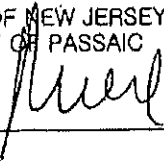


Ad Number: 0004300883



Ad Order Number  
0004300883

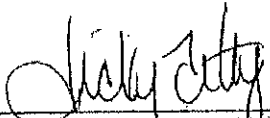
STATE OF NEW JERSEY  
COUNTY OF PASSAIC

  
\_\_\_\_\_

Of full age, being duly sworn according to law, on his/her oath says that he/she is employed at North Jersey Media Group publisher of the Verona-Cedar Grove Times. Included herewith is a true copy of the notice that was published on the following date(s):

07/30/2020

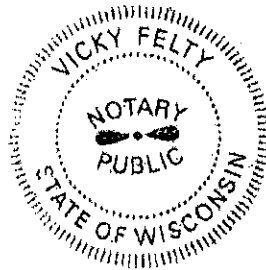
Subscribed and sworn before me this 30 day of July, 2020

  
\_\_\_\_\_

A Notary Public, State of Wisconsin, County of Brown

9-19-21

My Commission Expires



**NOTICE OF HEARING  
TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT**

PLEASE TAKE NOTICE that 555 Bloomfield Avenue Verona LLC, owner of property located at 553-555 Bloomfield Avenue, Verona, New Jersey (hereinafter "the property"), has filed an application with the Township of Verona Board of Adjustment for a use variance and/or conditional use variances and site plan approval necessary to renovate the existing building on the property to establish three one-bedroom apartments on the second floor of the building over personal service uses and/or retail uses and/or retail service uses on the first floor of the building, and to improve the exterior site including parking area as set forth on the filed plans. The property is located in the TC Town Center Zone District and is designated on the Township of Verona tax maps as Lot 19 in Block 1806. The applicant requests a use variance pursuant to N.J.S.A. 40:55D-70d(1) and from Township of Verona Zoning Ordinance Section 150-17.14A and/or D to the extent the proposed combination of mixed uses is not permitted in the TC Town Center Zone District. If conditional use variances are required, the applicant requests conditional use variances pursuant to N.J.S.A. 40:55D-70d(2) and from Township of Verona Zoning Ordinance Section 150-17.14D to the extent the proposed combination of mixed uses provide less than the prescribed rear yard setback or otherwise do not comply with the TC Town Center Zone District area, yard, and bulk regulations listed at Zoning Ordinance Section 150-17.14C and/or to the extent the proposed combination of mixed uses do not provide the public benefits, landscaping and screening, off-street parking and loading and ingress and egress, and conformity with zone district regulations if and as required by Zoning Ordinance Section 150-8.1 or do not provide the off-street parking, open space and landscaping, or other items listed at Zoning Ordinance Section 150-8.3B. The applicant also requests, if necessary, a variance pursuant to N.J.S.A. 40:55D-70c and from Township of Verona Zoning Ordinance Section 150-12.10 and associated zoning ordinance sections insofar as the proposed mixed uses provide less than the required number of on-site parking spaces. The applicant further requests any additional use variance relief, other variances, variances for existing or pre-existing conditions, waivers, site plan exceptions, residential site improvement standards exceptions, and/or other relief that might be required.

TAKE FURTHER NOTICE that due to the COVID-19 pandemic the Board of Adjustment will conduct a public hearing on the application on Thursday August 13, 2020 starting at 7:30 P.M. by a remote public hearing. The remote public hearing is open to the public and can be accessed as follows: Via the Internet at the link as follows to join the meeting: <https://zoom.us/j/95395936106>, via telephone, dial 1(312)626-8799 or 1(646)558-8656, use Zoom Meeting ID: 953-9593-6106, when prompted for a Participant ID, press #.

Documents filed by the applicant concerning the application are available for public inspection no later than 10 days prior to the public hearing at the Building Department office located at the Verona Community Center, 880 Bloomfield Avenue, Verona, New Jersey via appointment or online at [www.veronaj.org/zoningboarddocuments](http://www.veronaj.org/zoningboarddocuments). For further assistance, please contact the Board of Adjustment Secretary, Kelly Lawrence, at (973) 857-4834 or at [klawrence@veronaj.org](mailto:klawrence@veronaj.org). For individuals lacking the resources or know-how for technological access, please also contact the Board of Adjustment Secretary for assistance in accessing the plans and the meeting.

