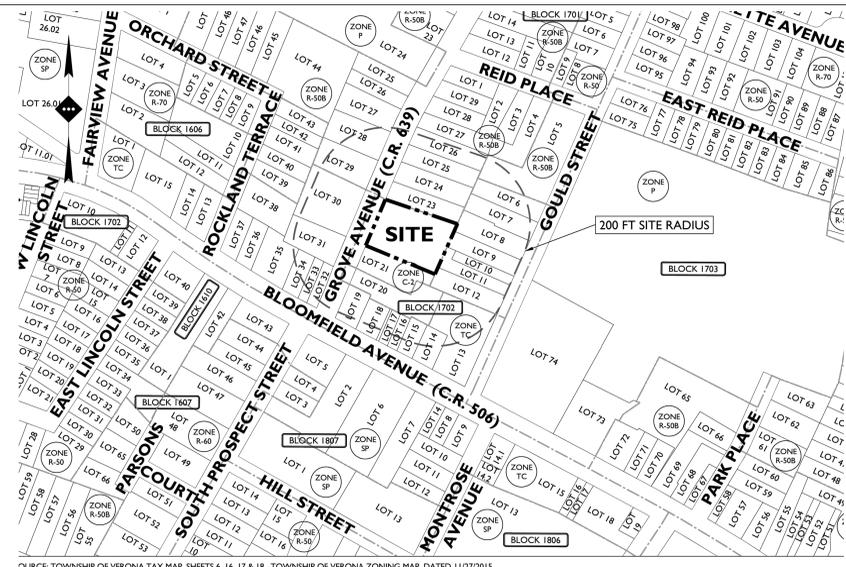


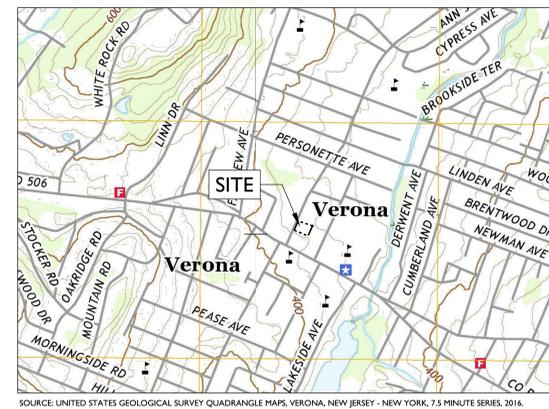
21-25 GROVE AVENUE  
 PROPOSED 11 TOWNHOUSES  
 21-25 GROVE AVENUE BLOCK 1702 LOT 22  
 VERONA NJ 07044

PROJECT DATA	
LOT	22
BLOCK	1702
LOT AREA	31,210 SF
ZONE	C2 COMMERCIAL
TOWNHOUSES	
11 TOTAL TOWNHOUSES	SQUARE FOOTAGE PER TYPE
TYPICAL UNIT (9)	2,893.6 SF
18 FEET WIDE UNIT (2)	1,905 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	



