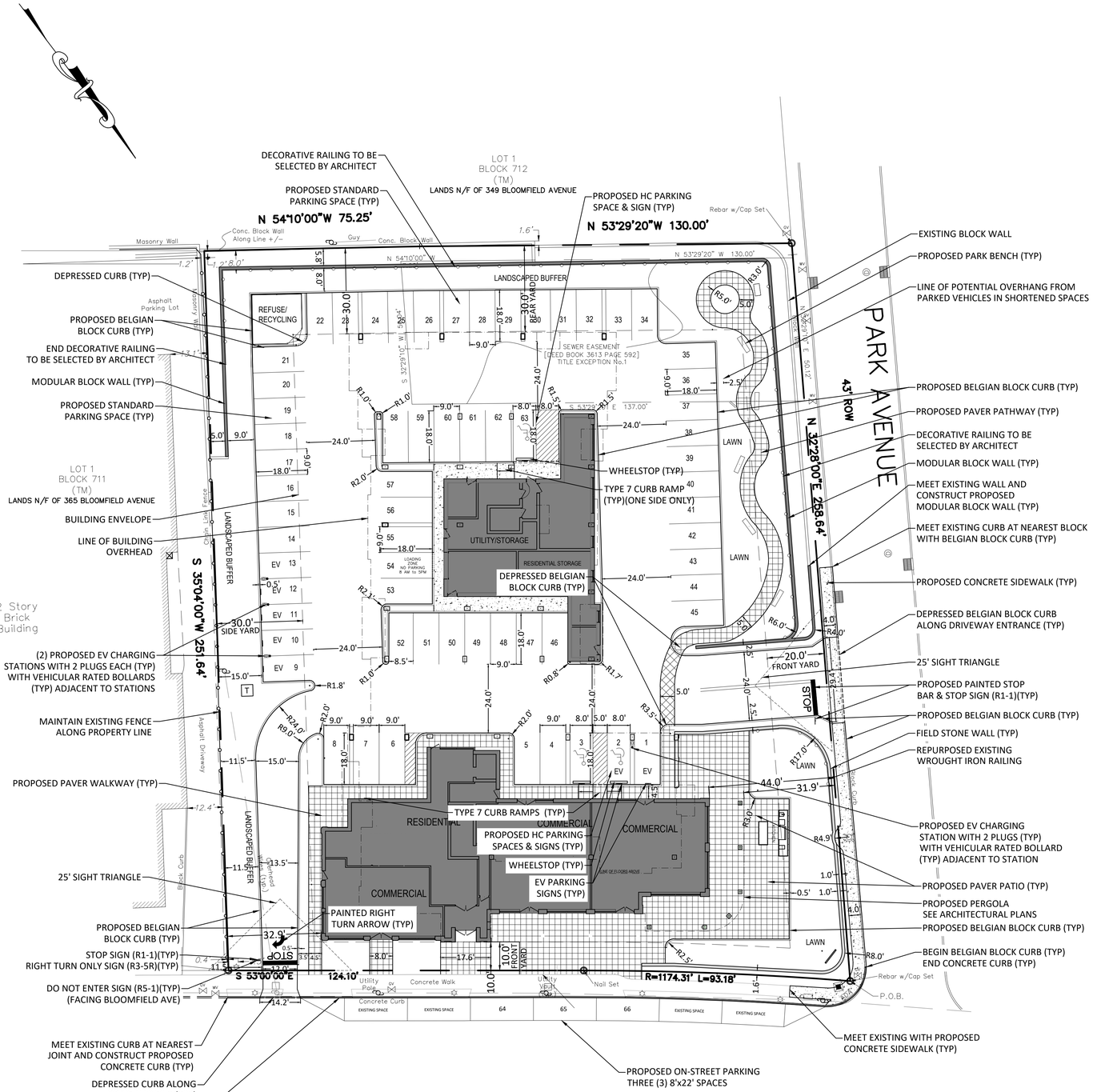

BLOOMFIELD AVENUE
75' ROW

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

811 Know what's below Call before you dig.

NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKOUTS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

ZONING SCHEDULE - BULK REGULATIONS

383 BLOOMFIELD AVE NON-CONDEMNATION REDEVELOPMENT ZONE
TOWNSHIP OF VERONA ZONE - 383 BLOOMFIELD AVE REDEVELOPMENT ZONE
PERMITTED USE: COMMERCIAL / RESIDENTIAL

