

John R. Dusingberre, Esq., LLC  
Attorney at Law

Business: 973-227-1212  
Fax: 973-227-4099

155 Passaic Avenue, Suite 320  
Fairfield, New Jersey 07004

Cell: 973-477-8646  
E-mail: jdusingberre@jrdnjlaw.com

February 24, 2022

Ashley Neale, Acting Zoning Board Secretary  
**Township of Verona**  
600 Bloomfield Avenue  
Verona, NJ 07044

**Re:** JMAC Group, LLC – Verona Zoning Board  
756 Bloomfield Avenue, Verona, NJ 07044; Block 1603, Lot 11.02

Dear Ms. Neale;

Please be advised that I will be representing the applicant in the above matter. Our client is seeking a conditional use variance, bulk relief and site plan approval in order to construct three (3) residential apartments in a second floor addition above the existing first floor at 756 Bloomfield Avenue. The subject property fronts on Bloomfield Avenue and Pine Street to the rear. In addition to a USB flash drive containing all documents, I enclose herewith seven (7) sets of the following:

1. Application with Addendum
2. Combined Site Plan and Floor Plans consisting of three (3) pages prepared by Guzzo Architects dated September 16, 2021.
3. Survey of Property.
4. Photos of Property.
5. Statement of 10% Owners for JMAC Group, LLC
6. Copy of letter to Essex County Planning Board
7. 200' Notice List
8. Check in the amount of \$1,800.00 for the application fee.
9. Check in the amount of \$3,000.00 for your escrow towards professional fees.

Let me know if the calculated fees are correct. If not I will get you a corrected check(s) immediately.

Please advise me if you require anything further. We hope for the public meeting on April 14, 2022.

Very truly yours,



John R. Dusingberre

JRD/jd

cc by e-mail: JMAC Group, LLC, attention: John Macaluso

## **INSTRUCTIONS FOR A VARIANCE APPLICATION**

**Application must be submitted with payment no later than one month prior to meeting to be put on the agenda (see list of application & meeting dates and list of fees)**

**THE BOARD REQUIRES (1) ORIGINAL APPLICATION PACKET WITH RAISED SEALS AND 16 COPIES OF THE PACKET TO INCLUDE THE FOLLOWING:**

- 1. BASIC APPLICATION**
  - 2. SURVEY**
  - 3. TAX MAP WITH PROPERTY HIGHLIGHTED**
  - 4. PLANS-FOLDED**
  - 5. LETTER OF DENIAL**
- 

**THE AFFIDAVIT OF OWNERSHIP MUST BE NOTARIZED**

**TWO SETS OF COLOR PHOTOS TO REFLECT THE FRONT, SIDE AND REAR OF PROPERTY ARE REQUIRED OR ONE SET AND COPIES IN EACH PACKET**

**ALL CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY**

**ALL "D" or USE VARIANCE APPLICANTS MUST HAVE A COURT REPORTER & PROFESSIONAL PLANNER**

**AFTER APPLICATION IS IN AND PAID - THE COLLECTOR WILL PREPARE A LIST OF PROPERTY OWNERS WITHIN 200 FEET TO BE NOTIFIED AND INSTRUCTIONS FOR SERVING NOTICE TO NEIGHBORS AND LEGAL NOTICE TO THE PAPER WILL BE GIVEN BY THE BOARD SECRETARY TO APPLICANT**

Type			Fee	Initial Escrow for Professional Review
Fee for furnishing list of property owners			\$10.00	
Applications requiring court reporter			\$250.00 per meeting	
Zoning Board of Adjustment fees				
	Administrative appeals pursuant to N.J.S.A. 40:55D-70a		\$100.00	\$100.00
	Interpretation of zoning regulation pursuant to N.J.S.A. 40:55D-70b		\$200.00	\$100.00
	Bulk variance applications (one-family pursuant to N.J.S.A. 40:55D-70c)		\$150.00	\$500.00
XX	Bulk variance applications (other) pursuant to N.J.S.A. 40:55D-70c		\$550.00	\$1,000.00
XX	Use variances pursuant to N.J.S.A. 40:55D-70d		\$750.00	\$1,000.00
	Sign		\$200.00	\$100.00
	Site plan application			
	Residential - preliminary			
		Minimum	\$400.00	\$750.00
		Apartment, townhouse or condominium	\$50.00 per unit	\$200.00 per unit
	Commercial preliminary			
		Minimum	\$400.00	\$750.00
		0 to 1,000 square feet of gross floor area	\$400.00	\$750.00
XX		1,001 to 2,500 square feet of gross floor area	\$500.00	\$1,000.00
		2,501 to 5,000 square feet of gross floor area	\$700.00	\$1,500.00
		Over 5,001 square feet of gross floor area	\$1,000.00	\$2,000.00

Type			Fee	Initial Escrow for Professional Review
		Residential and commercial - final	1/2 preliminary	1/2 preliminary
	Major subdivision			
		Minimum	\$550.00	\$1,000.00
		Plus	\$150.00 per lot	\$550.00 per lot
	Minor subdivision (one-family residential)			
		No new lot created	\$250.00	None
		1 to 3 lots	\$500.00	\$1,000.00
	Minor subdivision (other, residential or commercial)			
		1 to 3 lots	\$250.00 per lot	\$1,000.00
	Special meeting at request of applicant		\$800.00	

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION: **February 24, 2022**

CASE # 2022-03

PROPERTY ADDRESS: **756 Bloomfield Avenue**

BLOCK **1603**, LOT **11.02** ZONE **MR Mixed Retail Zone District**

APPLICANT'S NAME: **JMAC Group, LLC**

PHONE #

CELL PHONE # **(973) 954-6022**

EMAIL: **jmacgroupllc@aol.com**

PROPERTY OWNER'S NAME: **JMAC Group, LLC**

PROPERTY OWNER'S ADDRESS: **137 Washington Avenue, Belleville, New Jersey 07109**

PROPERTY OWNER'S PHONE #

CELL # **(973) 954-6022**

PROPERTY OWNER'S EMAIL **jmacgroupllc@aol.com**

RELATIONSHIP OF APPLICANT TO OWNER: **Same**

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

**Add a second story with three (3) residential apartments to an existing one story building.**

CONTRARY TO THE FOLLOWING:

**See Addendum to Application attached for the listing of variances requested.**

LOT SIZE: EXISTING **4,290.8 sf** PROPOSED **4,290.8 sf** TOTAL **4,290.8 sf**

HEIGHT: EXISTING **13'10" - 1 Story** PROPOSED **30'1" - 2 Stories**

PERCENTAGE OF BUILDING COVERAGE: EXISTING **50.8%** PROPOSED **50.8%**

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING **97.6%** PROPOSED **97.6%**

PRESENT USE **Office/Warehouse** PROPOSED USE **Office/Warehouse/Residential Apts.**

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<b>20'</b>	<b>0'</b>	<b>0'</b>
REAR YARD	<b>50'</b>	<b>16.3'</b>	<b>16.3'</b>
SIDE YARD (1)	<b>15'</b>	<b>3.2'</b>	<b>3.2'</b>
SIDE YARD (2)	<b>20'</b>	<b>14.6'</b>	<b>14.6'</b>

DATE PROPERTY WAS ACQUIRED: **June 12, 2018**

TYPE OF CONSTRUCTION PROPOSED: **Second floor addition.**

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

Existing signs remain unchanged.



AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	N/A	N/A	N/A
FIRST FLOOR	1,732 sf	1,732 sf	1,732 sf
SECOND FLOOR	0 sf	1,837 sf	1,837 sf
ATTIC	N/A	N/A	N/A

NUMBER OF DWELLING UNITS EXISTING: None PROPOSED: Three (3)

NUMBER OF PARKING SPACES EXISTING: 8 PROPOSED: 8

History of any previous appeals to the Board of Adjustments and the Planning Board

**An OPRA request to the Clerk resulted in a response that there have not been any prior approvals.**

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

**The existing conditions of the property cause the hardship, and they include, but are not limited to, under sized lot, existing non-conforming set-backs and an existing structure and exiting impervious coverage. None of which are being exacerbated by the Applicant's proposed improvements. The mixed use is permitted if the Board of Adjustment determines that the failure of the required conditions is not a deviation that prevents relief.**

Supply a statement of facts showing how relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance

**The property is in a neighborhood that has been zoned for mixed uses. The additional three (3) apartments will generate minimal impact on the parking, and on-street parking is permitted. The neighborhood is mixed in uses with a church, apartment complex, businesses along Bloomfield Avenue and residential homes on Pine Street. The configuration of the Pine Street and Bloomfield Avenue intersection is oblique in angle and results in many irregular properties in the MR Zone. There are many two (2) story buildings with mixed uses in the block between Pine Street and Bloomfield Avenue.**

**The governing body knew of the irregular lot shapes and sizes when the MR Mixed Zone was created. At the time of adoption many lots were deficient as to lot size and building coverage. The Zone was created to encourage residential housing over commercial and office uses to meet the needs of the community for low cost housing on the active transportation route that Bloomfield Avenue is. The governing body must have been aware that some of the conditional use requirements could not be met for every parcel and that the Zoning Board of Adjustment would decide appropriate uses on appropriate parcels. Mixed uses are consistent with the Master Plan and encouraged in this Zone.**

**The Applicant submits that the lack of parking is mitigated by the demographics of tenants not requiring 1.8 vehicles per apartment and that shared parking with the business use will allow the efficient use of the eight (8) spaces provided. Although the Applicant does not believe they will be needed, on-street overnight parking is permitted. It is argued that the governing body took notice of the availability of on-street overnight parking in the creation of the MR Zone in a block where most existing structures exceed coverage requirements and have less than required parking spaces.**

History of any deed restrictions: **There are none known to the Applicant.**

A legible plot plan or survey to scale (not less than 1"=100') of the property indicating the existing and/or proposed structure and scale drawings of the existing and/or proposed structure must be provided. - **Attached**

A copy of any conditional contract relating to this application must be filed with this application. **N/A**

If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided.

**The Applicant is a limited liability company and the members having an interest in excess of ten (10%) percent are John Macaluso, 756 Bloomfield Avenue, Verona, NJ; Phone # (973) 954-6022**

Expert witnesses that will present evidence on behalf of this application:

Attorney:	Name:	<b>John R. Dusinberre, Esq.</b>
	Address	<b>155 Passaic Avenue, Suite 320, Fairfield, NJ 07004</b>
	Phone #	<b>973-227-1212, cell 973-477-8646</b>
	Fax #	<b>973-227-4099</b>
	Email	<b>jdusinberre@jrdnjlaw.com</b>

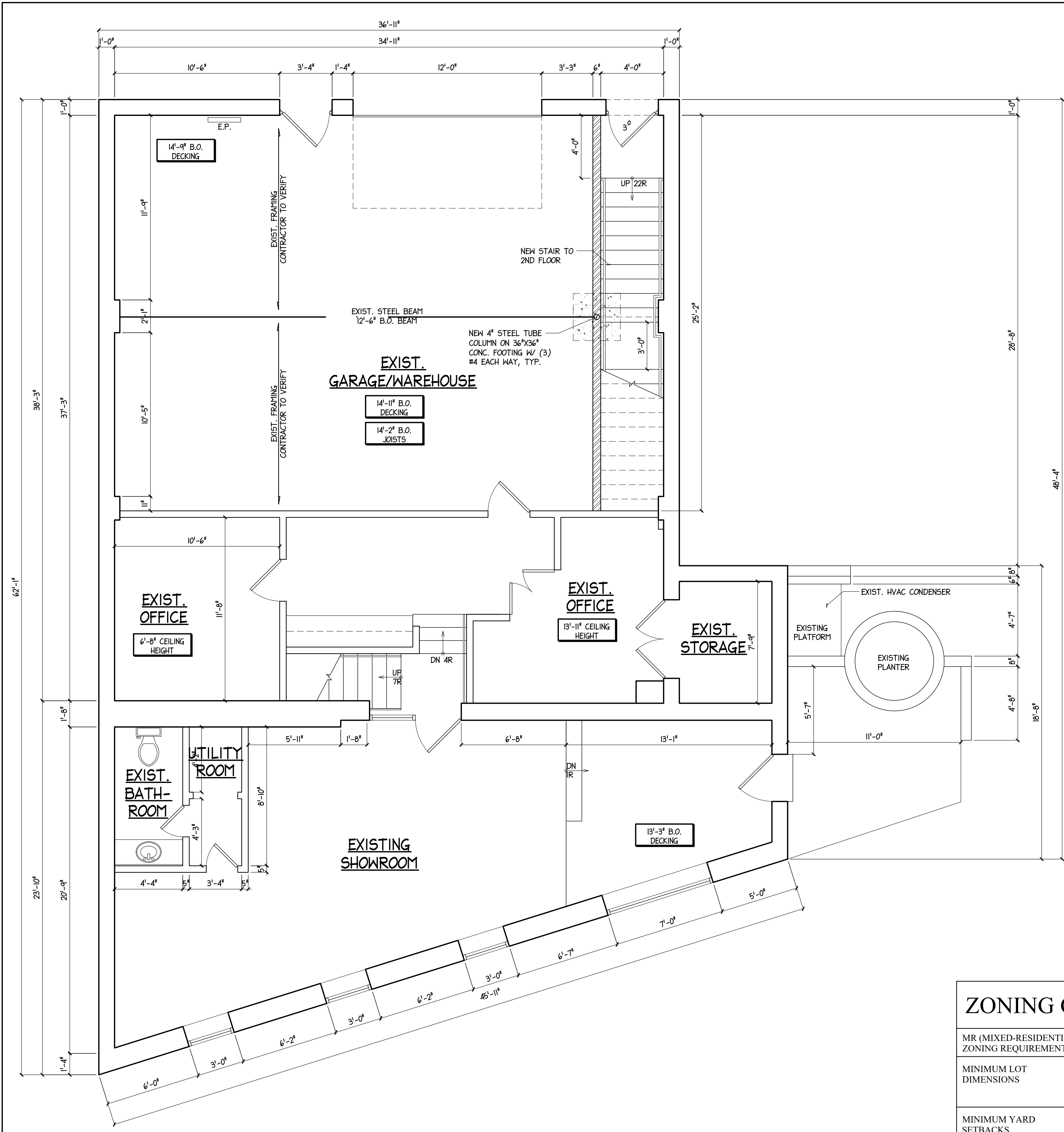
Architect/Engineer:	Name	<b>Anthony Guzzo or Justin Sclafani, AIA</b>
		<b>Guzzo Architects, LLC</b>
	Address	<b>608 Ridge Road, Lyndhurst, N.J. 07071</b>
	Phone #	<b>(201) 939-1446</b>
	Fax #	<b>---</b>
	Email	<b>aa@gg-architect.com</b>

Planner:	Name	<b>William Stimmel, PP</b>
	Address	<b>PO Box 280, Rutherford, NJ 07070</b>
	Phone #	<b>(201) 636-2478</b>
	Fax #	<b>---</b>
	Email	<b>wpstimmel@gmail.com</b>

## **BOARD OF ADJUSTMENT APPLICATION SITE PLAN**

The site plan and floor plans of the second floor are on the plans submitted with this application.





FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

LEGEND

- INDICATES EXISTING PARTITION
- INDICATES NEW STUD PARTITIONS - 2"x6" EXTERIOR @ 16" O.C.
- INDICATES NEW STUD PARTITIONS - 2"x4" INTERIOR @ 16" O.C.
- INDICATES NEW FIRE RATED PARTITION



BLOOMFIELD AVENUE  
SITE PLAN

SCALE: 1/16" = 1'-0"  
NOTE: ALL EXISTING SITE INFORMATION IS TAKEN FROM SURVEY ON DRAWINGS DONE BY SALVATORE CORVINO ARCHITECT & PLANNER, LLC DATED AUGUST 20, 2018.