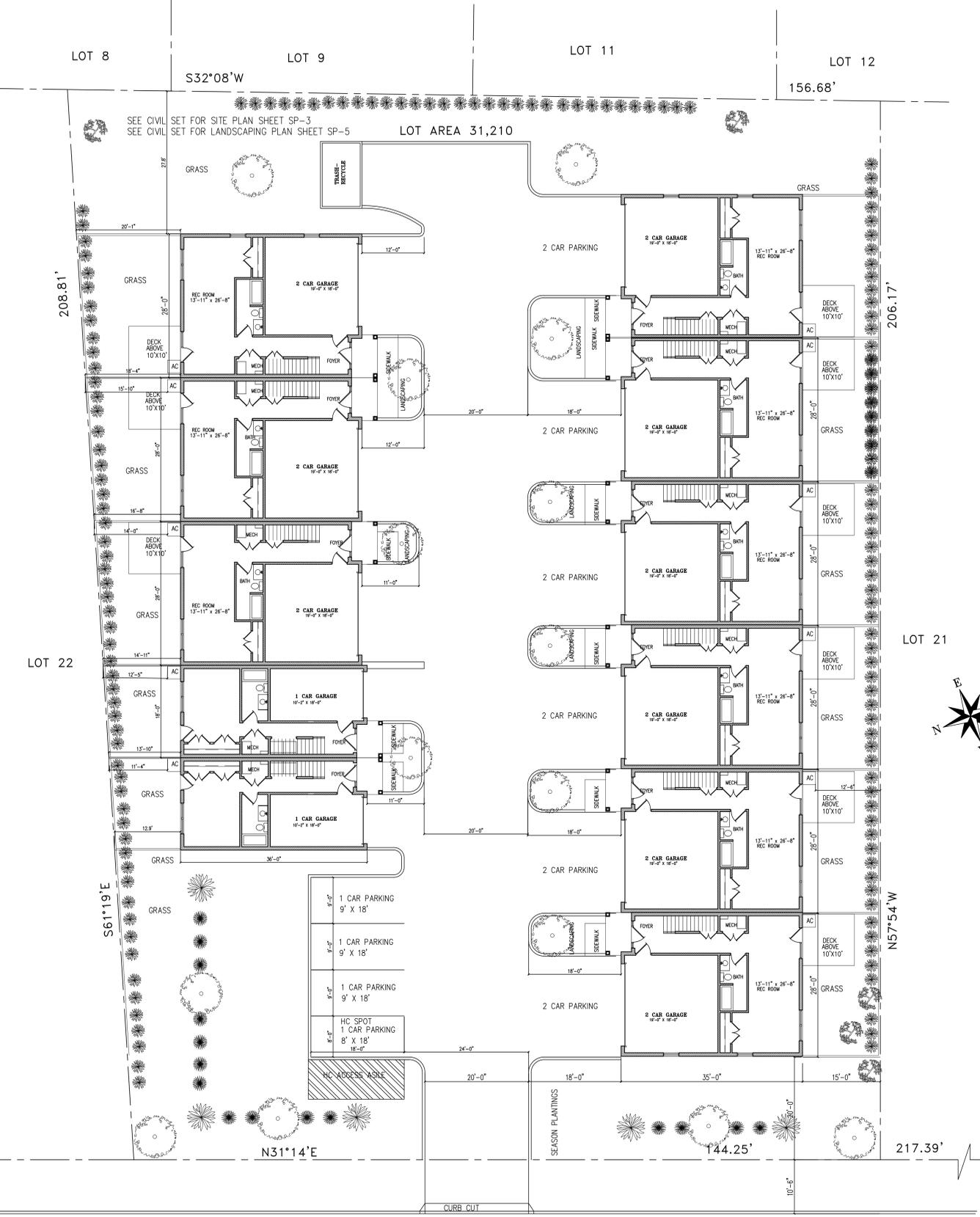
**TAX & ZONING MAP**

SCALE: 1" = 200'±



**LOCATION MAP**

SCALE: 1" = 1,000'±



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

**GROVE AVENUE**  
 60' WIDE



OWNERS INFORMATION	
21 AND 25 GROVE ASSOCIATES LLC 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 Mahammad 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 07053  
 TEL: # 908 391 2295  
 CIVIL: RECORDING@BODNAR.COM

**21-25 GROVE AVENUE**  
 PROPOSED 11 UNIT TOWNHOUSE COMPLEX  
 BLOCK 1702 LOT 22  
 VERONA NJ 07044 ESSEX COUNTY  
 DEVELOPER: ABBASI CONSTRUCTION

