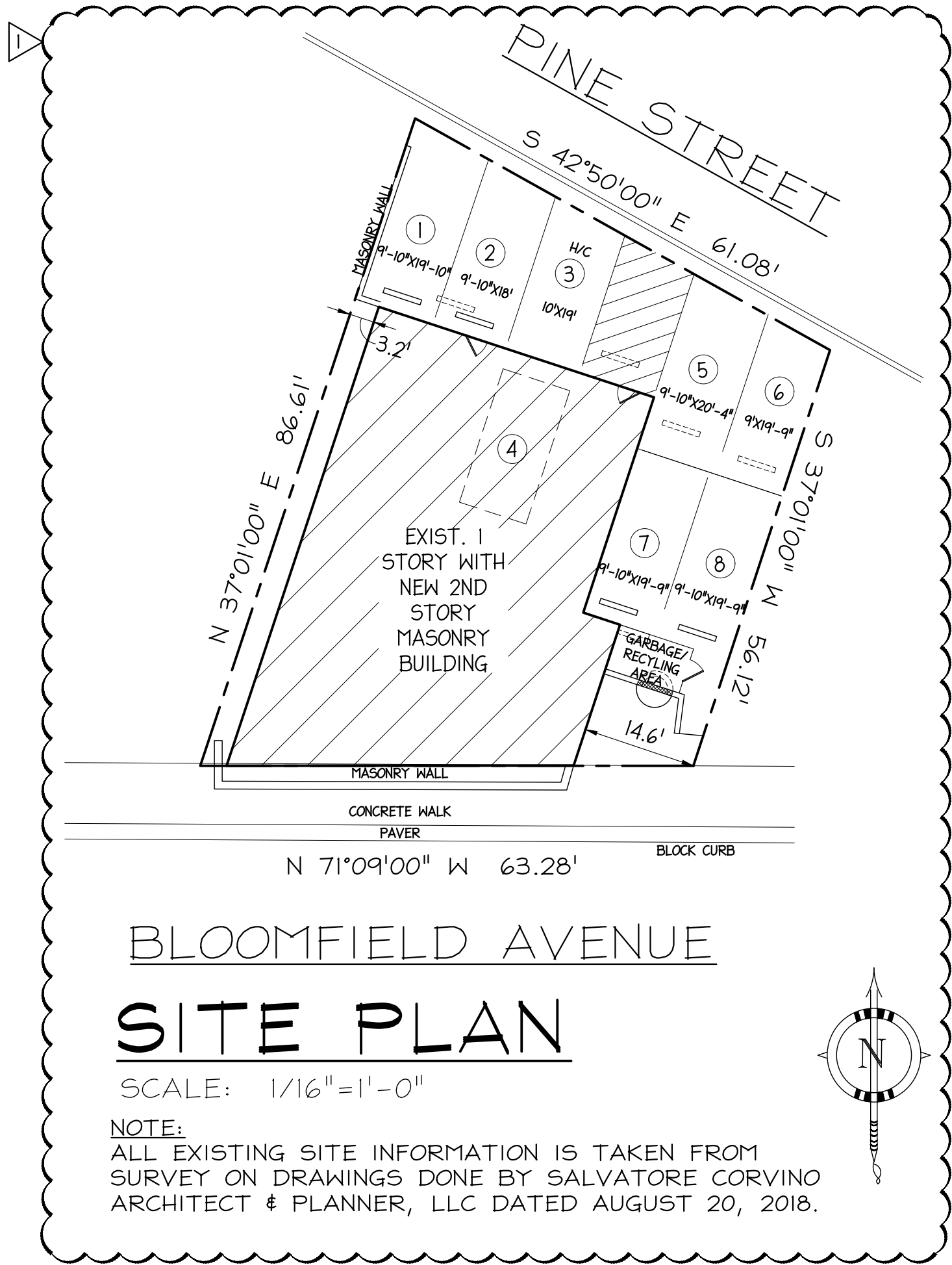
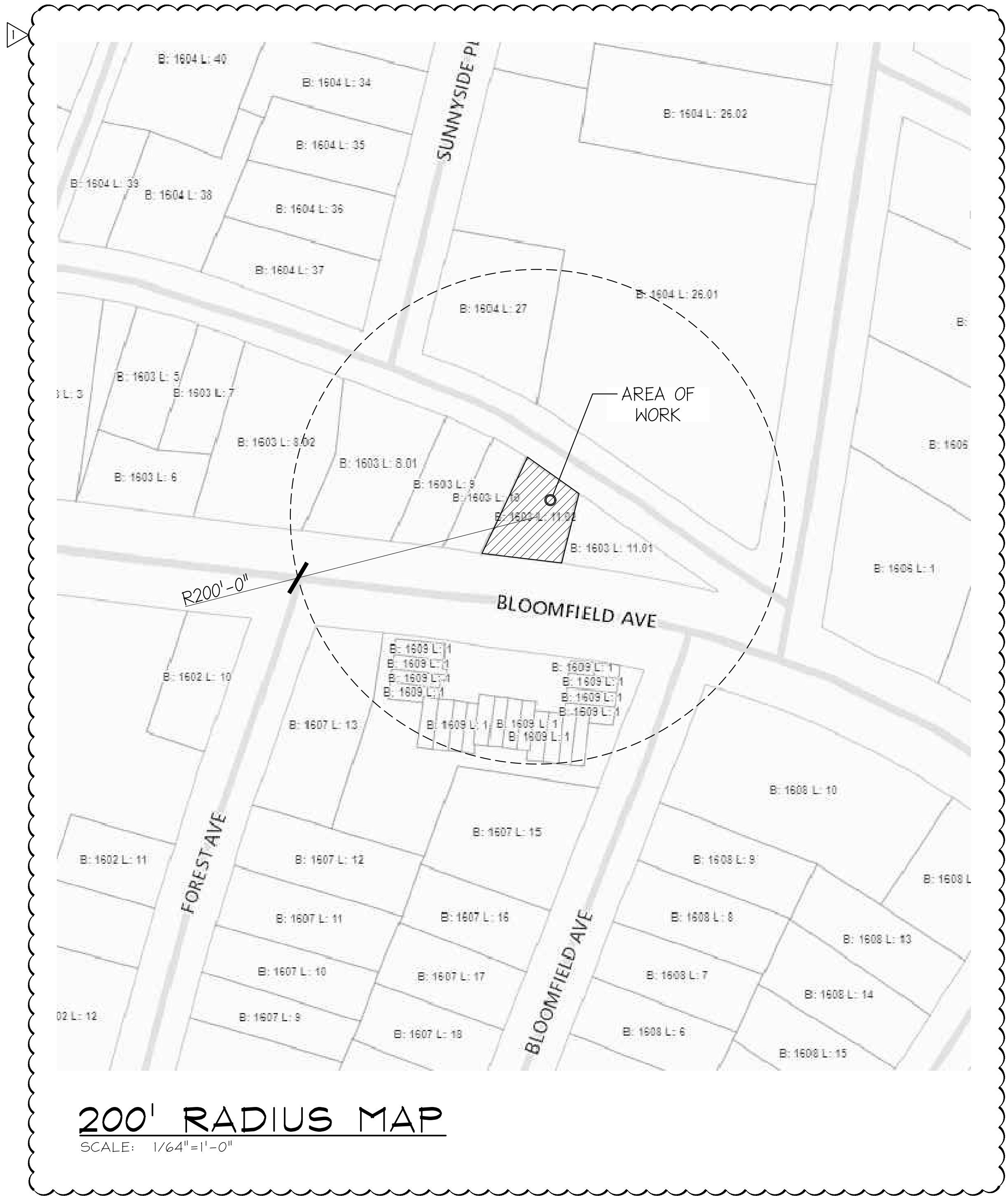




