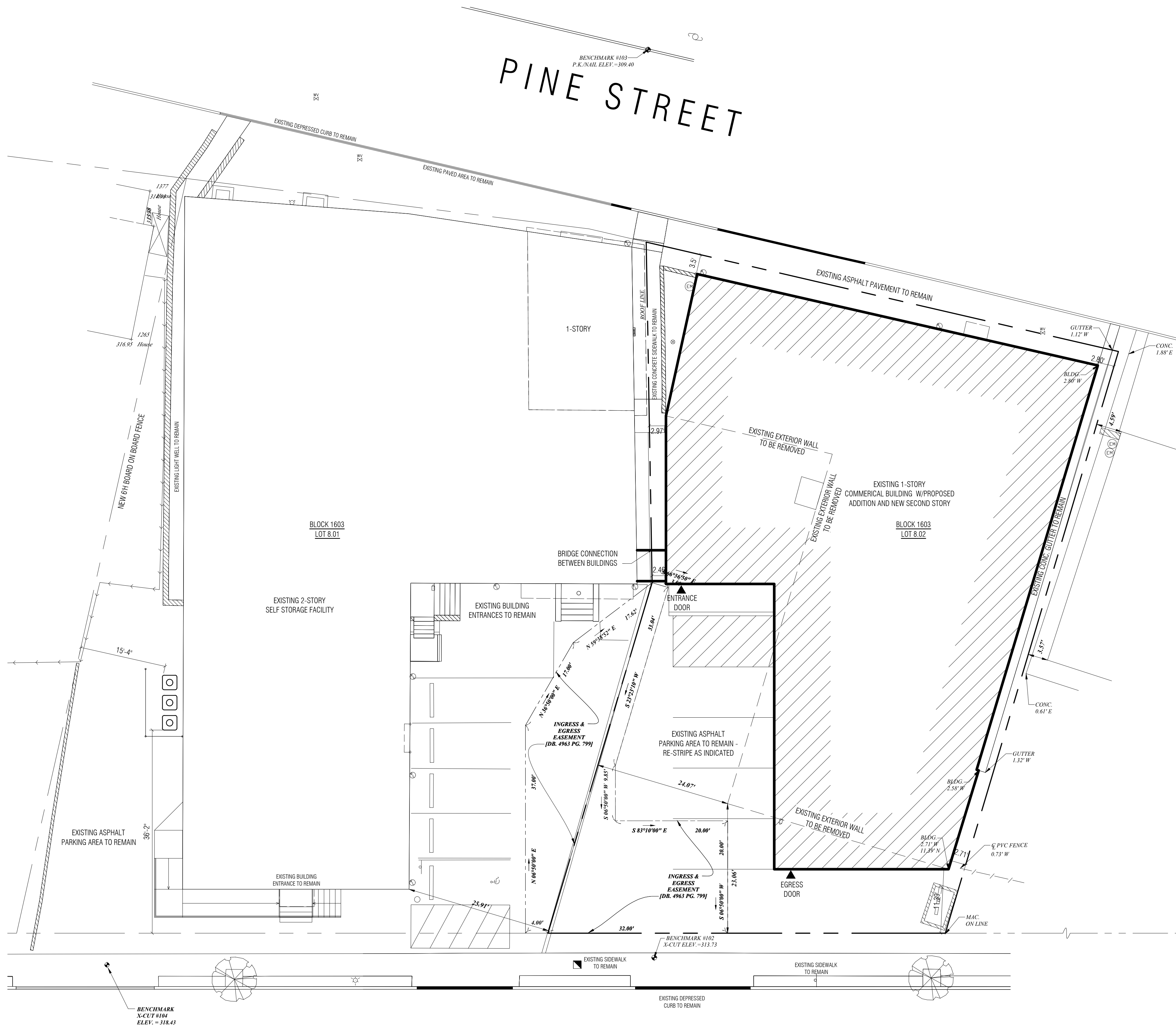


SITE PLAN NOTES:

- ALL EXISTING STREET CURBING, SIDEWALKS AND DEPRESSED CURBS ALONG BLOOMFIELD AVENUE PROPERTY FRONTAGE SHALL REMAIN.
- ALL EXISTING STREET CURBING ALONG PINE STREET SHALL REMAIN.
- ALL EXISTING ASPHALT PAVING AND PARKING AREAS ARE TO REMAIN.
- ALL UTILITIES ARE EXISTING AND WILL BE REUSED.
- A SOIL EROSION AND SEDIMENT CONTROL PERMIT MUST BE OBTAINED FROM THE HUDSON, ESSEX, PASSAIC SOIL CONSERVATION DISTRICT PRIOR TO THE COMMENCEMENT OF ANY WORK AT THE SITE.
- ALL DEMOLITION MATERIAL AND DEBRIS AND ALL ITEMS REMOVED FROM THE PROPERTY AND THE PUBLIC AREAS ADJACENT, SHALL BE DISPOSED OUTSIDE THE CITY LIMITS OF VERONA IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MUNICIPALITY AND IN ACCORDANCE WITH THE REGULATIONS AND LAWS OF THE NUDEP.
- THE DEVELOPER SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, IN WRITING AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK.