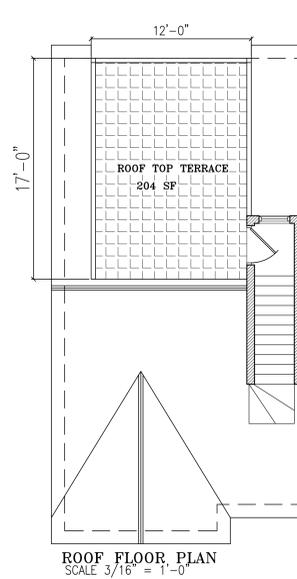
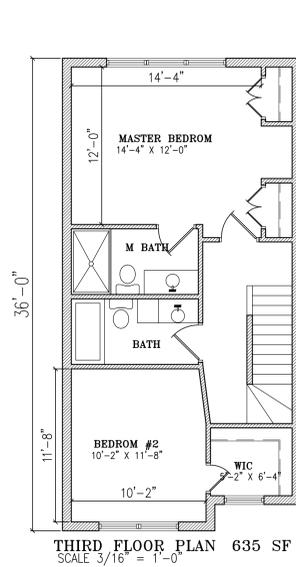
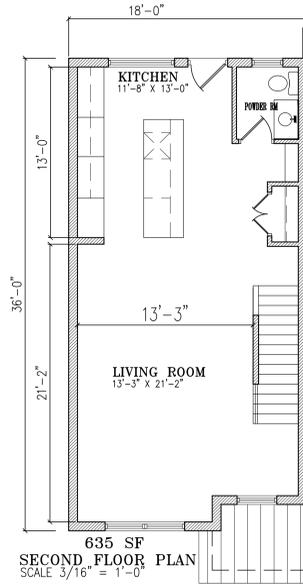
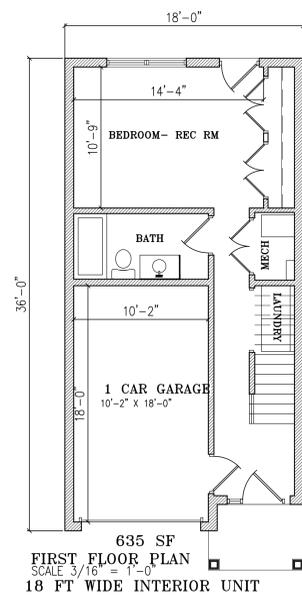
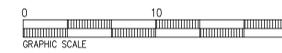
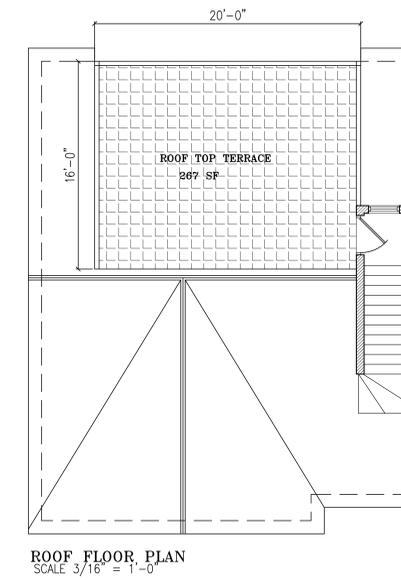
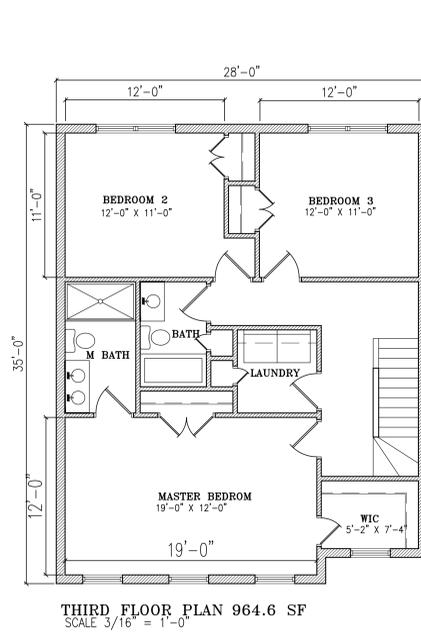