Opportunity will be given to all those in interest to be heard. The Board may approve, modify and approve, or deny the application.

David Owen, Esq.  
Rabner Baumgart Ben-Asher & Nirenberg, P.C.  
Attorneys for the Applicant

Verona-Cedar Grove Times 0004300883  
Fee \$42.16 (136) July 30, 2020

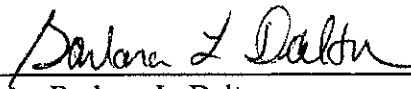
AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY:

COUNTY OF ESSEX:

Barbara L. Dalton, of full age, being duly sworn, upon her oath, deposes and says that she is the legal secretary for David Owen, Esq., of the law firm of Rabner Baumgart Ben-Asher & Nirenberg, P.C., attorneys for applicant, 555 Bloomfield Avenue Verona LLC, which has an application now before the Township of Verona Board of Adjustment, and that on the 31st day of July, 2020 she served the attached Notice of Hearing on each of the property owners and other individuals and entities shown on the attached certified list by certified mail. True copies of the Notice of Hearing, certified list, and the receipts for certified mail are attached hereto.

She also served the attached Notice of Hearing on the Essex County Planning Board, 900 Bloomfield Avenue, Verona, New Jersey 07044, by certified mail. A true copy of the receipt for certified mail is also attached hereto.



Barbara L. Dalton

Sworn and subscribed to before me  
this 6<sup>th</sup> day of August, 2020



Attorney At Law  
State of New Jersey

**NOTICE OF HEARING  
TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT**

**PLEASE TAKE NOTICE** that **555 Bloomfield Avenue Verona LLC**, owner of property located at 553-555 Bloomfield Avenue, Verona, New Jersey (hereinafter "the property"), has filed an application with the Township of Verona Board of Adjustment for a use variance and/or conditional use variances and site plan approval necessary to renovate the existing building on the property, to establish three one-bedroom apartments on the second floor of the building over personal service uses and/or retail uses and/or retail service uses on the first floor of the building, and to improve the exterior site including parking area as set forth on the filed plans. The property is located in the TC Town Center Zone District and is designated on the Township of Verona tax maps as Lot 19 in Block 1806. The applicant requests a use variance pursuant to N.J.S.A. 40:55D-70d(1) and from Township of Verona Zoning Ordinance Section 150-17.14A and/or D to the extent the proposed combination of mixed uses is not permitted in the TC Town Center Zone District. If conditional use variances are required, the applicant requests conditional use variances pursuant to N.J.S.A. 40:55D-70d(3) and from Township of Verona Zoning Ordinance Section 150-17.14D to the extent the proposed combination of mixed uses provide less than the prescribed rear yard setback or otherwise do not comply with the TC Town Center Zone District area, yard, and bulk regulations listed at Zoning Ordinance Section 150-17.14C and/or to the extent the proposed combination of mixed uses do not provide the public benefits, landscaping and screening, off-street parking and loading and ingress and egress, and conformity with zone district regulations if and as required by Zoning Ordinance Section 150-8.1 or do not provide the off-street parking, open space and landscaping, or other items listed at Zoning Ordinance Section 150-8.3B. The applicant also requests, if necessary, a variance pursuant to N.J.S.A. 40:55D-70c and from Township of Verona Zoning Ordinance Section 150-12.1B and associated zoning ordinance sections insofar as the proposed mixed uses provide less than the required number of on-site parking spaces. The applicant further requests any additional use variance relief, other variances, variances for existing or pre-existing conditions, waivers, site plan exceptions, residential site improvement standards exceptions, and/or other relief that might be required.

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Opportunity will be given to all those in interest to be heard. The Board may approve, modify and approve, or deny the application.