ITEM	REQUIREMENT	EXISTING	PROPOSED	COMMENT
MIN LOT AREA	1 ACRE (43,560 SF)	53,550 SF	53,550 SF	CONFORMS
MAX DENSITY	27 DU / ACRE	N/A	26.83 DU/A	CONFORMS
MIN LOT WIDTH	210 FT	216.8 FT	216.8 FT	CONFORMS
MIN FY SETBACK BLOOMFIELD AVE	10 FT	9.8 FT	10.0 FT	CONFORMS
MIN FY SETBACK PARK AVE	20 FT	2.9 FT	31.9 FT TO PERGOLA 44.0 FT TO BUILDING	CONFORMS
MIN SY SETBACK	30 FT	9.3 FT	32.9 FT	CONFORMS
MIN RY SETBACK	30 FT	8.0 FT	30.0 FT	CONFORMS
MAX BLDG COVER	40 %	23.0 %	39.0 %	CONFORMS
MAX IMPERVIOUS COVERAGE	80 %	67.9 %	76.4 %	CONFORMS
MAX BLDG HEIGHT	4 STORIES / 50 FT	23.9 FT	4 STY / 46.6 FT	CONFORMS
PARKING (1)	63 SPACES (2)	24 SPACES	63 SPACES	CONFORMS
PARKING SPACE SIZE	9 FT x 18 FT (3)	9FTx18FT	9 FT x 18 FT	CONFORMS
LOADING SPACE	1 REQUIRED	N/A	1 PROVIDED	CONFORMS
2 WAY DRIVEWAY	24 FT REQUIRED	23.3 FT	24.0 FT	CONFORMS
WALKWAY WIDTH	4.0 FT MIN	5.5 FT	4.5 FT	CONFORMS
LANDSCAPE BUFFER	15 FT (4)	3.5 FT	11.5 FT	WAIVER
BUFFER FENCE HEIGHT	6 FT	N/A	6.0 FT	CONFORMS

(1) THE PARKING REQUIREMENTS PER THE REDEVELOPMENT PLAN ARE AS FOLLOWS:
RESIDENTIAL APARTMENTS: 1.8 SPACES PER UNIT
SPECIAL NEEDS HOUSING: 0.25 SPACES PER UNIT
NON-RESIDENTIAL USES: 1 SPACE PER 250 SQUARE FEET

(2) PARKING CALCULATIONS:
RESIDENTIAL APARTMENTS: 31 x 1.8 = 55.8 SPACES
SPECIAL NEEDS APARTMENTS: 2 x 0.25 = 0.5 SPACES
SUBTOTAL = 56.3 SPACES

RETAIL: 4,060 SF @ 1 SPACE PER 250 SF = 16.24 SPACES
+ 56.3 SPACES
TOTAL = 72.54 OR 73 SPACES

EV CREDIT: 10 % REDUCTION IN REQUIRED PARKING: 7.0 SPACE CREDIT
73.0 - 7.0 = 66 SPACES

CREATION OF NEW ON-STREET PARKING SPACES SHALL COUNT AS A ONE FOR ONE CREDIT TOWARDS THE MINIMUM ON-SITE PARKING REQUIREMENT: *3 ON-STREET SPACES PROVIDED*
66.0 - 3.0 = **63 SPACES REQUIRED**

(3) ALL PARKING SPACES SHALL BE AT LEAST NINE FEET BY EIGHTEEN FEET, EXCEPT THAT TWO AND ONE-HALF FEET OF THE LENGTH MAY BE INCLUDED IN ANY OVERHANG.

(4) A MINIMUM OF 15 FT LANDSCAPE BUFFER IS REQUIRED ALONG RESIDENTIAL ZONES AND USES.

TOWNSHIP OF VERONA APPROVALS

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
CITY ENGINEER	DATE

INDEX OF DRAWINGS

SP-1 - SITE PLAN
SP-2 - GRADING & UTILITY PLAN
SP-3 - LIGHTING PLAN
SP-4 - SOIL EROSION & SEDIMENT CONTROL PLAN
SP-5 - SOIL EROSION & SEDIMENT CONTROL DETAILS
SP-6 - SITE CONSTRUCTION DETAILS
SP-7 - UTILITY CONSTRUCTION DETAILS

REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J.CIFONE PLS. RECIEVED ON 10-01-2024.

EXISTING TOPOGRAPHY IS NAVD 1988

ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GSAPC ON 12-04-2025.

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410
SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

Revisions

ALL DOCUMENTS PREPARED BY ANDERSON CONSULTING SERVICES, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ANDERSON CONSULTING SERVICES, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ANDERSON CONSULTING SERVICES, LLC. OWNER SHALL INDEMNIFY AND HOLD HARMLESS ANDERSON CONSULTING SERVICES, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM

CERTIFICATE OF AUTHORIZATION
24GA28182400

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Boonton, NJ 07005
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Fax: 973.975.0703
www.pwanderson-cs.com

