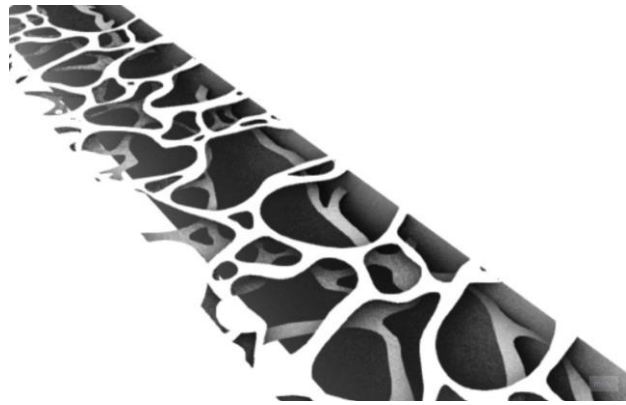


ALLEYWAY – LOCATION 1 – OPTION 2

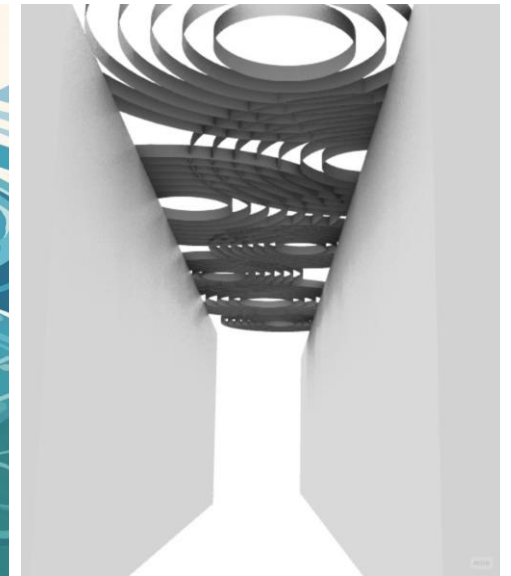
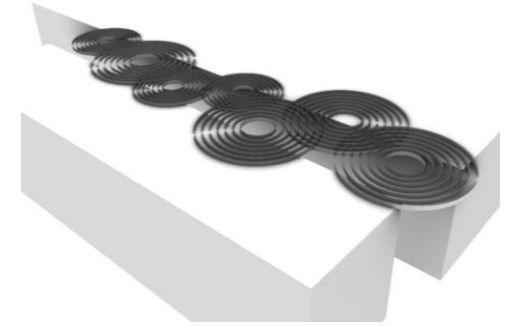


ALLEYWAY – Inspiration

Option 1



Option 2



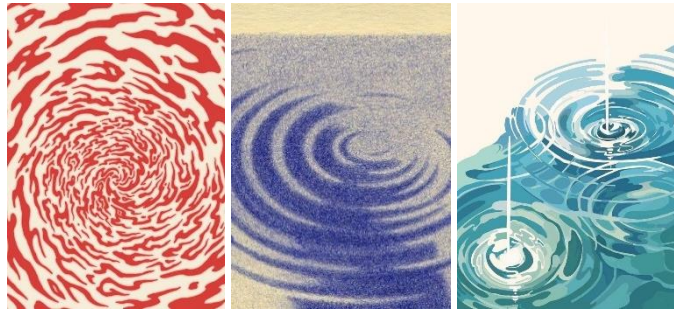
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Verona