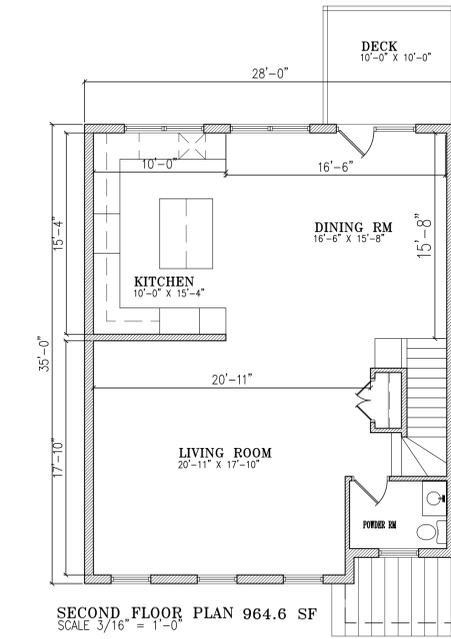
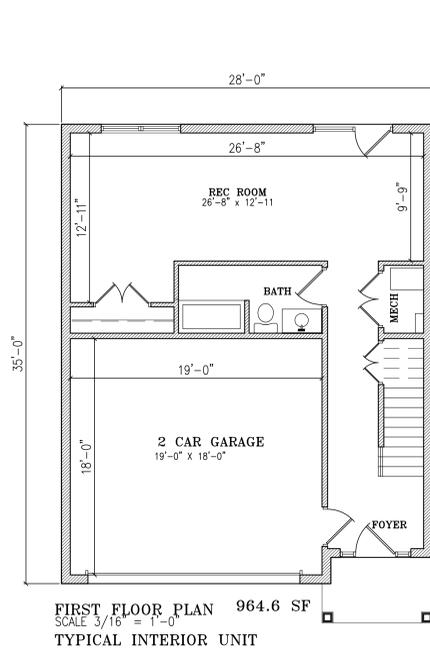
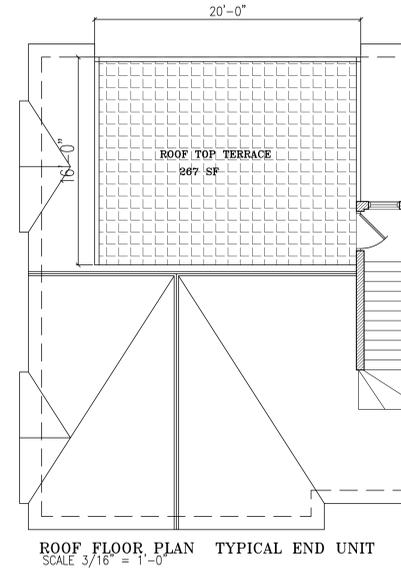
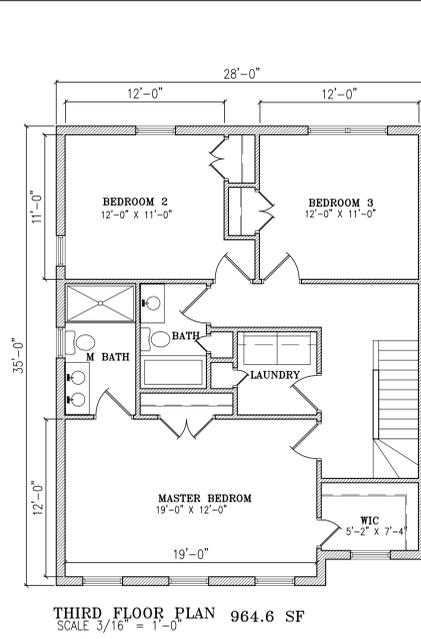
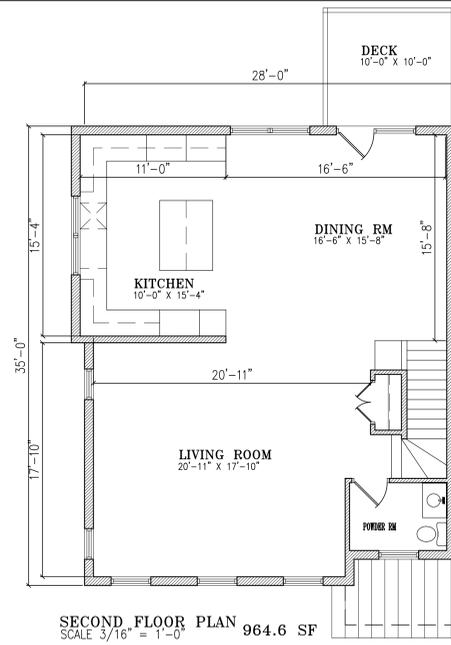
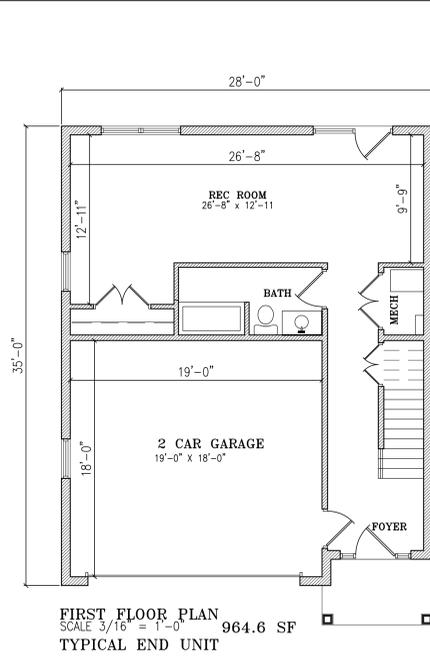


