

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION March 20, 2026

CASE # 2026-09

PROPERTY ADDRESS 725 Bloomfield Avenue

BLOCK 1608 LOT 10 ZONE TC Town Center

APPLICANT'S NAME Liberty Bank of New Jersey

PHONE # 973-232-5784 CELL PHONE # _____

EMAIL rspengler@libertybanknj.com

PROPERTY OWNER'S NAME Investors Portfolio LLC

PROPERTY OWNER'S ADDRESS 200 Washington Street, 5th Floor, Hoboken, NJ 07030

PROPERTY OWNER'S PHONE # 201-643-6161 CELL # _____

PROPERTY OWNER'S EMAIL _____

RELATIONSHIP OF APPLICANT TO OWNER Tenant

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

1. Operate a bank branch with a drive-in ATM machine.
2. Erect a flagpole on the property.
3. Install a freestanding monument sign and allow temporary window signs occupying 50% of window square footage

CONTRARY TO THE FOLLOWING:

- Zoning Ordinance Section 150-17.14A.(3) (drive-in ATM machine)
- Zoning Ordinance Section 150-7.2 (flagpole height and location)
- Zoning Ordinance Section 150-7.9X (freestanding monument sign) and Section 150-7.9 V(14) (window sign)

LOT SIZE: EXISTING .5 acre PROPOSED No change TOTAL .5 acre

HIEGHT: EXISTING N/A PROPOSED N/A

PERCENTAGE OF BUILDING COVERAGE: EXISTING N/A PROPOSED N/A

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING N/A PROPOSED N/A

PRESENT USE BANK BRANCH PROPOSED USE BANK BRANCH WITH ATM

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
REAR YARD	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
SIDE YARD (1)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
SIDE YARD (2)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

DATE PROPERTY WAS ACQUIRED November 2, 2020

TYPE OF CONSTRUCTION PROPOSED:

Not applicable

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

Sign details are shown on the Survey and sign plans submitted with this application. The sign locations, dimensions, height and other details are also noted in the two Letters of Denial issued by the Zoning Officer.

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
FIRST FLOOR	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
SECOND FLOOR	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
ATTIC	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

NUMBER OF DWELLING UNITS: EXISTING 0 PROPOSED 0

NUMBER OF PARKING SPACES: EXISTING 17 PROPOSED 17

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

Site plan and variance approvals were granted by the Board of Adjustment in 2006 to permit a bank branch with a drive-in ATM machine and a freestanding monument sign on the property.

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

See Attachment.

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

See above. In addition, the Applicant will present testimony from a licensed professional planner

History of any deed restrictions:

None known

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.

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

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.

Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____

Expert witness(es) that will present evidence on behalf of this application:

Attorney: Name Alan G. Trembulak, Esq., Montclair Real Estate Law Group
Address 363 Bloomfield Avenue
Phone # 973-746-7500
Fax # _____
Email atrembulak@montclairlaw.com

Architect/Engineer: Name None
Address _____
Phone # _____
Fax # _____
Email _____

Planner: Name George Williams, PP, Nishuane Group
Address 105 Grove Street, Montclair, NJ 07042
Phone # 973-809-7725
Fax # gwilliams@Nishaunegroup.com

ATTACHMENT TO BOARD OF ADJUSTMENT APPLICATION
LIBERTY BANK OF NEW JERSEY

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

The Board of Adjustment previously granted approvals for a bank branch with a drive-in ATM machine at this location. Although the building was unoccupied for a period of time after the Investors Bank branch was closed, the approved use was never abandoned. Alternatively, if a use variance is required to permit the drive-in ATM machine, a use variance is justified pursuant to NJSA 40:55D-70a(1).

The flagpole and sign variances are also justified pursuant to NJSA 40:55D-70c(2).

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Gabriella Labate OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT one Bridge Plaza, IN THE CITY OF
Fort Lee IN THE COUNTY OF Bergen AND STATE OF NJ AND THAT
Investors Portfolio 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
BLOCK 1608 AND LOT 10 & 11 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Jessica Sansone
JESSICA SANSONE, Esq.
NOTARY
Attorney at Law
State of New Jersey

[Signature]
OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Richard Spengler 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 20th DAY OF March, 2026.

20__

[Signature]
NOTARY

[Signature]
APPLICANT

ADRIENNE I BOWDEN
NOTARY PUBLIC
STATE OF NEW JERSEY
ID #2080192
MY COMMISSION EXPIRES 09-30-2030

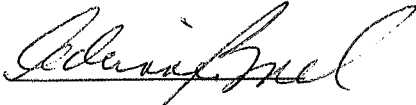
AUTHORIZATION

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

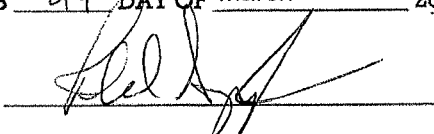
TO THE BOARD OF ADJUSTMENT

Liberty Bank of New Jersey IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 24 DAY OF March 2026



NOTARY



APPLICANT

ADRIENNE I BOWDEN
NOTARY PUBLIC
STATE OF NEW JERSEY
ID #2080192
MY COMMISSION EXPIRES 09-30-2030





LOT 14
PRIVATE LANE

PRIVATE
LANE

EXIT
LANE

PRIVATE LANE
EXIT
ONLY



Liberty Bank
OF NEW JERSEY





TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
MICHAEL KRAUS
TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

Zoning Office 880 Bloomfield Avenue, Verona, NJ 07044 973-857-4772

January 20, 2026

Zoning Application #2026-001 – New Tenant - Liberty Bank w/ Drive In; Signage for Bank - DENIED

**Applicant (Tenant Use): Liberty Bank of New Jersey
798 Morris Turnpike
Short Hills, NJ 07078**

**Applicant (Signage): SignsPro
306 Capital Street
Saddle Brook, NJ 07663**

**Owner: Investors Portfolio, LLC
1 Bridge Plaza, Suite 875
Fort Lee, NJ 07024**

Property: 725 Bloomfield Avenue; Block 1608, Lot 10

Zone: TC (Town Center) Zone District

Submittals:

This office is in receipt of the following:

- Township of Verona Commercial Permit Application for tenant use;
- Township of Verona Commercial Permit Application for signage;
- Sign renderings dated September 9, 2025 by Angie Commercial Signage consisting of renderings for three signs A, B, C.

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval as a new tenant – Liberty Bank of New Jersey with a drive in use of both teller service and an ATM; three signs – two wall signs and one monument sign. No other requests have been submitted or shown and therefore have not been considered in this departmental review. This review for Zoning only.

ZONING DETERMINATION:

- The property is located in the TC (Town Center) Zone District;
- Per § 150-17.14 A. (3) Banks and other financial institutions, but **not including drive in uses**, are a permitted use;
- A drive in use was permitted for this property per a Board of Adjustment Resolution dated 12/9/04. The use as a bank continued, however the property has not been used as a bank for more than 12 months; therefore, the nonconforming drive in use is abandoned after 12 consecutive months of non-use. **A Use Variance is required for the drive in use with teller and/or ATM.**

SIGNAGE:

Three signs are proposed as follows:

Sign A: Wall Signage over entrance with frontage on West Lincoln Street;

- 16” x 23” (16.79 square feet) over the entrance door from parking lot;
- Signage shows logo and *Liberty Bank*
- Sign is proposed as a push through light box sign;
- Per § 150-7.9 S. (2) Such signs, if displayed on a wall of a building facing a street on which the building lot has frontage, shall have a total area of all such signs not to exceed one square foot for each linear foot that such building extends along the street on which it has frontage. If the building has frontage on more than one street, a separate sign or signs may be provided for each street frontage, but the total area of all signs on each street shall be no greater in the aggregate than one square foot for each foot that the building extends along the street for which such signs are provided. In no event shall the total sign area on each street frontage exceed 100 square feet or be more than four feet in height.
- Per § 150-7.9 S. (3) Such sign or signs, if displayed on a wall of a building not facing a street on which the building lot has frontage, shall have a total area of all such signs for any wall not to exceed in the aggregate one square foot for each foot of horizontal dimension of such wall; provided, that the total area of any such sign or signs shall not exceed 80 square feet or be more than four feet in height.
- Per § 150-7.9 S. (4) No business sign shall be illuminated between the hours of 11:00 p.m. and 6:00 a.m. the following morning, unless the business or use so advertised is open to the public later than 11:00 p.m. or earlier than 6:00 a.m.