BUILDING DATA:

BUILDING CODE: INTERNATIONAL BUILDING CODE 2018, NEW JERSEY EDITION  
ACCESSIBILITY CODE: ICC/ANSI A117.1-2009  
U.C.C. REHABILITATION SUBCODE: N.J.A.C. TITLE 5, CHAPTER 23.  
USE GROUP MIXED USE  
"B" BUSINESS  
"R-2" RESIDENTIAL  
CONST. TYPE TYPE "IIB"  
EXISTING BUSINESS: 986 S.F.  
EXISTING WAREHOUSE: 746 S.F.  
PROPOSED APARTMENTS: 1,837 S.F.  
OCCUPANCY CALCULATION  
BUSINESS = 986 S.F./150 GROSS  
= 6.5 OR 7 OCCUPANTS  
WAREHOUSE = 746 S.F./500 GROSS  
= 1.4 OR 2 OCCUPANTS  
RESIDENTIAL = 1,837 S.F./200 GROSS  
= 9.1 OR 10 OCCUPANTS  
TOTAL = 19 OCCUPANTS

ZONING CHART		LOT 11.02		BLOCK 1603	
MR (MIXED-RESIDENTIAL/RETAIL) ZONING REQUIREMENTS		REQUIRED	EXISTING	PROPOSED	COMPLY
MINIMUM LOT DIMENSIONS	AREA, Sq. Ft.	6,000 Sq. Ft.	4,290.8 Sq. Ft.	4,290.8 Sq. Ft.	NO*
	WIDTH, Feet	60.0'	61.08'	61.08'	YES
	DEPTH, Feet	--	56.12'	56.12'	YES
MINIMUM YARD SETBACKS	FRONT, Feet	20.0'	0.0'	0.0'	NO*
	REAR, Feet	50.0'	16.3'	16.3'	NO*
	SIDE, Feet	15.0' / BOTH - 35.0" or 25% LOT WIDTH	L-3.2' / R-14.6' BOTH-17.8' or 15.27%	L-3.2' / R-14.6' BOTH-17.8' or 15.27%	YES
MAXIMUM BUILDING COVERAGE		30%	50.8%	50.8%	NO*
MAXIMUM IMPERVIOUS COVERAGE		65%	97.6%	97.6%	NO*
MAXIMUM HEIGHT		35'-0" & 2.5 STORIES	±13'10" & 1 STORY	30'-1" & 2 STORIES	YES
BUILDING TYPE		MIXED USE	MIXED USE	MIXED USE	YES

\* EXISTING NON-CONFORMING  
PARKING REQUIREMENTS: AS PER VERONA ZONING ORDINANCE # RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS)  
OFFICE (NONMEDICAL) 6 SPACES PER 1,000 GROSS FLOOR AREA  
986 S.F. - 6 SPACES  
WAREHOUSE 1 SPACE PER 750 GROSS FLOOR AREA  
746 S.F. - 1 SPACE  
GARDEN APARTMENT 1.8 SPACES PER BEDROOM  
3 BEDROOMS - 5.4 OR 6 SPACES  
TOTAL REQUIRED: 13 SPACES  
TOTAL PROVIDED: 8 SPACES

TOWNSHIP OF VERONA			
VERONA, NEW JERSEY 07044			
LIST OF PROPERTY OWNERS SERVED WITHIN 200 FEET OF: BLOCK 1603 LOT 11.02 KNOWN AS 756 BLOOMFIELD AVENUE, VERONA, NJ 07044			
• must be served by certified mail			
BLOCK	LOT	NAME & ADDRESS	personal certified
		•New Jersey Bell Telephone Co. Attn: Corporate Secretary 540 Broad Street Room 1005, Newark, NJ 07101 •American Telephone & Telegraph Co. Attn:Karl Grossmann 50 Patricia Drive, Flanders, NJ 07836 •Public Service Electric & Gas Co. Attn: Manager Corporate Properties 80 Park Place, T6B, Newark, NJ 07102 •Passaic Valley Water Commission Attn: Corporate Secretary 1525 Main Avenue, Clifton, NJ 07011 •MCI 10 Marcello Ave., Attn: John Soccola West Orange, NJ 07052 •Comcast Cable 800 Rahway Avenue, Union, New Jersey 07083	
1602	10	GAGLIOSTRO, DOMINICK & JENNIFER 105 FAIRWAY AVENUE, VERONA NJ 07044 RE: 773 BLOOMFIELD AVENUE	
1603	8	770 BLOOMFIELD LLC 234 SUYDAM AVENUE, JERSEY CITY NJ 07304 RE: 770 BLOOMFIELD AVENUE	
	8.01	776 BLOOMFIELD LLC PO BOX #4 POINT CAPITAL, JERSEY CITY NJ 07303 RE: 776 BLOOMFIELD AVENUE	
	9	TWENTY FIVE & SEVEN PINE, LLC 1360 CLIFTON AVENUE #338, CLIFTON NJ 07012 RE: 25-27 PINE STREET	
	10	VALEO REAL ESTATE GROUP LLC 760 BLOOMFIELD AVENUE, VERONA NJ 07044	
	11.01	FLAT IRON LLC C/O J. MCEVOY 20 MONTCLAIR AVENUE, VERONA NJ 07044 RE: 744 BLOOMFIELD AVENUE	
1604	26.01	1ST PRESBYTERIAN CHURCH 38 FIARVIEW AVENUE, VERONA NJ 07044 RE: 10 FAIRVIEW AVENUE	
	27	LOMBARDI, BENJAMIN & MARIE 105 ROSELAND AVENUE #903, CALDWELL NJ 07006 RE: 24 PINE STREET	
	36	WICKHAM, JOHN & CAROL 6 SUNNYSIDE PLACE, VERONA NJ 07044	
	37	OGUZ, ALI 2 SUNNYSIDE PLACE, VERONA NJ 07044	
1607	13	SUAREZ, JOHN FRANCISC & INEZ 763 BLOOMFIELD AVENUE, VERONA NJ 07044	
	15	IEMMELLO, ANNA MARIA & DESILVA, JOE 16 WEST LINCOLN STREET, VERONA NJ 07044	
1608	10	INVESTORS PORTFOLIO LLC 200 WASHINGTON AVE 5FL, HOBOKEN NJ 07030 RE: 725 BLOOMFIELD AVENUE	
1609	1	741 BLOOMFIELD AVENUE 741 BLOOMFIELD AVENUE VERONA NJ 07044	
	1/C0001	MITNICK, MARC 741 BLOOMFIELD AVENUE #1, VERONA NJ 07044	
	1/C0101	MASTRANGELO REAL ESTATE LLC PO BOX 29, ROSELAND NJ 07068 RE:741 BLOOMFIELD AVENUE A1	
	1/C0102	ADAMS, LOURINE L 741 BLOOMFIELD AVENUE B1, VERONA NJ 07044	
	1/C0103	SCHOENEBAUM, MARGARET 741 BLOOMFIELD AVENUE C1, VERONA NJ 07044	
	1/C0104	ESPOSITO, TARA 741 BLOOMFIELD AVENUE D1, VERONA NJ 07044	
	1/C0105	ROBINSON, DAVID ANDREW & SILVANA E. 741 BLOOMFIELD AVENUE E1, VERONA NJ 07044	
	1/C0106	ZIELONKA, PATRYK J. & PHOEBE 741 BLOOMFIELD AVENUE F1, VERONA NJ 07044	
	1/C0107	MASTRANGELO REAL ESTATE LLC PO BOX 29, ROSELAND NJ 07068 RE: 741 BLOOMFIELD AVENUE G1	
	1/C0108	CORTE, CARMEN P. 741 BLOOMFIELD AVENUE H1, VERONA NJ 07044	
	1/C0109	MASTRANGELO REAL ESTATE LLC PO BOX 29, ROSELAND NJ 07068 RE: 741 BLOOMFIELD AVENUE J1	
	1/C0110	BELOTTI, BRUCE 9 PINE STREET, WEST ORANGE NJ 07052 741 BLOOMFIELD AVENUE K1	
	1/C0201	GARDINER, HEATHER 2 GLENWOOD ROAD, MORRISTOWN NJ 07960 RE: 741 BLOOMFIELD AVENUE A2	
	1/C0202	SCHLEUPNER, ANDREW 98 HAWTHORNE AVENUE, SPRINGFIELD NJ 07081 RE: 741 BLOOMFILED AVENUE B2	
	1/C0203	LIPANI, JOSEPH P. 741 BLOOMFIELD AVENUE C2, VERONA NJ 07044	
	1/C0204	MASTRANGELO REAL ESTATE LLC PO BOX 29, ROSELAND NJ 07068 RE: 741 BLOOMFIELD AVENUE D2	
	1/ C0205	BIONDI, CAROL A. 741 BLOOMFIELD AVENUE E2, VERONA NJ 07044	
	1/C0206	GULINO, JESSICA 741 BLOOMFILED AVENUE F2, VERONA NJ 07044	
	1/C0207	MASTRANGELO REAL ESTATE LLC PO BOX 29, ROSELAND NJ 07068 RE: 741 BLOOMFIELD AVENUE G2	
	1/C0208	MASTRANGELO REAL ESTATE LLC PO BOX 29, ROSELAND NJ 07068 RE: 741 BLOOMFIELD AVENUE H2	
	1/C0209	MA, MICHAEL 741 BLOOMFIELD AVENUE J2, VERONA NJ 07044	
	1/C0210	WELDON, CHARLES 741 BLOOMFILED AVENUE K2, VERONA NJ 07044	

