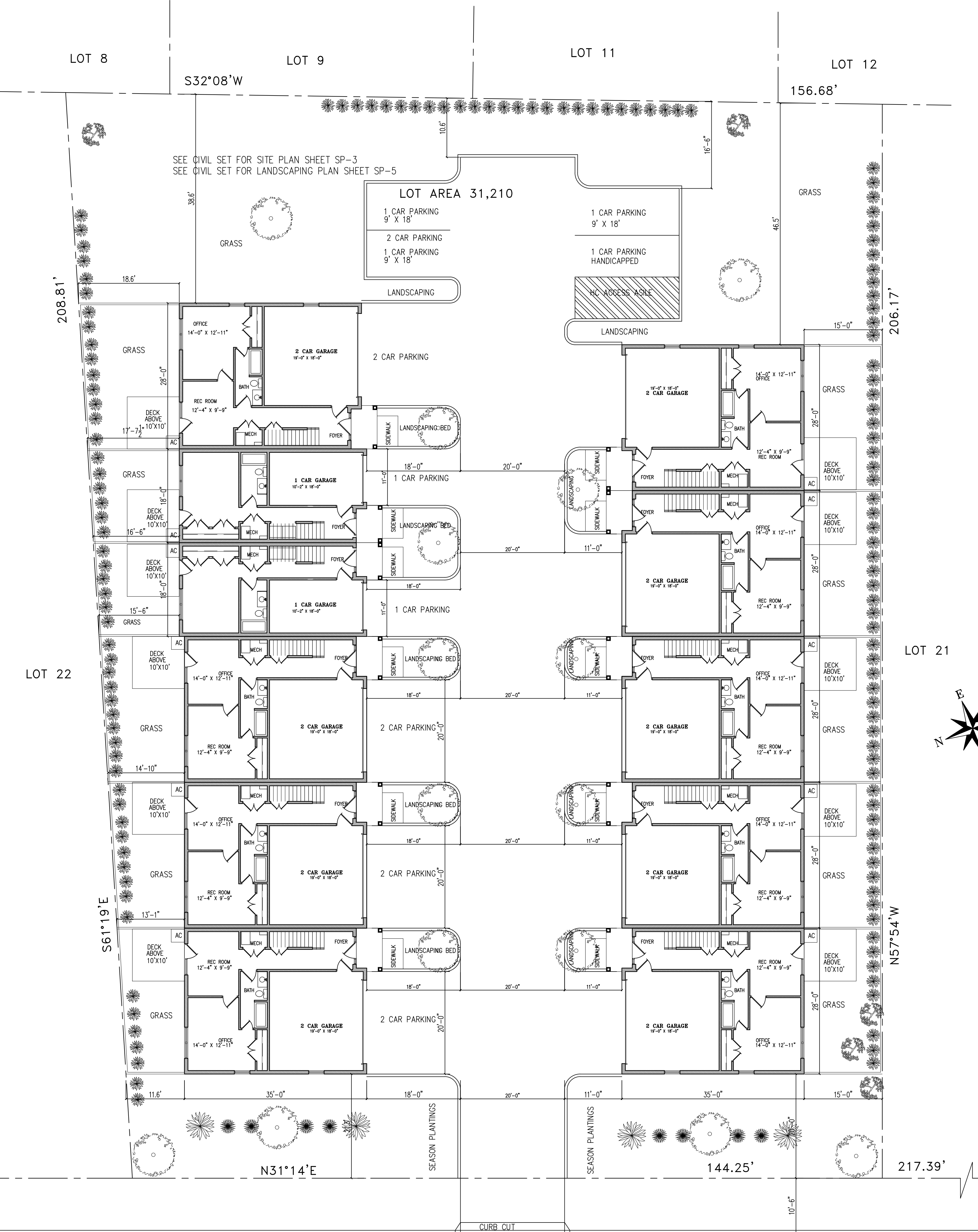
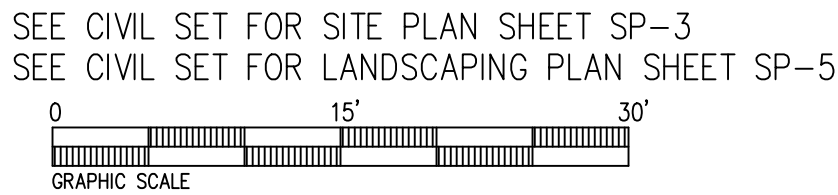


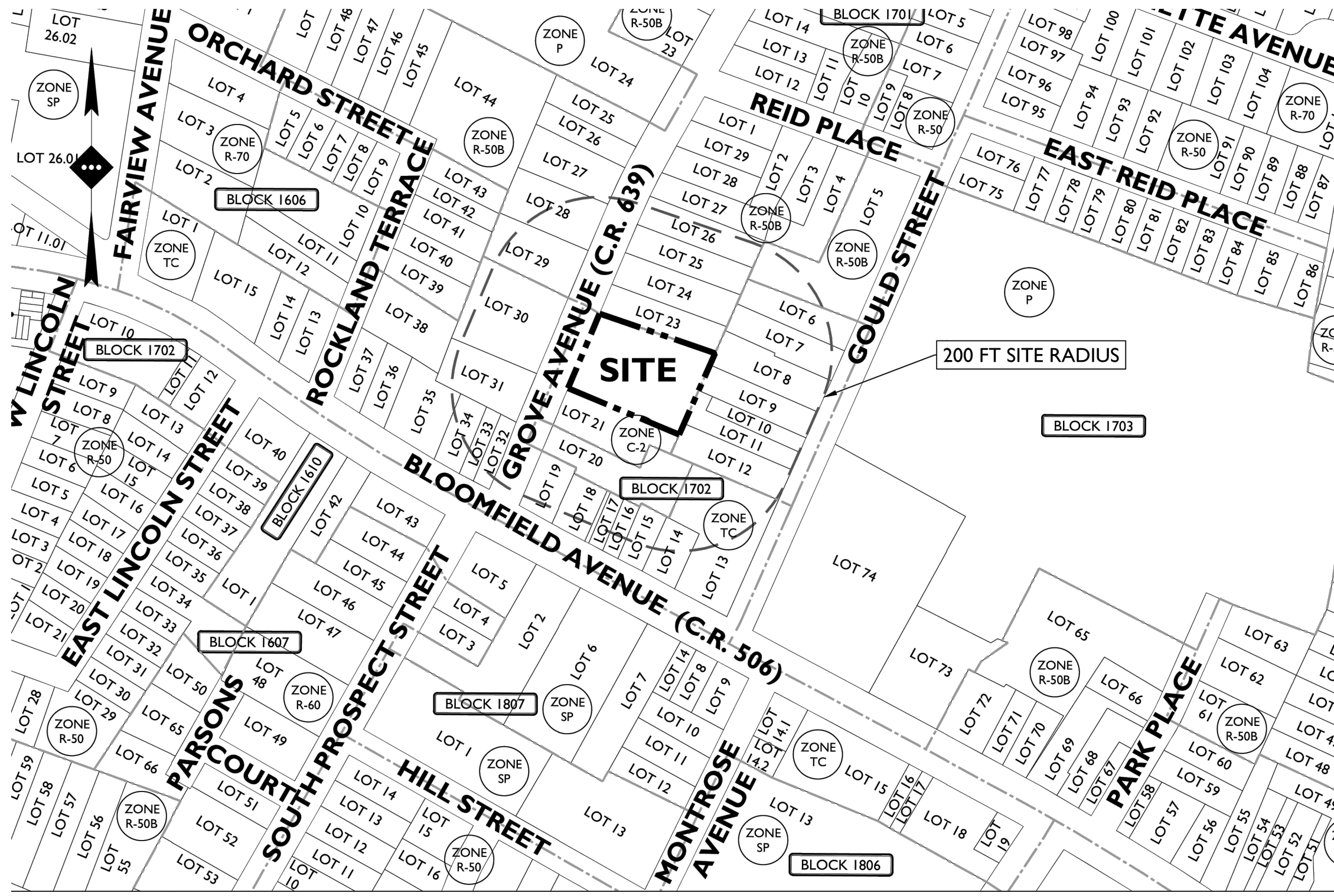


ARCHITECTURAL SITE PLAN
SCALE 1" = 10'-0"

GROVE AVENUE
60' WIDE

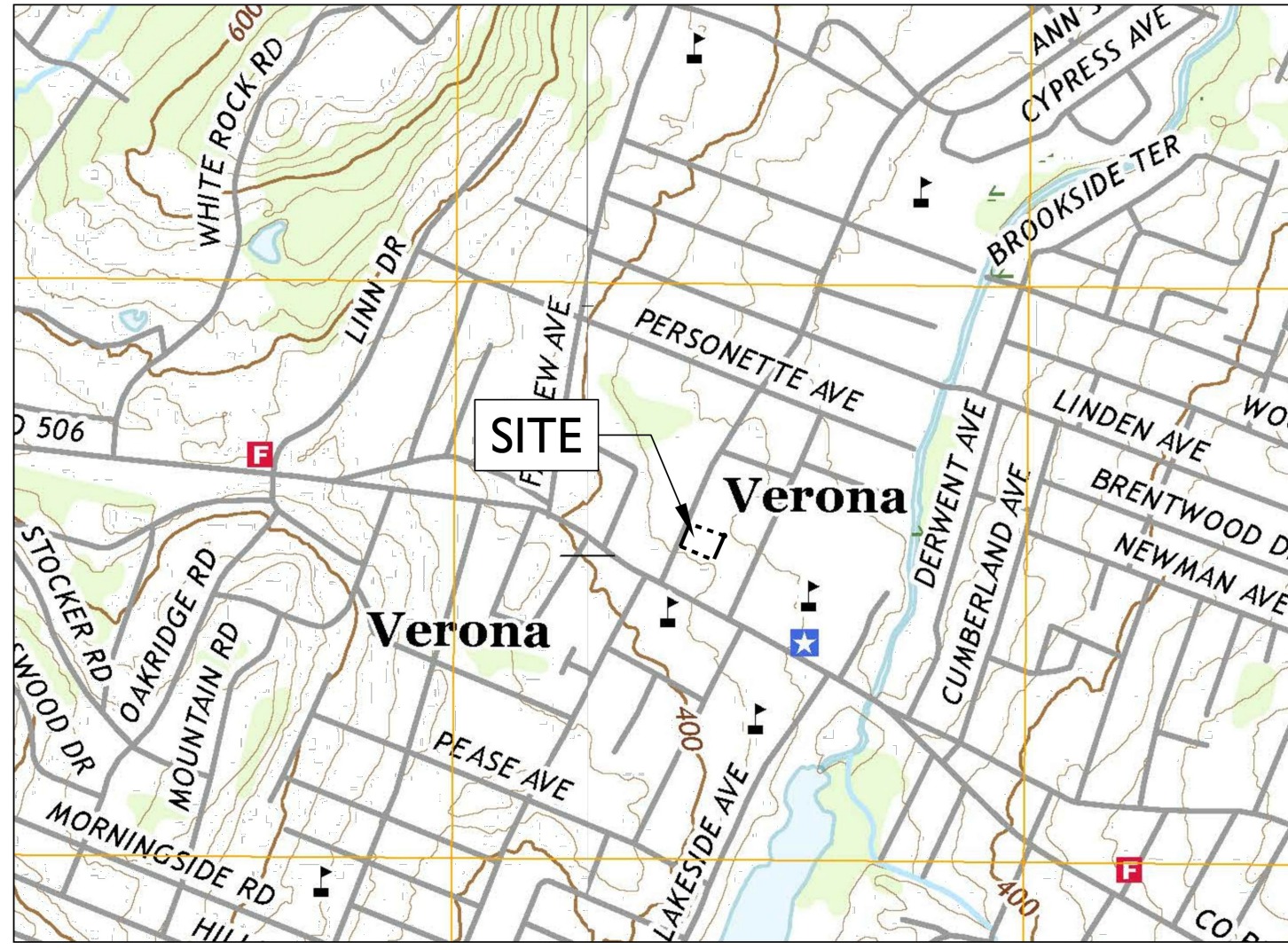


21-25 GROVE AVENUE
PROPOSED 11 TOWNHOUSES
21-25 GROVE AVENUE BLOCK 1702 LOT 22
VERONA NJ 07044



TAX & ZONING MAP

SCALE: 1" = 200'



LOCATION MAP

SCALE: 1" = 1,000'

PROJECT DATA

LOT 22
BLOCK 1702
LOT AREA 31,210 SF
ZONE C2 COMMERCIAL

TOWNHOUSES

11 TOTAL TOWNHOUSES
TYPICAL UNIT (9) 2,893.8 SF
18 FEET WIDE UNIT (2) 1905 SF

GROSS FLOOR AREA

TYPICAL TOWN HOUSE UNIT
FIRST FLOOR 964.6 SF
SECOND FLOOR 964.6 SF
THIRD FLOOR 964.6 SF
TOTAL SQUARE FOOTAGE 2893.8 SF
18 FEET WIDE TOWNHOUSE
FIRST FLOOR 635 SF
SECOND FLOOR 635 SF
THIRD FLOOR 635 SF
TOTAL SQUARE FOOTAGE 1905 SF

DRAWING LEGEND

ZN1 ZONING INFORMATION AND ARCHITECTURAL SITE PLAN
ZN2 UNIT FLOOR PLANS
ZN3 GROVE AVENUE ELEVATIONS AND DATA
ZN4 REAR ELEVATIONS AND DATA
ZN5 5 UNIT SOUTH SIDE TOWN HOUSE SIDE ELEVATIONS
ZN6 6 UNIT NORTH SIDE TOWN HOUSE SIDE ELEVATIONS
ZN7 UNIT ELEVATIONS
ZN8 UNIT ELEVATIONS

MISCELLANEOUS NOTES

1. FINAL ENGINEERING DRAWINGS TO BE SUBMITTED TO VERONA MUA PRIOR TO SUBMITTAL FOR BUILDING PERMITS

SITE PLAN NOTES

1. PROJECT IS SUBJECT TO THE REVIEW OF THE ZONING OFFICIAL OF THE TOWN OF VERONA FOR ANY AND ALL VARIANCE THAT MAY APPLY.
2. FINAL ENGINEERING DRAWINGS TO BE SUBMITTED TO VERONA MUA PRIOR TO SUBMITTAL FOR BUILDING PERMITS