BUILDING DATA:

BUILDING CODE: INTERNATIONAL BUILDING CODE
2018, NEW JERSEY EDITION
ACCESSIBILITY CODE: ICC/ANSI A117.1-2009
U.C.C. REHABILITATION SUBCODE: N.J.A.C. TITLE
5, CHAPTER 23.

USE GROUP MIXED USE
"B" BUSINESS
"R-2" RESIDENTIAL
CONST. TYPE TYPE "B"
EXISTING BUSINESS: 986 S.F.
EXISTING WAREHOUSE: 746 S.F.
PROPOSED APARTMENTS: 1,837 S.F.

OCCUPANCY CALCULATION
BUSINESS = 986 S.F./150 GROSS
= 6.5 OR 7 OCCUPANTS
WAREHOUSE = 746 S.F./500 GROSS
= 1.4 OR 2 OCCUPANTS
RESIDENTIAL = 1,837 S.F./200 GROSS
= 9.1 OR 10 OCCUPANTS
TOTAL = 19 OCCUPANTS

ZONING CHART

LOT 11.02 BLOCK 1603

MR (MIXED-RESIDENTIAL/RETAIL) ZONING REQUIREMENTS		REQUIRED	EXISTING	PROPOSED	COMPLY
MINIMUM LOT DIMENSIONS	AREA, Sq. Ft.	6,000 Sq. Ft.	4,290.8 Sq. Ft.	4,290.8 Sq. Ft.	NO*
	WIDTH, Feet	60.0'	61.08'	61.08'	YES
	DEPTH, Feet	--	56.12'	56.12'	YES
MINIMUM YARD SETBACKS	FRONT, Feet	20.0'	0.0'	0.0'	NO*
	REAR, Feet	50.0'	16.3'	16.3'	NO*
	SIDE, Feet	15.0' / BOTH - 35.0' or 25% LOT WIDTH	L-3.2' / R-14.6' BOTH-17.8' or 15.27%	L-3.2' / R-14.6' BOTH-17.8' or 15.27%	YES
MAXIMUM BUILDING COVERAGE		30%	50.8%	50.8%	NO*
MAXIMUM IMPERVIOUS COVERAGE		65%	97.6%	97.6%	NO*
MAXIMUM HEIGHT		35'-0" & 2.5 STORIES	±13'10" & 1 STORY	30'-1" & 2 STORIES	YES
BUILDING TYPE		MIXED USE	MIXED USE	MIXED USE	YES

* EXISTING NON-CONFORMING

PARKING REQUIREMENTS: AS PER VERONA ZONING ORDINANCE & RESIDENTIAL
SITE IMPROVEMENT STANDARDS (RSIS)

OFFICE (NONMEDICAL) 6 SPACES PER 1,000 GROSS FLOOR AREA
986 S.F. - 6 SPACES
WAREHOUSE 1 SPACE PER 750 GROSS FLOOR AREA
746 S.F. - 1 SPACE
GARDEN APARTMENT 1.8 SPACES PER BEDROOM
3 BEDROOMS - 5.4 OR 6 SPACES
TOTAL REQUIRED: 13 SPACES
TOTAL PROVIDED: 8 SPACES

TOWNSHIP OF VERONA VERONA, NEW JERSEY 07044			
LIST OF PROPERTY OWNERS SERVED WITHIN 200 FEET OF: BLOCK 1603 LOT 11.02 KNOWN AS 756 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 50 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	
1602	10	GAGLIOSTRO, DOMINICK & JENNIFER 105 FAIRWAY AVENUE, VERONA NJ 07044 RE: 773 BLOOMFIELD AVENUE	
1603	8	770 BLOOMFIELD LLC 234 SUYDAM AVENUE, JERSEY CITY NJ 07304 RE: 770 BLOOMFIELD AVENUE	
	8.01	776 BLOOMFIELD LLC PO BOX #4 POINT CAPITAL, JERSEY CITY NJ 07303 RE: 776 BLOOMFIELD AVENUE	
	9	TWENTY FIVE & SEVEN PINE, LLC 1360 CLIFTON AVENUE #338, CLIFTON NJ 07012 RE: 25-27 PINE STREET	
	10	VALEO REAL ESTATE GROUP LLC 760 BLOOMFIELD AVENUE, VERONA NJ 07044	