David Owen, Esq.  
Rabner Baumgart Ben-Asher & Nirenberg, P.C.  
Attorneys for the Applicant

TOWNSHIP OF VERONA				
VERONA, NEW JERSEY 07044				
LIST OF PROPERTY OWNERS SERVED WITHIN 200 FEET OF:				
BLOCK 1806 LOT 19				
KNOWN AS 555 BLOOMFIELD AVENUE, VERONA, NJ 07044				
• must be served by certified mail				
BLOCK	LOT	NAME & ADDRESS	personal	certified
		•New Jersey Bell Telephone Co. Attn: Corporate Secretary 540 Broad Street Room 1005, Newark, NJ 07101		
		•American Telephone & Telegraph Co. Attn:Karl Grossmann Patricia Drive, Flanders, NJ 07836		
		•Public Service Electric & Gas Co. Attn: Manager Corporate Properties 80 Park Place, T6B, Newark, NJ 07102		
		•Passaic Valley Water Commission Attn: Corporate Secretary 1525 Main Avenue, Clifton, NJ 07011		
		•MCI 10 Marcello Ave., Attn: John Scoccola West Orange, NJ 07052		
		•Comcast Cable 800 Rahway Avenue, Union, New Jersey 07083		
601	2	COUNTY OF ESSEX HALL OF RECORDS, NEWARK, NJ 07102 RE: VERONA PARK		
1806	17	ROMANO, MARIO G & JANET 573 BLOOMFIELD AVE, VERONA, NJ 07044		
1806	18	BORINO, KENNETH & PATRICIA 28 CONDIT CT, ROSELAND, NJ 07068 RE: 569 BLOOMFIELD AVENUE, VERONA		
1806	13	CHURCH OF OUR LADY OF THE LAKE 22 LAKESIDE AVE, VERONA, NJ 07044 RE: 32 LAKESIDE AVENUE		
1806	16	249 MAIN ST. BD. LLC 575 BLOOMFIELD AVE, VERONA, NJ 07044		
1806	15	FIRST UNION (WACHOVIA) PO BOX 2609, CARLSBAD, CA 92018 RE: 599 BLOMMFIELD AVENUE VERONA		
1703	69	K-C PARK PLACE LLC C/O KASHANI 377 MT PROSPECT AVE, CLIFTON, NJ 07012 RE: 550 BLOOMFIELD AVENUE		
1703	70	JANDRA, LLC		

		558 BLOOMFIELD AVE, VERONA, NJ 07044		
1703	65	TOWNSHIP OF VERONA		
		600 BLOOMFIELD AVE, VERONA, NJ 07044		
		RE: 550 BLOOMFIELD AVENUE REA		
1703	68	KWC & HZ CORP		
		599 BLOOMFIELD AVE, MONTCLAIR, NJ 07042		
		RE: 546 BLOOMFIELD AVENUE VERONA		
1703	71	MAC EVOY HOLDINGS, LLC		
		111 OLD CHESTER RD, ESSEX FELLS, NJ 07021		
		RE: 560 BLOOMFIELD AVENUE VERONA		
1703	72	PRINCETON BK - JP MORGAN		
		PO BOX 8265 INDUSTRY CONS		
		WICHITA FALLS, TX 76307		
		RE: 562 BLOOMFIELD AVENUE VERONA		
1703	73	TOWNSHIP OF VERONA		
		600 BLOOMFIELD AVE, VERONA, NJ 07044		
		RE: CIVIC CENTER VERONA		
1703	67	O'NEIL, JOHN R & ET AL		
		306 CLAREMONT AVE, VERONA, NJ 07044		
		RE: 542 BLOOMFIELD AVENUE VERONA		
1703	58	JANETT, STEVEN A		
		8 RAVINE RD, VERONA, NJ 07044		
		RE: 538 BLOOMFIELD AVENUE VERONA		
1703	57	JANETT, GERTRUDE (TRUSTEE)		
		19790 SAWGRASS DR #3604		
		BOCA RATON, FL 33434		
		RE: 536 BLOOMFIELD AVENUE VERONA		

Essex County Planning Board  
 900 Bloomfield Avenue  
 Verona, NJ 07044

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American Telephone & Telegraph Co.  
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Flanders, NJ 07836

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16670.101

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<b>Total Postage and Fees</b>	<b>\$</b>	<b>4.05</b>

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New Jersey Bell Telephone Co.  
ATTN: Corporate Secretary  
540 Broad Street  
Room 1005  
Newark, NJ 07101

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**Sent to:**  
Passaic Valley Water Commission  
ATTN: Corporate Secretary  
1525 Main Avenue  
Clifton, NJ 07011

**Reference Information**  
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PS Form 3800, Facsimile, July 2015

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**Sent to:**  
Public Service Electric & Gas Co.  
ATTN: Manager Corporate Properties  
80 Park Place  
T6B  
Newark, NJ 07102