QR Codes Examples

POINT OF INTEREST & HISTORIC SITES : QR INTERACTIVE



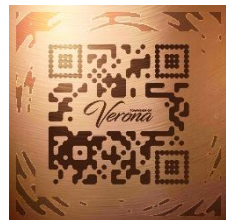
INSPIRATION



OPT 1

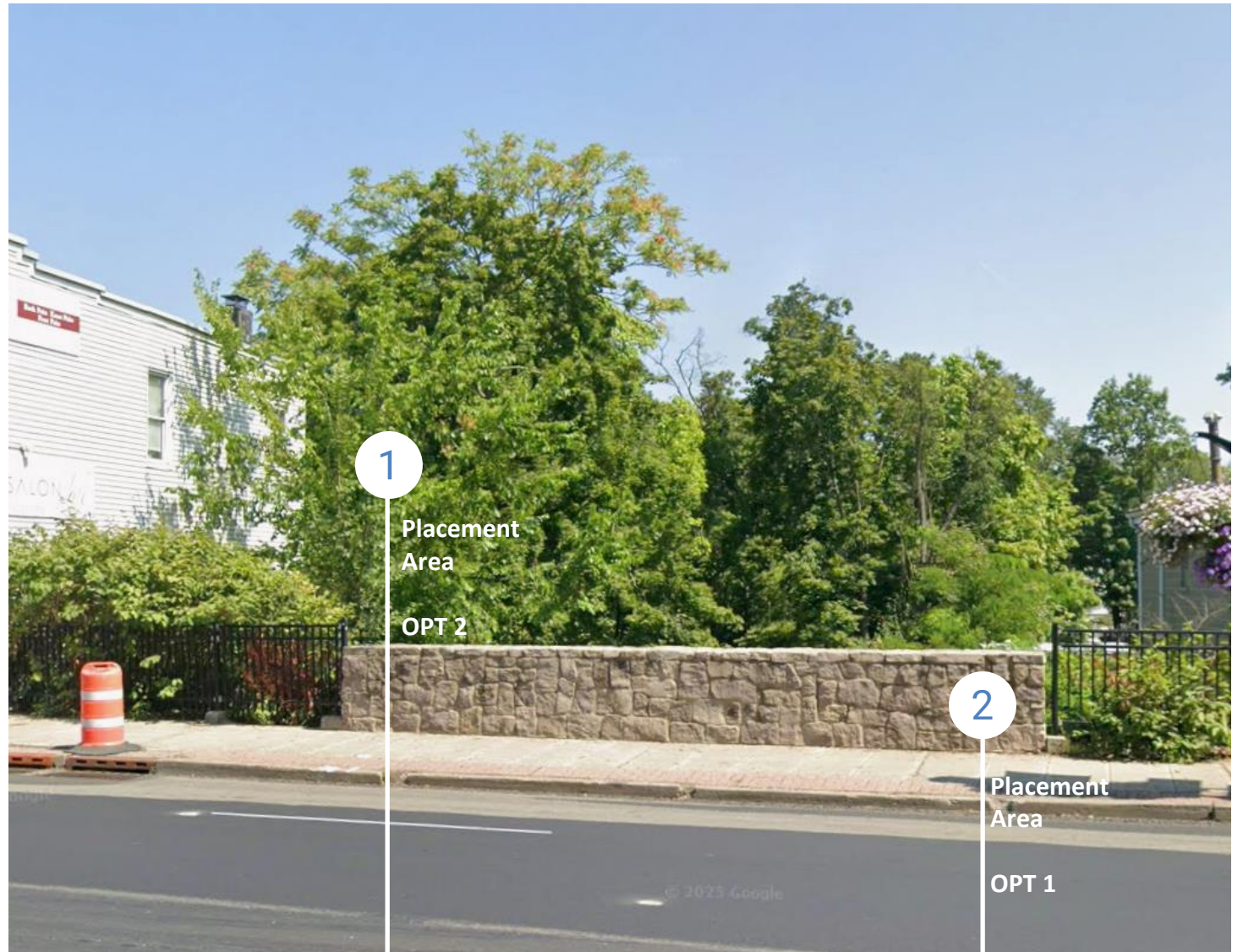


OPT 2



OPT 3

EXASMPLES



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Verona

Civic Tree Location Recommendation

Civic Tree Location

Traditional & Visible Choice

Similar location of the town's existing civic tree location. Keeps the same event flow while adding extra open space. Keeps the tree more visible from the main road.