REVISION

ANTHONY GUZZO, AIA  
N.J. LIC. NO. 12993

guzzo architects

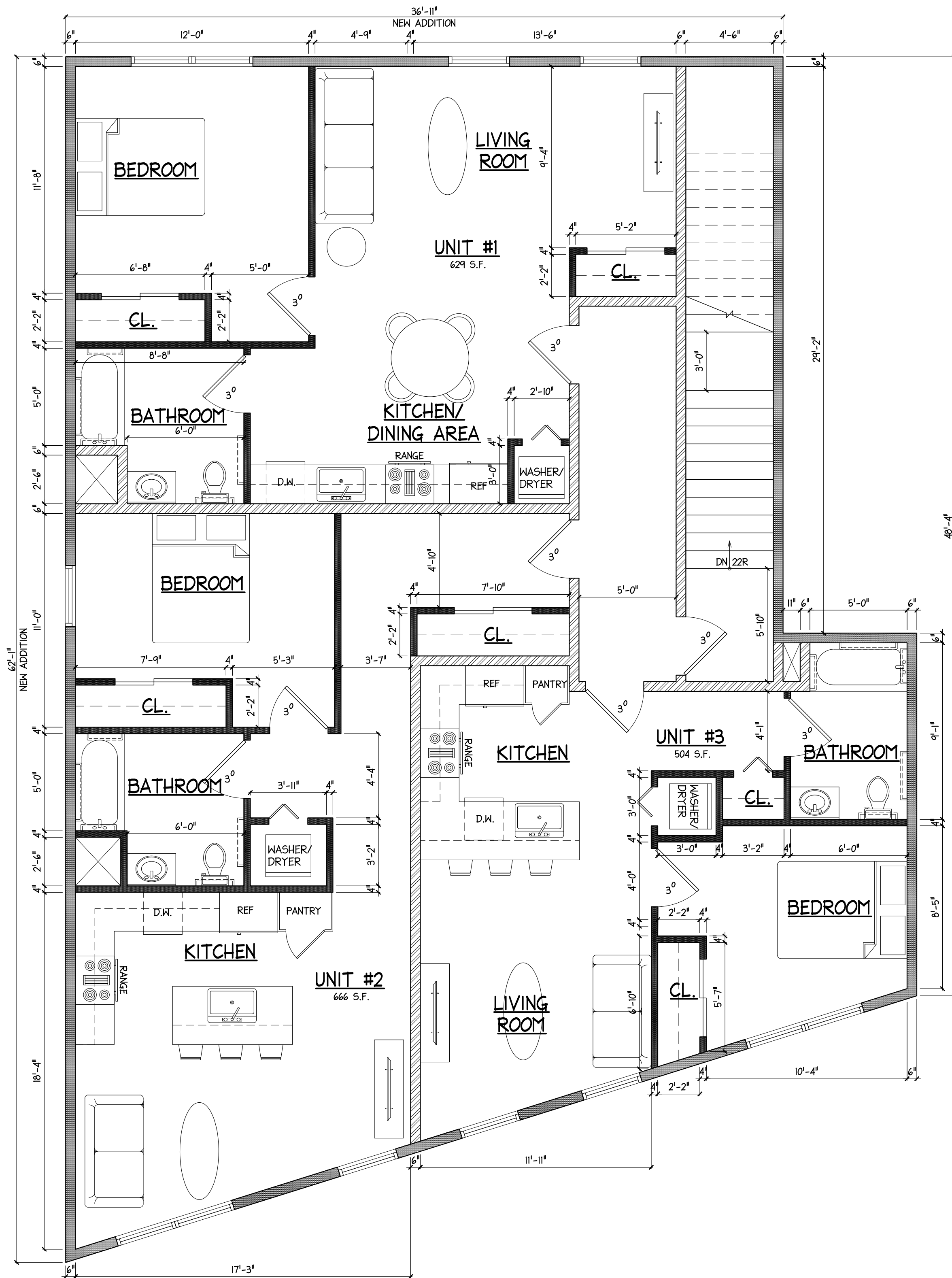
608 RIDGE ROAD  
LYNDHURST, N.J. 07071

201-939-1446  
(FAX) 201-939-1448

NEW SECOND STORY ADDITION  
756 BLOOMFIELD AVENUE  
VERONA, NJ 07044

FLOOR PLANS, SITE PLAN, ZONING  
CHART, BUILDING DATA & LEGEND

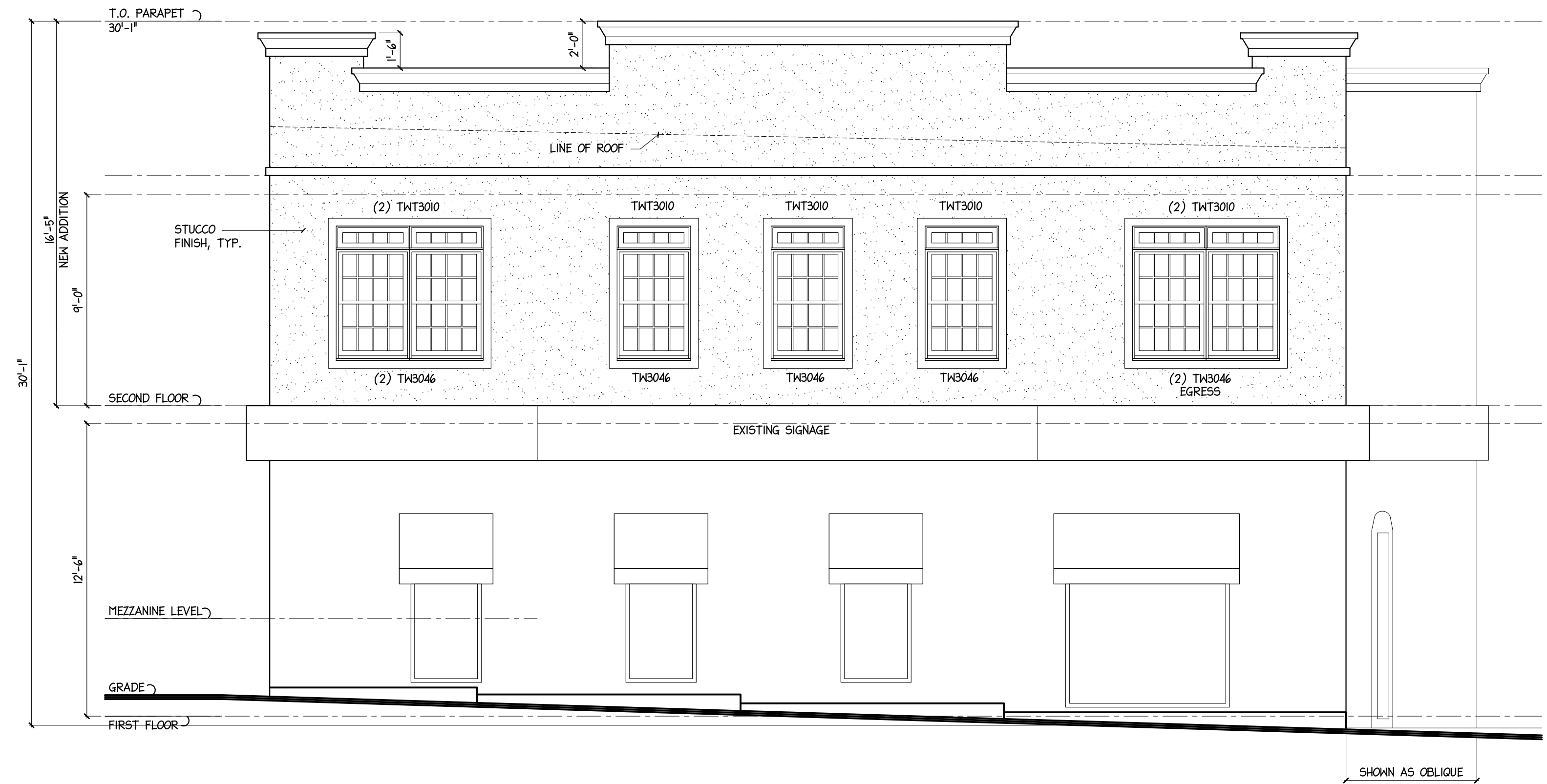
DATE	SCALE	DRAWN
09/16/2021	AS NOTED	AG AA KE
SET TYPE		
PRELIMINARY		
COMMISSION		
21090		
DRAWING NUMBER		
P-1		



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**LEGEND**

- INDICATES EXISTING PARTITION
