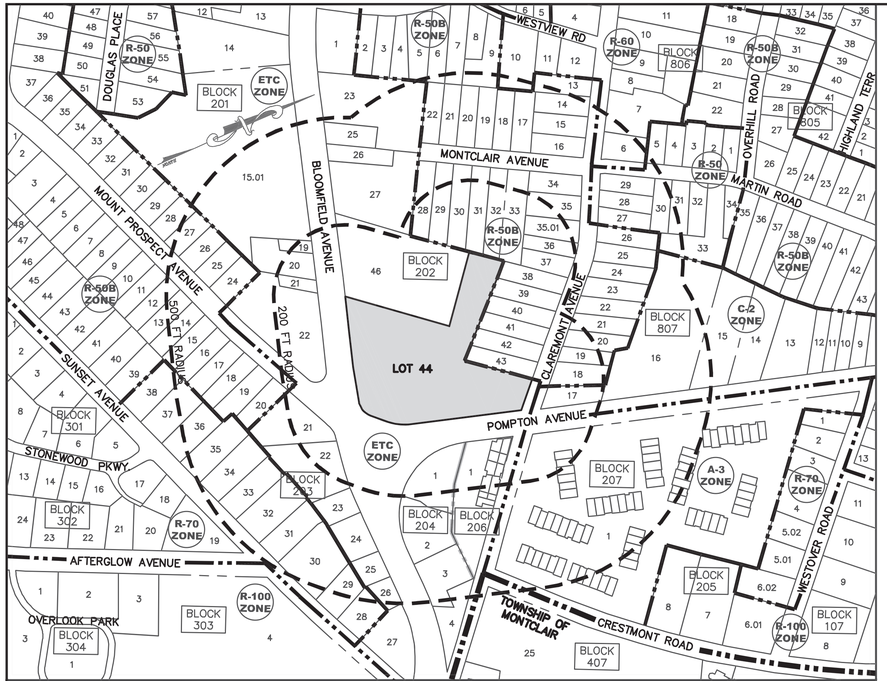


KEY MAP

SCALE: 1" = 200'±

NOTE:
INFORMATION SHOWN HEREON TAKEN FROM VERONA TOWNSHIP TAX MAP SHEETS 1, 2, AND 8 AND THE VERONA TOWNSHIP ZONING MAP. THE SUBJECT PROPERTY IS SHOWN ON TAX MAP SHEET 2.

NOTES AND REFERENCES

1. APPLICANT: DIVERSIFIED PROPERTIES, LLC.
   C/O NICOLE STIO, REGIONAL PROPERTY MANAGER, ACoM
   350 MAIN ROAD, SUITE 201
   MONTVILLE, NJ 07045
2. THESE PLANS HAVE BEEN PREPARED FOR MINOR SITE PLAN APPROVAL FOR THE TENANT OCCUPANCY FOR THE PROPOSED PERSONAL TRAINING USE FOR A PORTION OF THE EXISTING 7,710 SF BUILDING AS SHOWN ON THE PROPERTY KNOWN AS BLOCK 202, LOT 44, LOCATED IN THE TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY.
3. THE SUBJECT PROPERTY IS 3.282 ACRES IN SIZE AND LOCATED ENTIRELY WITHIN THE EXTENDED TOWN CENTER (ETC) ZONE DISTRICT OF THE TOWNSHIP OF VERONA. THE PROPERTY HAS FRONTAGE ALONG BLOOMFIELD AVENUE, POMPTON AVENUE, & CLAREMONT AVENUE.
4. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. FIELD MARKOUT CAN BE REQUESTED BY CALLING 1-800-242-1000.
5. BOUNDARY & PARTIAL TOPOGRAPHIC INFORMATION BASED ON MAP TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 100-120 BLOOMFIELD AVENUE, 12-30 POMPTON AVENUE, LOT 44, IN BLOCK 202 ON TAX MAPS OF (FORMERLY BLOCK 8) TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY, PREPARED FOR EVI REALTY, INC.," PREPARED BY PRONESTI SURVEYING, INC., DATED 3/3/11, AND LAST REVISED 12/8/23.
6. THERE ARE NO FLOODPLAINS OR FLOODWAYS ON THE SUBJECT PROPERTY PER FIRM MAP PANEL NUMBER 34013C0013F, DATED 6/4/2007.
7. NO FRESHWATER WETLANDS LOCATED ON OR WITHIN 300 FT OF THE SUBJECT PROPERTY PER NJGEOWEB (HTTPS://DEP.NJ.GOV/GIS/NJ-GEOWEB/.)
8. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE BOROUGH OF ENGLEWOOD CLIFFS AND OSHA SAFETY STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE.
9. ALL UTILITY LOCATIONS, GRADES, ELEVATIONS, INVERTS, ETC. SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ANY DESIGN ADJUSTMENTS AS MAY BE REQUIRED DUE TO FIELD CONDITIONS.