Location Of Holiday Tree Visualization



TREE VISUALISATION - DAY



TREE VISUALISATION - NIGHT



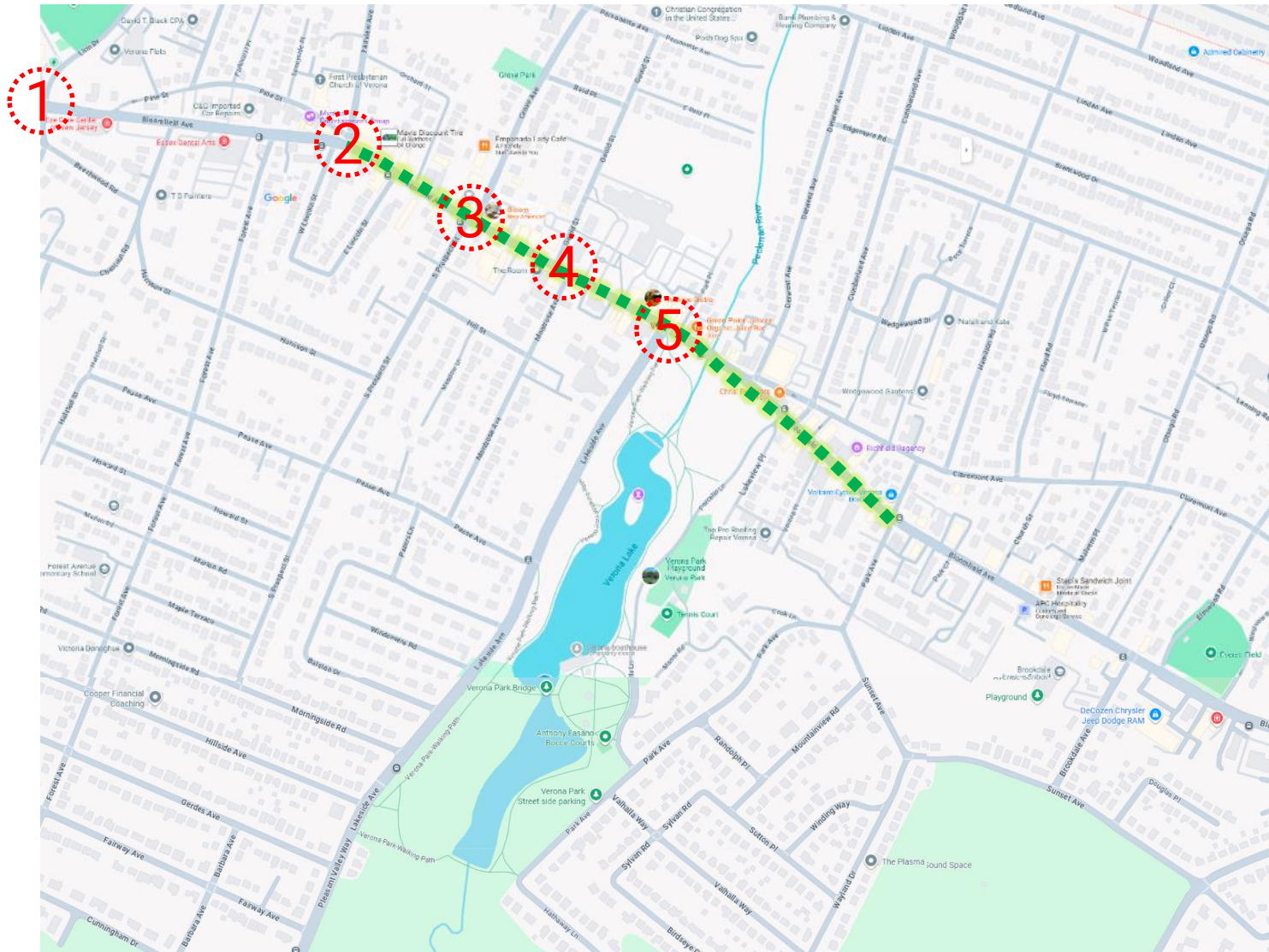
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Verona

FY 2026 Subregional Safety Improvement Program -
Intersections

FY 2026 Subregional Safety Improvement Program - Intersections



Bloomfield Avenue / Belleville Avenue (CR 506)

1. Fells Road/Linn Drive Verona
2. Fairview Avenue Verona
3. Grove Avenue Verona
4. Gould Street Verona
5. Lakeside Avenue Verona
6. Pompton Avenue / Mt. Prospect Avenue
7. Sunset Avenue / Claremont Verona

■■■ STRANS Scope of Work Area