- INDICATES NEW STUD PARTITIONS - 2"x6" EXTERIOR @ 16" O.C.
- INDICATES NEW STUD PARTITIONS - 2"x4" INTERIOR @ 16" O.C.
- INDICATES NEW FIRE RATED PARTITION



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISION

ANTHONY GUZZO, AIA  
N.J. LIC. NO. 12993

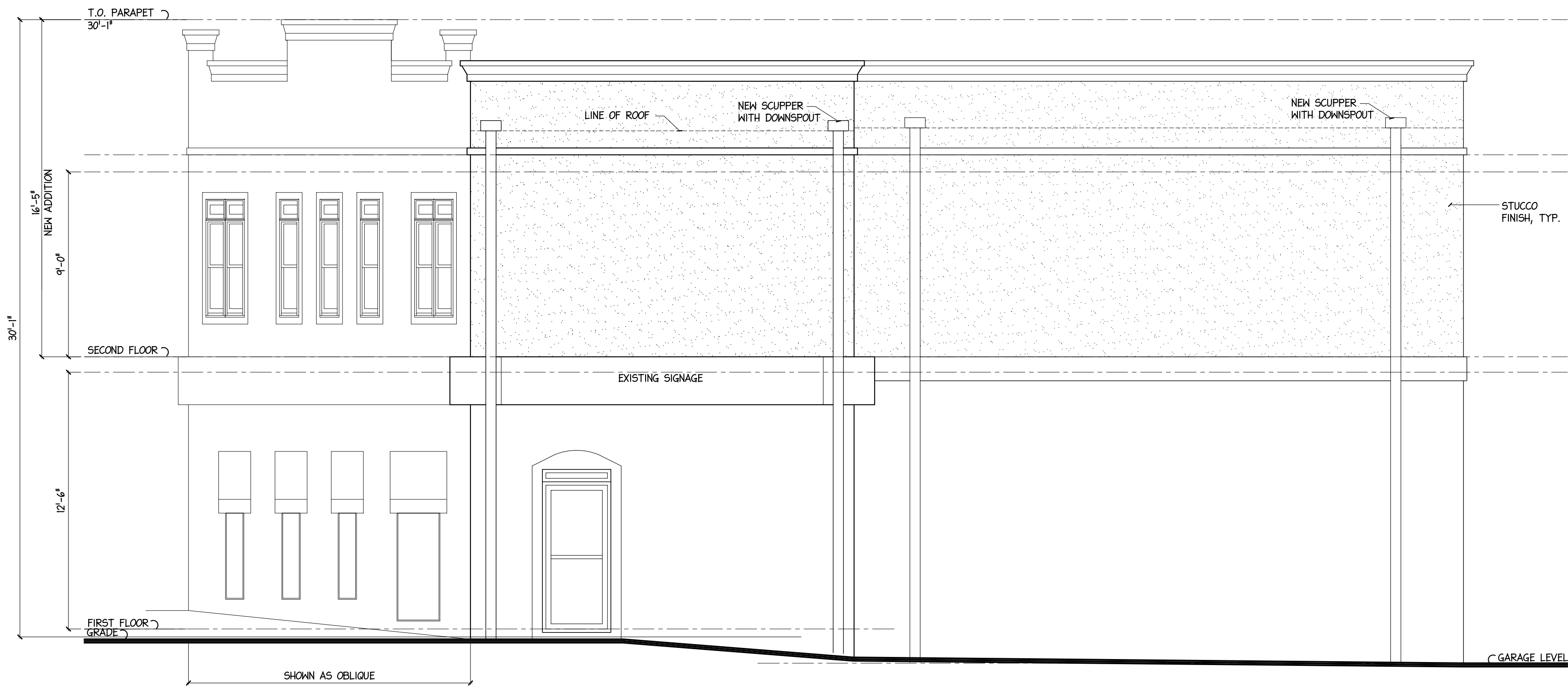
**guzzo architects**  
608 RIDGE ROAD  
LYNDHURST, N.J. 07071  
201-938-1446  
(FAX) 201-938-1448

THESE DOCUMENTS ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND THE ARCHITECT SHALL RETAIN ALL RIGHTS INCLUDING THE COPYRIGHT. ANY OTHER USE IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT.