ZONING REQUIREMENTS

ETC (EXTENDED TOWN CENTER) ZONE DISTRICT

ITEM	REQUIRED	EXISTING
MINIMUM LOT AREA	12,000 SF	142,952 SF
MINIMUM LOT WIDTH	100 FT	360.8 FT
MINIMUM FRONT YARD SETBACK	30 FT	22.6 FT (1)
MINIMUM REAR YARD SETBACK	30 FT	36.5 FT
MINIMUM SIDE YARD SETBACK (SINGLE)	20 FT	N/A
MINIMUM SIDE YARD SETBACK (COMBINED)	40 FT	N/A
MINIMUM RESIDENTIAL BUFFER	15 FT	4.2 FT (1)
MAXIMUM BUILDING COVERAGE	40%	22.8%
MAXIMUM IMPERVIOUS COVERAGE	80%	90.0% (1)
MAXIMUM FLOOR AREA RATIO	100%	22.8%
MAXIMUM BUILDING HEIGHT	50 FT (3 STORIES)	< 50 FT (1 STORY)
MAXIMUM ACCESSORY BUILDING HEIGHT	15 FT (1 STORY)	N/A

(1) EXISTING, NON-CONFORMING CONDITION

ZONING BOARD OF ADJUSTMENT APPROVAL

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY

ZONING BOARD CHAIRPERSON — DATE

ZONING BOARD SECRETARY — DATE

TOWNSHIP ENGINEER — DATE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

LIST OF PROPERTY OWNERS WITHIN 200'