770 BLOOMFIELD AVE

Unit Type	Ground Floor	First Floor	
5 X 5	25	24	36.84%
5 X 7	3	3	4.51%
5 X 8	1	1	1.50%
5 X 10	31	31	46.62%
10 X 7	7	7	10.53%
	67	66	133



BLOOMFIELD AVENUE

770 BLOOMFIELD AVENUE

RECONSTRUCTION AND SECOND FLOOR ADDITION TO AN EXISTING RETAIL BUILDING TO BE USED AS SELF STORAGE

ZONING COMPARISON CHART

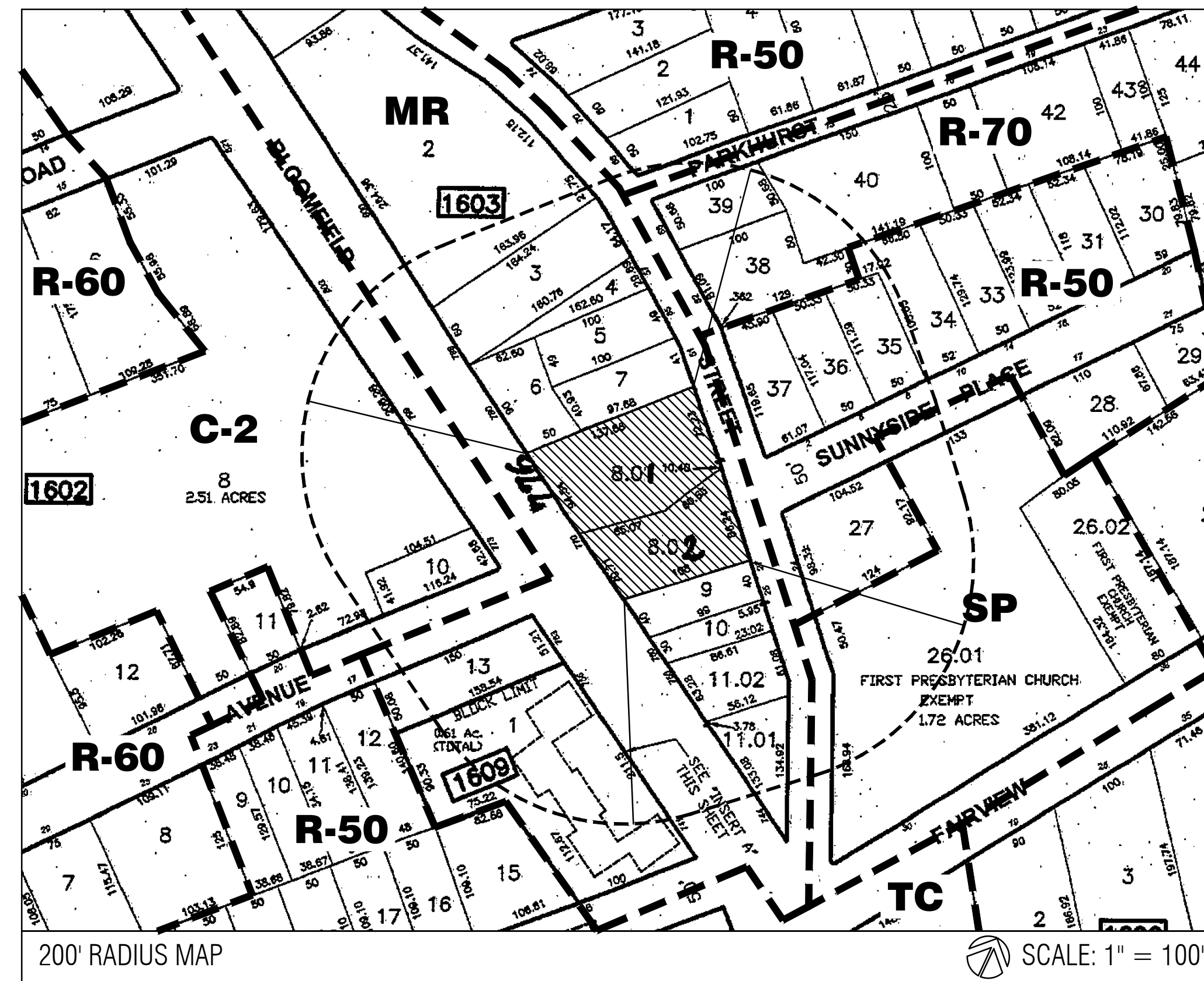
770 Bloomfield Avenue, Verona, NJ Block 1603, Lot 8.02