NO.	DATE	DESCRIPTION	BY	CHK
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2		10/25 SITE MODIFICATIONS		

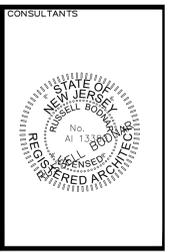
**TITLE**  
 ARCHITECTURAL  
 SITE PLAN  
 ZONING DATA

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

**SHEET**  
 ZN1



**21-25 GROVE AVENUE**  
PROPOSED 11 UNIT TOWNHOUSE COMPLEX  
BLOCK 1702 LOT 22  
VERONA, NJ 07044 ESSEX COUNTY  
DEVELOPER  
ABBASI CONSTRUCTION



NO.	DATE	DESCRIPTION	BY	CHK
1	10/08/25	SITE MODIFICATIONS		

TITLE  
UNIT PLANS  
ELEVATION

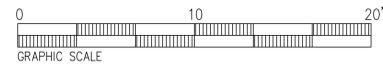
DRAWN • RLB  
JOB CAPTAIN • RLB  
CHECKED BY •  
CAD NAME • ZN2  
SCALE • NOTED  
DRAWING DATE • 10-8-25  
RELEASE DATE •  
JOB NUMBER • 2025-24

SHEET  
**ZN2**



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 888-306-7246
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	
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



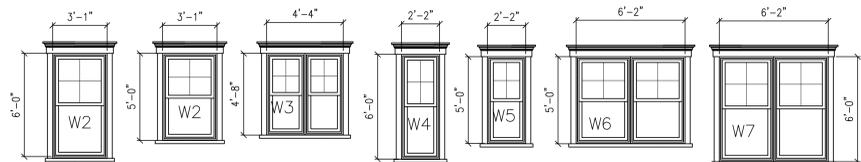
PVC PANELS



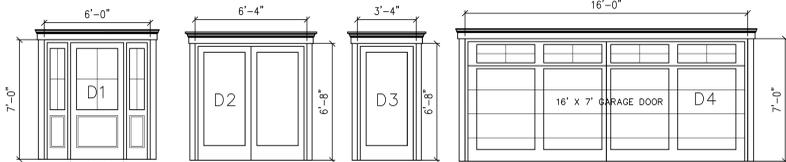
ALUM RAISED LETTERING SILVER 12" HIGH



STANDING SEAM ROOF ROOF MATERIAL

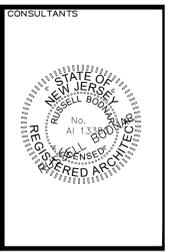


WINDOW ELEVATIONS



DOOR ELEVATIONS

**21-25 GROVE AVENUE**  
PROPOSED 11 UNIT TOWNHOUSE COMPLEX  
BLOCK 1702 LOT 22  
VERONA, NJ 07044 ESSEX COUNTY  
DEVELOPER: ABBASI CONSTRUCTION



NO.	DATE	DESCRIPTION	BY	CHK
1		100% SITE MODIFICATIONS		

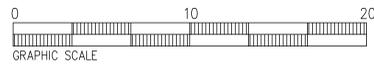
TITLE  
GROVE AVENUE  
ELEVATION  
& DETAILS

DRAWN: JRLB  
JOB CAPTAIN: RLB  
CHECKED BY:  
CAD NAME: ZN3  
SCALE: NOTED  
DRAWING DATE: 10-8-25  
RELEASE DATE:  
JOB NUMBER: 2025-24

SHEET  
**ZN3**



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



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 256-739-6172
WINDOWS - DOORS ALUM	#5	WHITE	PELLA WINDOWS + DOORS
STONE 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 888-302-7246
CEDAR SIDING LIGHT GRAY	#10	LIGHT GRAY	
PVC TRIM - PANELS	#11	WHITE	
HARDY SIDING	#12	LIGHT GRAY	JAMES HARDY COMMERCIAL 888-542-7343
ALUM TRIM - CAPS	#13	BLACK	
STUCCO	#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