LIST AS PREPARED BY TOWNSHIP OF VERONA TAX ASSESSOR, DATED SEPTEMBER 10, 2026

BLOCK 201, LOT 15.01
WEST 601 HOLDING LLC
499 7TH AVE #11N
NEW YORK, NY 10018

BLOCK 201, LOT 19
133 PET AVE LLC
86 BENNETT AVE
CEDAR GROVE, NJ 07009

BLOCK 201, LOT 20
GENCO ENTERPRISES C/O HARDBODYZ
129 BLOOMFIELD AVENUE
VERONA, NJ 07044

BLOCK 201, LOT 21
125 BLOOMFIELD AVE, LLC
14 BIRDSEYE GLEN
VERONA, NJ 07044

BLOCK 201, LOT 22
NJ ENERGY REALTY LLC
536 MAIN ST
NEW PALTZ, NY 12561

BLOCK 202, LOT 27
V.J PLAZA II, LLC
2035 ROUTE 27 SUITE 2150
EDISON, NJ 08817

BLOCK 202, LOT 28
VENEZIA, GINA (TRUSTEE R PRATOLA)
17 MONTCLAIR AVENUE
VERONA, NJ 07044

BLOCK 202, LOT 29
DAGGET, MICHAEL & MARY ANN
19 MONTCLAIR AVE
VERONA, NJ 07044

BLOCK 202, LOT 30
SHORTEN, ELIZABETH J.
21 MONTCLAIR AVE
VERONA, NJ 07044

BLOCK 202, LOT 31
YANNON, ROBERT & LAUREN
23 MONTCLAIR AVE
VERONA, NJ 07044

BLOCK 202, LOT 32
HUIZE, HEIDI & ET AL.
25 MONTCLAIR AVE
VERONA, NJ 07044

BLOCK 202, LOT 33
KNOETIG, LOUIS & RIVERA, SARINA
27 MONTCLAIR AVE
VERONA, NJ 07044

BLOCK 202, LOT 35
FERINO, MARON M & JOANNA K
93 CLAREMONT AVE
VERONA, NJ 07044

BLOCK 202, LOT 35.01
ANTOLINO, MATTHEW JOSEP
89 CLAREMONT AVENUE
VERONA, NJ 07044

BLOCK 202, LOT 36
JOHNSON, MICHAEL GLENN & LAUREN M
85 CLAREMONT AVENUE
VERONA, NJ 07044

BLOCK 202, LOT 37
DENUTO, ROBERT & MOLINARO T.
81 CLAREMONT AVENUE
VERONA, NJ 07044

BLOCK 202, LOT 38
HILL, JAMES P.
77 CLAREMONT AVENUE
VERONA, NJ 07044

BLOCK 202, LOT 39
ZHOU, QUAN & CHI, XIANG
73 CLAREMONT AVENUE
VERONA, NJ 07044

BLOCK 202, LOT 40
NJENGA, ANN N & MOHAIBR, NARN D
69 CLAREMONT AVENUE
VERONA, NJ 07044

BLOCK 202, LOT 41
COSTANTINI, MICHAEL
65 CLAREMONT AVENUE
VERONA, NJ 07044

BLOCK 202, LOT 42
ZAMMITO, LINA
61 CLAREMONT AVENUE
VERONA, NJ 07044

BLOCK 202, LOT 43
CHEN, CINDY K
57 CLAREMONT AVENUE
VERONA, NJ 07044

BLOCK 202, LOT 44
EVI REALTY INC/M. UZIEL
1093 SMITH MANOR BLVD
WEST ORANGE, NJ 07052

BLOCK 202, LOT 46
IVM REALTY, LLC
1093 SMITH MANOR BLVD
WEST ORANGE, NJ 07052

BLOCK 203, LOT 20
ROZSA, ANDREW & THERESA
15 MT. PROSPECT AVENUE
VERONA, NJ 07044

BLOCK 203, LOT 21
FRITZ REALTY LLC
1 MT. PROSPECT AVENUE
VERONA, NJ 07044

BLOCK 203, LOT 22
SARNO PARTNERS NJ LLC
65 BLOOMFIELD AVE