	REQUIRED	EXISTING - Lot 8.02	PROPOSED - Lot 8.02	VARIANCE
USE	MR (Mixed Retail) ZONE DISTRICT Single Family Dwelling Professional Offices (Non-Medical) Commercial Offices (Non-Medical) Retail	Retail	Storage Warehouse - Self Storage	YES
MIN LOT SIZE	6,000 SF	8,401.69 SF	8,401.69 SF (No Change)	NO
MIN LOT WIDTH	60 FT	70.71 FT	70.71 FT (No Change)	NO
MIN FRONT YARD	20'	11.39 FT - Bloomfield Ave 3.24 FT - Pine St	11.39 FT - Bloomfield Ave (No Change) 3.24 FT - Pine St (No Change)	YES - Expand Ex. Condition YES - Expand Ex. Condition
MIN SIDE YD - ONE	15 FT	2.71 FT	2.71 FT (No Change)	YES - Expand Ex. Condition
MIN SIDE YD - BOTH	35 FT	5.68 FT	5.17 FT	YES
MIN SIDE YD %	25% LOT WIDTH (17.68 ft)	8.03%	7.31%	YES
MIN REAR YD	50 FT	N/A	N/A	N/A
MAX BLDG HEIGHT	2.5 STORIES/35 FT	1 STORY/XX FT	2 STORIES/30 FT	NO
MAX LOT COVERAGE	30%	4,573.25 SF/54.43%	5,303.33 SF/63.12%	YES
MAX IMPROVED LOT COVERAGE	65%	8,041.87 SF/95.71%	8,041.87 SF/95.71%	NO - Existing Condition
MIN LANDSCAPED BUFFER	15 FT	2.71 FT	2.71 FT	YES - Expand Ex. Condition
PARKING (PER ORDINANCE)	1 SPACE PER 750 SF GFA 9,146.5 SF GROSS/750 SF = 13 SPACES	4 SPACES	4 SPACES	YES

ZONING COMPARISON CHART - COMBINED LOTS

770-776 Bloomfield Avenue, Verona, NJ Block 1603, Lots 8.01 & 8.02

	REQUIRED	EXISTING - Lots 8.01 & 8.02	PROPOSED	VARIANCE
USE	MR (Mixed Retail) ZONE DISTRICT Single Family Dwelling Professional Offices (Non-Medical) Commercial Offices (Non-Medical) Retail	Self Storage/Retail	Self Storage	YES
MIN LOT SIZE	6,000 SF	20,513.17 SF	20,513.17 SF (No Change)	NO
MIN LOT WIDTH	60 FT	165.25 FT	165.25 FT (No Change)	NO
MIN FRONT YARD	20'	7.82 FT - Bloomfield Ave 1.31 FT - Pine St	7.82 FT - Bloomfield Ave (No Change) 1.31 FT - Pine St (No Change)	NO - Existing Condition NO - Existing Condition
MIN SIDE YD - ONE	15 FT	0.38 FT	0.38 FT (No Change)	NO - Existing Condition
MIN SIDE YD - BOTH	35 FT	3.09 FT	3.09 FT (No Change)	YES - Expand Ex. Condition
MIN SIDE YD %	25% LOT WIDTH (41.31 ft)	1.87%	1.87% (No Change)	YES - Expand Ex. Condition
MIN REAR YD	50 FT	N/A	N/A	N/A
MAX BLDG HEIGHT	2.5 STORIES/35 FT	2 STORIES/24 FT	2 STORIES/30 FT	NO
MAX LOT COVERAGE	30%	11,984.56 SF/58.42%	12,714.64 SF/62%	YES
MAX IMPROVED LOT COVERAGE	65%	11,562.48 sf/95.5%	19,604.35 SF/95.5%	NO - Existing Condition
MIN LANDSCAPED BUFFER	15 FT	VARIES (18' - 0') & 2.71 FT	VARIES (18' - 0') & 2.71 FT	YES - Expand Ex. Condition
PARKING (PER ORDINANCE)	1 SPACE PER 750 SF GFA 23,326.5 SF GROSS/750 SF = 32 SPACES	10 SPACES	10 SPACES	YES



DRAWING LIST:

- C-100 COVER SHEET AND PROPOSED SITE PLAN
- C-110 GRADING, DRAINAGE & UTILITY PLAN
- A-100 PROPOSED ARCHITECTURAL PLANS
- A-110 PROPOSED ARCHITECTURAL PLANS
- A-200 PROPOSED BUILDING ELEVATIONS

CHAIRMAN, ZONING BOARD OF ADJUSTMENT DATE

SECRETARY, ZONING BOARD OF ADJUSTMENT DATE

Palermo | Edwards
Architecture600 Mountain Rd
Kinnelon, NJ 07405
201.532.4453 tel
973.909.7753 fax

jpalermo@palermosedwards.com

SEAL:

JENNIFER L. PALERMO, RA A015932

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CONSULTANTS:

770
Bloomfield
Avenue

BL: 1603 LOT: 8.02

VERONA, NJ
ESSEX COUNTYRECONSTRUCTION
AND SECOND
FLOOR ADDITION
TO AN EXISTING
RETAIL BUILDING
TO BE USED AS
SELF STORAGEFOR:
JOHN FIO RITO
POINT CAPITAL DEVELOPMENT
JERSEY CITY, NJSUBMISSIONS:
BOA APPLICATION 02.01.2022

REVISIONS:

#	REVISION DESCRIPTION	DATE

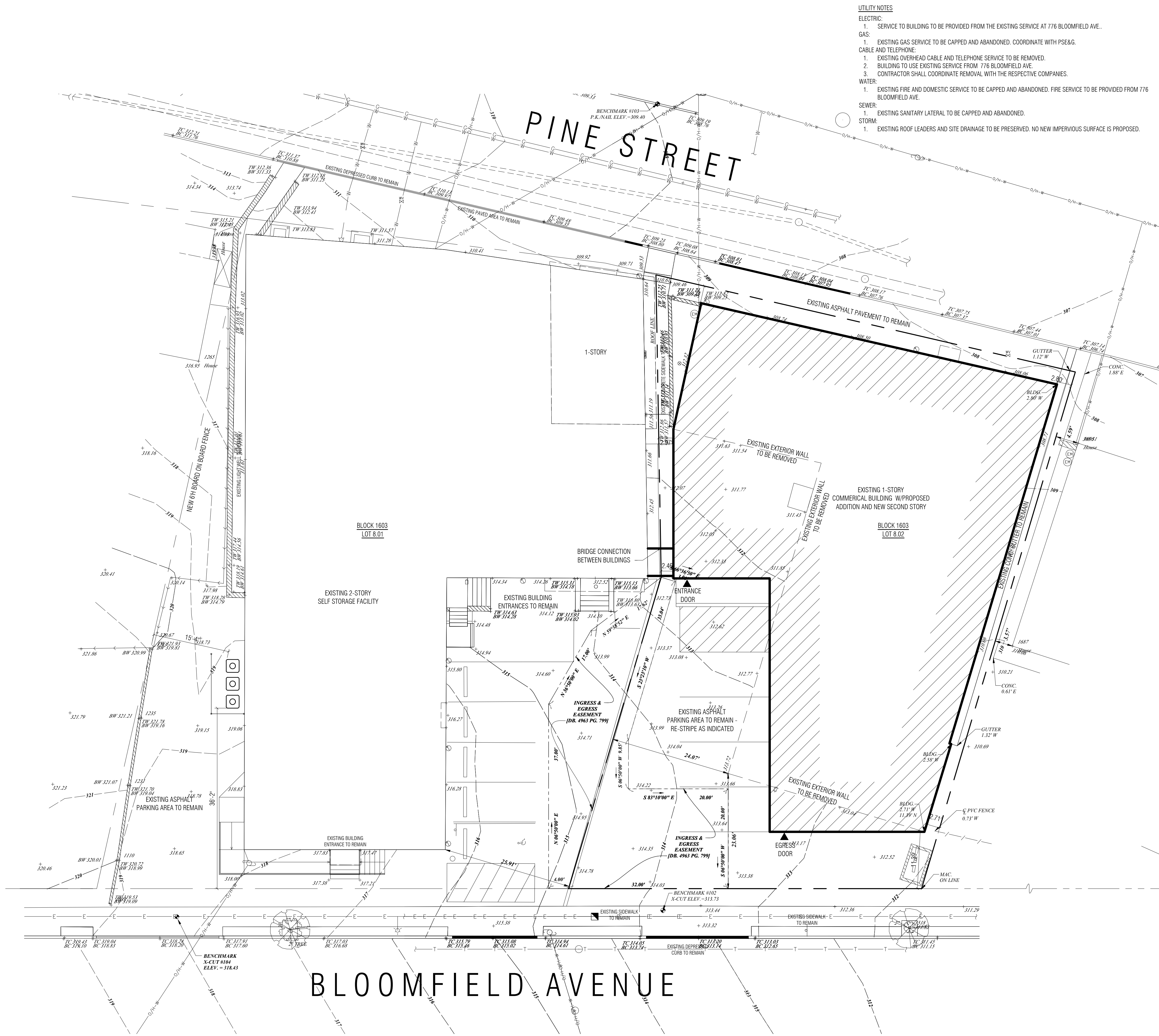
DRAWN BY:	JP
CHECK BY:	KE
PROJECT NO:	20001

SHEET TITLE:

PROPOSED SITE PLAN

SHEET No.

