

From: [Thomas Jacobsen](#)
To: [Kathleen Miesch](#)
Subject: RE: Departmental Reviews BOA #2025-02 544 Bloomfield Ave aka 10 Park Pl
Date: Wednesday, March 26, 2025 2:58:40 PM **Revised 4/8/2025**

To: Kathleen Miesch-Zoning Official and Acting Board Secretary
From: Thomas Jacobsen, C. P. M.
Construction Official/Code Enforcement Officer
Township of Verona, N. J.
Office: 973-857-4834
Email: tjacobsen@veronanj.org

Dear Ms. Miesch:

Regarding zoning application for **Case BOA-2025-02 – 544 Bloomfield Avenue aka 10 Park Place - Block 1703, Lot 68**—I offer the following comments:

1. Applicant must provide testimony to the Board regarding hours of operation.
2. Applicant must provide testimony to the Board regarding access to parking (variance required)
3. Applicant must provide testimony to the Board regarding noise consideration, IE use of public address system, amplified music.
4. Applicant must provide testimony to the Board regarding size of all exit doors as per current codes, egress consideration based on current codes, and code compliant panic hardware on egress doors.
5. Applicant must provide testimony to the Board regarding placement of trash on the site and frequency of trash pickup. If dumpster is installed on the site the Township Engineer must review a site plan.
6. Applicant must provide testimony to the Board regarding heavy traffic volume on Park Place after each service or gathering, and if extra police presence is required for traffic control.
7. Applicant must provide testimony to the Board regarding a sprinkler system if required by current code.
8. Applicant must provide testimony to the Board regarding projected maximum occupancy for religious services and other scheduled gatherings.
9. **ADDITIONAL COMMENT:** THE ARCHITECT LISTED THE USE GROUP ON THE DRAWINGS AS B-3. AFTER FURTHER REVIEW BASED ON THE NEW JERSEY STATE UNIFORM CONSTRUCTION CODE THE BUILDING DEPARTMENT FEELS THE PROPOSED USE IS AN “A-3”.
303.4 ASSEMBLY GROUP A-3: “GROUP A-3 OCCUPANCY INCLUDES USES INTENDED FOR WORSHIP, RECREATION OR AMUSEMTN AND OTHER ASSEMBLY USES NOT CLASSIFIED ELSEWHERE IN GROUP A”

Respectfully submitted -

Thomas Jacobsen, C. P. M.
Construction Official/Code Enforcement
Officer Township of Verona, N. J.

Revised 4/8/2025