Sign B: Proposed on side of building not fronting any street.

- Proposed as 146” x 31” (31.4 square feet) “drive-thru” sign;
- Signage shows logo and *Liberty Bank of New Jersey*;
- Sign is proposed as a push through cabinet, light box sign;
- Per § 150-7.9 S. (3) Such sign or signs, if displayed on a wall of a building not facing a street on which the building lot has frontage, shall have a total area of all such signs for any wall not to exceed in the aggregate one square foot for each foot of horizontal dimension of such wall; provided, that the total area of any such sign or signs shall not exceed 80 square feet or be more than four feet in height.

- Per § 150-7.9 S. (4) No business sign shall be illuminated between the hours of 11:00 p.m. and 6:00 a.m. the following morning, unless the business or use so advertised is open to the public later than 11:00 p.m. or earlier than 6:00 a.m.

Sign C: Monument Sign - Denied

- Monument, free standing sign proposed on Bloomfield Avenue. NOTE – No survey was submitted therefor no distance from signage to street could be established;
- Sign area is proposed as 36.65 square feet;
- Sign height is 5 feet from grade;
- Sign width is 10” with top ledge of 14” wide;
- Double faced with logo and *Liberty Bank of New Jersey*;
- Push through light box;
- Per § 150-2.1 SIGN, FREESTANDING is a sign having not more than two display sides which is attached to or part of a completely self-supporting structure that is set firmly in or below the ground surface and shall not be attached to any building or structure whether portable or stationary.
- Per § 150-7.9 X. Prohibited signs. (12) Ground signs, freestanding signs, pylon signs, outdoor advertising signs and billboards. **A Variance is required.**

ZONING DECISION:

- The applicant's request for a Zoning Permit has been **DENIED** by this office.

Please Note:

1. No electrical, plumbing or building codes were reviewed as part of this application.
2. Should you choose to apply for variance relief from Zoning Board of Adjustment, please contact the Board Secretary, DeeDee Carpinelli at dcarpinelli@veronanj.org or 973-857-4773.

Please feel free to contact this office should you have any questions.

Respectfully Submitted,



Kathleen Miesch
Zoning Official

cc: Tom Jacobsen, Construction Official
Kristin Spatola – Technical Assistant to the Construction Official
Renee Reynolds - Technical Assistant to the Construction Official
DeeDee Carpinelli – Zoning Assistant

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
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DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

Zoning Office 880 Bloomfield Avenue, Verona, NJ 07044 973-857-4772

January 30, 2026

Zoning Application #2026-009 – Flagpole – Denied

Applicant: Liberty Bank of New Jersey
798 Morris Turnpike
Short Hills, NJ 07078

Owner: Investors Portfolio, LLC
1 Bridge Plaza, Suite 875
Fort Lee, NJ 07024

Property: 725 Bloomfield Avenue; Block 1608, Lot 10

Zone: TC (Town Center) Zone District

Submittals:

This office is in receipt of the following:

- Township of Verona Commercial Permit Application;
- Copy of survey by Butler Surveying & Mapping, Inc. signed by John J. Butler, PLS; not to-scale, marked-up by applicant with flagpole location;
- Flagpole specifications by Gates Flag & Banner.

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval to install a new flagpole. No other requests have been submitted or shown and therefore have not been considered in this departmental review. This review for Zoning only.

ZONING DETERMINATION:

- The property is located in the TC (Town Center) Zone District;
- The property is a corner property with frontages on West Lincoln Street and Bloomfield Avenue; Per § 150-5.3 E. (3) Corner lot, frontage upon two streets. A corner lot having frontage upon two improved streets shall have two front yards, one side yard and one rear yard. The rear yard shall be located opposite the more narrow frontage. The minimum side yard setback for such lot shall be 1.5 times the minimum yard requirement. In the event the two lot widths are equal, the lot shall contain two front yards and two rear yards. The more narrow frontage is West Lincoln Street;

- Per § 150-17.14 A. Principal permitted uses. (3) Banks and other financial institutions, but not including drive in uses; Tenant was approved under Zoning Permit #2026-007;
- A Flagpole was erected on the property located at the intersection of West Lincoln Street and Bloomfield Avenue;
- Located 4 feet from the frontage on West Lincoln Street and 3 feet from frontage on Bloomfield Avenue;
- Per § 150-5.3 D. Corner lots, sight triangle. On a corner lot, no obstruction that would be greater than 2 1/2 feet above the center-line grades of the intersecting streets shall be installed, erected, planted or maintained within the triangular area formed by the right-of-way lines at such corner and a straight line joining said right-of-way at points which are:
 - (1) Fifteen feet distant in business and commercial districts, **except for the Town Center District which shall be five feet.** If a variance is sought, the Applicant should testify to the site triangle as no measurable survey was submitted;
- Flagpole Specifications by Gates Flag & Banner:
 - 25 foot external halyard Fiberglass;
 - 6" butt diameter, 3" top;
 - 5" gold anodized aluminum ball;
 - 65 lbs.;
 - 16" diameter flash collar;
 - Maximum flag size 5' x 8'
- Per § 150-7.2 Accessory use and structure regulations in nonresidential districts.
 - A. No accessory structure or use shall be located within any required setback or closer than five feet to any lot line. Said requirements shall not apply to retaining and decorative walls and fences, provided same do not exceed seven feet in height. The TC Zone has a 0 front yard setback;
 - B. Despite the foregoing, no accessory use shall be located within 10 feet of a residentially zoned property; the R-50 residential property on West Lincoln Street is in excess of 10 feet from the flagpole;
 - C. When an accessory structure is attached to the principal building, it shall comply in all respects with the requirements of this chapter applicable to the principal building, including lot coverage; flagpole is free standing N/A;
 - D. No portion of an accessory structure shall be used for a dwelling unit.
 - E. The height of the accessory structure shall not exceed two stories or 20 feet; the flagpole's external height is 25 feet – **A Variance is required;**
- No notation was made regarding the illumination of the flagpole although a site inspection showed electric run to the location of the flagpole;
- The installation of the flagpole shall fall under the Construction Department if a variance is sought and the Board acts favorably;

ZONING DECISION:

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been **denied** by this office.

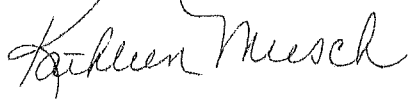
Please Note:

1. No electrical, plumbing or building codes were reviewed as part of this application.
2. You may apply for a formal application to the Verona Board of Adjustment for a variance governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d or for an

administrative appeal to the Zoning Officer's decision pursuant to N.J.S.A 40:55D-70a.
Please contact DeeDee Carpinelli, Board Secretary, (dcarpinelli@veronanj.org) for
information regarding filing for a variance or appeal.

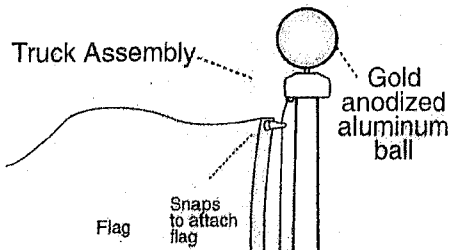
Please feel free to contact this office should you have any questions.