	11.01	FLAT IRON LLC C/O J. MCEVOY 20 MONTCLAIR AVENUE, VERONA NJ 07044 RE: 744 BLOOMFIELD AVENUE	
1604	26.01	1ST PRESBYTERIAN CHURCH 38 FIARVIEW AVENUE, VERONA NJ 07044 RE: 10 FAIRVIEW AVENUE	
	27	LOMBARDI, BENJAMIN & MARIE 105 ROSELAND AVENUE #903, CALDWELL NJ 07006 RE: 24 PINE STREET	
	36	WICKHAM, JOHN & CAROL 6 SUNNYSIDE PLACE, VERONA NJ 07044	
	37	OGUZ, ALI 2 SUNNYSIDE PLACE, VERONA NJ 07044	
1607	13	SUAREZ, JOHN FRANCISC & INEZ 763 BLOOMFIELD AVENUE, VERONA NJ 07044	
	15	IEMMELLO, ANNA MARIA & DESILVA, JOE 16 WEST LINCOLN STREET, VERONA NJ 07044	
1608	10	INVESTORS PORTFOLIO LLC 200 WASHINGTON AVE 5FL, HOBOKEN NJ 07030 RE: 725 BLOOMFIELD AVENUE	
1609	1	741 BLOOMFIELD AVENUE 741 BLOOMFIELD AVENUE VERONA NJ 07044	
	1/C0001	MITNICK, MARC 741 BLOOMFIELD AVENUE #1, VERONA NJ 07044	
	1/C0101	MASTRANGELO REAL ESTATE LLC PO BOX 29, ROSELAND NJ 07068 RE: 741 BLOOMFIELD AVENUE A1	
	1/C0102	ADAMS, LOURINE L. 741 BLOOMFIELD AVENUE B1, VERONA NJ 07044	
	1/C0103	SCHOENEBAUM, MARGARET 741 BLOOMFIELD AVENUE C1, VERONA NJ 07044	
	1/C0104	ESPOSITO, TARA 741 BLOOMFIELD AVENUE D1, VERONA NJ 07044	
	1/C0105	ROBINSON, DAVID ANDREW & SILVANA E. 741 BLOOMFIELD AVENUE E1, VERONA NJ 07044	
	1/C0106	ZIELONKA, PATRYK J. & PHOEBE 741 BLOOMFIELD AVENUE F1, VERONA NJ 07044	
	1/C0107	MASTRANGELO REAL ESTATE LLC PO BOX 29, ROSELAND NJ 07068 RE: 741 BLOOMFIELD AVENUE G1	
	1/C0108	CORTE, CARMEN P. 741 BLOOMFIELD AVENUE H1, VERONA NJ 07044	
	1/C0109	MASTRANGELO REAL ESTATE LLC PO BOX 29, ROSELAND NJ 07068 RE: 741 BLOOMFIELD AVENUE J1	
	1/C0110	BELOTTI, BRUCE 9 PINE STREET, WEST ORANGE NJ 07052 741 BLOOMFIELD AVENUE K1	
	1/C0201	GARDINER, HEATHER 2 GLENWOOD ROAD, MORRISTOWN NJ 07960 RE: 741 BLOOMFIELD AVENUE A2	
	1/C0202	SCHLEUPNER, ANDREW 98 HAWTHORNE AVENUE, SPRINGFIELD NJ 07081 RE: 741 BLOOMFIELD AVENUE B2	
	1/C0203	LIPANI, JOSEPH P. 741 BLOOMFIELD AVENUE C2, VERONA NJ 07044	
	1/C0204	MASTRANGELO REAL ESTATE LLC PO BOX 29, ROSELAND NJ 07068 RE: 741 BLOOMFIELD AVENUE D2	
	1/C0205	BIONDI, CAROL A. 741 BLOOMFIELD AVENUE E2, VERONA NJ 07044	
	1/C0206	GULINO, JESSICA 741 BLOOMFIELD AVENUE F2, VERONA NJ 07044	
	1/C0207	MASTRANGELO REAL ESTATE LLC PO BOX 29, ROSELAND NJ 07068 RE: 741 BLOOMFIELD AVENUE G2	
	1/C0208	MASTRANGELO REAL ESTATE LLC PO BOX 29, ROSELAND NJ 07068 RE: 741 BLOOMFIELD AVENUE H2	
	1/C0209	MA, MICHAEL 741 BLOOMFIELD AVENUE J2, VERONA NJ 07044	
	1/C0210	WELDON, CHARLES 741 BLOOMFIELD AVENUE K2, VERONA NJ 07044	