OWNERS INFORMATION

21 AND 25 GROVE ASSOCIATES LLC
AND 21 AND 25 GROVE ASSOCIATES TWO LLC
21 GROVE AVENUE
VERONA, NEW JERSEY 07044

DEVELOPERS INFORMATION

ABBASI CONSTRUCTION
38 HAMILTON TRIAL
TOTOWA NJ
201-310-0964 Mohammad Abbasi
EMAIL: INFO@abasi.com

SIGNATURE BLOCK

APPROVED BY THE TOWN OF VERONA
ZONING BOARD _____ DAY _____, 2025
TOWNSHIP ENGINEER

CHAIR PERSON

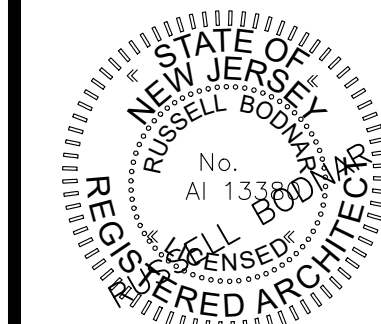
SECRETARY

BODNAR ARCHITECTURAL
STUDIO
52 Long Hill Road
Long Valley, NJ 07953
BODNAR ARCHITECTURAL STUDIO
Russett L. Bodnar P.A.
N.J. Lic. # AI 13380
TEL: # 908 391 2255
EMAIL: RUSSETT@BODNAR.COM

21-25 GROVE AVENUE

PROPOSED 11 UNIT TOWNHOUSE COMPLEX
BLOCK 1702 LOT 22
VERONA NJ 07044 ESSEX COUNTY
DEVELOPER
ABBASI CONSTRUCTION

CONSULTANTS



REVISIONS

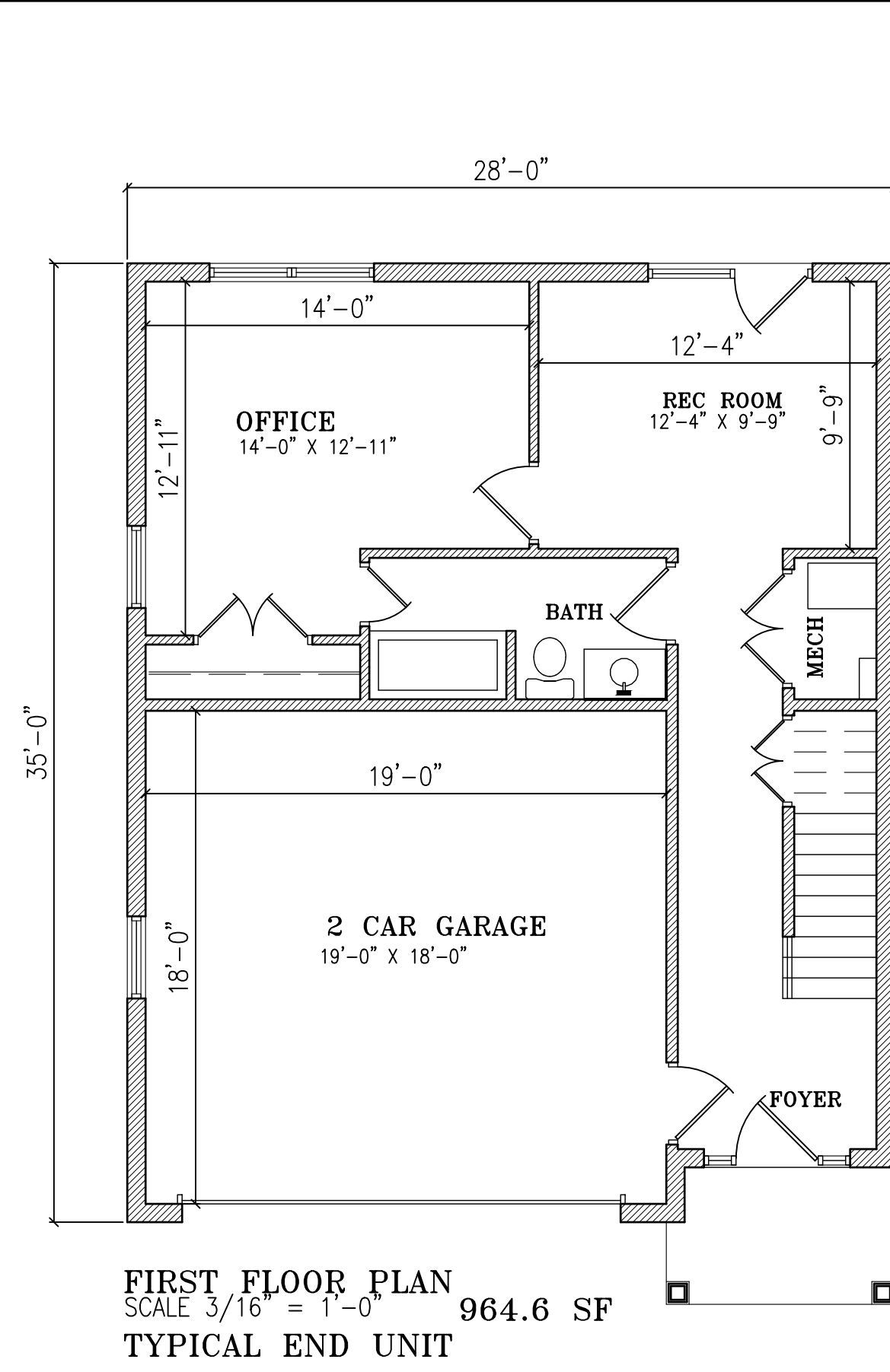
NO.	DATE	DESCRIPTION	BY	CHK
1	11/25	HVAC CONDENSER	MM	MM

TITLE
ARCHITECTURAL
SITE PLAN
ZONING DATA

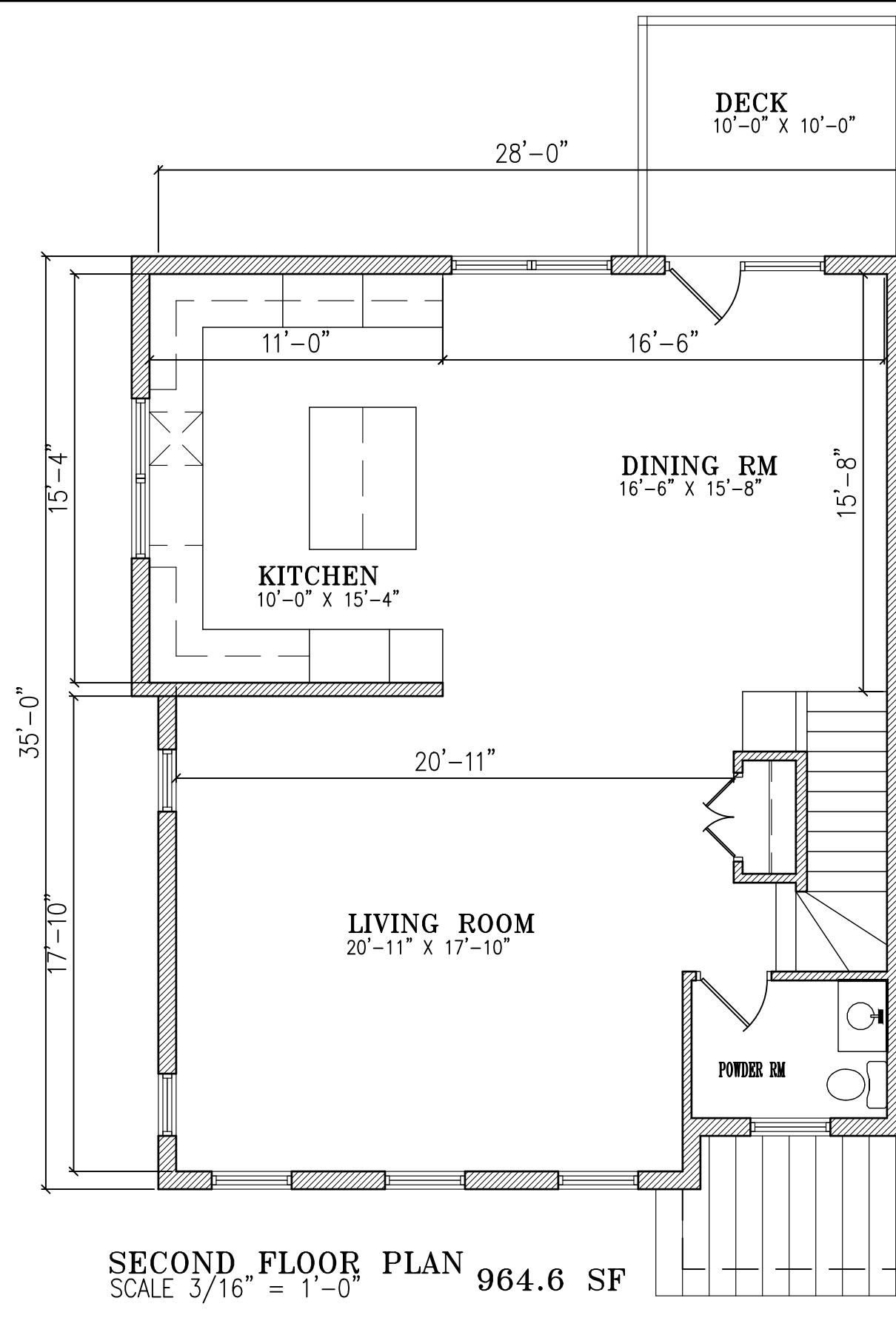
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JOB CAPTAIN	•	RLB
CHECKED BY	•	
CAD NAME	•	ZN2
SCALE	•	NOTED
DRAWING DATE	•	10-6-25
RELEASE DATE	•	
JOB NUMBER	•	2025-24