Respectfully Submitted,



Kathleen Miesch
Zoning Official

cc: Kevin O'Sullivan – Township Manager
Michael Kraus – Deputy Township Manager
Tom Jacobsen - Construction Official
Kristin Spatola – Technical Assistant to the Construction Official
Renee Reynolds - Technical Assistant to the Construction Official
DeeDee Carpinelli – Zoning Assistant



**FLAGPOLE
FIBERGLASS**



**GATES
Flag & Banner**

Flag Poles
US flags & Foreign Flags
Custom flags & banners

Tel-800-US4-1776
Fax-973-478-3680

25' EXTERNAL HALYARD FIBERGLASS FLAGPOLE

28' shaft

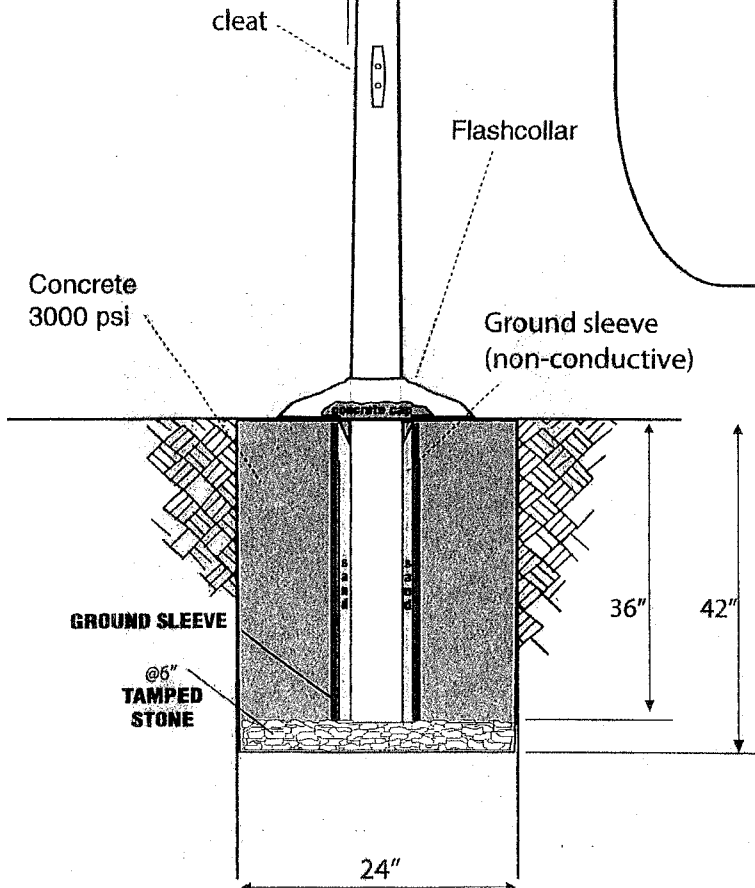
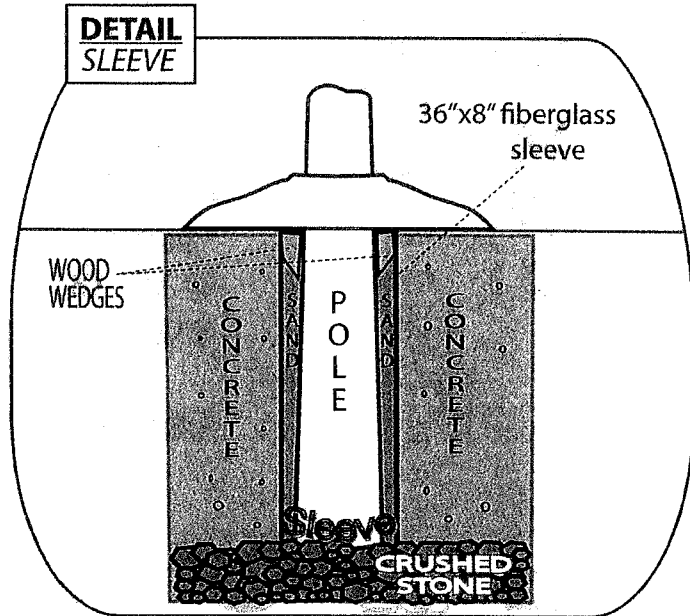
6" butt diameter, 3" top

5" gold anodized aluminum ball

Weight= 65 lbs.

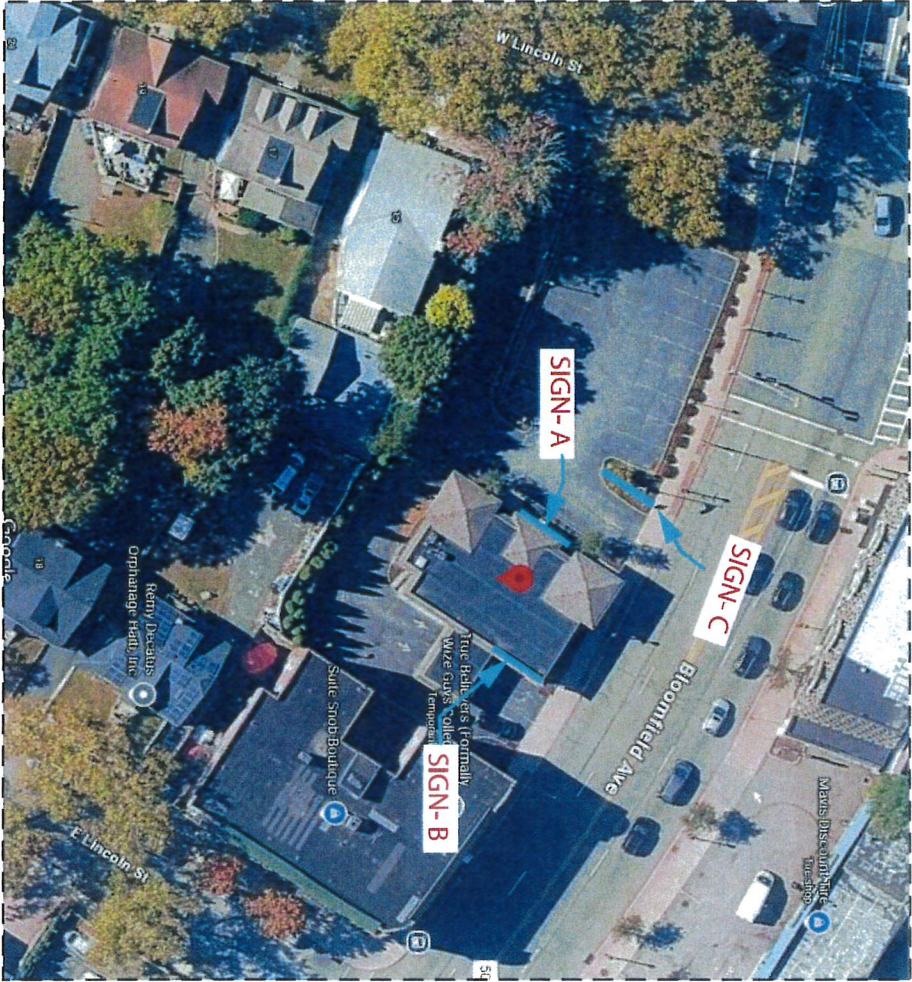
16" diameter flash collar

Maximum flag size= 5'x8'