VERONA, NJ 07044

BLOCK 203, LOT 23
OUTDOOR SYSTEMS INC.
185 U.S. HIGHWAY 46
FAIRFIELD, NJ 07004

BLOCK 204, LOT 1
RUSSO, VINCENT
106 MARINE ST
BEACH HAVEN, NJ 08008

BLOCK 204, LOT 2
KINGSMAN CO. INC % KIN PROPERTIES
185 NW SPANISH RIVER BLVD
BOCA RATON, FL 33431

BLOCK 206, LOT 1
25 POMPTON AVENUE
25 POMPTON AVENUE
VERONA, NJ 07044

BLOCK 206, LOT 1 C0001
ESSEX SUITES VERONA, LLC
11 INNESS PLACE
GLEN RIDGE, NJ 07028

BLOCK 206, LOT 1 C0002
GREENFIELD MANAGEMENT LLC
25 POMPTON AVE
VERONA, NJ 07044

BLOCK 206, LOT 1 C0003
T.M.F. COMMERCIAL PROPERTIES
P.O. BOX 43480
UPPER MONTCLAIR, NJ 07043

BLOCK 206, LOT 1 C0004
T.M.F. COMMERCIAL PROPERTIES
P.O. BOX 43480
UPPER MONTCLAIR, NJ 07043

BLOCK 206, LOT 1 C0005
T.M.F. COMMERCIAL PROPERTIES
P.O. BOX 43480
UPPER MONTCLAIR, NJ 07043

BLOCK 206, LOT 1 C0006
T.M.F. COMMERCIAL PROPERTIES
P.O. BOX 43480
UPPER MONTCLAIR, NJ 07043

BLOCK 206, LOT 1 C0007
T.M.F. COMMERCIAL PROPERTIES
P.O. BOX 43480
MONTCLAIR, NJ 07043

BLOCK 206, LOT 1 C0008
T.M.F. COMMERCIAL PROPERTIES
P.O. BOX 43480
UPPER MONTCLAIR, NJ 07043

BLOCK 206, LOT 1 C0009
T.M.F. COMMERCIAL PROPERTIES
P.O. BOX 43480
UPPER MONTCLAIR, NJ 07043

BLOCK 207, LOT 1
BEACON HILL ASSOCIATES
BEACON HILL
VERONA, NJ 07044

BLOCK 207, LOT 1 C0042
MOLLOY, ROBERT & DENISE
3 LOUISBURG SQUARE
VERONA, NJ 07044

BLOCK 207, LOT 1 C0043
LIPSCOMB, DAMON M. & BRANDI D.
2 LOUISBURG SQ.
VERONA, NJ 07044

BLOCK 207, LOT 1 C0044
STEPHEN, FLORENCE & JAMES, STEPHEN
1 LOUISBURG SQ
VERONA, NJ 07044

BLOCK 807, LOT 16
SAR REALTY LLC
10 VETERANS WAY #224
MORRIS PLAINS, NJ 07950

BLOCK 807, LOT 17
50 POMPTON AVENUE LLC
50 POMPTON AVE
VERONA, NJ 07044

BLOCK 807, LOT 18
UMANA, CHRISTOPHER
58 CLAREMONT AVE
VERONA, NJ 07044

BLOCK 807, LOT 19
MARIA TERESA FABRIZIO IRREVOCABLE
60 CLAREMONT AVENUE
VERONA, NJ 07044

BLOCK 807, LOT 20
PEREIRA, NATALIE
64 CLAREMONT AVENUE
VERONA, NJ 07044

BLOCK 807, LOT 21
KACZMAREK, EDWARD & DONALD & STEVEN
68 CLAREMONT AVE
VERONA, NJ 07044

VERIZON OPERATIONAL HEADQUARTERS
ONE VERIZON WAY,
BASKING RIDGE, NEW JERSEY 07920

COMCAST CORPORATE HEADQUARTERS
1800 BISHOPS GATE BLVD
MT LAUREL TOWNSHIP, NJ 08054

PSE&G CORPORATE HEADQUARTERS
80 PARK PLAZA
NEWARK, NJ 07102

TOWNSHIP OF VERONA WATER & SEWER UTILITY