SHEET

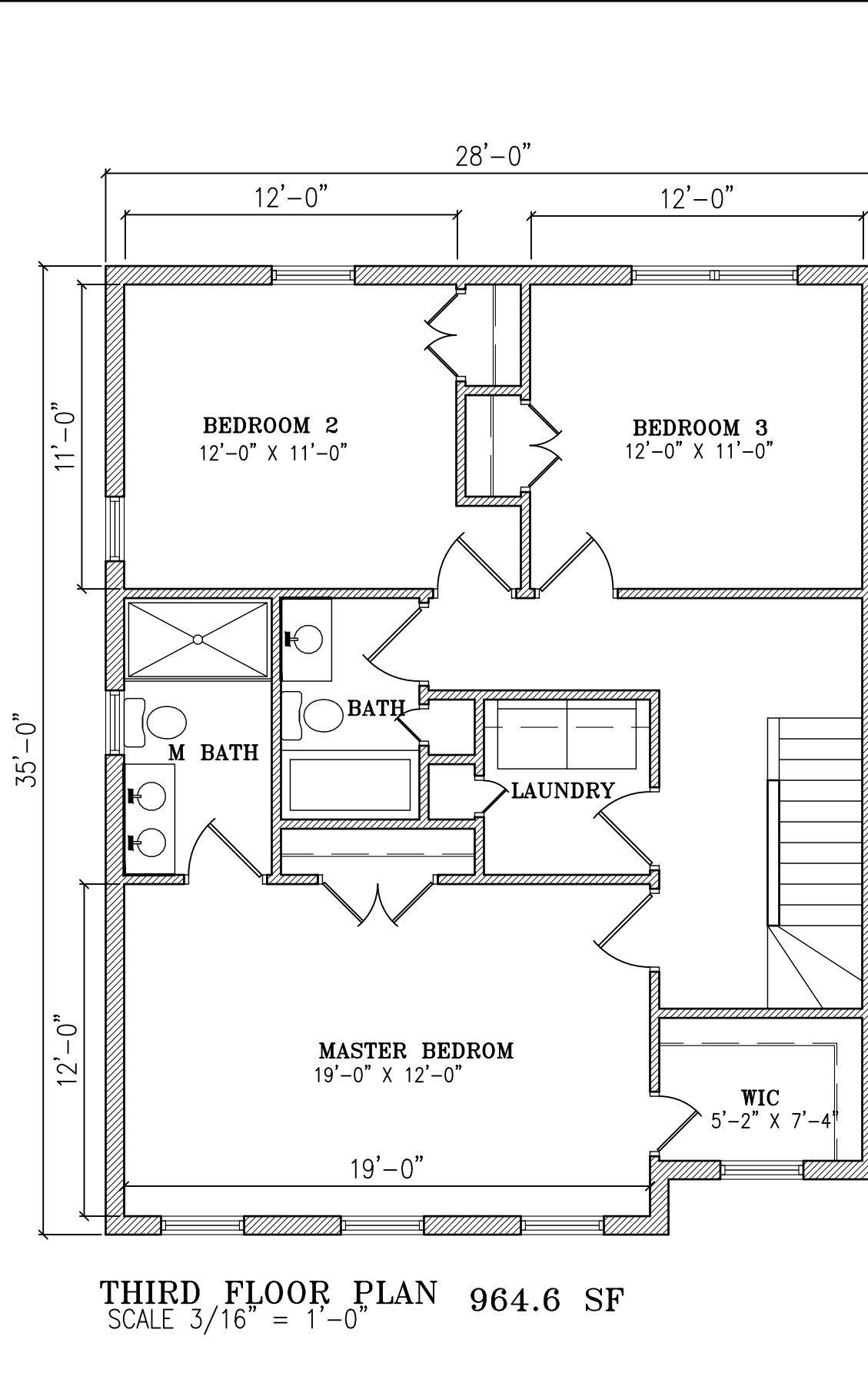
ZN1



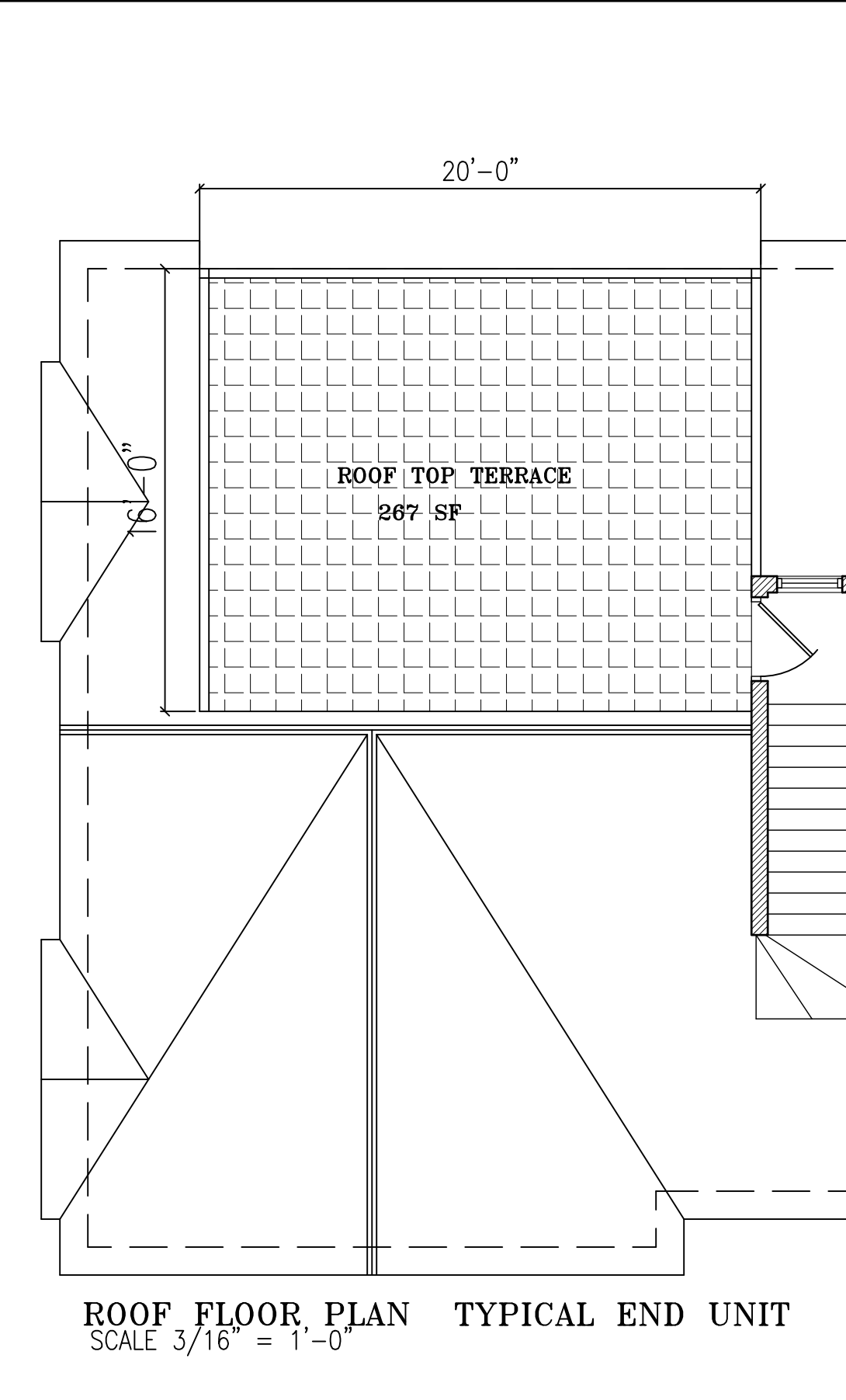
FIRST FLOOR PLAN
SCALE 3/16" = 1'-0" 964.6 SF
TYPICAL END UNIT



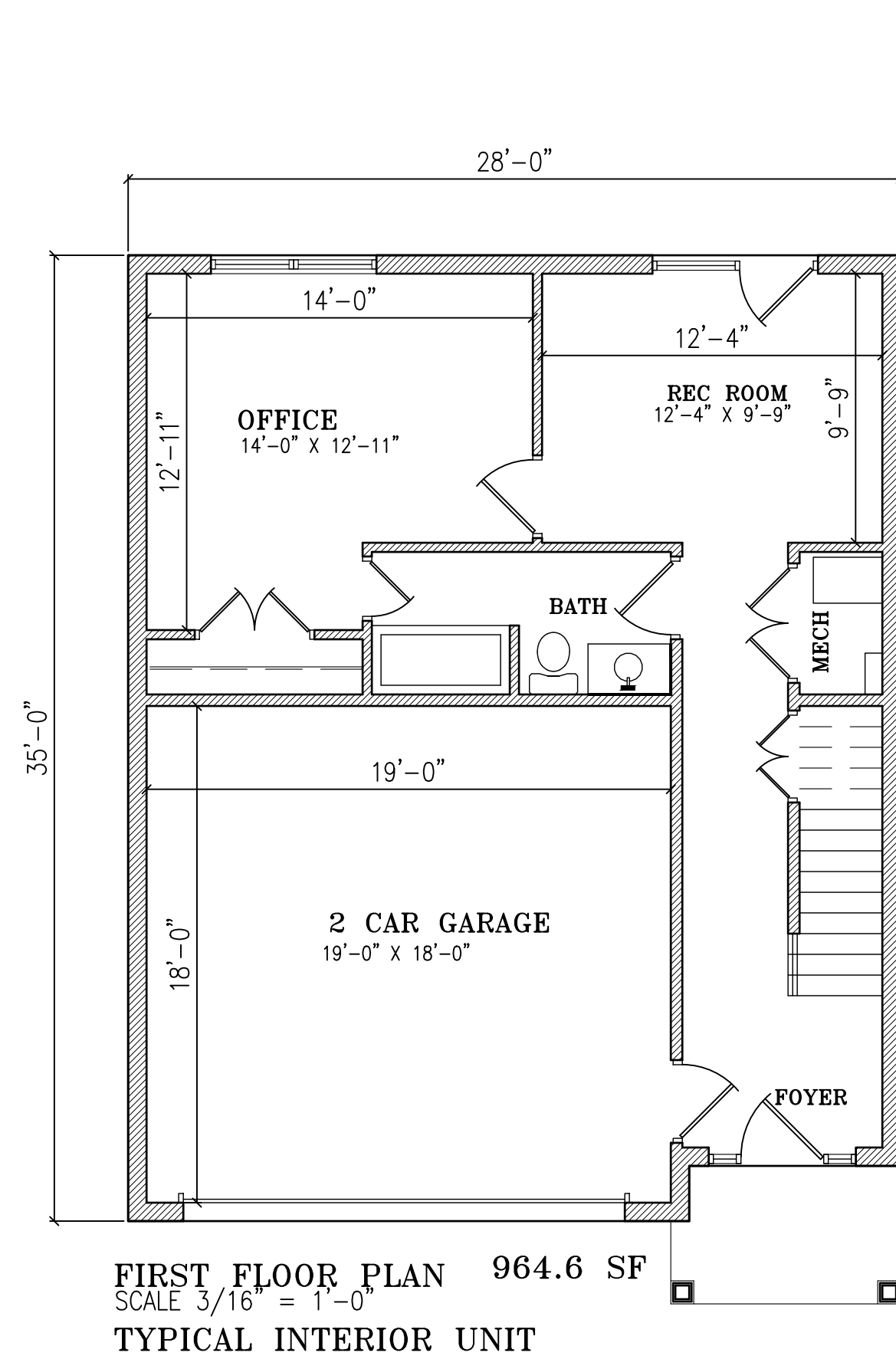
SECOND FLOOR PLAN
SCALE 3/16" = 1'-0" 964.6 SF



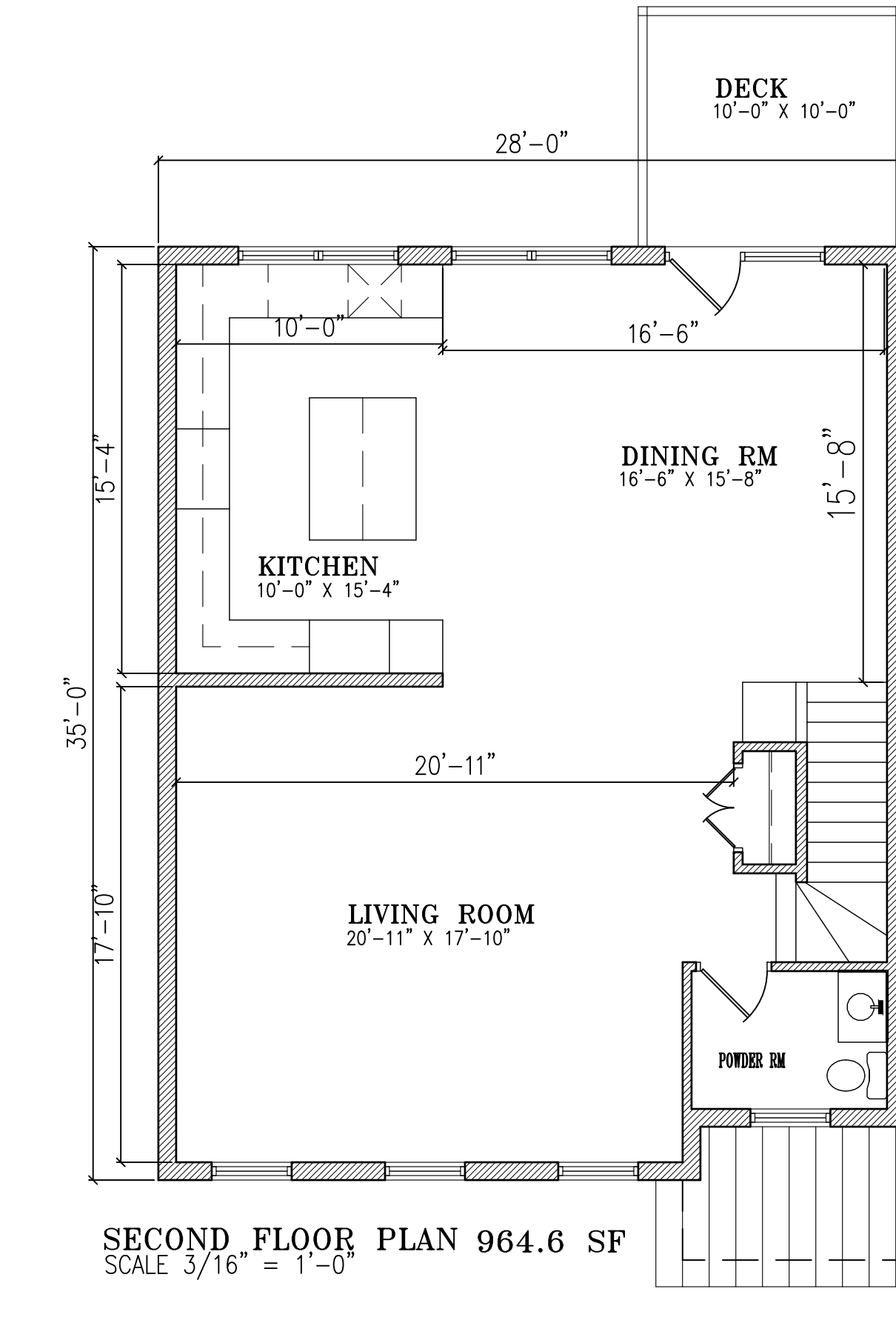
THIRD FLOOR PLAN
SCALE 3/16" = 1'-0" 964.6 SF



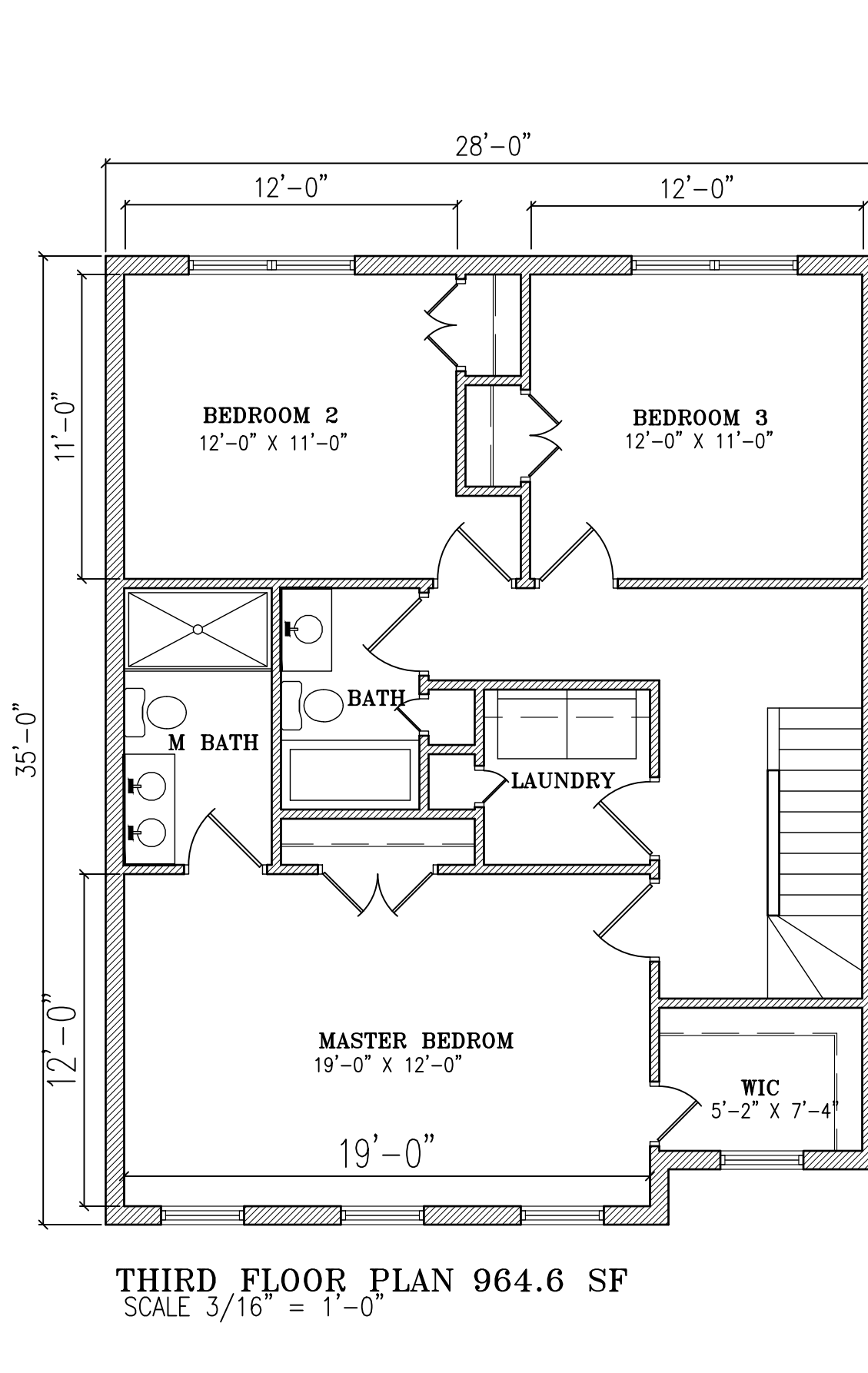
ROOF FLOOR PLAN
SCALE 3/16" = 1'-0" TYPICAL END UNIT