**Drawing is not to scale

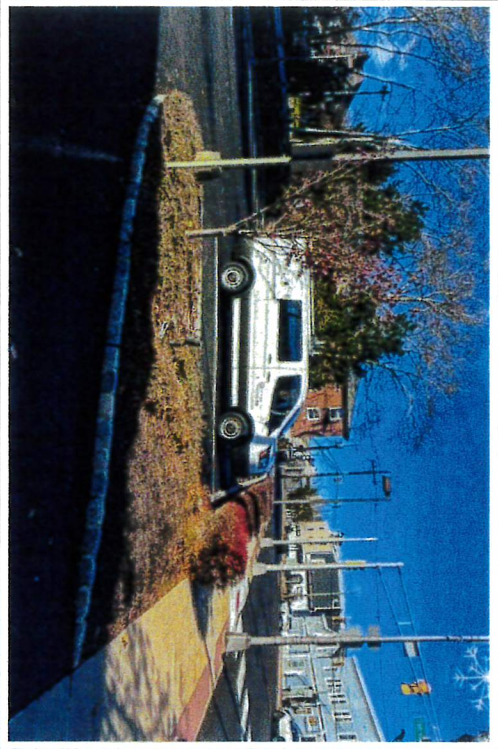
EXTERIOR SIGNAGE
SITE PLAN



SITE PLAN
ADDRESS:
725 Bloomfield Ave,
Verona, NJ 07044

CLIENT: LIBERTY BANK OF NEW JERSEY	Description:
Address: 725 Bloomfield Ave, Verona, NJ 07044	EXTERIOR SIGNAGE PROPOSAL
Date: Sep 9, 2025	P.O. #: _____
	Scale: _____
	Rev. #: 00
Customer Approval:	Signature: _____
	Printed Name: _____
	<small>This document is valid for one year from the date of approval by Angie. You may only request one year extension. Extensions beyond 12 months will be reviewed on a case-by-case basis.</small>
	<input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> Final
Sheet: 1	

EXTERIOR SIGNAGE / C) MONUMENT SIGN
RENDERING



EXISTING

Existing Power



PROPOSED



CLIENT: LIBERTY BANK OF NEW JERSEY
 Address: 725 Bloomfield Ave,
 Verona, NJ 07044

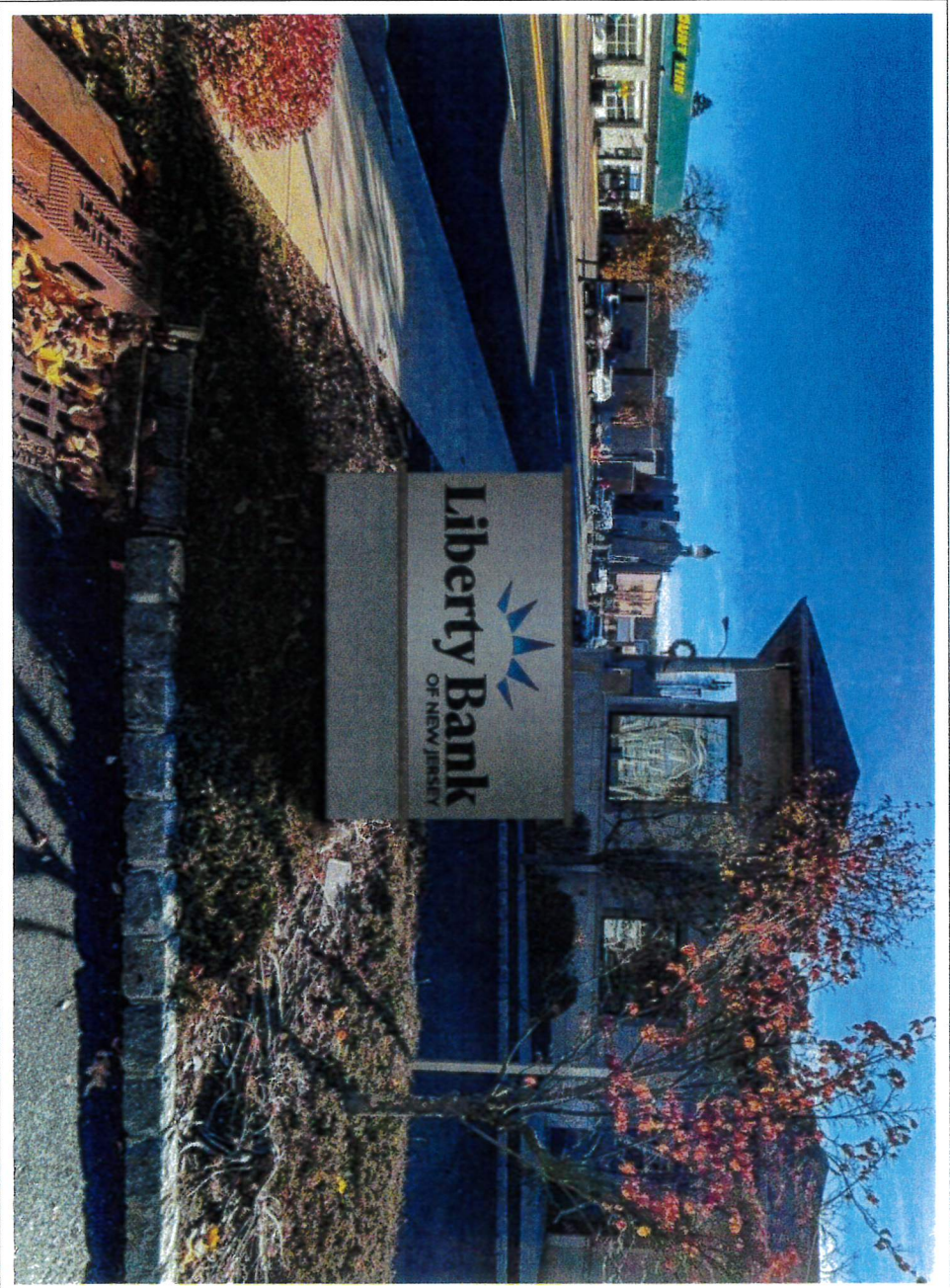
Description:
EXTERIOR SIGNAGE PROPOSAL

Date : Sep 9, 2025
 P.O. #: _____
 Scale: _____
 Rev. #: 00

Customer Approval:
 Signature: _____
 Printed Name: _____
This document is prepared for the use of the client and is not to be used for any other purpose. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for providing all necessary information and data. The client is responsible for providing all necessary information and data.

Preliminary
 Final

EXTERIOR SIGNAGE / C) MONUMENT SIGN
 RENDERING



CLIENT: LIBERTY BANK OF NEW JERSEY
 Address: 725 Bloomfield Ave,
 Verona, NJ 07044

Description: EXTERIOR SIGNAGE PROPOSAL

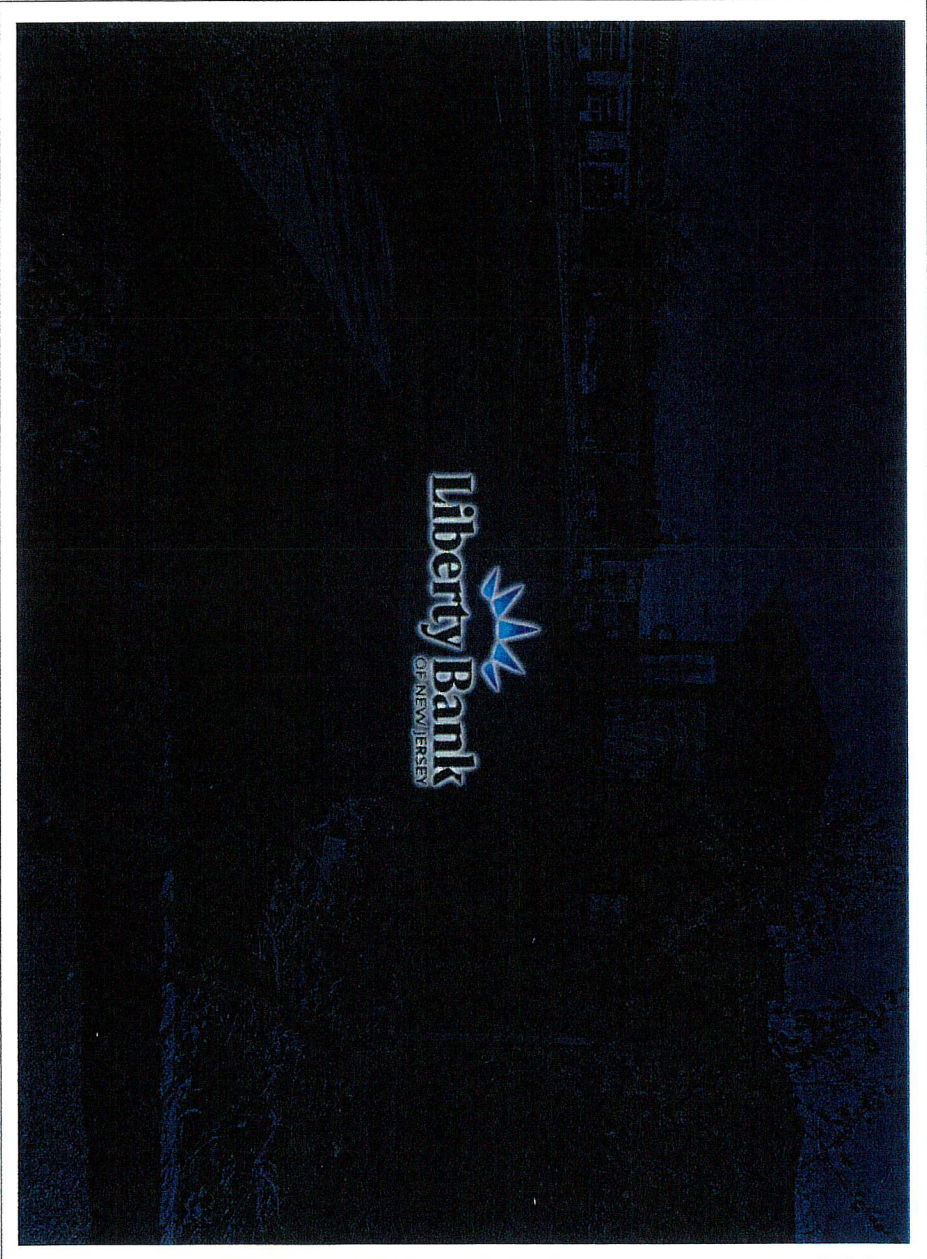
Date : Sep 9, 2025
 P.O. #: _____
 Scale: _____
 Rev. #: 00