3-28-2022 - REVISED PER ZONING
OFFICIAL COMMENTS

REVISION

ANTHONY GUZZO, AIA
N.J. LIC. NO. 12993

guzzo architects

201-939-1446
201-939-1448
(FAX)

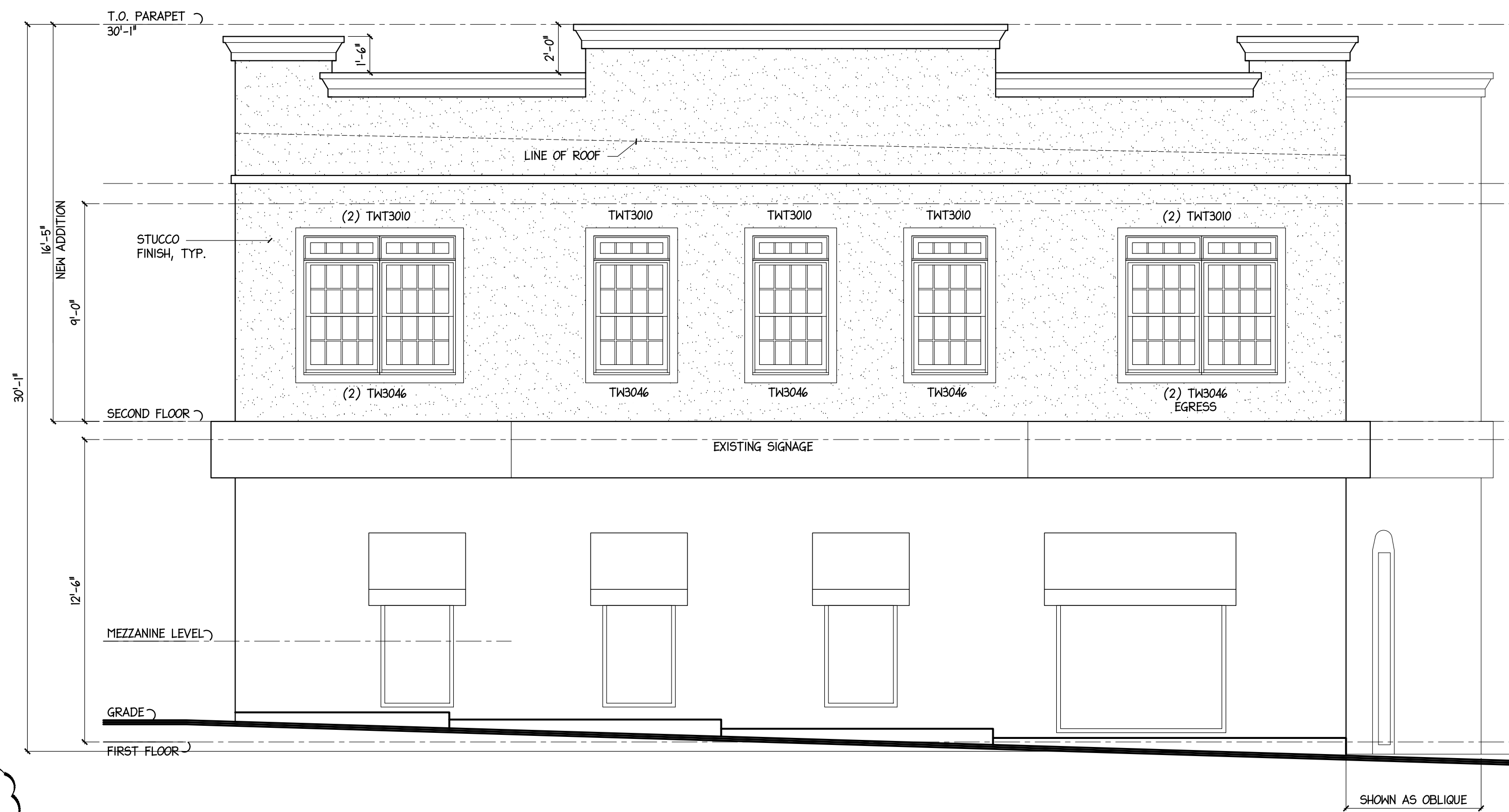