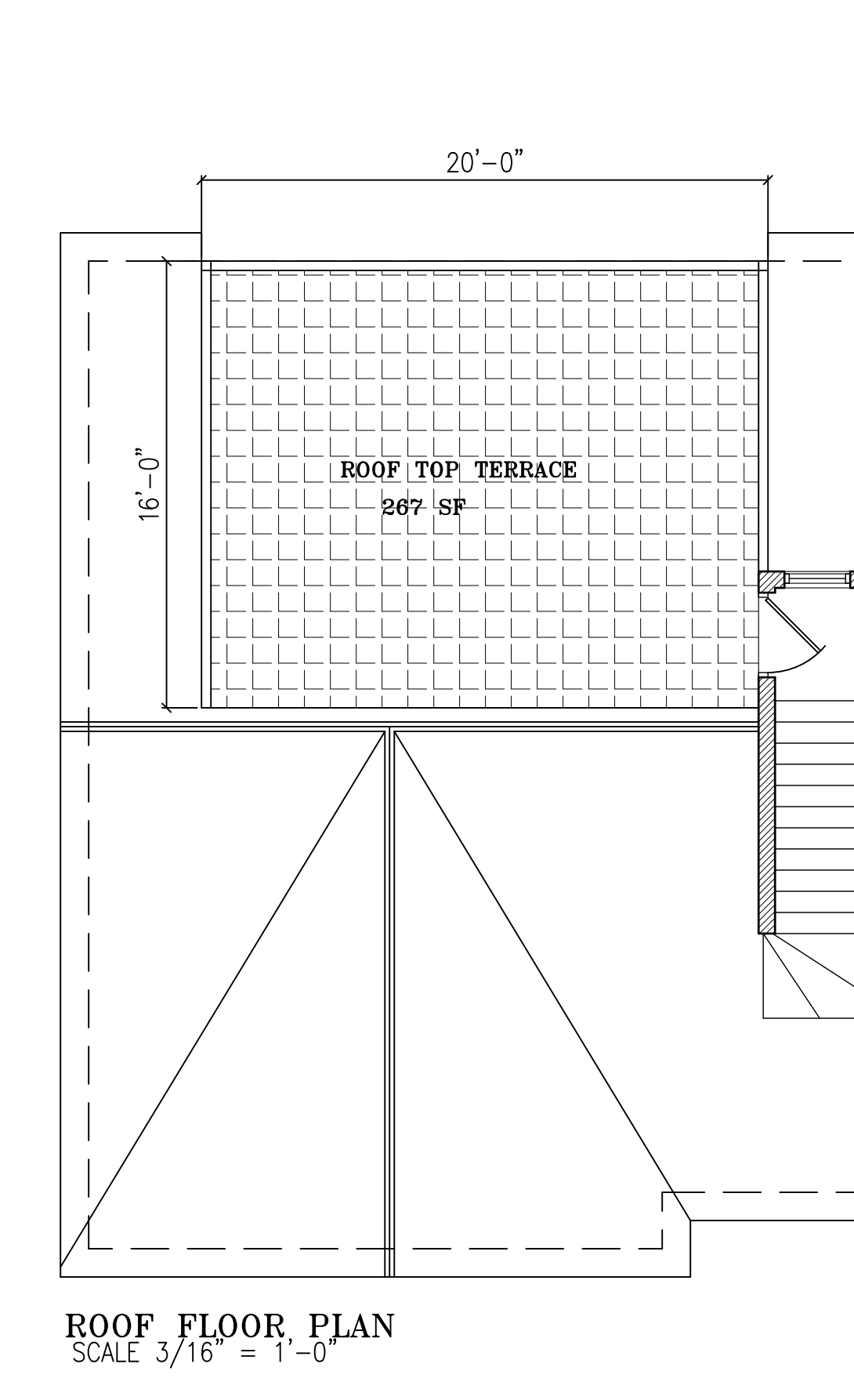
FIRST FLOOR PLAN 964.6 SF
SCALE 3/16" = 1'-0"
TYPICAL INTERIOR UNIT



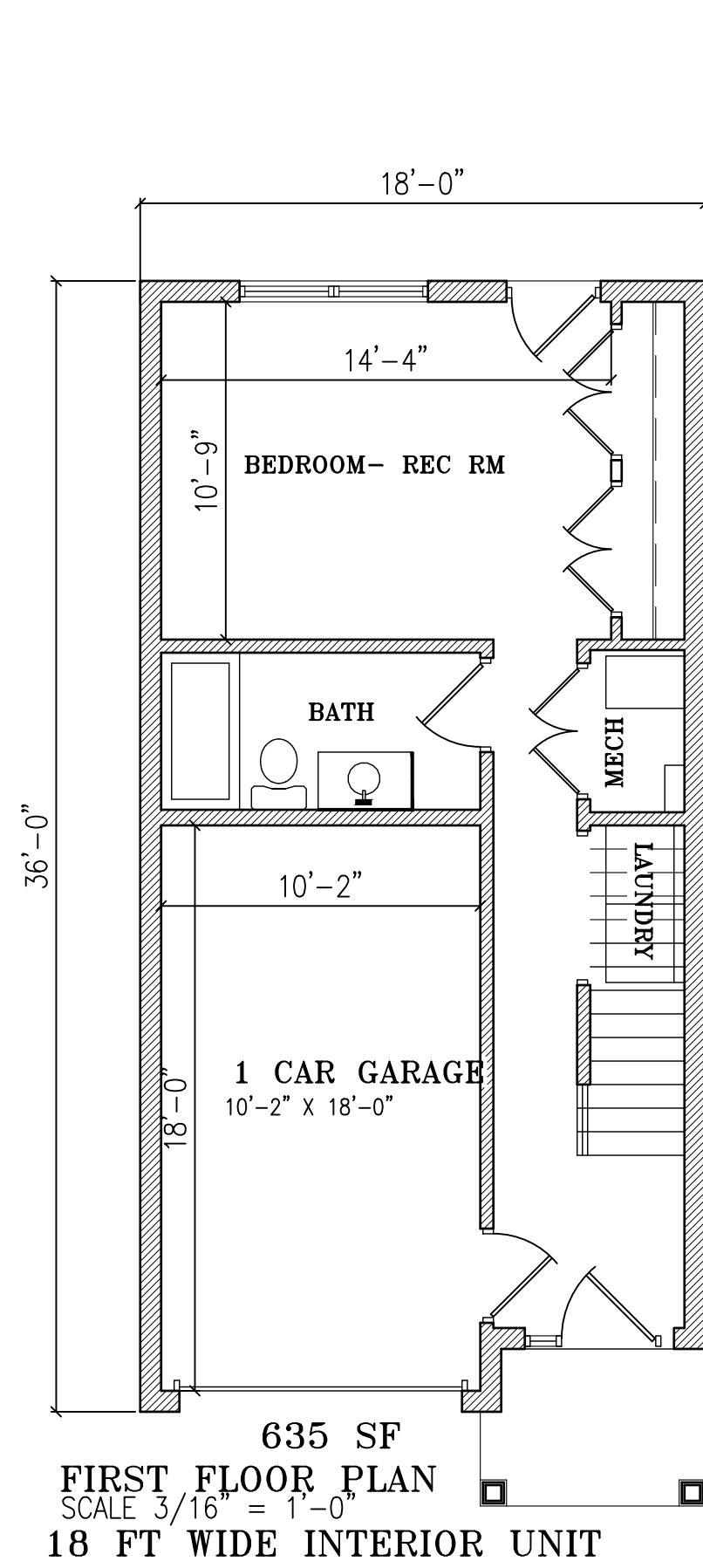
SECOND FLOOR PLAN 964.6 SF
SCALE 3/16" = 1'-0"



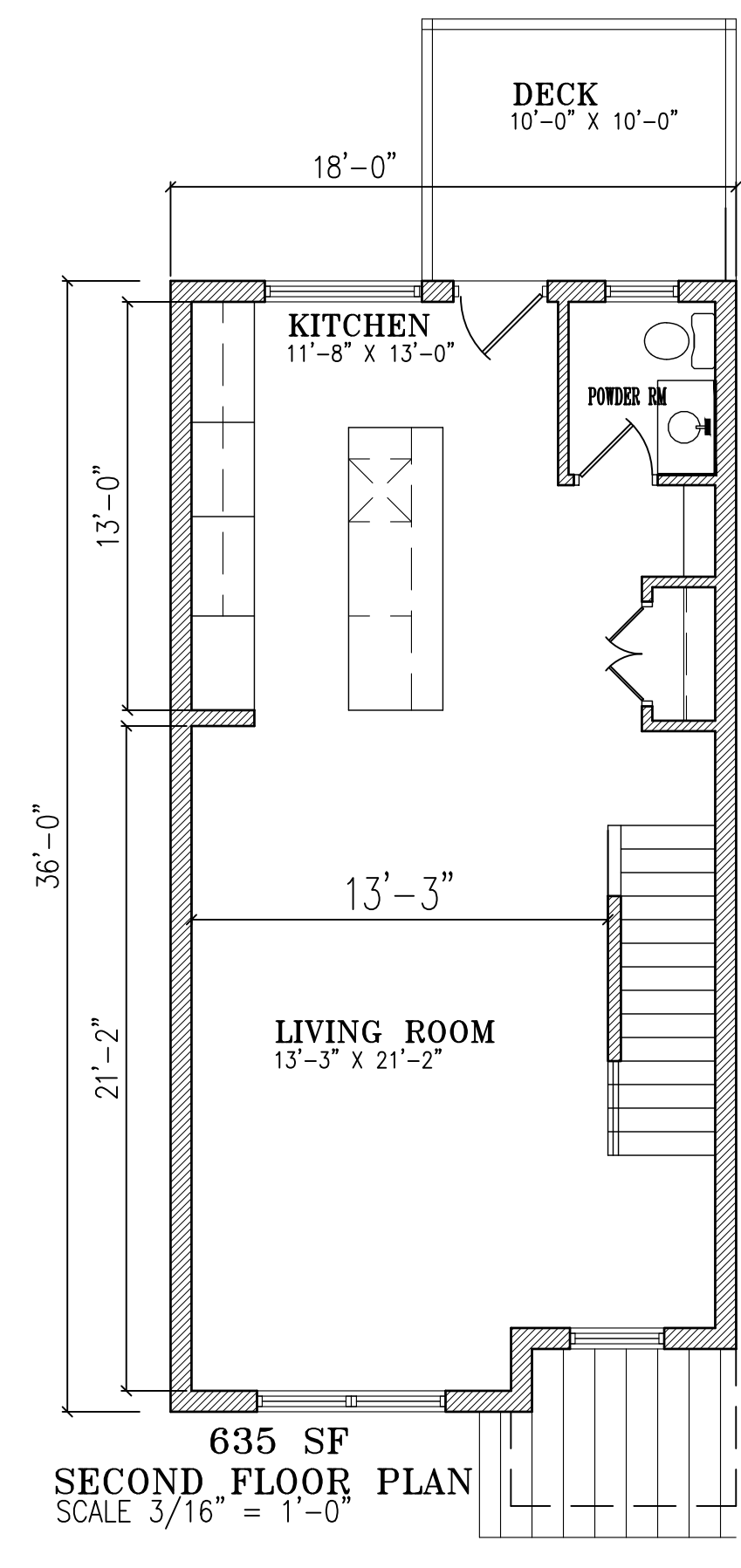
THIRD FLOOR PLAN 964.6 SF
SCALE 3/16" = 1'-0"