Customer Approval:
 Signature: _____
 Printed Name: _____
This document is intended to be used for discussion only and is not intended to be used for construction. The document may only be used for discussion with approval of Angie's List and is not intended to be used for construction. Reproduction or copying of this document is strictly prohibited.

Preliminary
 Final

EXTERIOR SIGNAGE / C) MONUMENT SIGN
RENDERING

NIGHT VIEW



CLIENT: LIBERTY BANK OF NEW JERSEY
Address:
725 Bloomfield Ave,
Verona, NJ 07044

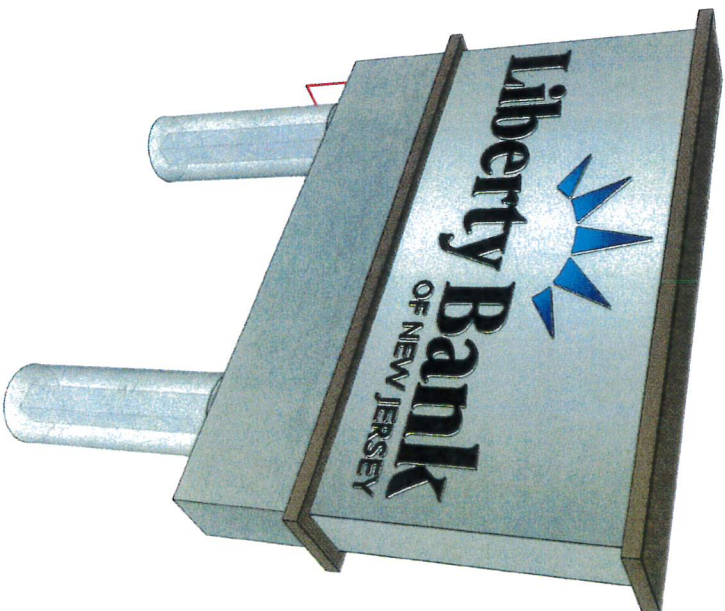
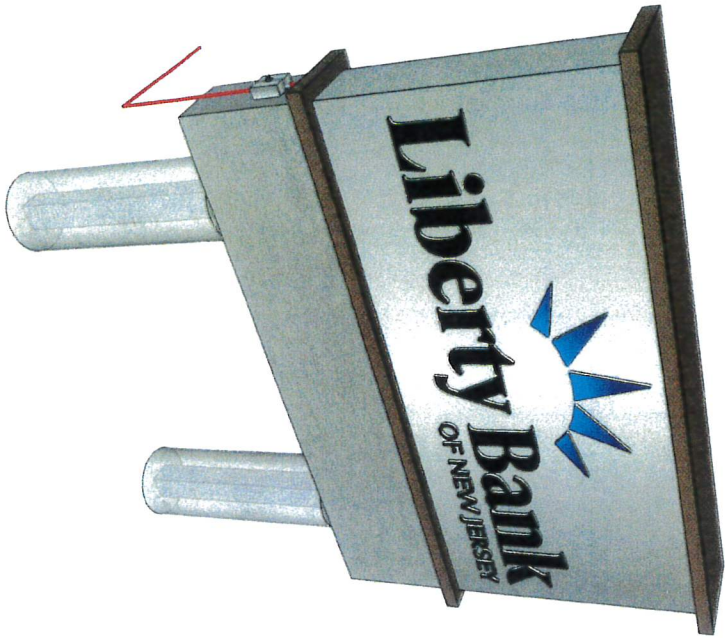
Description:
EXTERIOR SIGNAGE PROPOSAL

Date : Sep 9, 2025
P.O. #: _____
Scale: _____
Rev. #: 2 (Sep 9, 2025)

Customer Approval:
Signature: _____
Printed Name: _____
This document was prepared by Angie and may not be valid or complete. The document will only be valid for the duration of the project. This document is subject to any applicable laws, regulations, codes and standards. Please refer to the Angie website for more information.