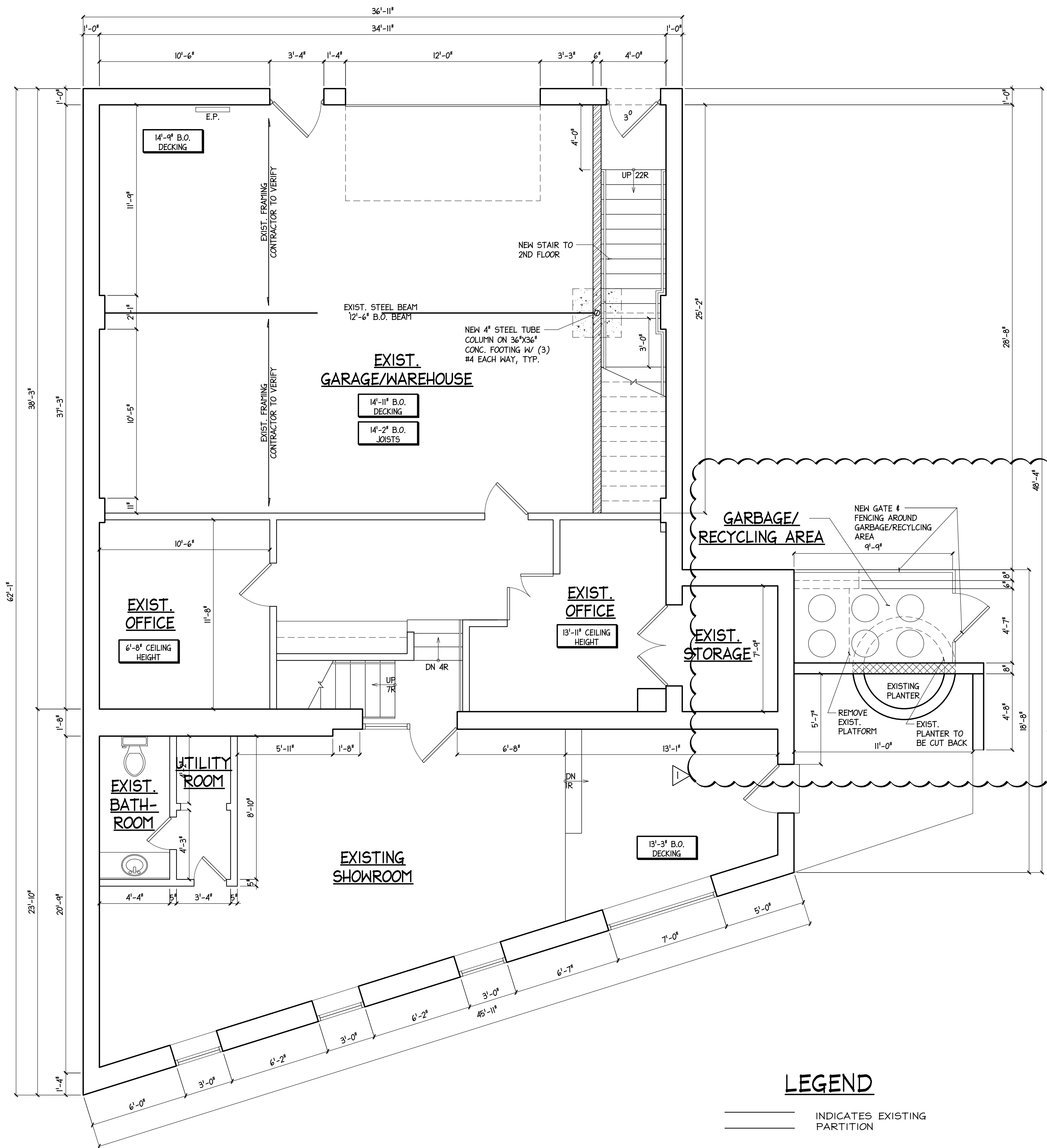
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NEW SECOND STORY ADDITION
756 BLOOMFIELD AVENUE
VERONA, NJ 07044