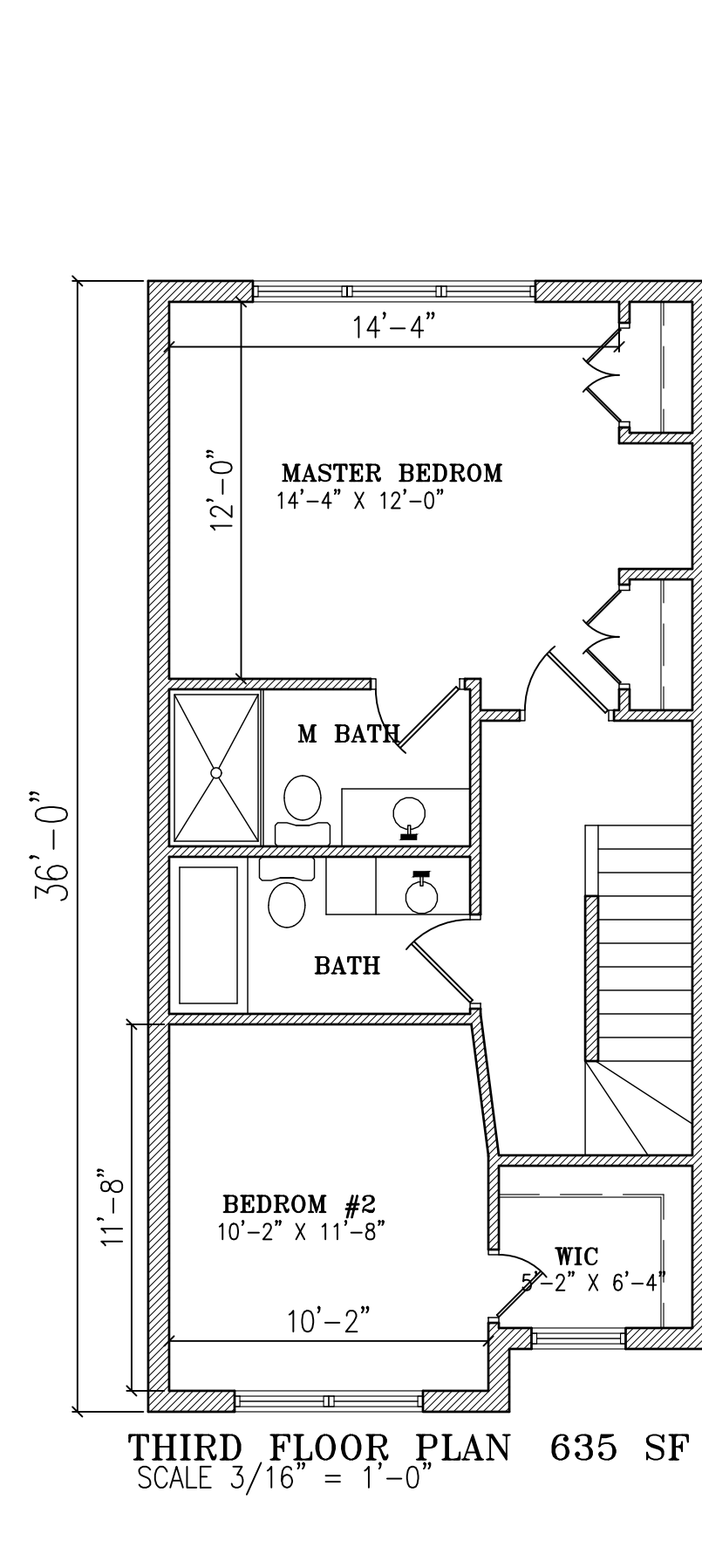
ROOF FLOOR PLAN
SCALE 3/16" = 1'-0"



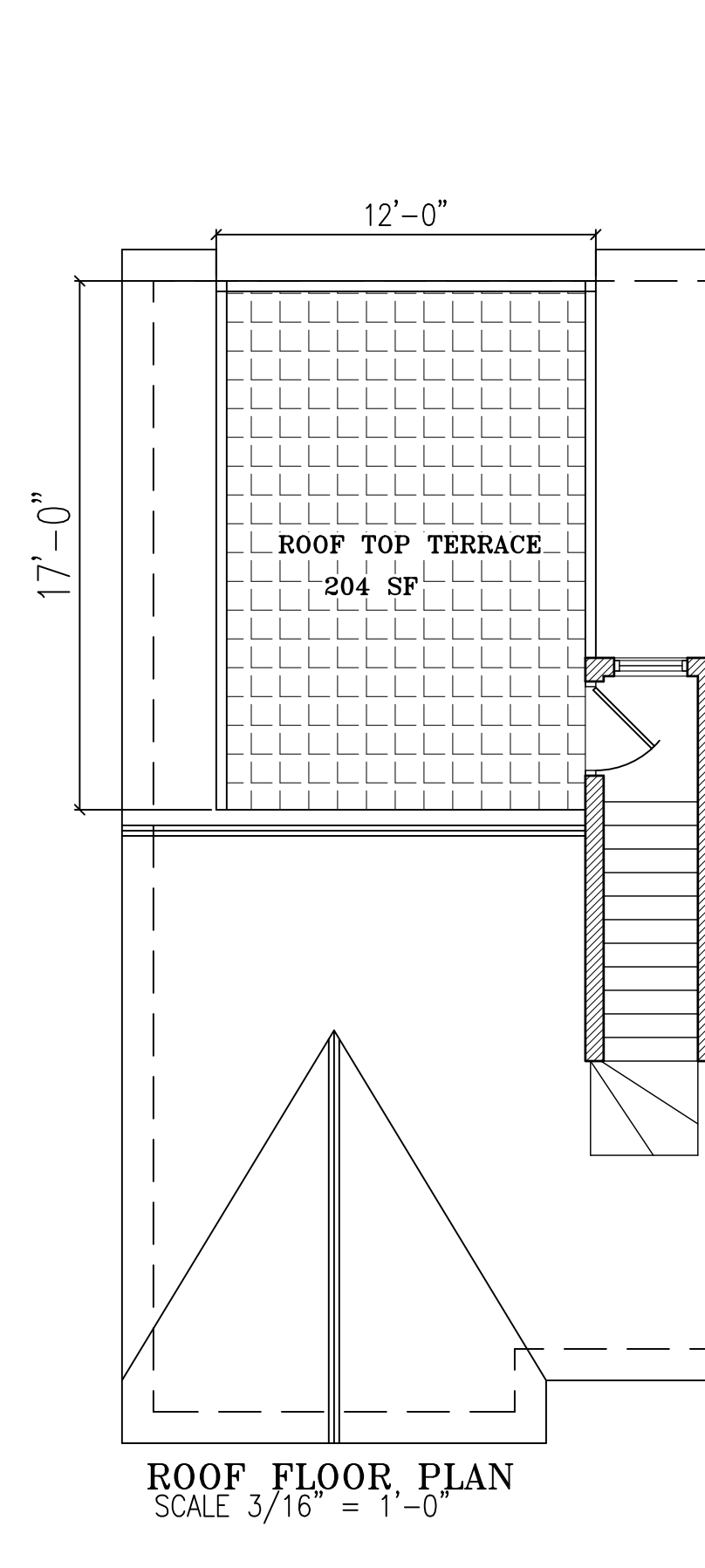
FIRST FLOOR PLAN
SCALE 3/16" = 1'-0" 635 SF
18 FT WIDE INTERIOR UNIT



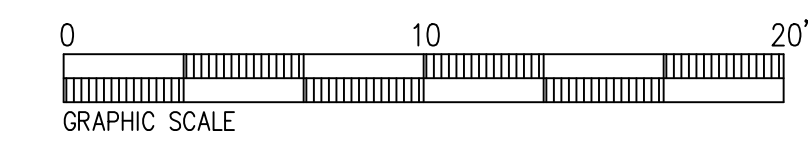
SECOND FLOOR PLAN
SCALE 3/16" = 1'-0" 635 SF

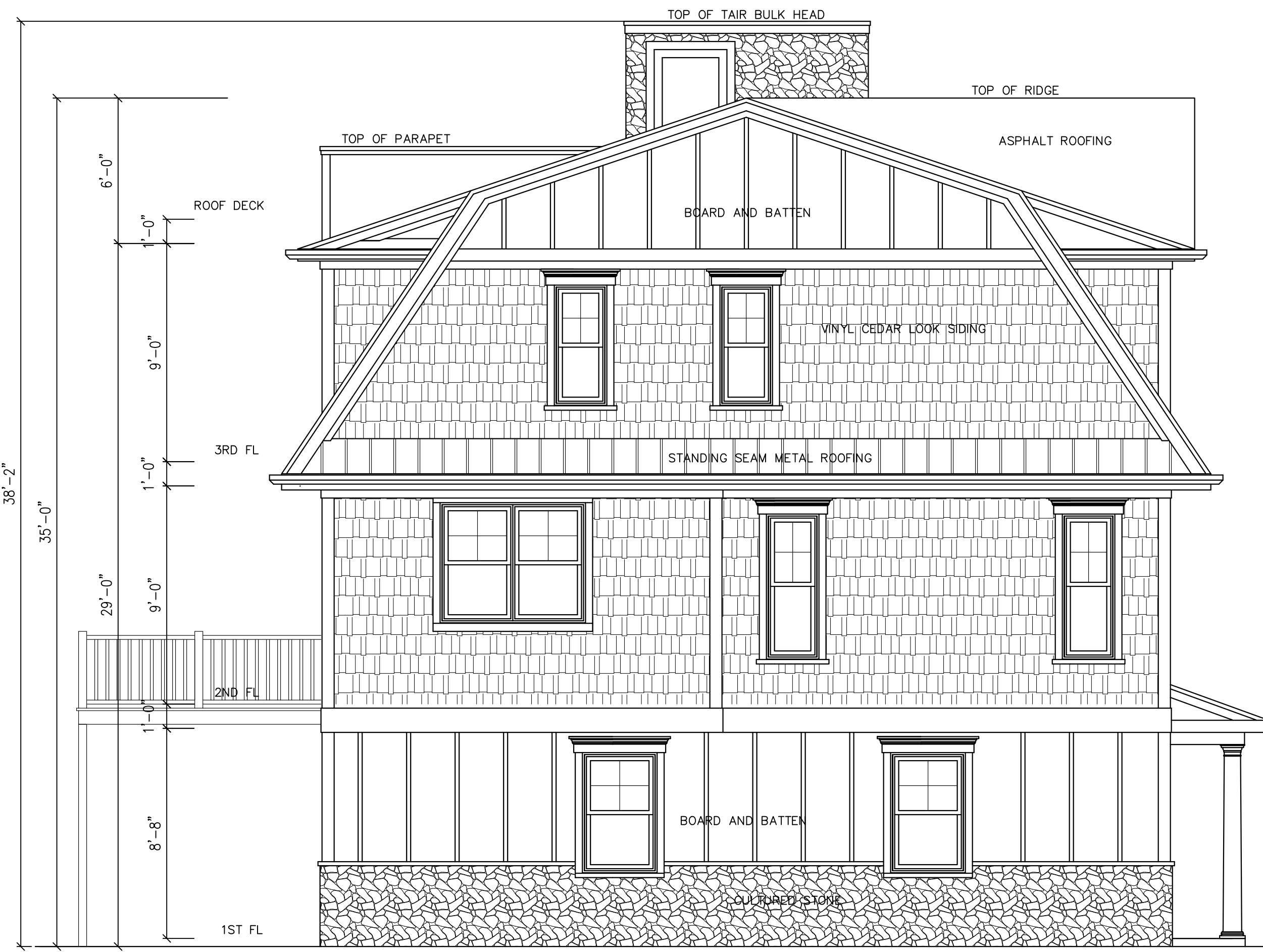


THIRD FLOOR PLAN 635 SF
SCALE 3/16" = 1'-0"



ROOF FLOOR PLAN
SCALE 3/16" = 1'-0" 204 SF

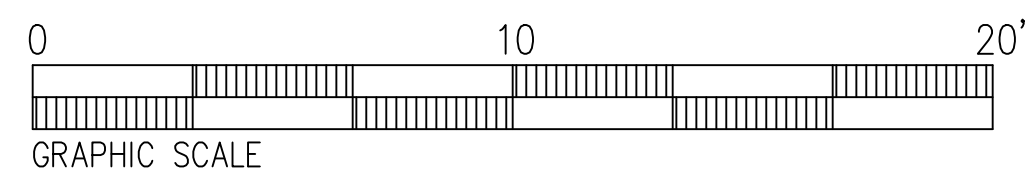




GROVE AVENUE STREET ELEVATION
SCALE 1/4" = 1'-0"



GROVE AVENUE



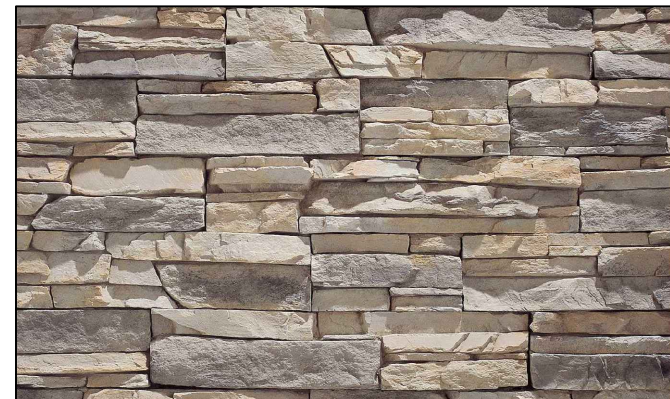
COLOR & MATERIAL CHART			
MATERIAL	NO.	COLOR	MFG
CULTURED STONE	#1	MIXED GRAYS	
PRECAST SILLS SEE ELEVATION	#2	LIME STONE	POST & LINTEL 973-673-5005
PRECAST HEADS SEE ELEVATION	#3	LIME STONE	POST & LINTEL 973-673-5005
METAL-GLASS RAILINGS	#4	BLACK	RAILING WORKS 256-739-8172
WINDOWS- DOORS ALUM	#5	WHITE	PELLA WINDOWS + DOORS
STORE FRONT WINDOWS ALUM	#6	WHITE	KAWNEER WINDOWS + DOORS
CANOPY ALUM	#7	BLACK	LAMINATORS INC 215-721-4677
COMPOSITE PANELS	#8	WHITE	LAMINATORS INC 215-721-4677
GUTTERS- LEADERS ALUM	#9	WHITE	GUTTER SUPPLY INC 888-806-7246
CEDAR SIDING LIGHT GRAY	#10	LIGHT GRAY	
PVC TRIM- PANELS	#11	WHITE	
HARD SIDING	#12	LIGHT GRAY	JAMES HARDY COMMERCIAL 888-542-1343
ALUM TRIM- CAPS	#13	BLACK	
STUCCO	#14	LIGHT GRAY	
OWI- INTERIOR AREA LETTERING ABOVE DOORS PANELS	#15	SILVER METALIC	RAISED LETTERING METAL