Preliminary
 Final

SIGN C
PUSH THRU LIGHT BOX SIGN

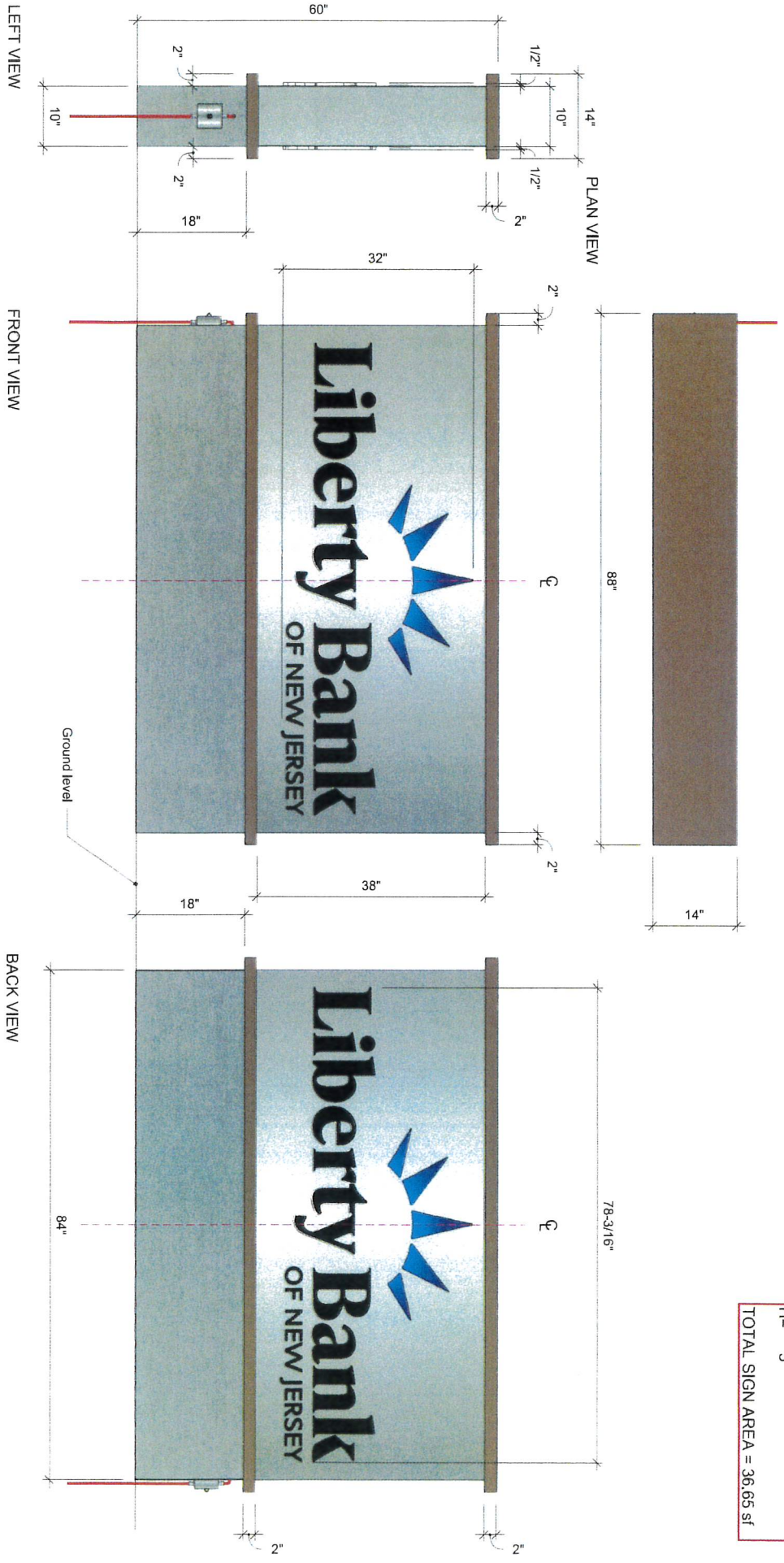


PROPOSED LIGHT BOX SIGN (PERSPECTIVE VIEW)

		CLIENT: LIBERTY BANK Address: 725 Bloomfield Ave. Verona, NJ 07044		Description: FABRICATE - INSTALL - 2 Push Thru Light Boxes - 1 Illuminated Monument Sign		Date : December 8, 2025 P.O. #: Scale: NTS Rev. #: 00		Customer Approval: Signature: _____ Printed Name: _____ <small>This document contains the property of Angie Commercial Signage. It is not to be distributed, reproduced, or copied in any form without the written permission of Angie Commercial Signage. Any unauthorized use of this document is strictly prohibited.</small>		Drawn By: <input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> Final	
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SIGN C
PUSH THRU LIGHT BOX SIGN

SIGN AREA
 W= 7.33'
 H= 5'
TOTAL SIGN AREA = 36.65 sf



CLIENT: LIBERTY BANK
Address: 725 Bloomfield Ave,
 Verona, NJ 07044

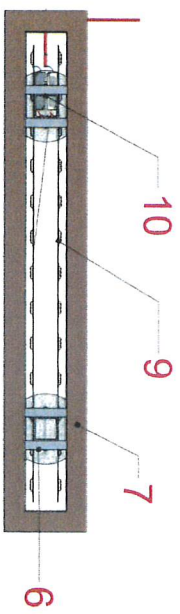
Description:
 FABRICATE - INSTALL
 - 2 Push Thru Light Boxes
 - 1 Illuminated Monument Sign

Date: December 16, 2025
P.O. #:
Scale:
Rev. #: 00

Customer Approval:
Signature:
Printed Name:
This document may not be used for purposes other than those intended. The document may not be used for purposes other than those intended. The document may not be used for purposes other than those intended.

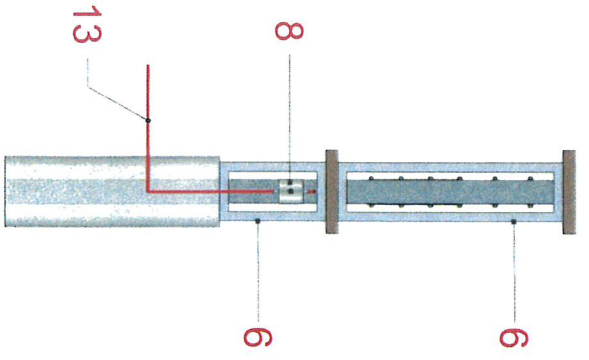
Drawn By:
 Preliminary
 Final

SIGN C PUSH THRU LIGHT BOX SIGN

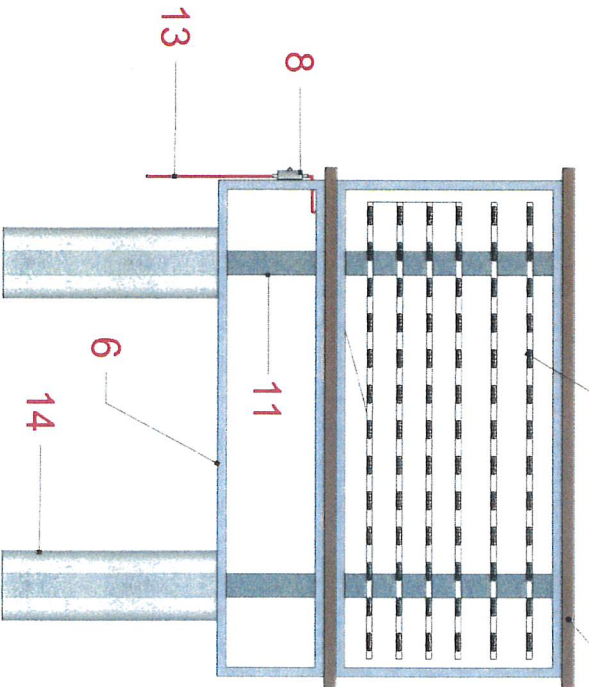


PART #	MATERIAL / COMPONENT
1	Vinyl
2	3/4" T. Acrylic push thru
3	0.125" T. ACGM sheet
4	0.125" T. ACGM sheet
5	0.125" T. ACGM sheet
6	1.5x1.5" Aluminum tube frame
7	2x2" Aluminum tube cap
8	Primary High voltage connection BY GC
9	LED Modules
10	Power Supply
11	4x4" Aluminum pole
12	Hex Bolt & Nut
13	Electrical conduit BY GC
14	Concrete footing

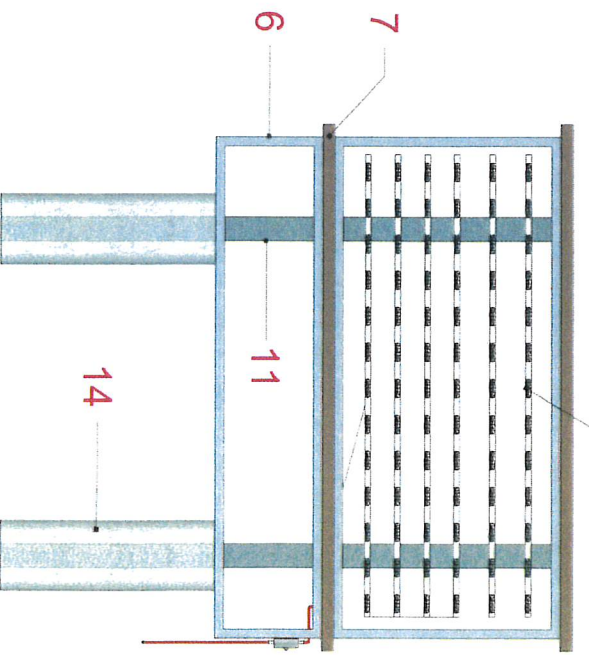
PLAN VIEW



LEFT VIEW



FRONT VIEW



BACK VIEW

CLIENT: LIBERTY BANK
 Address: 725 Bloomfield Ave,
 Verona, NJ 07044

Description:
 FABRICATE - INSTALL
 -2 Push Thru Light Base
 -1 Illuminated Monument Sign

