



Dolores Carpinelli <dcarpinelli@veronanj.org>

Departmental Review- Case # 2025-10 546 Bloomfield Ave aka 10 Park Place - Palmetto Venues

Thomas Jacobsen <tjacobsen@veronanj.org>
To: Dolores Carpinelli <dcarpinelli@veronanj.org>

Fri, Sep 19, 2025 at 11:19 AM

To Dolores Carpinelli / Board Secretary,

Regarding the Zoning Application for *Case BOA-2025-10 – 546 Bloomfield Avenue aka 10 Park Place, Palmetto Venues Block 1703, Lot 68*, I offer the following comments:

1. The applicant must hire an independent Architect licensed in the State of New Jersey. The Architect will analyze the configuration of both event spaces to determine if the spaces meet New Jersey State requirements for the proposed intent.
2. The Applicant must also confer with the Verona Fire Marshall to discuss violations and concerns during the operation when Palmetto Venue was open.
3. When Palmetto Venues were in operation, there were constant complaints regarding bags filled with garbage placed on the curb on Park Place and opened by animals, along with emptied garbage cans blown into Park Place creating a safety hazard for vehicular traffic and pedestrians.
4. As per municipal ordinance; waste, recycling, loading and unloading activities shall occur on the premises while not interfering with normal municipal sidewalk and street operations.
5. All waste, recycling and general garbage shall be placed in approved garbage bins with secured lids and placed at the curb on the designated dates for Park Place.
6. Applicant shall provide testimony if a dumpster will be placed on the site that will require site plan approval from the Board and a review of a site plan from the Township of Verona Boswell Engineering.
7. All building and ground signage must conform to the Zoning Regulations of the Township Of Verona and require construction permits.

Respectfully Submitted--

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