C-100

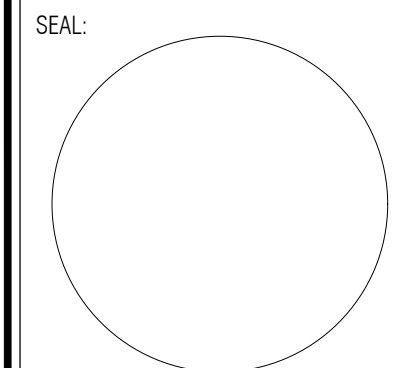


- UTILITY NOTES
- ELECTRIC:
1. SERVICE TO BUILDING TO BE PROVIDED FROM THE EXISTING SERVICE AT 776 BLOOMFIELD AVE.
- GAS:
1. EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED. COORDINATE WITH PSE&G.
- CABLE AND TELEPHONE:
1. EXISTING OVERHEAD CABLE AND TELEPHONE SERVICE TO BE REMOVED.
2. BUILDING TO USE EXISTING SERVICE FROM 776 BLOOMFIELD AVE.
3. CONTRACTOR SHALL COORDINATE REMOVAL WITH THE RESPECTIVE COMPANIES.
- WATER:
1. EXISTING FIRE AND DOMESTIC SERVICE TO BE CAPPED AND ABANDONED. FIRE SERVICE TO BE PROVIDED FROM 776 BLOOMFIELD AVE.
- SEWER:
1. EXISTING SANITARY LATERAL TO BE CAPPED AND ABANDONED.
- STORM:
1. EXISTING ROOF LEADERS AND SITE DRAINAGE TO BE PRESERVED. NO NEW IMPERVIOUS SURFACE IS PROPOSED.

Palermo | Edwards
Architecture

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CONSULTANTS:

770
Bloomfield
Avenue
BL: 1603 LOT: 8.02
VERONA, NJ
ESSEX COUNTY

RECONSTRUCTION
AND SECOND
FLOOR ADDITION
TO AN EXISTING
RETAIL BUILDING
TO BE USED AS
SELF STORAGE

FOR:
JOHN FIO RITO
POINT CAPITAL DEVELOPMENT
JERSEY CITY, NJ

SUBMISSIONS:
BOA APPLICATION 02.01.2022

REVISIONS:

#	REVISION DESCRIPTION	DATE

DRAWN BY: JP
CHKD BY: KE
PROJECT NO: 20001

SHEET TITLE:

PROPOSED GRADING,
DRAINAGE AND UTILITY PLAN

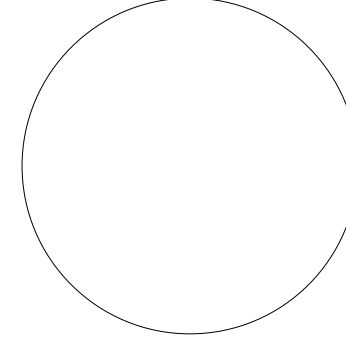
SHEET No.

C-110

PROPOSED GRADING, DRAINAGE AND UTILITY PLAN
SCALE: 1" = 10'

CHAIRMAN, ZONING BOARD OF ADJUSTMENT DATE

SECRETARY, ZONING BOARD OF ADJUSTMENT DATE



770 Bloomfield Avenue

BL: 1603 LOT: 8.02

VERONA, NJ
ESSEX COUNTY

RECONSTRUCTION
AND SECOND
FLOOR ADDITION
TO AN EXISTING
RETAIL BUILDING
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POINT CAPITAL DEVELOPMENT
JERSEY CITY, NJ