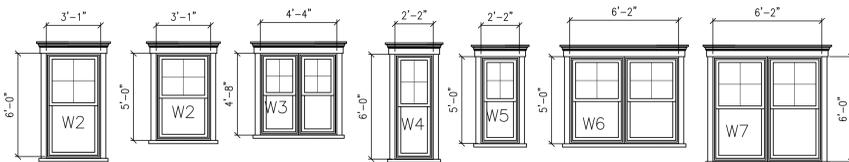
PVC PANELS



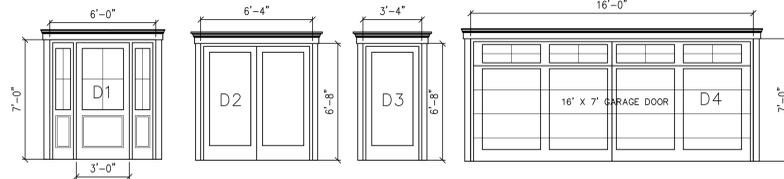
ALUM RAISED LETTERING SILVER 12" HIGH



STANDING SEAM ROOF ROOF MATERIAL

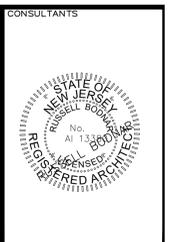


WINDOW ELEVATIONS



DOOR ELEVATIONS

**21-25 GROVE AVENUE**  
PROPOSED 11 UNIT TOWNHOUSE COMPLEX  
BLOCK 1702 LOT 22  
VERONA NJ 07044 ESSEX COUNTY  
DEVELOPER  
ABBASI CONSTRUCTION



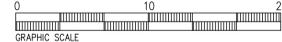
NO.	DATE	DESCRIPTION	BY	CHK
1	10/08/24	SITE MODIFICATIONS		

TITLE  
REAR ELEVATION

DRAWN	• RLB
JOB CAPTAIN	• RLB
CHECKED BY	•
CAD NAME	• ZN3
SCALE	• NOTED
DRAWING DATE	• 10-8-25
RELEASE DATE	•
JOB NUMBER	• 2025-24

SHEET  
**ZN4**





### DRIVE WAY ASILE

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



5 TOWNHOUSE UNIT SIDE 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 256-329-9172
WINDOWS- DOORS ALUM	#5	WHITE	PELLA WINDOWS + DOORS
STORE FRONT WINDOWS ALUM	#6	WHITE	KAWNEER WINDOWS + DOORS
CANOPY ALUM	#7	BLACK	LAMINATORS INC 215-721-8677
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 OVER 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



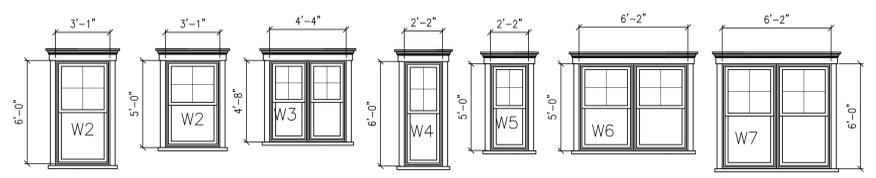
PVC PANELS



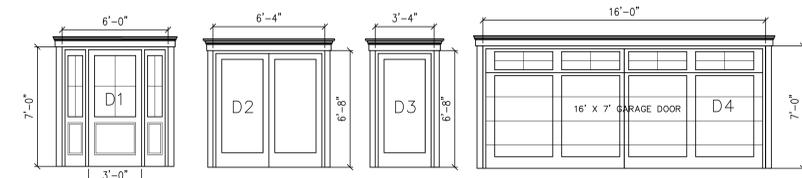
ALUM RAISED LETTERING SILVER 12" HIGH



STANDING SEAM ROOF ROOF MATERIAL



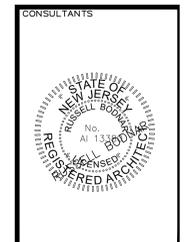
WINDOW ELEVATIONS



DOOR ELEVATIONS

**BODNAR ARCHITECTURAL STUDIO**  
 52 Long Hill Road  
 Long Valley, NJ 07853  
 DEVELOPER: BODNAR ARCHITECTURAL STUDIO  
 N.J. Lic. # AI 13380  
 Russell L. Bodnar P.A.  
 TEL: # 908 391 2225  
 CIVIL: RICHMOND@BODNAR.COM