**Reference Information**  
16670.101

PS Form 3800, Facsimile, July 2015

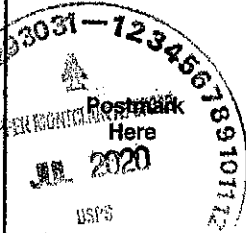
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Sent to:  
Comcast Cable  
800 Rahway Avenue  
Union, NJ 07083

**Reference Information**

16670.101

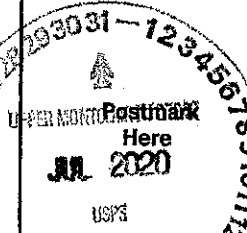
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Sent to:  
MCI  
ATTN: John Scoccola  
10 Marcello Ave.  
West Orange, NJ 07052

**Reference Information**

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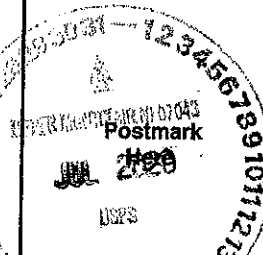
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Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:  
Mario G. & Janet Romano  
573 Bloomfield Ave.  
Verona, NJ 07044

**Reference Information**

16670.101

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Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
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Sent to:  
County of Essex  
Hall of Records  
Newark, NJ 07102

**Reference Information**

16670.101



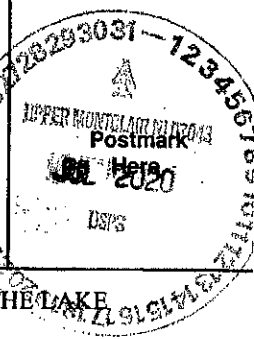
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Total Postage and Fees	\$	4.05



Sent to:  
CHURCH OF OUR LADY OF THE LAKE  
22 Lakeside Ave.  
Verona, NJ 07044

**Reference Information**

16670.101

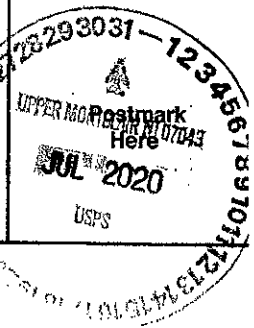
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Sent to:  
Kenneth & Patricia Borino  
28 Condit Ct.  
Roseland, NJ 07068

**Reference Information**

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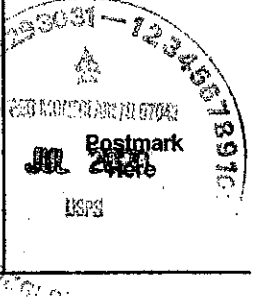
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Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:  
First Union (Wachovia)  
PO Box 2609  
Carlsbad, CA 92018

**Reference Information**

16670.101

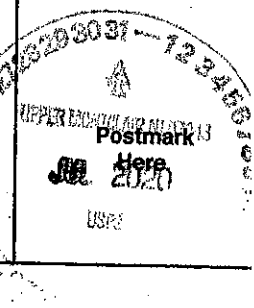
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Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:  
249 Main St. BD, LLC  
575 Bloomfield Ave.  
Verona, NJ 07044

**Reference Information**

16670.101

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9307 1699 0430 0073 6701 81

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Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
<b>Total Postage and Fees</b>	<b>\$</b>	<b>4.05</b>



Sent to:  
Jandra, LLC  
558 Bloomfield Ave.  
Verona, NJ 07044

Reference Information

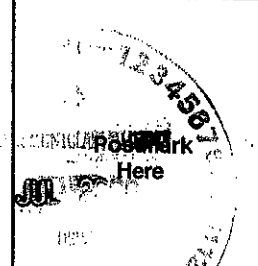
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USPS® ARTICLE NUMBER

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<b>Total Postage and Fees</b>	<b>\$</b>	<b>4.05</b>



Sent to:  
K-C Park Place LLC  
C/O Kashani  
377 Mt. Prospect Ave.  
Clifton, NJ 07012

Reference Information

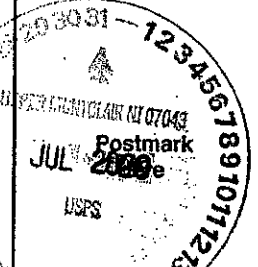
16670.101

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USPS® ARTICLE NUMBER

9307 1699 0430 0073 6306 35

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Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
<b>Total Postage and Fees</b>	<b>\$</b>	<b>4.05</b>