SUBMISSIONS:
BOA APPLICATION 02.01.2022

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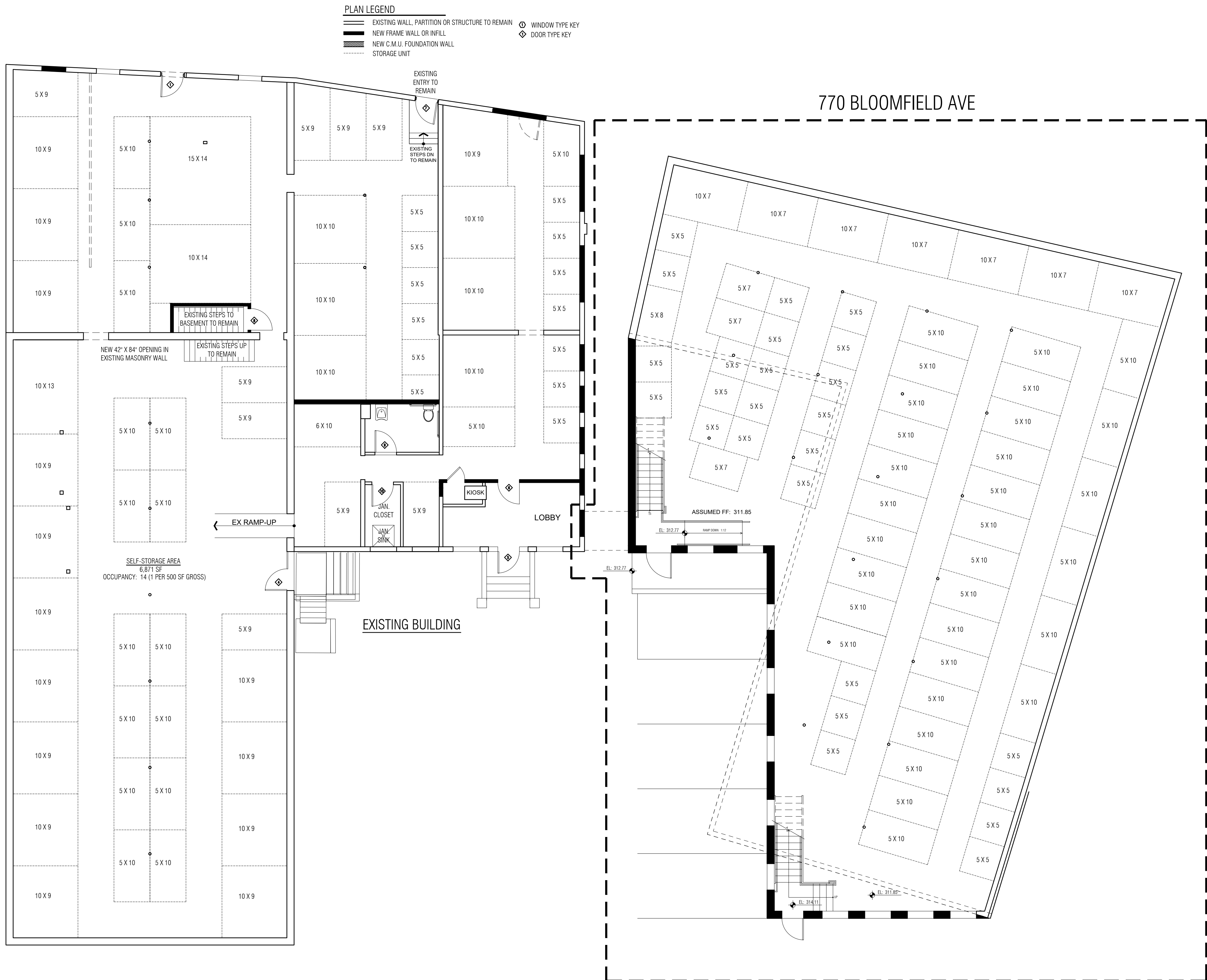
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PROJECT NO:	20001

SHEET TITLE:

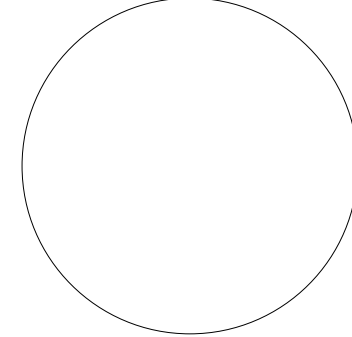
PROPOSED ARCHITECTURAL
PLANS

SHEET No.