NEW SECOND STORY ADDITION  
756 BLOOMFIELD AVENUE  
VERONA, NJ 07044

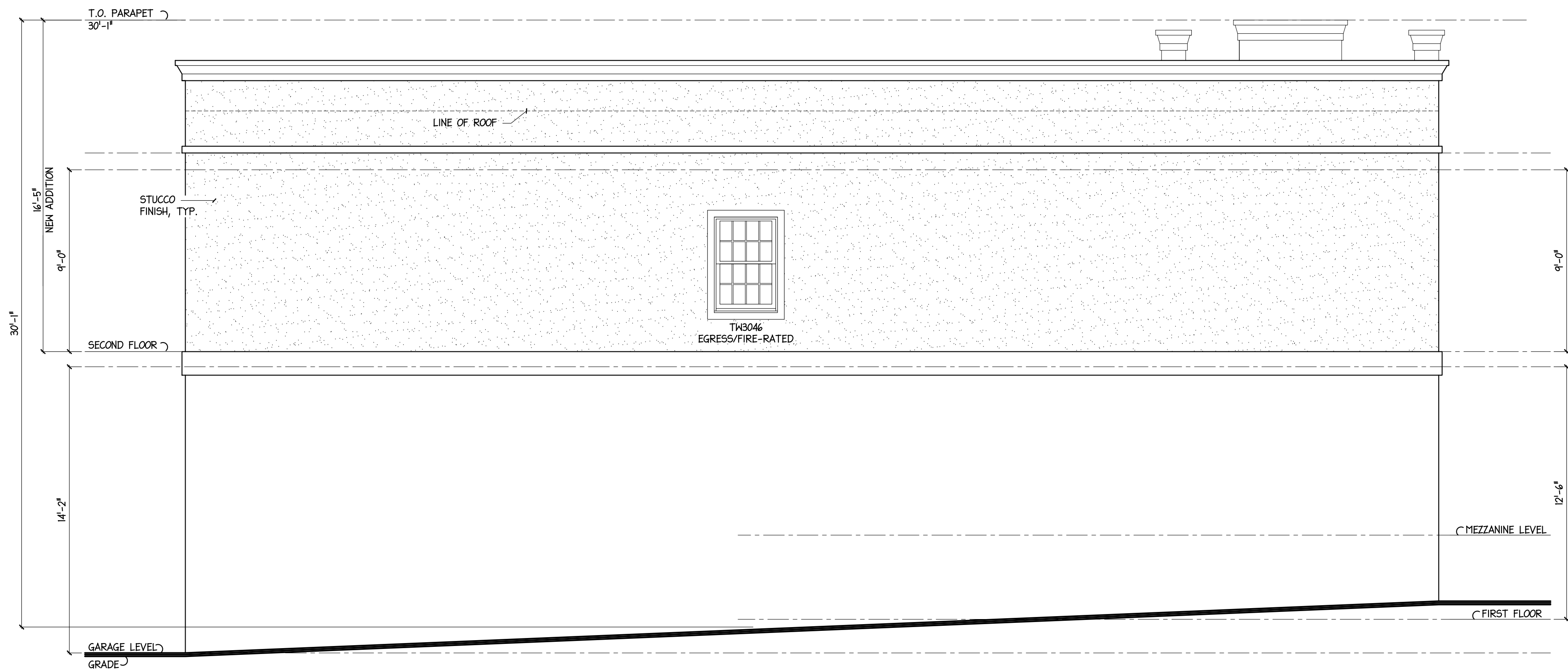
SECOND FLOOR PLAN, EXTERIOR  
ELEVATIONS & LEGEND

DATE 09/16/2021	SCALE AS NOTED	DRAWN AG AA KE
SET TYPE PRELIMINARY		
COMMISSION		
21090		
DRAWING NUMBER P-2		



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REVISION

ANTHONY GUZZO, AIA  
NSA LIC. NO. 12983

**guzzo architects**

201-938-1446  
201-938-1448 (FAX)

608 RIDGE ROAD  
LYNDHURST, N.J. 07071

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NEW SECOND STORY ADDITION  
756 BLOOMFIELD AVENUE  
VERONA, NJ 07044

EXTERIOR ELEVATIONS

DATE 09/16/2021	SCALE AS NOTED	DRAWN AG AA KE
SET TYPE PRELIMINARY		
COMMISSION		
21090		
DRAWING NUMBER P-3		



## AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

JOHN MACALUSO, OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 137 WASHINGTON AVENUE, IN THE TOWNSHIP OF BELLEVILLE, IN THE COUNTY OF ESSEX, AND STATE OF NEW JERSEY, AND THAT **JMAC GROUP, LLC** IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND, SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS 756 BLOOMFIELD AVENUE, BLOCK 1603, AND LOT 11.02 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



**JOHN R. DUSINBERRE, ESQ.**  
AN ATTORNEY AT LAW  
OF THE STATE OF NEW JERSEY

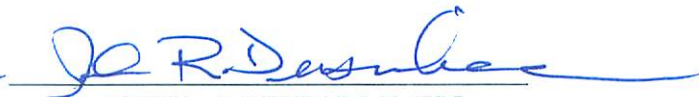


**JOHN MACALUSO**  
Managing Member

## AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

JOHN MACALUSO, OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24<sup>th</sup> DAY OF FEBRUARY, 2022.



**JOHN R. DUSINBERRE, ESQ.**  
AN ATTORNEY AT LAW  
OF THE STATE OF NEW JERSEY



**JOHN MACALUSO**  
Managing Member, of the APPLICANT

## AUTHORIZATION

IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

TO THE BOARD OF ADJUSTMENT

AS THE SOLE MEMBERS OF \_\_\_\_\_, ARE AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
OWNER

## **AFFIDAVIT OF SERVICE**

**STATE OF NEW JERSEY**

**COUNTY OF ESSEX**

**JOHN R. DUSINBERRE, ESQ.**, OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON HIS OATH DEPOSED AND SAYS THAT HE OR SHE HAS OFFICES AT **155 PASSAIC AVENUE, SUITE 320**, TOWNSHIP OF **FAIRFIELD**, IN THE COUNTY OF ESSEX , AND STATE AND THAT HE OR SHE DID ON **FEBRUARY \_\_, 2022**, AT LEAST TEN (10) DAYS PRIOR TO THE HEARING DATE, GIVE PERSONAL NOTICE TO ALL PROPERTY OWNERS WITHIN 200 FEET OF THE PROPERTY AFFECTED LOCATED AT **756 BLOOMFIELD AVENUE, VERONA, NEW JERSEY**, SAID NOTICE WAS GIVEN BY HANDING A COPY TO THE PROPERTY OWNER OR BY SENDING SAID NOTICE BY CERTIFIED MAIL. COPIES OF THE REGISTERED RECEIPTS ARE ATTACHED HERETO.

NOTICES WERE ALSO SERVED UPON:

CHECK IF APPLICABLE

☐ CLERK OF THE TOWNSHIP OF CEDAR GROVE

☒ COUNTY PLANNING BOARD

☐ STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS \_\_\_\_\_ DAY OF MARCH, 2022.

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
**JOHN R. DUSINBERRE, ESQ.**  
**ATTORNEY FOR THE APPLICANT**

**JMAC GROUP, LLC**  
**VERONA ZONING BOARD OF ADJUSTMENT**  
**ADDENDUM TO APPLICATION**

**Variance Relief Requested:**

1. **Conditional Use Variance.** Section 150-17.13 MR (Mixed Retail) Zone District permits mixed uses of office/retail and residential under certain conditions as set forth in Section 150-8.3 of the Ordinance. The conditions under which mixed uses are permitted as set forth in Section 150-8.3B that are not met are as follows:

150-8.3B(2) Parking for the various types of uses shall be provided in accordance with the requirements of Article XII of this chapter, and that Article requires thirteen (13) parking spaces where eight (8) are provided.

150-8.3B(3) Not less than twenty (20%) present of the lot shall be reserved for open space and landscaping and the Applicant proposes that the existing two and fourth tenths (2.4%) percent open space be permitted.

A use variance pursuant to N.J.S.A. 40:55-70d(3) is required in order for the application to be granted.

2. **Lot Size Bulk Variance – Pre-Existing Condition.** A bulk variance is requested to permit a lot size of four thousand two hundred ninety and eight tenths (4,290.8 sf) square feet where the minimum permitted lot size is six thousand (6,000 sf.) square feet. This is a pre-existing non-conformity.

A bulk variance pursuant to either N.J.S.A. 40:55D-70c(1) or N.J.S.A. 40:55D-70c(2) is required in order for the application to be granted.

3. **Front Yard Set-Back Bulk Variance – Pre-Existing Condition.** A bulk variance is requested to permit a front yard set-back of zero (0.0') feet where the minimum required front yard set-back is twenty (20') feet. This is a pre-existing non-conformity.

A bulk variance pursuant to either N.J.S.A. 40:55D-70c(1) or N.J.S.A. 40:55D-70c(2) is required in order for the application to be granted.

3. **Rear Yard Set-Back Bulk Variance – Pre-Existing Condition.** A bulk variance is requested to permit a rear yard set-back of sixteen and three tenths (16.3') feet where the minimum permitted front yard set-back is fifty (50') feet. This is a pre-existing non-conformity.

A bulk variance pursuant to either N.J.S.A. 40:55D-70c(1) or N.J.S.A. 40:55D-70c(2) is required in order for the application to be granted.