10 COMMERCE COURT
VERONA, NJ 07044

TOWNSHIP OF VERONA OFFICE OF THE MUNICIPAL CLERK
600 BLOOMFIELD AVENUE
VERONA, NJ 07044

ESSEX COUNTY PLANNING BOARD
DAVID ANTONO, P.P., AICP PLANNER
900 BLOOMFIELD AVENUE
VERONA, NJ 07044

PARKING REQUIREMENTS

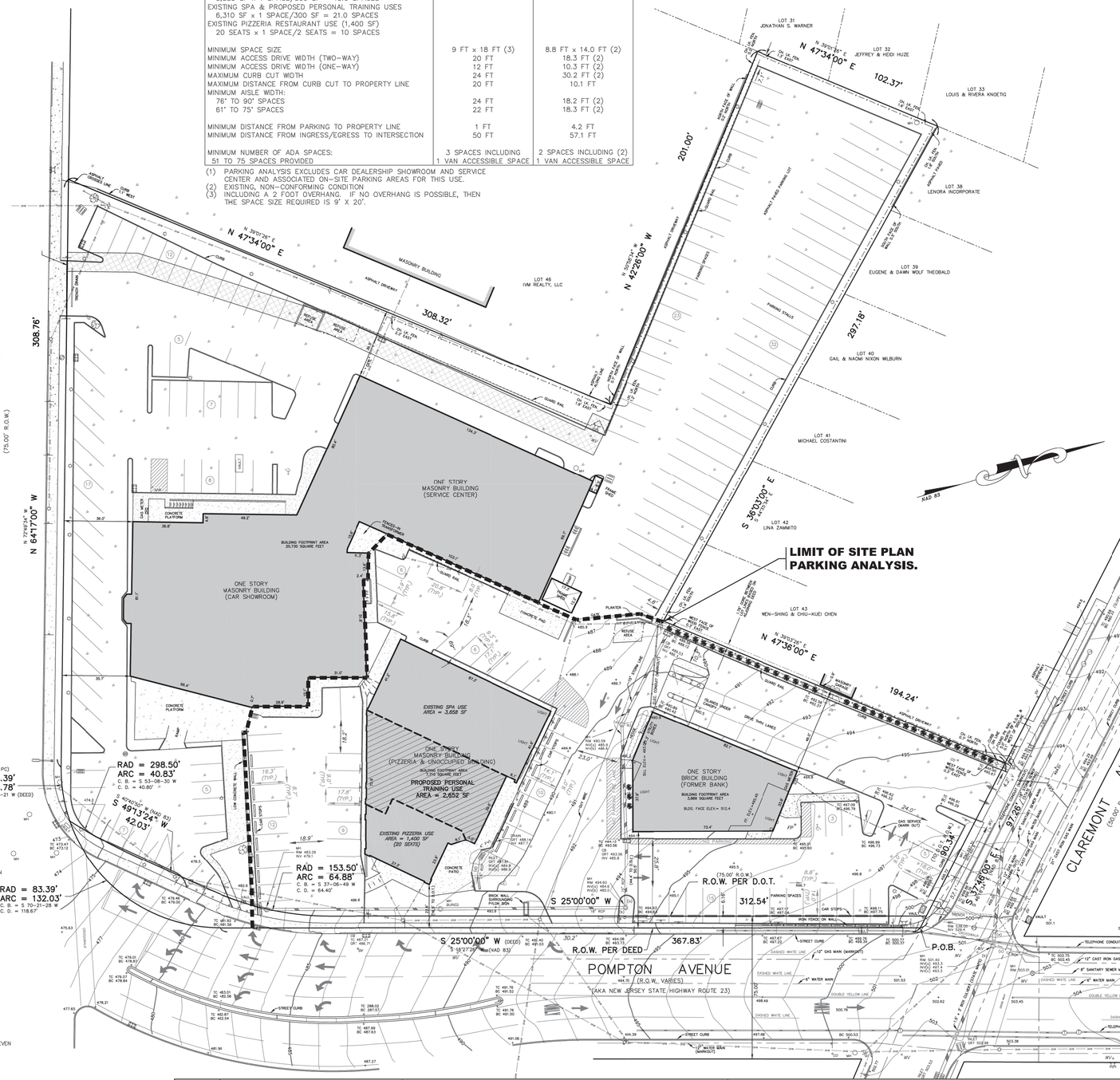
ITEM	REQUIRED	PROVIDED
PARKING CALCULATIONS (1): PROPOSED TOTAL BUILDINGS SIZE = 11,599 SF EXISTING BANK USE 3,889 SF x 1 SPACE/300 SF = 13.0 SPACES EXISTING SPA & PROPOSED PERSONAL TRAINING USES 6,310 SF x 1 SPACE/300 SF = 21.0 SPACES EXISTING PIZZERIA RESTAURANT USE (1,400 SF) 20 SEATS x 1 SPACE/2 SEATS = 10 SPACES	44 SPACES	66 SPACES
MINIMUM SPACE SIZE	9 FT x 18 FT (3)	8.8 FT x 14.0 FT (2)
MINIMUM ACCESS DRIVE WIDTH (TWO-WAY)	20 FT	18.3 FT (2)
MINIMUM ACCESS DRIVE WIDTH (ONE-WAY)	12 FT	10.3 FT (2)
MAXIMUM CURB CUT WIDTH	24 FT	30.2 FT (2)
MAXIMUM DISTANCE FROM CURB CUT TO PROPERTY LINE	20 FT	10.1 FT
MINIMUM AISLE WIDTH: 76° TO 90° SPACES 61° TO 75° SPACES	24 FT 22 FT	18.2 FT (2) 18.3 FT (2)
MINIMUM DISTANCE FROM PARKING TO PROPERTY LINE	1 FT	4.2 FT
MINIMUM DISTANCE FROM INGRESS/EGRESS TO INTERSECTION	50 FT	57.1 FT
MINIMUM NUMBER OF ADA SPACES: 51 TO 75 SPACES PROVIDED	3 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE	2 SPACES INCLUDING (2) 1 VAN ACCESSIBLE SPACE

(1) PARKING ANALYSIS EXCLUDES CAR DEALERSHIP SHOWROOM AND SERVICE CENTER AND ASSOCIATED ON-SITE PARKING AREAS FOR THIS USE.
(2) EXISTING, NON-CONFORMING CONDITION
(3) INCLUDING A 2 FOOT OVERHANG. IF NO OVERHANG IS POSSIBLE, THEN THE SPACE SIZE REQUIRED IS 9' X 20'.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



LIMIT OF SITE PLAN PARKING ANALYSIS.

DATE	REVISION

DYKSTRA WALKER DESIGN DW GROUP P.A.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 · LAKE HOPATCONG, NJ 07849
PHONE (973) 663-6540 · FAX (973) 663-0042
WWW.DYKSTRAWALKER.COM

KEVIN J. ROBINE, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE04965200

MINOR SITE PLAN

ALLOY PERSONAL TRAINING

BLOCK 202, LOT 44
BLOOMFIELD AVE. & POMPTON AVE.
TOWNSHIP OF VERONA
ESSEX COUNTY NEW JERSEY

SCALE: 1" = 30'
JOB NO.: 26165
DRAWN BY: TJB
CHECKED BY: KJR
DATE: 9/10/26
SHEET NO. 1 OF 1

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