WHITE WINDOWS



BLACK WINDOWS



CULTURED STONE



LIMESTONE SILLS- CAP



GRAY CEDAR VINYL SIDING



PVC PANELS



RED CEDAR VINYL SIDING



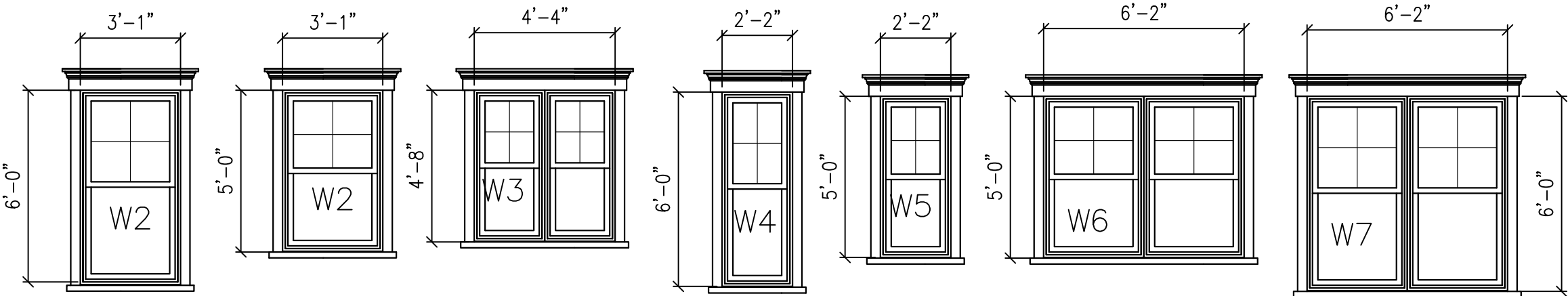
ALUM RAISED LETTERING
SILVER 12" HIGH



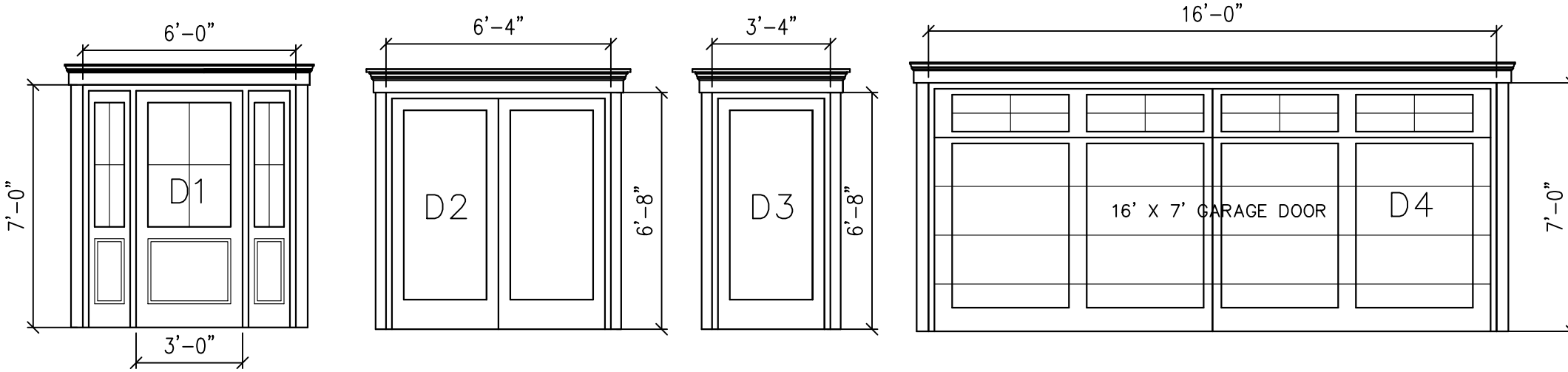
BOARD BATTEN



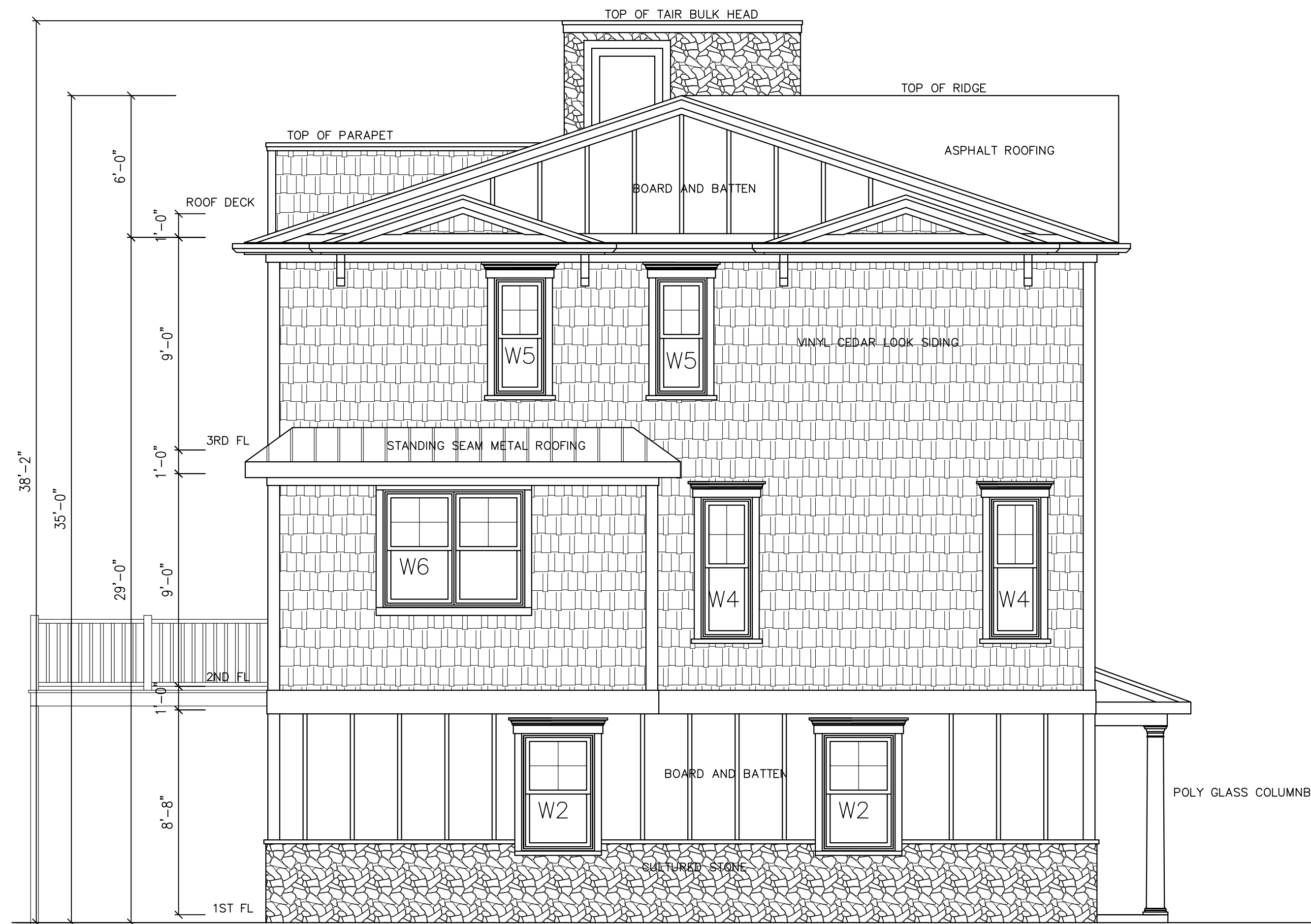
STANDING SEAM ROOF
ROOF MATERIAL



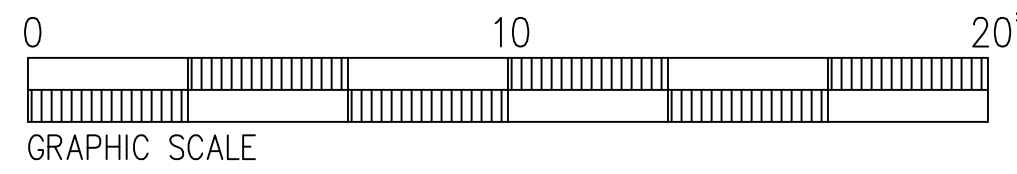
WINDOW ELEVATIONS



DOOR ELEVATIONS



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



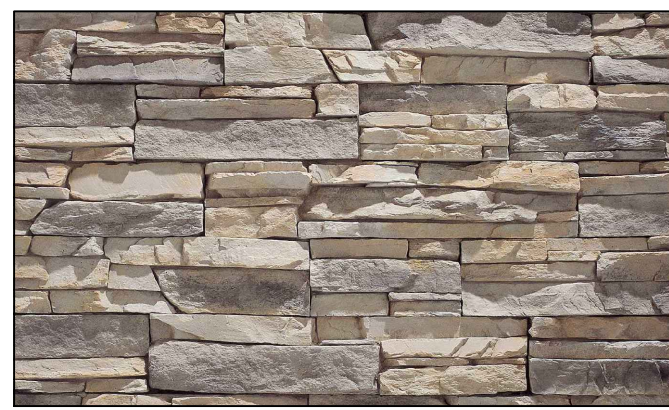
COLOR & MATERIAL CHART			
MATERIAL	NO.	COLOR	MFG
CULTURED STONE	#1	MIXED GRAYS	
PRECAST SILLS SEE ELEVATION	#2	LIME STONE STONE	POST & LUNTEL 973-673-5005
PRECAST HEADS SEE ELEVATION	#3	LIME STONE STONE	POST & LUNTEL 973-673-5005
METAL - GLASS RAILINGS -	#4	BLACK	RAILING WORKS 256-739-6172
WINDOWS- DOORS ALUM	#5	WHITE	PELLA WINDOWS + DOORS
STORE FRONT WINDOWS ALUM	#6	WHITE	KARNEER WINDOWS + DOORS
CANOPY ALUM	#7	BLACK	LAMINATORS INC 215-721-4677
COMPOSITE PANELS	#8	WHITE	LAMINATORS INC 215-721-4677
GUTTERS- LEADERS ALUM	#9	WHITE	GUTTER SUPPLY INC 888-302-7246
CEDAR SIDING LIGHT GRAY	#10	LIGHT GRAY	
PVC TRIM- PANELS	#11	WHITE	
HARDY SIDING	#12	LIGHT GRAY	JAMES HARDY COMMERCIAL 888-342-7343
ALUM TRIM- CAPS	#13	BLACK	
STUCCO OR- INTERIOR AREA	#14	LIGHT GRAY	
LETTERING ABOVE DOORS PANELS	#15	SILVER METALIC	RAISED LETTERING METAL



WHITE WINDOWS



BLACK WINDOWS



CULTURED STONE



LIMESTONE SILLS- CAP



GRAY CEDAR VINYL SIDING



PVC PANELS



RED CEDAR VINYL SIDING



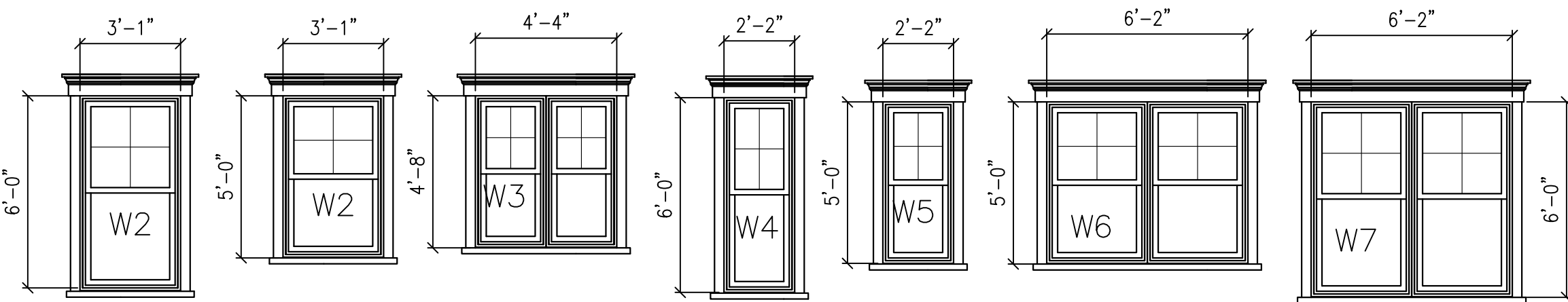
ALUM RAISED LETTERING
SILVER 12" HIGH



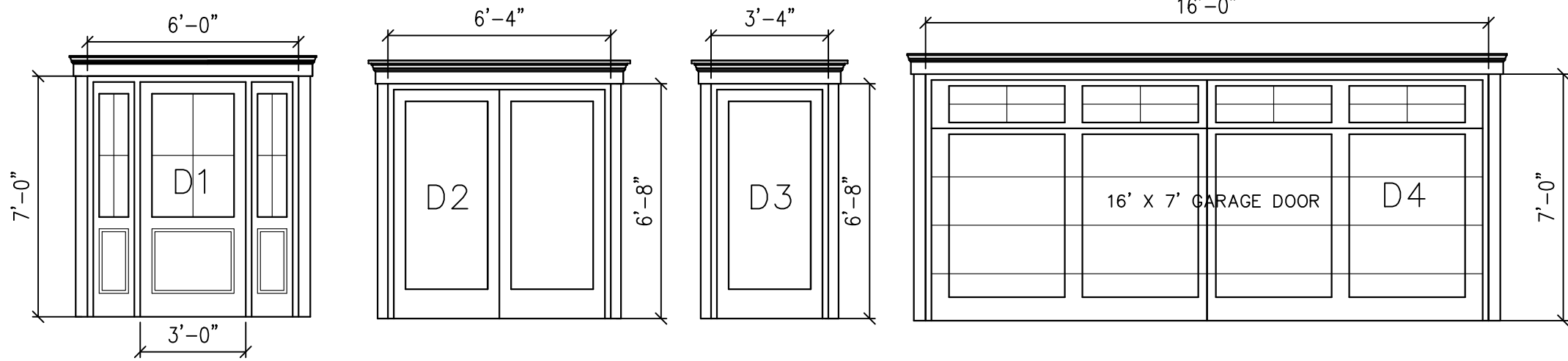
BOARD BATTEN



STANDING SEAM ROOF
ROOF MATERIAL



WINDOW ELEVATIONS



DOOR ELEVATIONS

REV	DATE	DESCRIPTION	BY	CHK



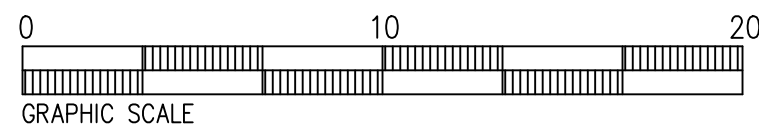
5 TOWNHOUSE UNIT AT DRIVE ASILE ELEVATIONS
SCALE 3/16" = 1'-0"