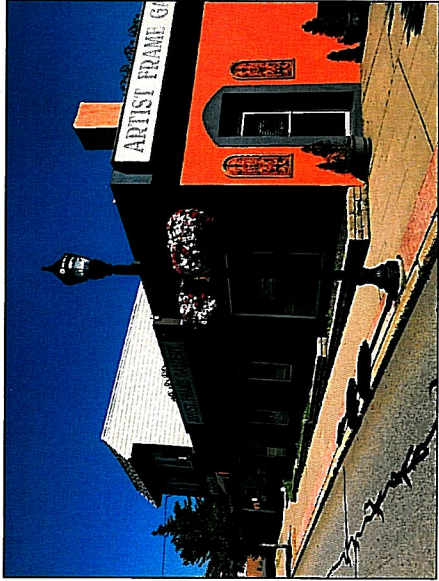
4. **Building Coverage Bulk Variance – Pre-Existing Condition.** A bulk variance is requested to permit building coverage of fifty and eight tenths (50.8%) percent where the maximum permitted coverage is thirty (30%) percent. This is a pre-existing non-conformity.

A bulk variance pursuant to either N.J.S.A. 40:55D-70c(1) or N.J.S.A. 40:55D-70c(2) is required in order for the application to be granted.

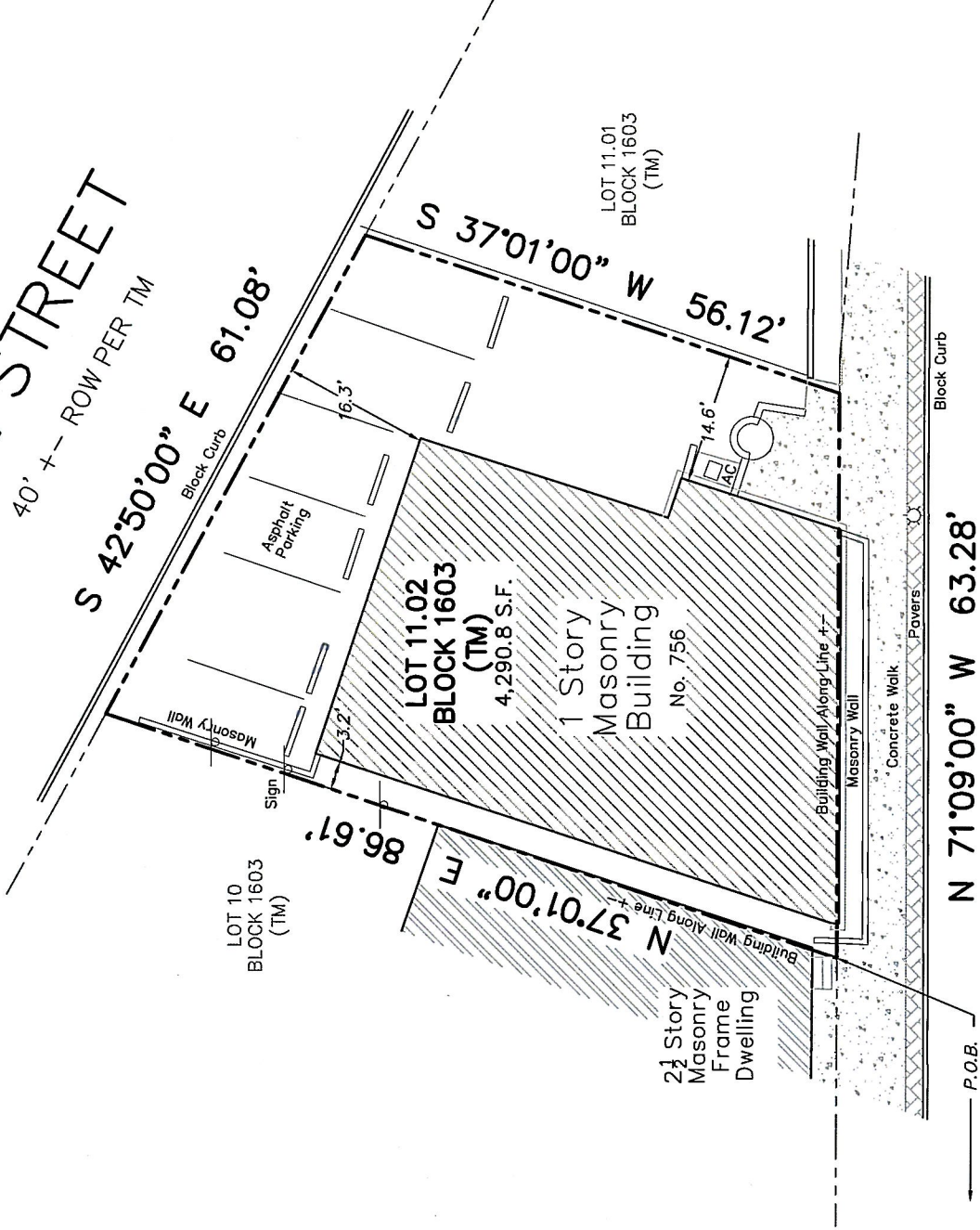


5. **Impervious Coverage Bulk Variance – Pre-Existing Condition.** A bulk variance is requested to permit impervious coverage of ninety-seven and six tenths (97.6%) percent where the maximum permitted coverage is sixty-five (65%) percent. This is a pre-existing non-conformity.

A bulk variance pursuant to either N.J.S.A. 40:55D-70-c(1) or N.J.S.A. 40:55D-70c(2) is required in order for the application to be granted.



PINE STREET  
40' +/- ROW PER TM



235.50' TO THE LANDS OF  
N/F OF AARON B. DECAMP  
DEED BOOK 6082 PAGE 19

BLOOMFIELD AVENUE

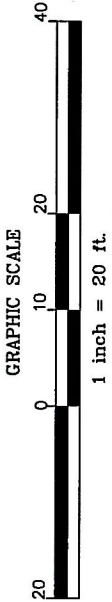
75' ROW

This survey certified to:  
GIANFRANCO MACALUSO  
FIRST INTEGRITY TITLE AGENCY, LLC  
WESTCOR LAND TITLE INSURANCE COMPANY  
PAUL SARCONA, Esq

This survey references:  
Deed Book 6082 Page 19

Notes:  
Field Survey Performed on 06/16/18  
Subject to an accurate title search  
Subject to documents of record

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision. In accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.  
This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.



Lakeland  
Surveying

117 Hibernia Avenue | Rockaway | NJ  
Ph: (973) 625-5670 | Fx: (973) 625-4121  
www.LakelandSurveying.com  
Certificate of Authorization #Z428090000

PROJECT NUMBER 181907		DATE 06/19/18	
REFERENCE NUMBER FIT-2281		CHECKED: MJC	
SCALE 1" = 20'		DWN BY: JES	
FIELD: ISS			

SURVEY OF PROPERTY  
Tax Lot 11.02 - Block 1603  
756 Bloomfield Avenue, Township of Verona  
Essex County, New Jersey  
MARCO CIFONE, Professional Land Surveyor N.J. Lic. No 24GS04132900  
JEFFREY D. MALES, Professional Land Surveyor N.J. Lic. No 24GS03008700

**Verona Zoning Board**  
JMAC Group, LLC, Applicant  
756 Bloomfield Avenue  
Block 1603, Lot 11.02



**Front of Building on Bloomfield Avenue**







**Rear of Building on Pine Street**



**Street Sign Showing "2 Hour Parking 8:00am to 6:00pm, Except Sundays"  
Overnight Parking is Not Prohibited on Sunnyside Place**



**Street Sign Showing “2 Hour Parking 8:00am to 6:00pm, Except Sundays”  
Overnight Parking is Not Prohibited on Pine Street**

**TOWNSHIP OF VERONA  
CORPORATION, LIMITED LIABILITY COMPANY  
OR PARTNERSHIP OWNERSHIP DISCLOSURE FORM**

**JMAC Group, LLC**

A Corporation, Limited Liability Company or Partnership applying to the Planning Board for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units, or for approval of a site to be used for commercial purposes shall list below the names and addresses of all stockholders, members or individual partners owning at least 10% of its stock of any class, or at least 10% of the interest in the company or partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1.