**21-25 GROVE AVENUE**  
 PROPOSED 11 UNIT TOWNHOUSE COMPLEX  
 BLOCK 1702 LOT 22  
 VERONA NJ 07044 ESSEX COUNTY  
 DEVELOPER: ABBASI CONSTRUCTION

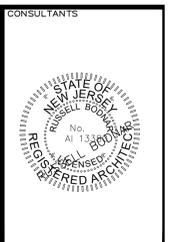


REVISIONS	
NO.	DESCRIPTION

TITLE  
 5 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



NO.	DATE	DESCRIPTION	BY	CHK
1	10/08/24	SITE MODIFICATIONS		

TITLE
UNIT ELEVATIONS

DRAWN	• RLB
JOB CAPTAIN	• RLB
CHECKED BY	•
CAD NAME	• ZN3
SCALE	• NOTED
DRAWING DATE	• 10-8-25
RELEASE DATE	•
JOB NUMBER	• 2025-24

SHEET  
**ZN7**



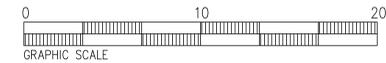
TYPICAL END UNIT NON STREET SIDE ELEVATION  
 SCALE 3/16" = 1'-0"



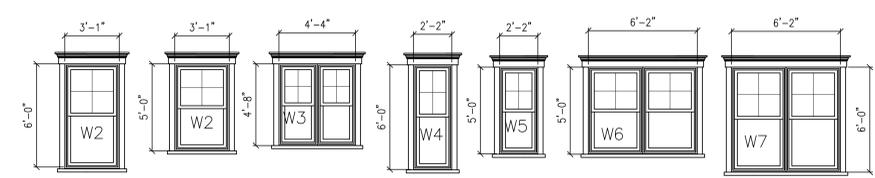
TYPICAL END UNIT STREET SIDE ELEVATION  
 SCALE 1/4" = 1'-0"



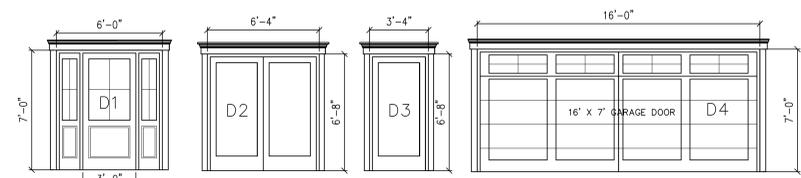
TYPICAL REAR ELEVATION  
 SCALE 1/4" = 1'-0"



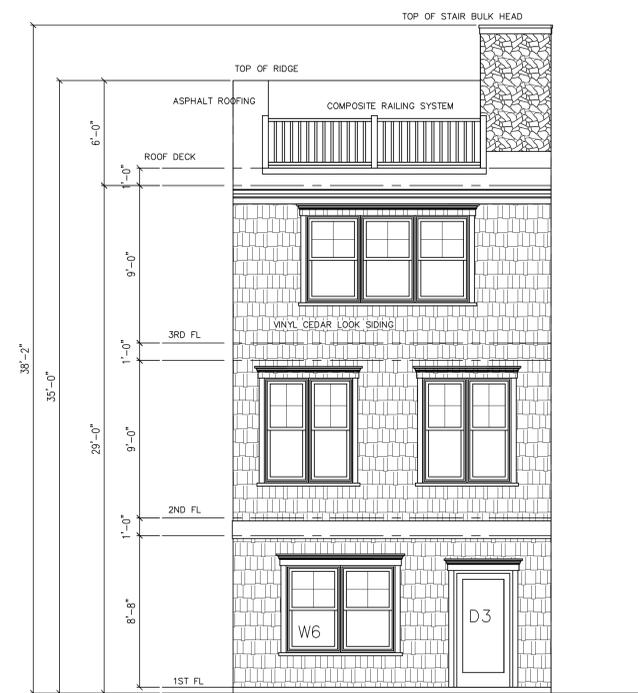
MATERIAL	NO.	COLOR	MFG
CULTURED STONE	#1	MIXED GRAYS	
PRECAST SILLS SEE ELEVATION	#2	LIME STONE STONE	POST & LINTEL 973-673-5005
PRECAST HEADS SEE ELEVATION	#3	LIME STONE STONE	POST & LINTEL 973-673-5005
METAL-GLASS RAILINGS	#4	BLACK	RAILING WORKS 256-739-6172
WINDOWS-DOORS ALUM	#5	WHITE	PELLA WINDOWS + 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 888-542-1343
ALUM TRIM- CAPS	#13	BLACK	
STUCCO CWU- INTERIOR AREA	#14	LIGHT GRAY	
LETTERING ABOVE DOORS PANELS	#15	SILVER METALIC	RAISED LETTERING METAL