DRIVE WAY ASILE

GROVE STREET



5 TOWNHOUSE UNIT SIDYARD ELEVATIONS
SCALE 3/16" = 1'-0"



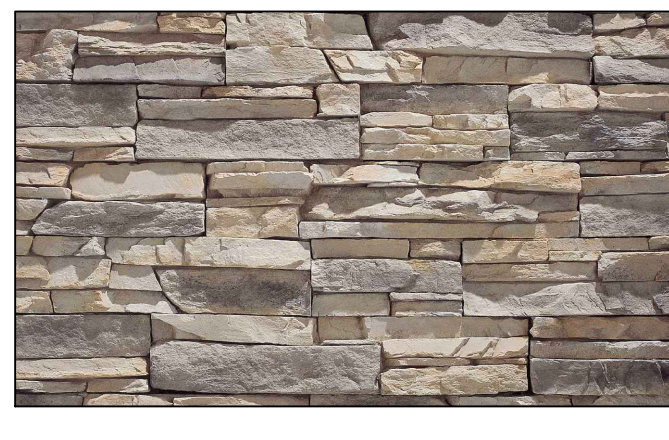
COLOR & MATERIAL CHART			
MATERIAL	NO.	COLOR	MFG
CULTURED STONE	#1	MIXED GRAYS	
PRECAST SILLS SEE ELEVATION	#2	LIME STONE STONE	POST & LINTEL 973-673-5005
PRECAST HEADS SEE ELEVATION	#3	LIME STONE STONE	POST & LINTEL 973-673-5005
METAL -GLASS RAILINGS -	#4	BLACK	RAILING WORKS 256-509-9172
WINDOWS- DOORS ALUM	#5	WHITE	PELLA WINDOWS + DOORS
STORE FRONT WINDOWS + DOORS ALUM	#6	WHITE	KAWNEER WINDOWS + DOORS
CANOPY ALUM	#7	BLACK	LAMINATORS INC 215-721-8677
COMPOSITE PANELS	#8	WHITE	LAMINATORS INC 215-721-8677
GUTTERS- LEADERS ALUM	#9	WHITE	GUTTER SUPPLY INC 888-909-7246
CEDAR SIDING LIGHT GRAY	#10	LIGHT GRAY	
PVC TRIM- PANELS	#11	WHITE	
HARDI SIDING	#12	LIGHT GRAY	JAMES HARDI COMMERCIAL 888-542-7343
ALUM TRIM- CAPS	#13	BLACK	
STUCCO ONLY- INTERIOR AREA	#14	LIGHT GRAY	
LETTERING ABOVE DOORS PANELS	#15	SILVER METALIC	RAISED LETTERING METAL



WHITE WINDOWS



BLACK WINDOWS



CULTURED STONE



LIMESTONE SILLS- CAP



GRAY CEDAR VINYL SIDING



PVC PANELS



RED CEDAR VINYL SIDING



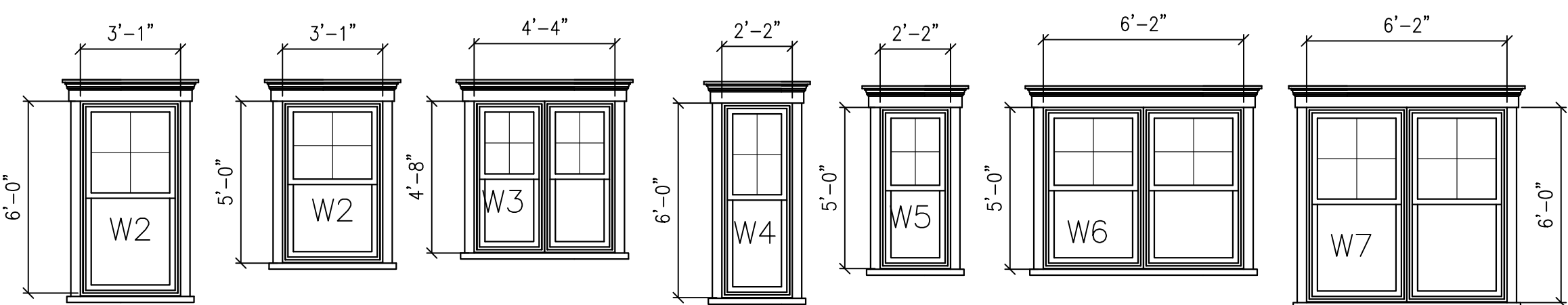
ALUM RAISED LETTERING
SILVER 12" HIGH



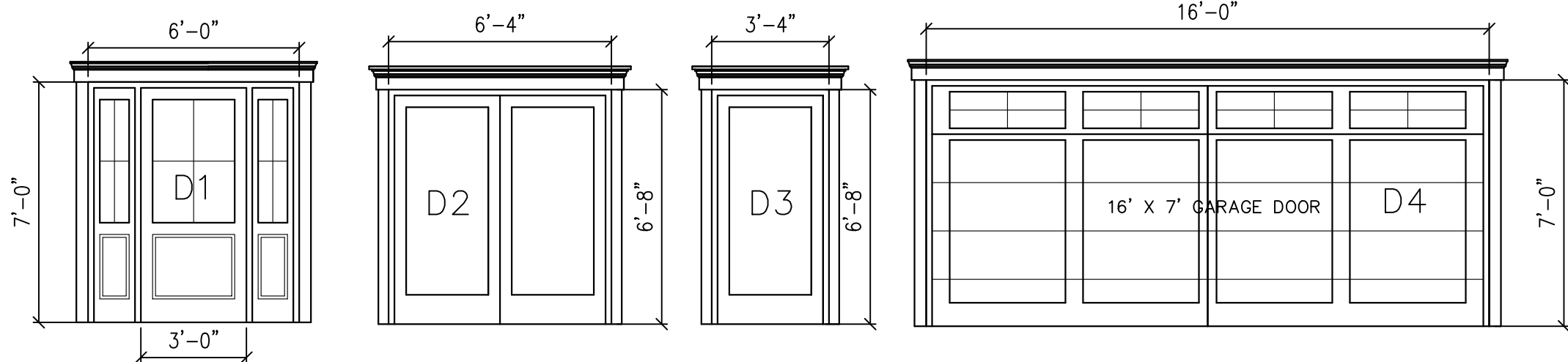
BOARD BATTEN



STANDING SEAM ROOF
ROOF MATERIAL



WINDOW ELEVATIONS

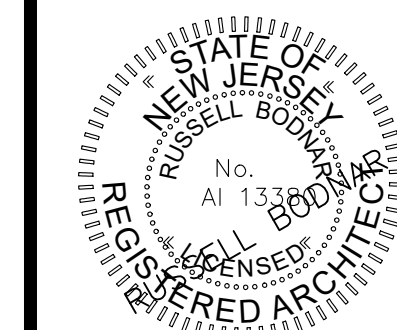


DOOR ELEVATIONS

21-25 GROVE AVENUE

PROPOSED 11 UNIT TOWNHOUSE COMPLEX
BLOCK 1702 LOT 22
VERONA NJ 07044 ESSEX COUNTY
DEVELOPER
ABBASI CONSTRUCTION

CONSULTANTS



REVISIONS

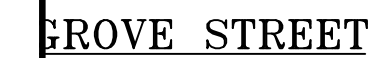
NO.	DATE	DESCRIPTION	BY	CHK

TITLE
6 UNIT SIDE
ELEVATION

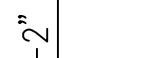
DRAWN	• RLB
JOB CAPTAIN	• RLB
CHECKED BY	•
CAD NAME	• ZN3
SCALE	• NOTED
DRAWING DATE	• 10-6-25
RELEASE DATE	•
JOB NUMBER	• 2025-24

SHEET

ZN5



DRIVE WAY ASILE



SCALE 3/16" = 1'-0"



A close-up photograph of a white building with vertical siding. Three windows are visible, each with a white frame and multiple panes. The building is set against a clear blue sky.

Four elevation drawings of garage door styles, labeled D1, D2, D3, and D4, with their respective dimensions:

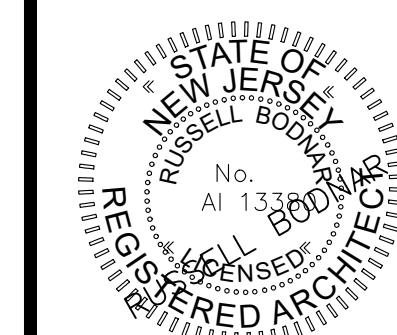
- D1:** A double door with a total width of 6'-0" and a total height of 7'-0". The bottom section is 3'-0" wide.
- D2:** A double door with a total width of 6'-4" and a total height of 6'-5".
- D3:** A single door with a total width of 3'-4" and a total height of 6'-5".
- D4:** A double door with a total width of 16'-0" and a total height of 7'-0". The bottom section is labeled "16' x 7' GARAGE DOOR".

DOOR ELEVATIONS



PROPOSED 11 UNIT TOWNHOUSE COMPLEX
BLOCK 1702 LOT 22
VERONA NJ 07044 ESSEX COUNTY
DEVELOPER
ABBASI CONSTRUCTION

CONSULTANTS



REVISIONS

[illegible]

TITLE
7 UNIT SIDE
ELEVATION

DRAWN	•	RLB
JOB CAPTAIN	•	RLB
CHECKED BY	•	
CAD NAME	•	ZN3
SCALE	•	NOTED
DRAWING DATE	•	10-6-25
RELEASE DATE	•	
JOB NUMBER	•	2025-24

SHEET

ZN6

Russell L. Bodnar R.A.
N.J. Lic. # AI 13380
TELE. # 908 391 2255
EMAIL RLBODNAR1234@GMAIL.COM



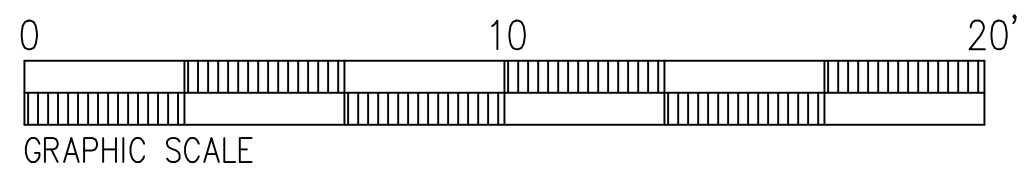
TYPICAL END UNIT NON STREET SIDE ELEVATION
SCALE 3/16" = 1'-0"



TYPICAL END UNIT STREET SIDE ELEVATION
SCALE 1/4" = 1'-0"



TYPICAL REAR ELEVATION
SCALE 1/4" = 1'-0"



COLOR & MATERIAL CHART			
MATERIAL	NO.	COLOR	MFG
CULTURED STONE	#1	MIXED GRAYS	
PRECAST SILLS SEE ELEVATION	#2	LIME STONE STONE	POST & LINTEL 973-673-5005
PRECAST HEADS SEE ELEVATION	#3	LIME STONE STONE	POST & LINTEL 973-673-5005
METAL - GLASS RAILINGS -	#4	BLACK	RAILING WORKS 256-739-6172
WINDOWS - DOORS ALUM	#5	WHITE	PELLA WINDOWS + DOORS
STORE FRONT WINDOWS ALUM	#6	WHITE	KAWNEER WINDOWS + DOORS
CANOPY ALUM	#7	BLACK	LAMINATORS INC 215-721-4677
COMPOSITE PANELS	#8	WHITE	LAMINATORS INC 215-721-4677
GUTTERS - LEADERS ALUM	#9	WHITE	GUTTER SUPPLY INC 888-808-7246
CEDAR SIDING LIGHT GRAY	#10	LIGHT GRAY	
PVC TRIM - PANELS	#11	WHITE	
HARDI SIDING	#12	LIGHT GRAY	JAMES HARDI COMMERCIAL 888-542-7343
ALUM TRIM - CAPS	#13	BLACK	
STUCCO CWJ - INTERIOR AREA	#14	LIGHT GRAY	
LETTERING ABOVE DOORS PANELS	#15	SILVER METALIC	RAISED LETTERING METAL