A-100



1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



770 Bloomfield Avenue

BL: 1603 LOT: 8.02

VERONA, NJ
ESSEX COUNTY

RECONSTRUCTION
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FLOOR ADDITION
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POINT CAPITAL DEVELOPMENT
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SUBMISSIONS:
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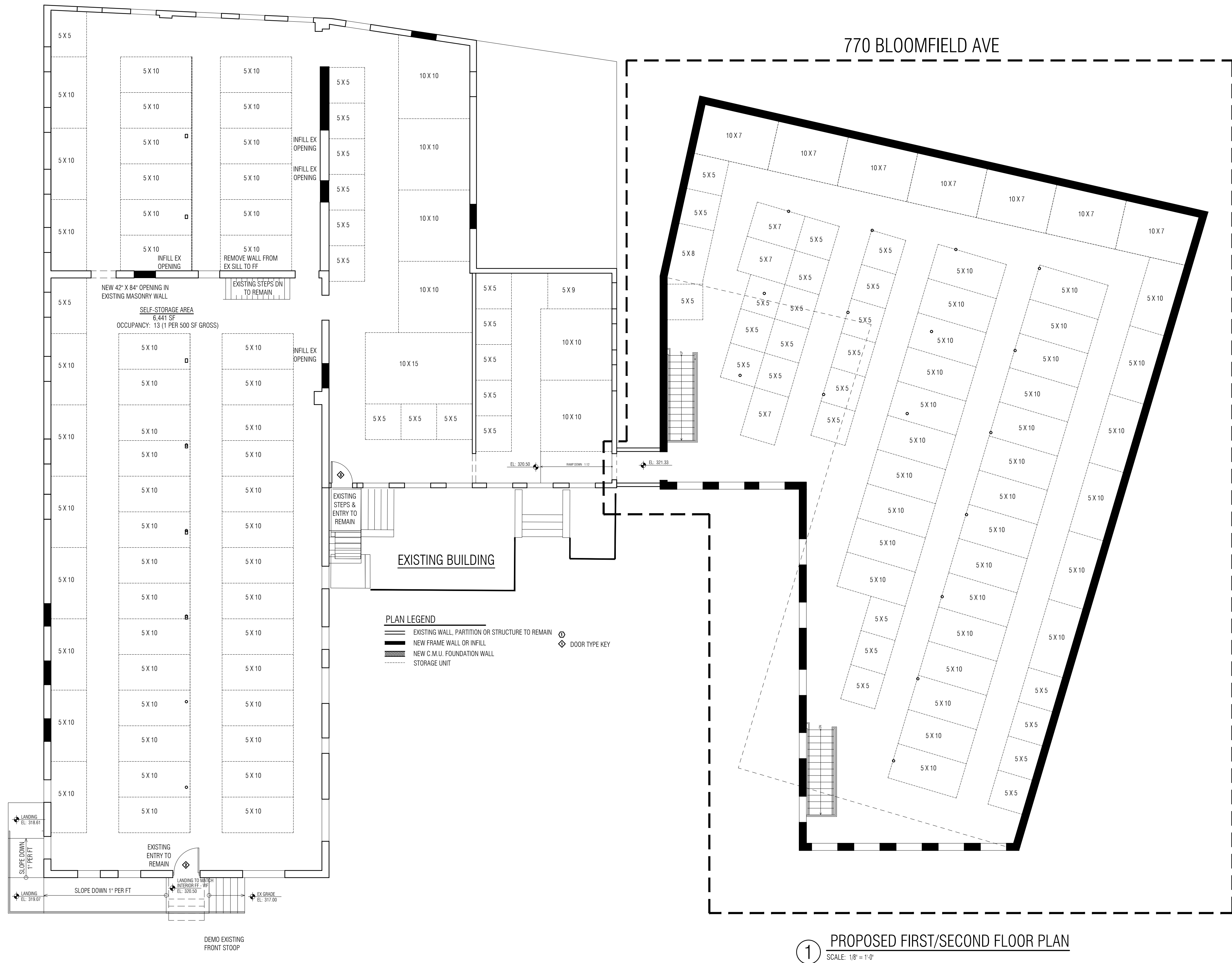
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PROJECT NO:	20001

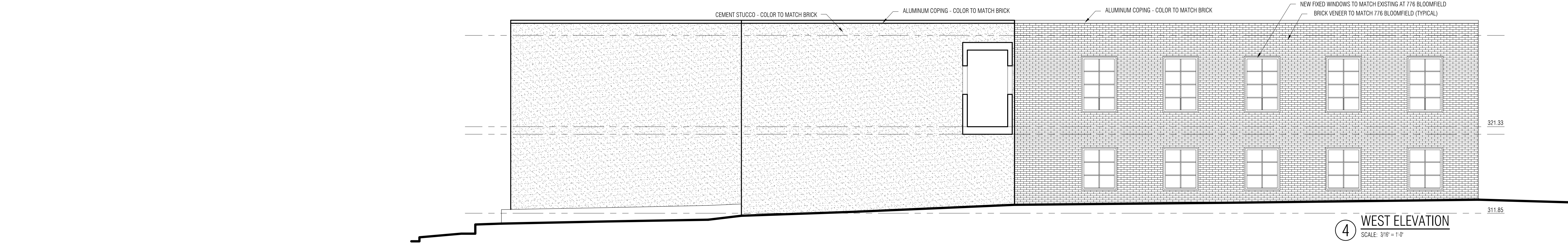
SHEET TITLE:

PROPOSED ARCHITECTURAL
PLANS

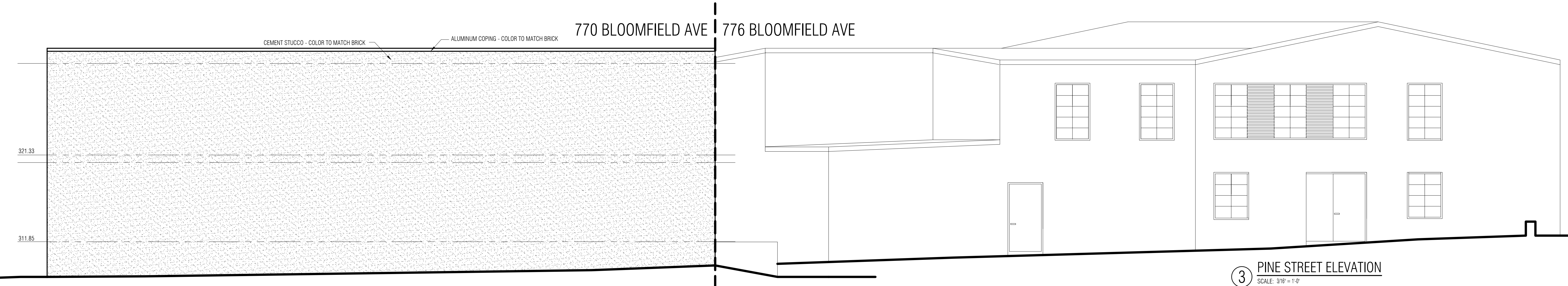
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A-110