This form is being completed on behalf of JMAC Group, LLC, a New Jersey limited liability company, and is submitted with its Application for Development of property known as 756 Bloomfield Avenue, Verona, New Jersey; block 1603, lot 11.02. The name and address of persons or entities having an interest of 10% or greater are:

Name	Address:
John Macaluso	137 Washington Avenue Belleville, New Jersey 07109

The undersigned certifies that the foregoing is true and correct.

**JMAC Group, LLC**, a New Jersey  
limited liability company

Dated: February 24, 2022

By: \_\_\_\_\_

  
**JOHN MACALUSO**  
Member

John R. Dusingberre, Esq., LLC  
Attorney at Law

Business: 973-227-1212  
Fax: 973-227-4099

155 Passaic Avenue Suite 320  
Fairfield, New Jersey 07004

Cell: 973-477-8646  
E-mail: jdusingberre@jrdnjlaw.com

February 24, 2022

David Antonio, P.P., AICP  
Essex County Planning Board  
900 Bloomfield Avenue  
Verona, NJ 07044

Re: JMAC Group, LLC – Verona Zoning Board  
756 Bloomfield Avenue, Verona, NJ; Block 1603, Lot 11.02

Dear Mr. Antonio;

I represent the applicant in a request for site plan approval to permit the construction of a second story to the existing building at 756 Bloomfield Avenue in Verona. There is no access from this property to Bloomfield Avenue, and the Applicant does not propose any. No changes to the site plan are contemplated and the existing 97.6% impervious coverage remains.

In light of the fact that the subject property is on Bloomfield Avenue, a County road, notice to you is required. In adherence to your procedures for this type of application, no formal application is being submitted. No fee is required, unless you determine from the facts set forth below that one will be necessary. A copy of the new proposed site plan is being submitted with this letter to assist you in your evaluation.

Please let us know if there is anything further that you need from us. Thank you for your cooperation and courtesies.

Very truly yours,



John R. Dusingberre

JRD/jd

cc: Ashley Neale, Acting Zoning Board Secretary  
JMAC Group, LLC, Applicant



TOWNSHIP OF VERONA				
VERONA, NEW JERSEY 07044				
<b>LIST OF PROPERTY OWNERS SERVED WITHIN 200 FEET OF:</b>				
<b>BLOCK 1603 LOT 11.02</b>				
<b>KNOWN AS 756 BLOOMFIELD AVENUE, VERONA, NJ 07044</b>				
<b>• must be served by certified mail</b>				
<b><u>BLOCK</u></b>	<b><u>LOT</u></b>	<b><u>NAME &amp; ADDRESS</u></b>	<b><u>personal</u></b>	<b><u>certified</u></b>
		•New Jersey Bell Telephone Co. Attn: Corporate Secretary		
		540 Broad Street Room 1005, Newark, NJ 07101		
		•American Telephone & Telegraph Co. Attn:Karl Grossmann		
		50 Patricia Drive, Flanders, NJ 07836		
		•Public Service Electric & Gas Co. Attn: Manager Corporate Properties		
		80 Park Place, T6B, Newark, NJ 07102		
		•Passaic Valley Water Commission Attn: Corporate Secretary		
		1525 Main Avenue, Clifton, NJ 07011		
		•MCI 10 Marcello Ave., Attn: John Scoccola		
		West Orange, NJ 07052		
		•Comcast Cable		
		800 Rahway Avenue, Union, New Jersey 07083		
1602	10	GAGLIOSTRO, DOMINICK & JENNIFER		
		105 FAIRWAY AVENUE, VERONA NJ 07044		
		RE: 773 BLOOMFIELD AVENUE		
1603	8	770 BLOOMFIELD LLC		
		234 SUYDAM AVENUE, JERSEY CITY NJ 07304		
		RE: 770 BLOOMFIELD AVENUE		

	8.01	776 BLOOMFIELD LLC		
		PO BOX #4 POINT CAPITAL, JERSEY CITY NJ 07303		
		RE: 776 BLOOMFIELD AVENUE		
	9	TWENTY FIVE & SEVEN PINE, LLC		
		1360 CLIFTON AVENUE #338, CLIFTON NJ 07012		
		RE: 25-27 PINE STREET		
	10	VALEO REAL ESTATE GROUP LLC		
		760 BLOOMFIELD AVENUE, VERONA NJ 07044		
	11.01	FLAT IRON LLC C/O J. MCEVOY		
		20 MONTCLAIR AVENUE, VERONA NJ 07044		
		RE: 744 BLOOMFIELD AVENUE		
1604	26.01	1ST PRESBYTERIAN CHURCH		
		38 FIARVIEW AVENUE, VERONA NJ 07044		
		RE: 10 FAIRVIEW AVENUE		
	27	LOMBARDI, BENJAMIN & MARIE		
		105 ROSELAND AVENUE #903, CALDWELL NJ 07006		
		RE: 24 PINE STREET		
	36	WICKHAM, JOHN & CAROL		
		6 SUNNYSIDE PLACE, VERONA NJ 07044		
	37	OGUZ, ALI		
		2 SUNNYSIDE PLACE, VERONA NJ 07044		
1607	13	SUAREZ, JOHN FRANCISC & INEZ		
		763 BLOOMFIELD AVENUE, VERONA NJ 07044		
	15	IEMMELLO, ANNA MARIA & DESILVA, JOE		
		16 WEST LINCOLN STREET, VERONA NJ 07044		
1608	10	INVESTORS PORTFOLIO LLC		
		200 WASHINGTON AVE 5FL, HOBOKEN NJ 07030		
		RE: 725 BLOOMFIELD AVENUE		
1609	1	741 BLOOMFIELD AVENUE		
		741 BLOOMFIELD AVENUE VERONA NJ 07044		
	1/C0001	MITNICK, MARC		
		741 BLOOMFIELD AVENUE #1, VERONA NJ 07044		

1/C0101	MASTRANGELO REAL ESTATE LLC		
	PO BOX 29, ROSELAND NJ 07068		
	RE:741 BLOOMFIELD AVENUE A1		
1/C0102	ADAMS, LOURINE L.		
	741 BLOOMFIELD AVENUE B1, VERONA NJ 07044		
1/C0103	SCHOENEBAUM, MARGARET		
	741 BLOOMFIELD AVENUE C1, VERONA NJ 07044		
1/C0104	ESPOSITO, TARA		
	741 BLOOMFIELD AVENUE D1, VERONA NJ 07044		
1/C0105	ROBINSON, DAVID ANDREW & SILVANA E.		
	741 BLOOMFIELD AVENUE E1, VERONA NJ 07044		
1/C0106	ZIELONKA, PATRYK J. & PHOEBE		
	741 BLOOMFIELD AVENUE F1, VERONA NJ 07044		
1/C0107	MASTRANGELO REAL ESTATE LLC		
	PO BOX 29, ROSELAND NJ 07068		
	RE: 741 BLOOMFIELD AVENUE G1		
1/C0108	CORTE, CARMEN P.		
	741 BLOOMFIELD AVENUE H1, VERONA NJ 07044		
1/C0109	MASTRANGELO REAL ESTATE LLC		
	PO BOX 29, ROSELAND NJ 07068		
	RE: 741 BLOOMFIELD AVENUE J1		
1/C0110	BELOTTI, BRUCE		
	9 PINE STREET, WEST ORANGE NJ 07052		
	741 BLOOMFIELD AVENUE K1		
1/C0201	GARDINER, HEATHER		
	2 GLENWOOD ROAD, MORRISTOWN NJ 07960		
	RE: 741 BLOOMFIELD AVENUE A2		
1/C0202	SCHLEUPNER, ANDREW		
	98 HAWTHORNE AVENUE, SPRINGFIELD NJ 07081		
	RE: 741 BLOOMFIELD AVENUE B2		
1/C0203	LIPANI, JOSEPH P.		
	741 BLOOMFIELD AVENUE C2, VERONA NJ 07044		

[illegible]