WHITE WINDOWS



BLACK WINDOWS



CULTURED STONE



LIMESTONE SILLS- CAP



GRAY CEDAR VINYL SIDING



PVC PANELS



RED CEDAR VINYL SIDING



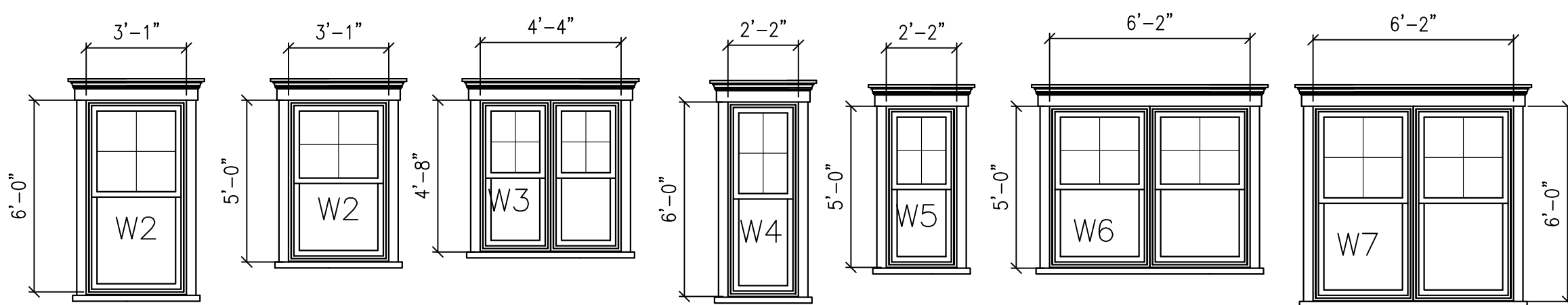
ALUM RAISED LETTERING
SILVER 12" HIGH



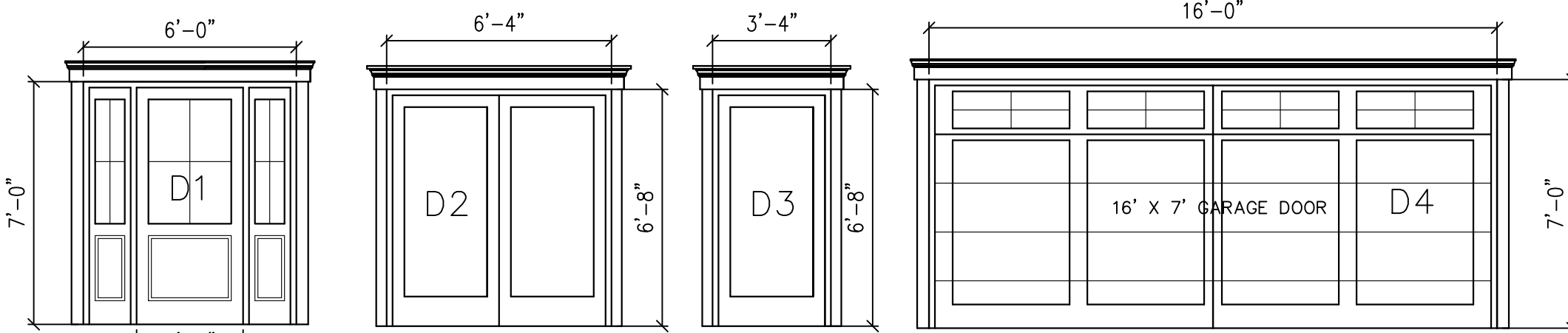
BOARD BATTEN



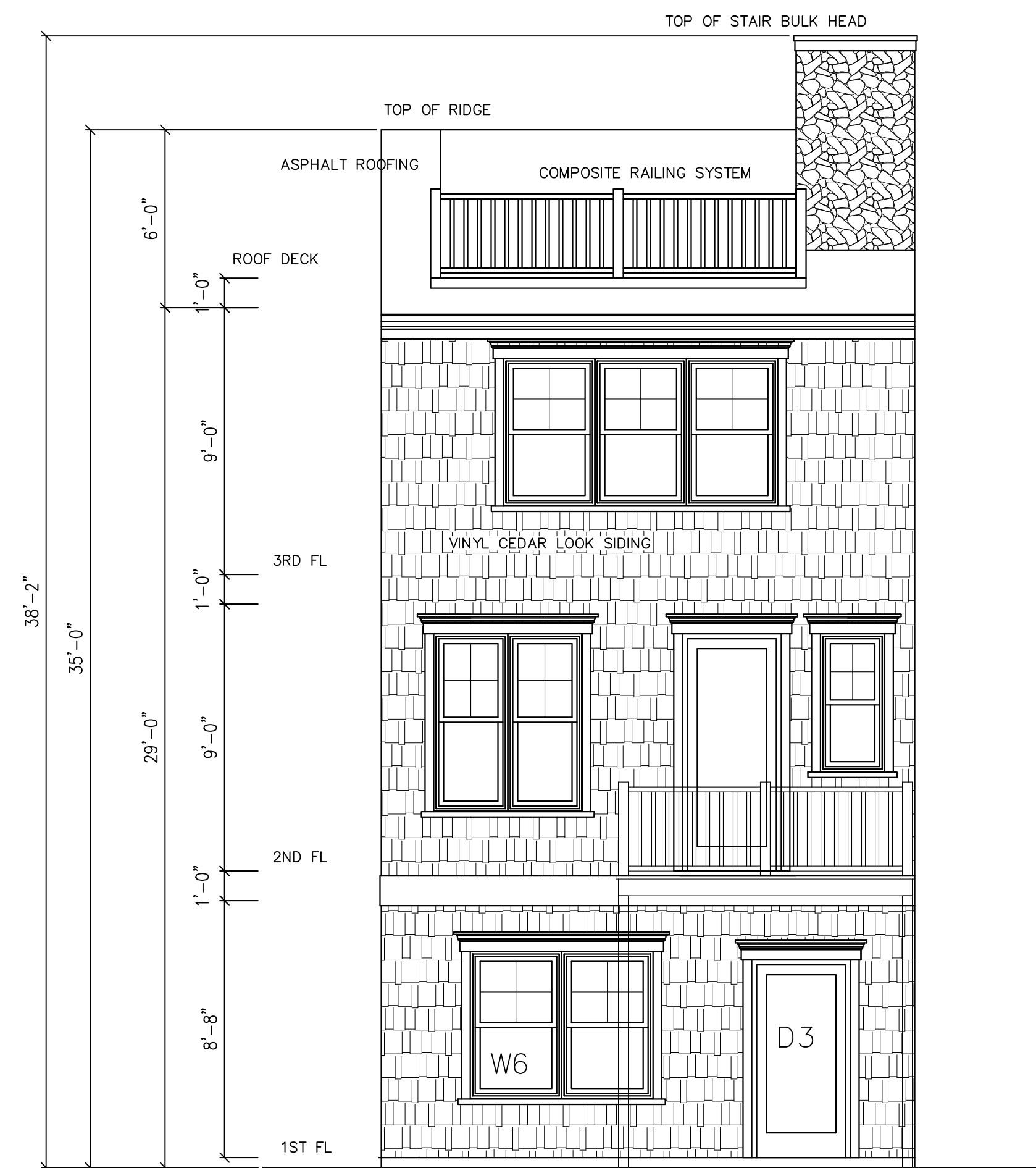
STANDING SEAM ROOF
ROOF MATERIAL



WINDOW ELEVATIONS



DOOR ELEVATIONS



REAR 18' WIDE UNIT ELEVATION
SCALE 1/4" = 1'-0"



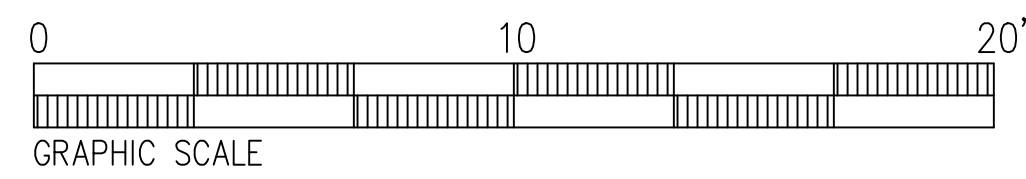
TYPICAL END UNIT FRONT ELEVATION
SCALE 1/4" = 1'-0"



TYPICAL INTERIOR UNIT FRONT ELEVATION
SCALE 1/4" = 1'-0"



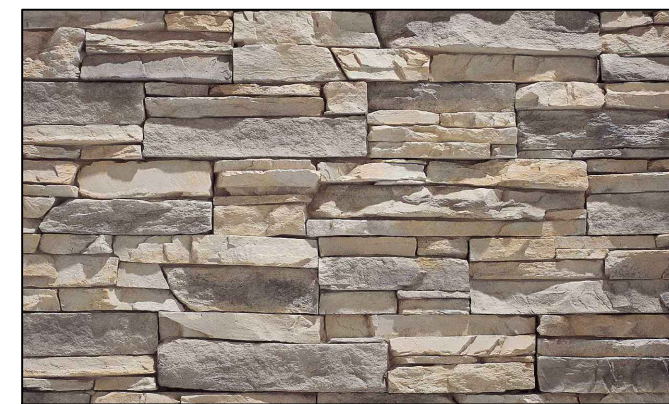
STREET SIDE END UNIT FRONT ELEVATION
SCALE 1/4" = 1'-0"



COLOR & MATERIAL CHART			
MATERIAL	NO.	COLOR	MFG
CULTURED STONE #1		MIXED GRAYS	
PRECAST SILLS SEE ELEVATION	#2	LIME STONE STONE	POST & UNTEL 973-673-5005
PRECAST HEADS SEE ELEVATION	#3	LIME STONE STONE	POST & UNTEL 973-673-5005
METAL - GLASS RAILINGS -	#4	BLACK	RAILING WORKS 256-739-6172
WINDOWS- DOORS ALUM	#5	WHITE	PELLA WINDOWS + DOORS
STORE FRONT WINDOWS ALUM	#6	WHITE	KAWNEER WINDOWS + DOORS
CANOPY ALUM	#7	BLACK	LAMINATORS INC 215-721-4677
COMPOSITE PANELS	#8	WHITE	LAMINATORS INC 215-721-4677
GUTTERS- LEADERS ALUM	#9	WHITE	GUTTER SUPPLY INC 888-308-7246
CEDAR SIDING LIGHT GRAY	#10	LIGHT GRAY	
PVC TRIM- PANELS	#11	WHITE	
HARDI SIDING	#12	LIGHT GRAY	JAMES HARDY COMMERCIAL 888-342-7343
ALUM TRIM- CAPS	#13	BLACK	
STUCCO CMU- INTERIOR AREA	#14	LIGHT GRAY	
LETTERING ABOVE DOORS PANELS	#15	SILVER METALIC	RAISED LETTERING METAL



WHITE WINDOWS



CULTURED STONE



GRAY CEDAR VINYL SIDING



RED CEDAR VINYL SIDING



BOARD BATTEN



BLACK WINDOWS



LIMESTONE SILLS- CAP



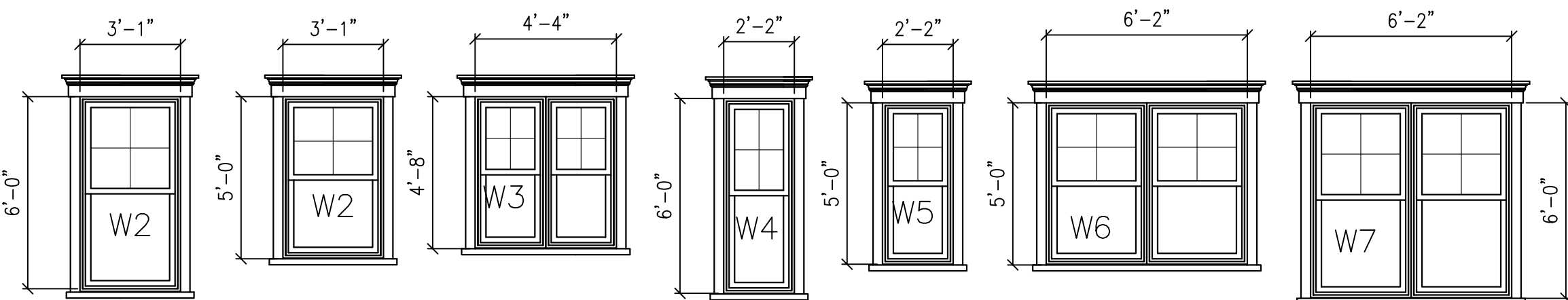
PVC PANELS



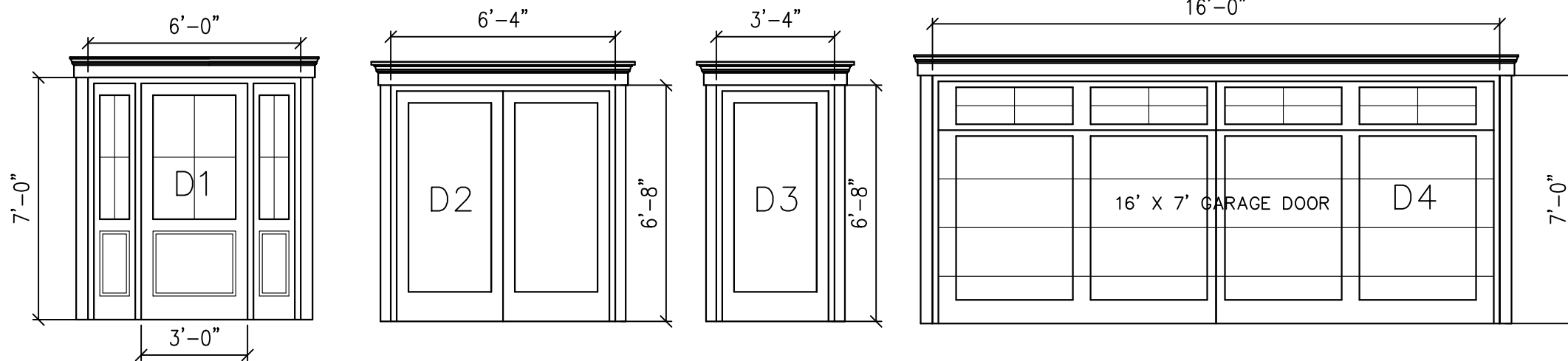
ALUM RAISED LETTERING
SILVER 12" HIGH



STANDING SEAM ROOF
ROOF MATERIAL



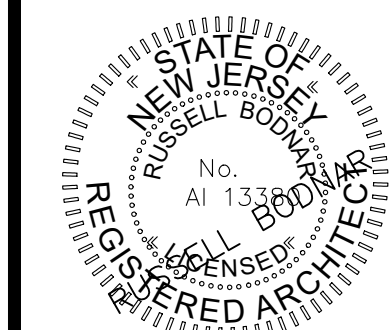
WINDOW ELEVATIONS



DOOR ELEVATIONS



INTERIOR 18' UNIT FRONT ELEVATION
SCALE 1/4" = 1'-0"



NO.	DATE	DESCRIPTION	BY	CHK

DRAWN	• RLB
JOB CAPTAIN	• RLB
CHECKED BY	•
CAD NAME	• ZN3
SCALE	• NOTED
DRAWING DATE	• 10-6-25
RELEASE DATE	•
JOB NUMBER	• 2025-24