Sent to:  
KWC & HZ CORP.  
599 Bloomfield Ave.  
Montclair, NJ 07042

Reference Information

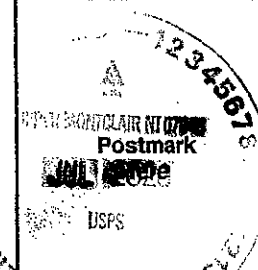
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**U.S. Postal Service®  
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USPS® ARTICLE NUMBER

9307 1699 0430 0073 6306 28

Certified Mail Fee	\$	3.55
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Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
<b>Total Postage and Fees</b>	<b>\$</b>	<b>4.05</b>



Sent to:  
Township of Verona  
600 Bloomfield Ave.  
Verona, NJ 07044

Reference Information

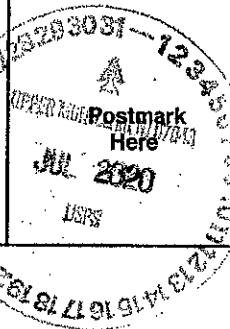
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USPS® ARTICLE NUMBER

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Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:  
Princeton BK - JP Morgan  
PO Box 8265  
Industry Cons  
Wichita Falls, TX 76307

Reference Information

16670.101

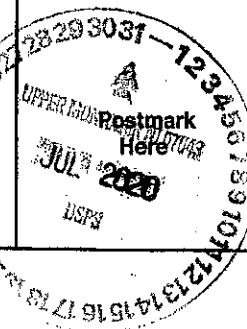
PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

USPS® ARTICLE NUMBER

9307 1699 0430 0073 6306 42

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:  
MAC EVOY HOLDINGS, LLC  
111 Old Chester Rd.  
Essex Fells, NJ 07021

Reference Information

16670.101

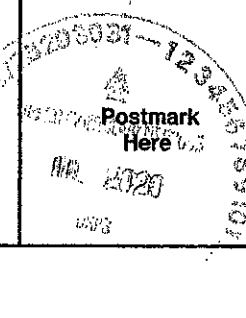
PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

USPS® ARTICLE NUMBER

9307 1699 0430 0073 6306 73

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:  
ONEIL, JOHN R & ET AL  
306 Claremont Ave.  
Verona, NJ 07044

Reference Information

16670.101

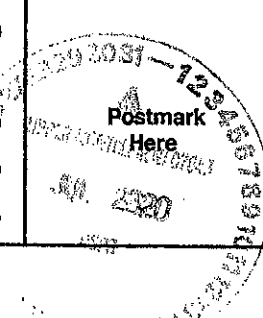
PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

USPS® ARTICLE NUMBER

9307 1699 0430 0073 6306 66

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:  
Township of Verona  
600 Bloomfield Ave.  
Verona, NJ 07044

Reference Information

16670.101

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®  
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**USPS® ARTICLE NUMBER**

9307 1699 0430 0073 6306 97

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:  
JANETT, GERTRUDE (TRUSTEE)  
19790 Sawgrass Dr #3604  
Boca Raton, FL 33434

**Reference Information**

16670.101

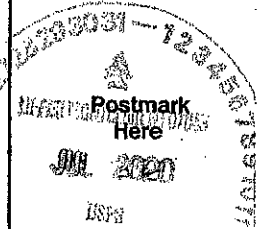
**U.S. Postal Service®  
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

**USPS® ARTICLE NUMBER**

9307 1699 0430 0073 6306 80

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:  
Steven A. Janett  
8 Ravine Rd.  
Verona, NJ 07044

**Reference Information**

16670.101

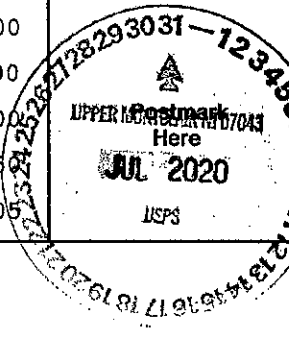
**U.S. Postal Service®  
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

**USPS® ARTICLE NUMBER**

9307 1699 0430 0073 6695 98

Certified Mail Fee	\$	3.55
Return Receipt (Hardcopy)	\$	0.00
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.50
Total Postage and Fees	\$	4.05



Sent to:  
Essex County Planning Board  
900 Bloomfield Avenue  
Verona, NJ 07044

**Reference Information**

16670.101