SITE PLAN, ZONING CHART,
BUILDING DATA & LEGEND

DATE	SCALE	DRAWN
09/16/2021	AS NOTED	AG AA KE
SET TYPE PRELIMINARY COMMISSION		
21090		
DRAWING NUMBER P-1		



3-28-2022 - REVISED PER ZONING
OFFICIAL COMMENTS

REVISION

ANTHONY GUZZO, AIA
N.J. LIC. NO. 12993

guzzo architects

608 RIDGE ROAD
LYNDHURST, N.J. 07071

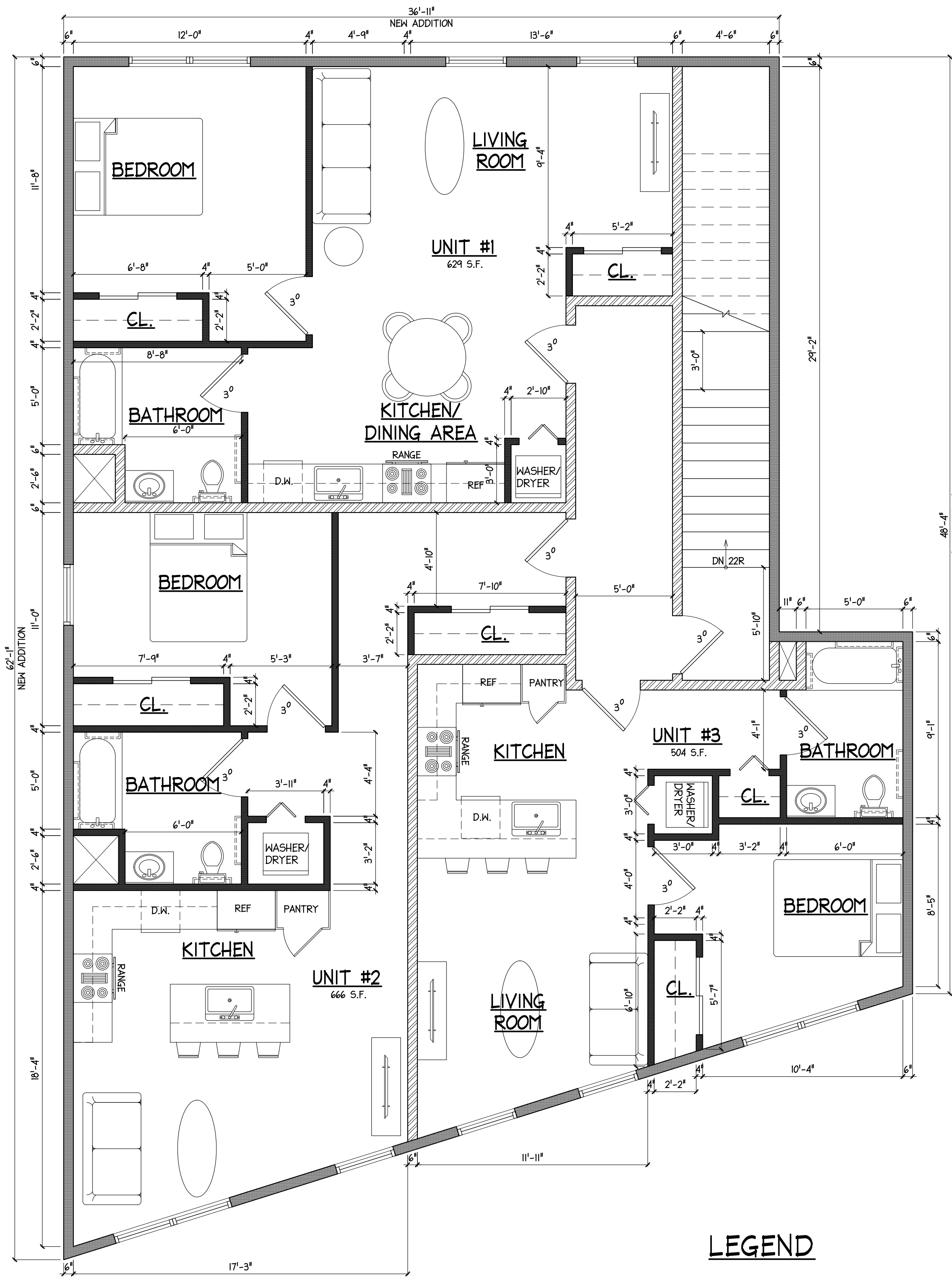
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(FAX) 201-938-1448