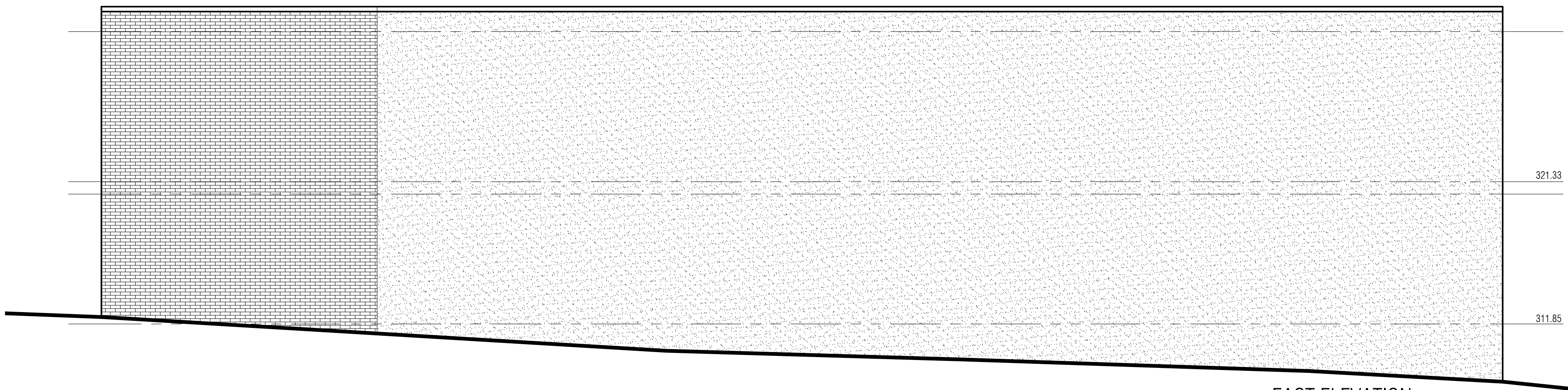




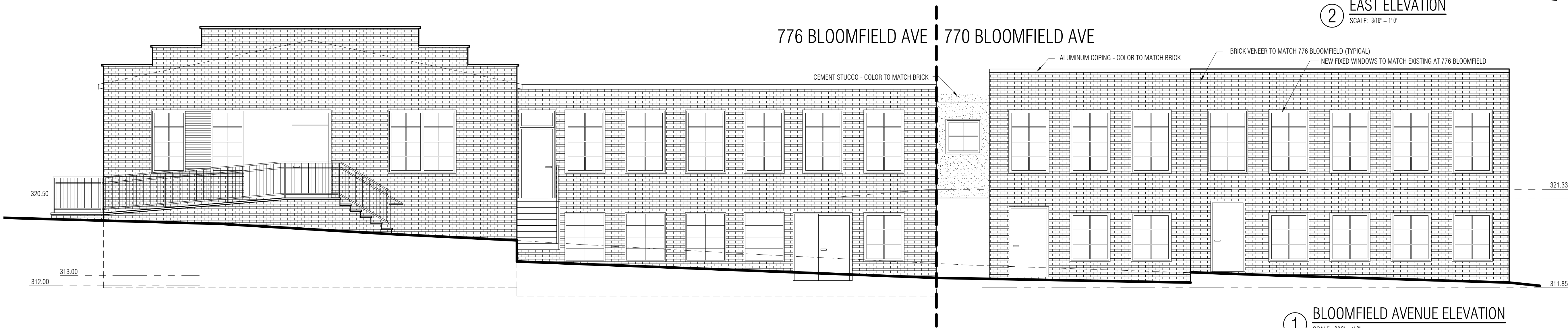
4 WEST ELEVATION
SCALE: 3/16" = 1'-0"



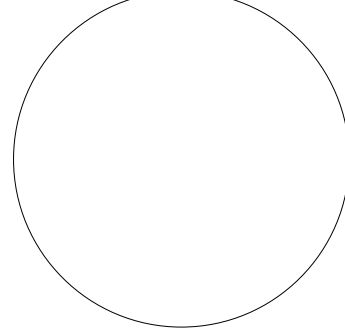
3 PINE STREET ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 BLOOMFIELD AVENUE ELEVATION
SCALE: 3/16" = 1'-0"



770 Bloomfield Avenue

BL: 1603 LOT: 8.02

VERONA, NJ
ESSEX COUNTY

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DRAWN BY:	JP
CHKD BY:	KE
PROJECT NO:	20001

SHEET TITLE:

BUILDING ELEVATIONS

SHEET No.

A-200