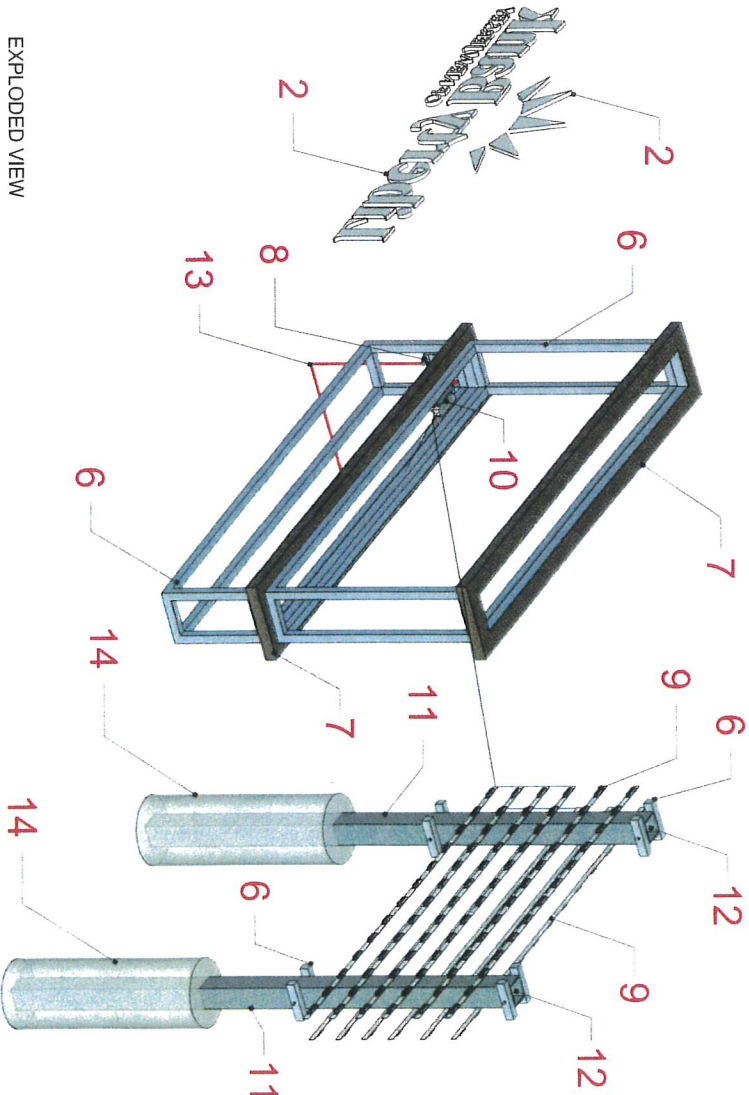
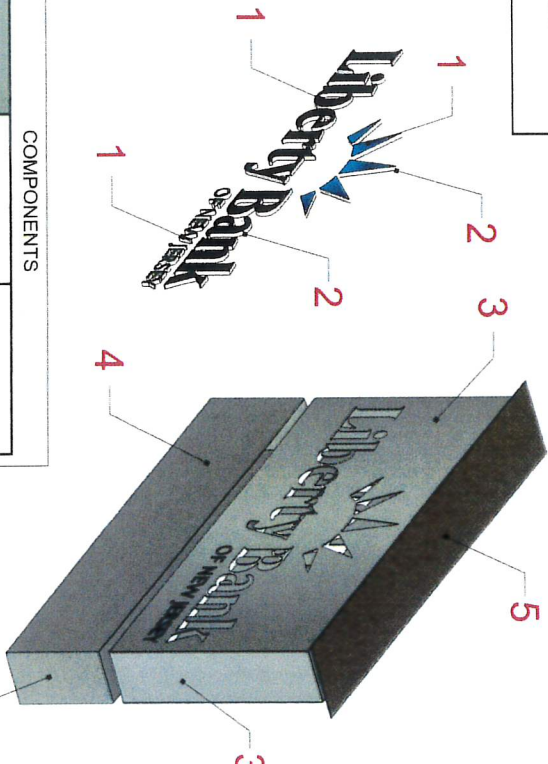
Date : December 16, 2025
 P.O. #: _____
 Scale: _____
 Rev. #: 00

Customer Approval:
 Signature: _____
 Printed Name: _____
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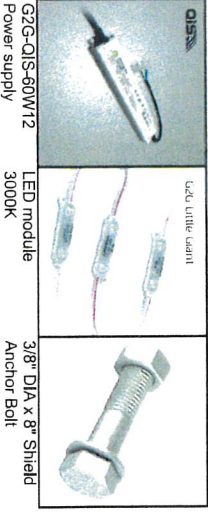
Drawn By: _____
 Preliminary
 Final

SIGN C PUSH THRU LIGHT BOX SIGN

PAINT COLOR



PART #	MATERIAL / COMPONENT	COLOR / FINISH	INSTALLATION / CONSTRUCTION
1	Vinyl	Printed vinyl / Black	Applied to push thru face
2	3/4" T. Acrylic push thru	White #2447	
3	0.125" T. ACM sheet	Brushed aluminum finish	Welded to aluminum tube frame
4	0.125" T. ACM sheet	Painted MPF Metallic Silver	Welded to aluminum tube frame
5	0.125" T. ACM sheet	Painted PMS 7531C	Welded to aluminum tube cap
6	1.5x1.5" Aluminum tube frame	Painted PMS 7531C	Fastened to aluminum pole with Hex bolts & nuts
7	2x2" Aluminum tube cap	Painted PMS 7531C	Welded to aluminum tube frame
8	Primary High voltage connection BY GC		
9	LED Modules	12V - 5000K	Installed in aluminum tray backer
10	Power Supply	12V - 60W	Installed in aluminum tray backer
11	4x4" Aluminum pole	3/8" DIA.	Embedded in concrete footing
12	Hex Bolt & Nut		
13	Electrical conduit BY GC		
14	Concrete footing	12" DIA x 36"	



COMPONENTS

QISSA
G2G-QIS-60W12
Power supply

LED module
3000K

3/8" DIA x 8" Shield
Anchor Bolt



CLIENT: LIBERTY BANK
Address: 725 Bloomfield Ave
Verona, NJ 07044

Description:

FABRICATE - INSTALL
- 2 Push Thru Light Boxes
- 1 Illuminated Monument Sign

Date : December 16, 2025

Customer Approval:

Drawn By:

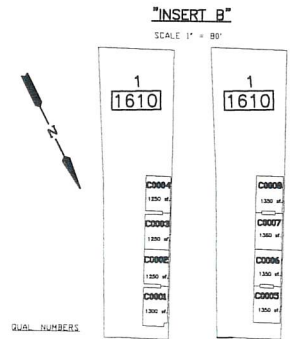
P.O. #:
Scale:
Rev. #: 00

Signature:
Printed Name:
This document is the property of Angie. It is to be used for the design and construction of the sign only. No other use is permitted without the written consent of Angie. This document is the property of Angie. It is to be used for the design and construction of the sign only. No other use is permitted without the written consent of Angie.