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NEW SECOND STORY ADDITION
756 BLOOMFIELD AVENUE
VERONA, NJ 07044

FIRST FLOOR PLAN, EXTERIOR
ELEVATIONS & LEGEND

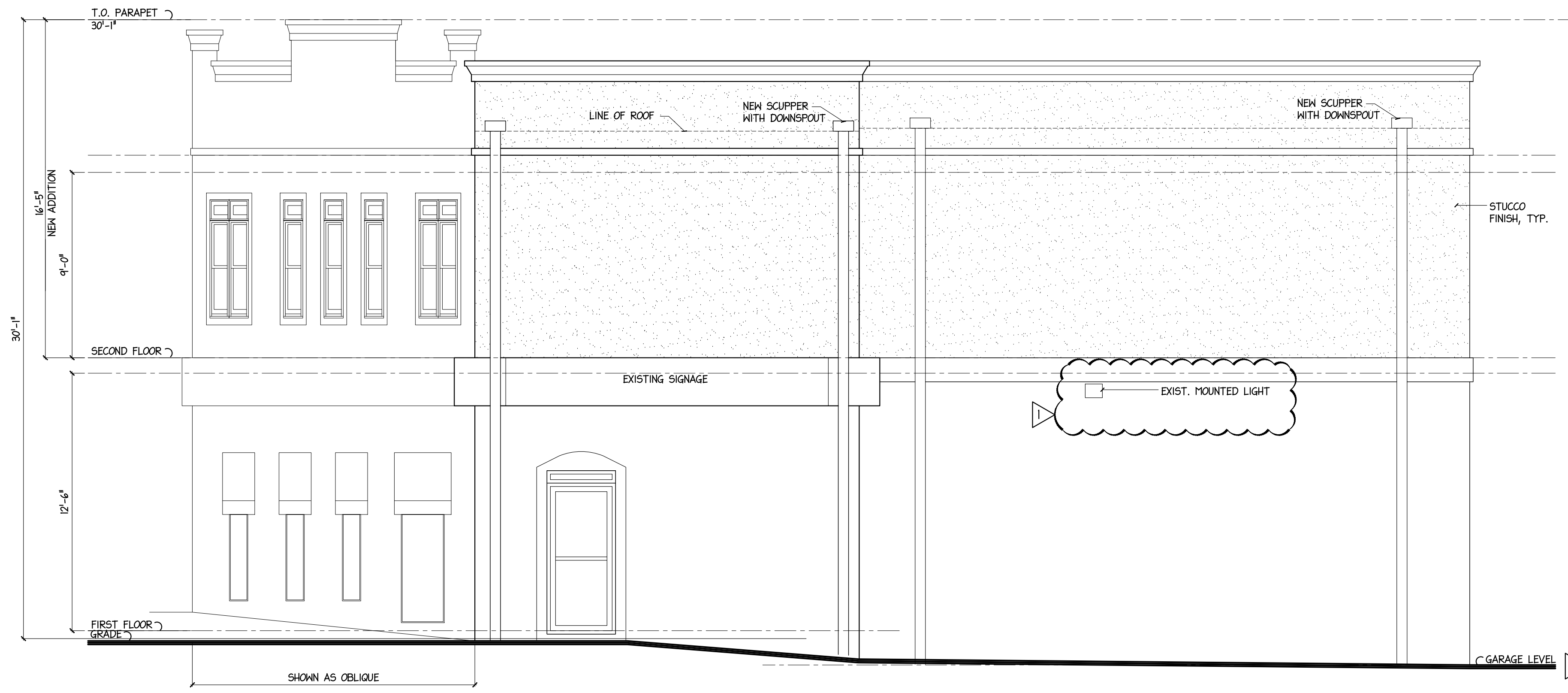
DATE 09/16/2021	SCALE AS NOTED	DRAWN AG AA KE
SET TYPE PRELIMINARY		
COMMISSION		
21090		
DRAWING NUMBER P-2		