WINDOW ELEVATIONS



DOOR ELEVATIONS



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



NO.	DATE	DESCRIPTION	BY	CHK
1	10/08/2025	SITE MODIFICATIONS	RLB	RLB

TITLE  
 UNIT ELEVATIONS

DRAWN	• RLB
JOB CAPTAIN	• RLB
CHECKED BY	• ZNS
CAD NAME	• MOTTED
SCALE	• 10-8-25
DRAWING DATE	• 2025-24
RELEASE DATE	• 2025-24
JOB NUMBER	• 2025-24

SHEET  
 ZN8



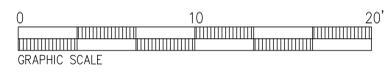
TYPICAL END UNIT FRONT ELEVATION  
 SCALE 1/4" = 1'-0"



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



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



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 256-739-6172
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 800-808-7246
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



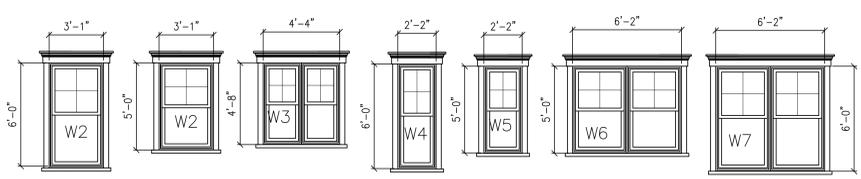
PVC PANELS



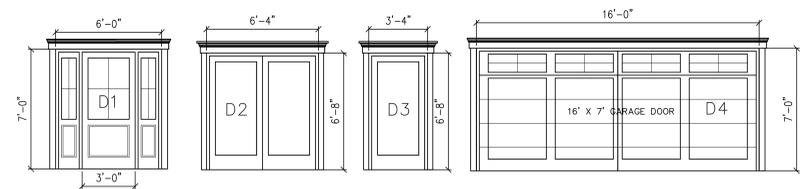
ALUM RAISED LETTERING SILVER 12" HIGH



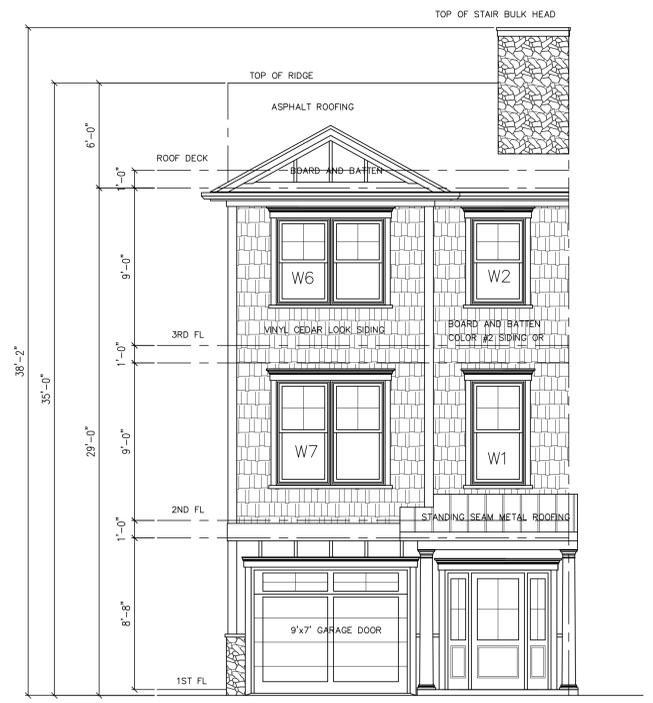
STANDING SEAM ROOF ROOF MATERIAL



WINDOW ELEVATIONS



DOOR ELEVATIONS



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