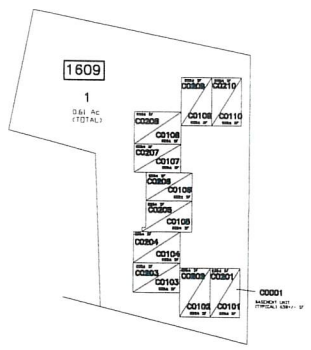
Preliminary
 Final



DATE	BY	LIC. NO.	BLOCK	LOT
9/7/83	V.V.	24272	85	2, 46, 49
1/1/85	V.V.	24272	85	45, 55, 57
4/7/85	V.V.	24272	87	55, 55, 56
7/8/86	V.V.	24272	209, 209.0	Verona 209, 209.0
7/17/86	V.V.	24272	85	7, 8
7/17/86	V.V.	24272	79	7, 8
2/3/87	V.V.	24272	78	30, 40
2/3/87	V.V.	24272	78	30, 40
12/22/87	J.P. CAY	34842	508	1, 2
09/22/89	J.P. CAY	34842	508	1, 2



1st FLOOR UNITS C0001 thru C0004
2nd FLOOR UNITS C0005 thru C0008



BASIS UNIT C0001
1st FLOOR UNITS C0101 thru C0110
2nd FLOOR UNITS C0201 thru C0210

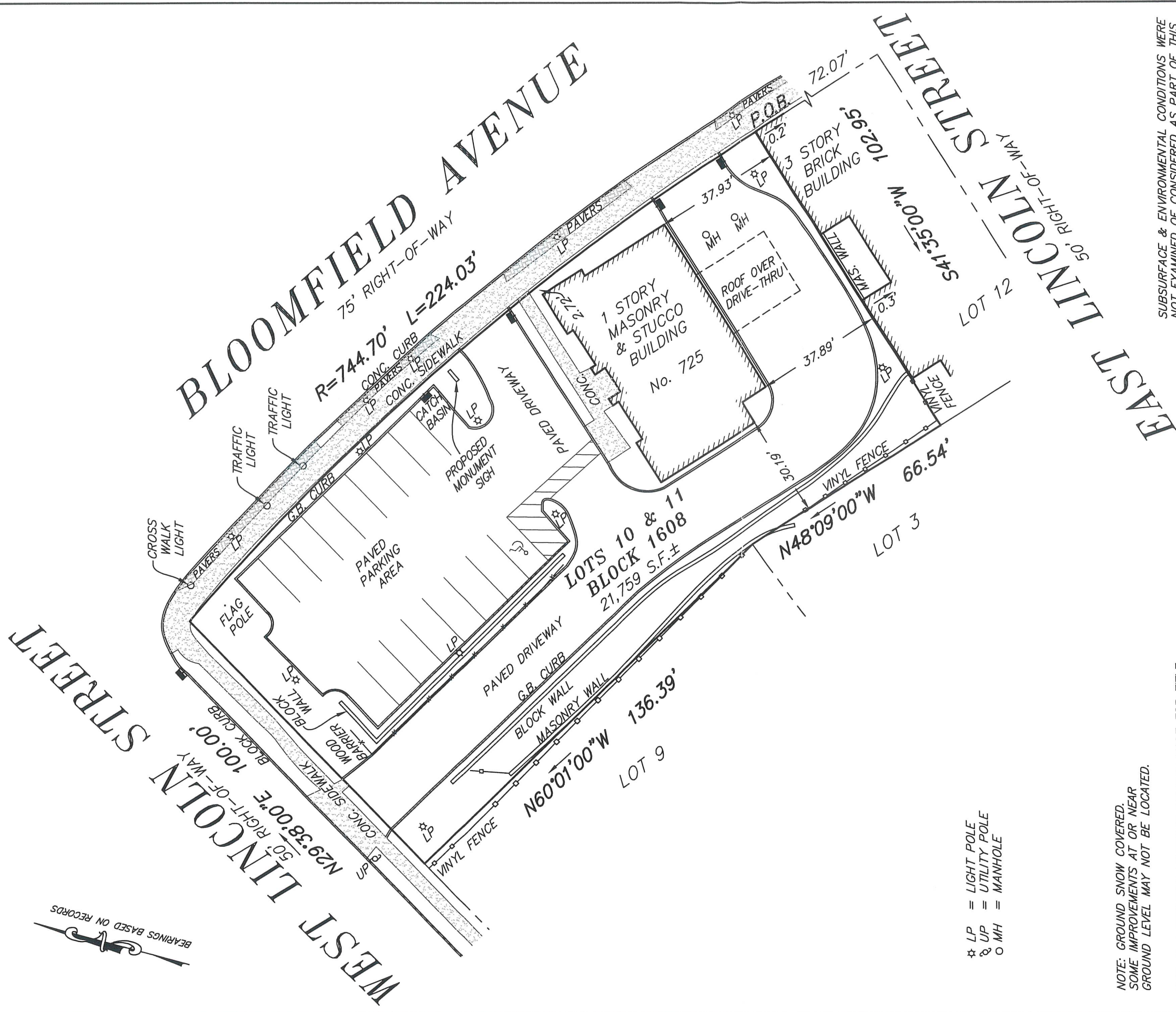
"INSERT A" - 741 BLOODFIELD AVENUE
SCALE 1" = 50'

THIS IS A DIGITIZED COPY OF THE TAX MAP PREPARED BY CASEY & KELLER, INC AND DATED JAN. 1, 1983. THE APPROVED ORIGINAL IS ON FILED IN THE OFFICE OF THE ENGINEER.

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION DIVISION OF TAXATION ON NOVEMBER 27, 2015, SIGNED BY JUDY P. MILLER AND TIFFANY A. FIELDS AND ASSIGNED SERIAL NUMBER 1067

TAX MAP
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY
SCALE 1"=100' PREPARED BY JANUARY 1, 2017
JAMES M. HELB, P.E., P.L.S., P.P.
NEW JERSEY LICENSE NO. 24272
TOWNSHIP ENGINEER
10 COMMERCE COURT
VERONA, NJ 07044
TO SHOW CONDITIONS AS OF DECEMBER 2015

MAP OF PROPERTY
Situated in
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY



BEARINGS BASED ON RECORDS

NOTE: GROUND SNOW COVERED.
SOME IMPROVEMENTS AT OR NEAR
GROUND LEVEL MAY NOT BE LOCATED.

THIS IS A BUILDING LOCATION SURVEY MADE FOR TITLE
PURPOSES ONLY. NO CORNER STAKES HAVE BEEN REQUESTED
OR SET. ALTHOUGH ABSOLUTE OFFSET DIMENSIONS ARE NOT TO
BE USED FOR PERMANENT CONSTRUCTION

THE CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES
FOR PURCHASE OR MORTGAGE HEREIN DELINEATED PROPERTY BY
NAMED PURCHASER BELOW. NO RESPONSIBILITY OR LIABILITY IS
ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR SURVEY
AFFIDAVIT, RESALE OF PROPERTY OR TO ANY OTHER PERSON NOT
LISTED IN CERTIFICATION EITHER DIRECTLY OR INDIRECTLY

- * LP = LIGHT POLE
- ⊕ UP = UTILITY POLE
- MH = MANHOLE

SUBSURFACE & ENVIRONMENTAL CONDITIONS WERE
NOT EXAMINED OF CONSIDERED AS PART OF THIS
SURVEY. NO STATEMENT IS MADE CONCERNING
THE EXISTENCE OF UNDERGROUND OR OVERHEAD
CONTAINERS, FACILITIES OR UTILITIES THAT MAY
AFFECT THE USE OF DEVELOPMENT OF PROPERTY.

A WRITTEN "WAIVER AND DIRECTION NOT TO SET
CORNER MARKERS" HAS BEEN OBTAINED FROM THE
ULTIMATE USER PURSUANT TO P.L. 2003 c.14
(N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)
CERTIFICATE OF AUTHORIZATION No. 24GAZ8046000

THIS SURVEY PREPARED ONLY FOR:

ALAN G. TREMBULAK, ESG.
LIBERTY BANK OF NEW JERSEY, ITS
SUCCESSORS AND/OR ASSIGNS, AS THEIR
INTEREST MAY APPEAR

RICHARD J. HINGOS INC.
PROFESSIONAL LAND SURVEYORS
539 VALLEY ROAD P.O. BOX 43752
UPPER MONTCLAIR, NJ 07043
TELEPHONE (973) 783-1114
EMAIL: RHINGOS@COMCAST.NET

[Signature]
RICHARD J. HINGOS, JR.
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 43231

SCALE: 1"=30'
SURVEY: 26-31771
DATE: 02/26/26
DRAWN: JZ
CHECKED: RJH
DWG: 26-31771.DWG
EMAIL: RHINGOS@COMCAST.NET