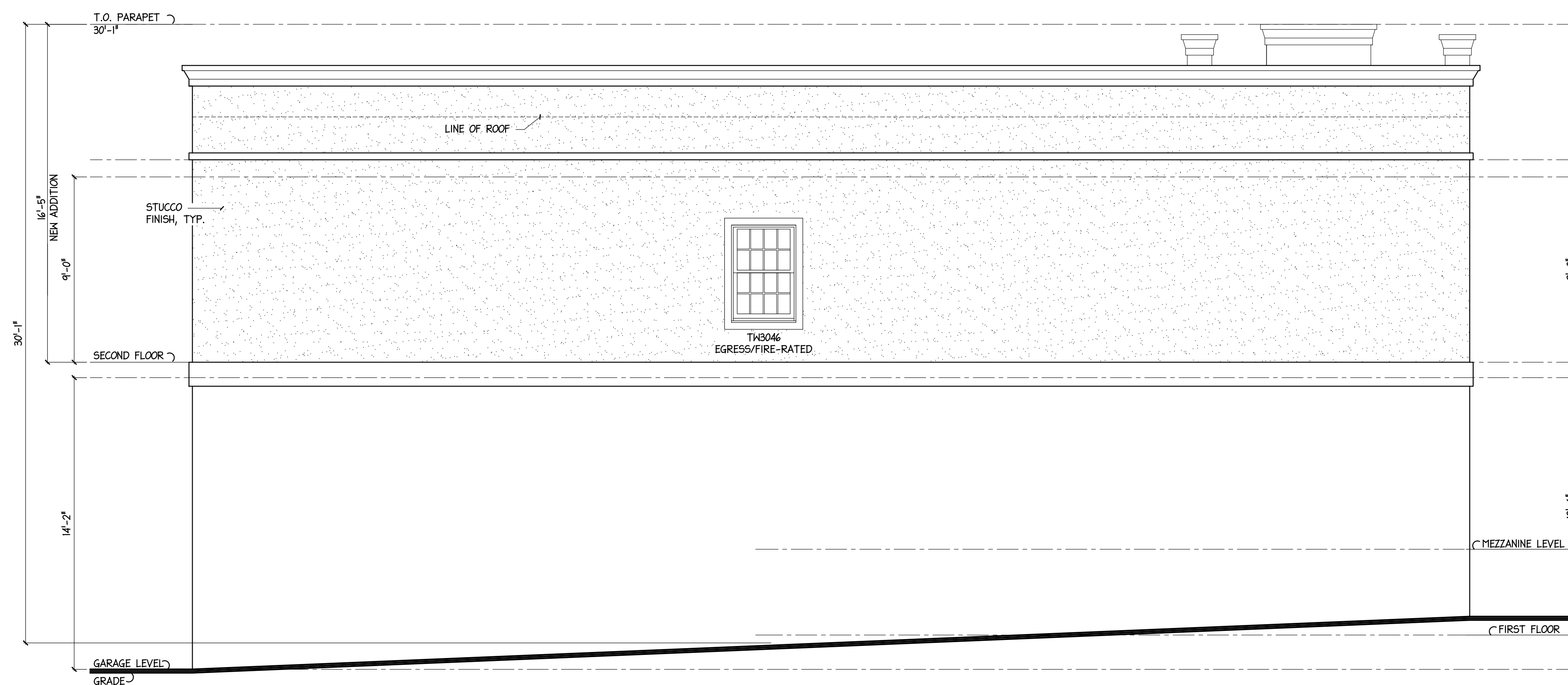
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- INDICATES EXISTING PARTITION
- INDICATES NEW STUD PARTITIONS - 2"x6" EXTERIOR @ 16" O.C.
- INDICATES NEW STUD PARTITIONS - 2"x4" INTERIOR @ 16" O.C.
- INDICATES NEW FIRE RATED PARTITION



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3-28-2022 - REVISED PER ZONING
OFFICIAL COMMENTS

REVISION

ANTHONY GUZZO, AIA
NSA LIC. NO. 12993

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688 RIDGE ROAD
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NEW SECOND STORY ADDITION
756 BLOOMFIELD AVENUE
VERONA, NJ 07044

SECOND FLOOR PLAN & EXTERIOR
ELEVATIONS

DATE 09/16/2021	SCALE AS NOTED	DRAWN AG AA KE
SET TYPE PRELIMINARY		
COMMISSION		
21090		
DRAWING NUMBER P-3		