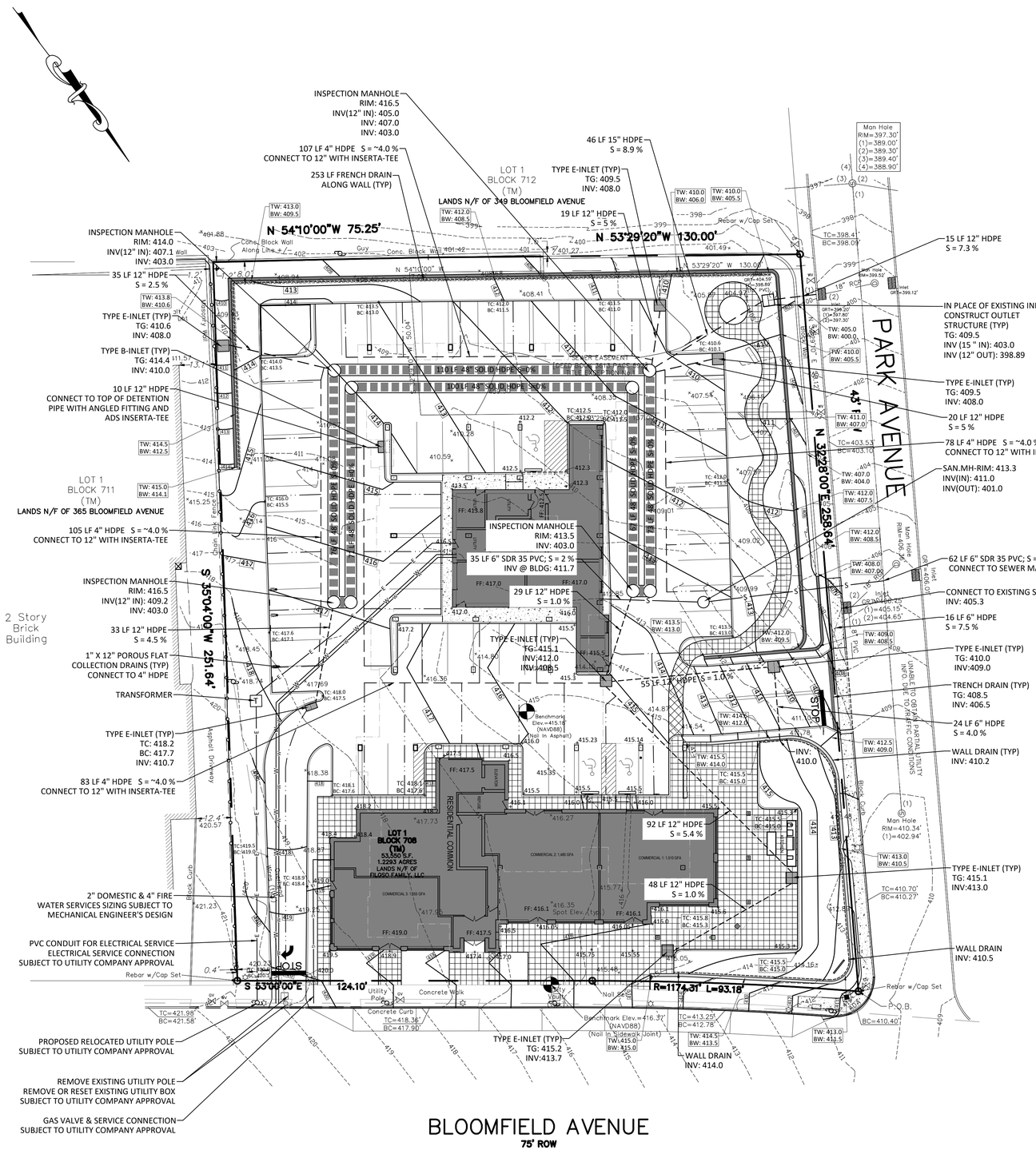
Proj. No.	BLOOMFIELD VERONA
Date	09-15-25
Drawn by	BCA
Designed by	PWA
Checked by	PWA
Scale	AS SHOWN

383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

SITE PLAN

SP - 1

SHEET 1 OF 7



BUILDING HEIGHT CALCULATION

FINISHED FLOOR ELEV = 415.45
AVERAGE GP = 415.25
HEIGHT OF BUILDING = 46.5

415.45 - 415.25
.084 + 46.5 = **46.584 FT = BUILDING HEIGHT**

AVERAGE GRADE PLANE CALCULATION

410.4+410.5+411+411.4+411.9+412.3+412.7+413.1+414+414.5+414.3+
414.7+415.2+415.3+415.2+415.1+414.5+415.5+415.6+415.5+415.5+
415.5+415.5+415.5+415.5+415.5+415.5+415.6+415.7+416.05+416.05+
416.05+416.1+416.5+416.9+417.0+417.4+418.0+418.6+419.0+419.3+
419.5+419.3+419.0+418.6+418.4+418.35+418.1+417.6+417.5+417.4+
417.4+417.3+417.3+417.1+416.7+416.1+415.8+415.4+415+414.5+414.2+
414.1+413.9+413.6+413.2+413+412.7+412.3+412+411.6+411.2+410.8+410.5 = 30,728.9
30,728.9/74 = 415.25 = AVERAGE GP

SEWER CALCULATIONS:

EXISTING: 5,050 SF OF RETAIL @ 0.1 GAL / SF
505 GPD EXISTING

PROPOSED: 4,060 SF OF COMMERCIAL @ 0.1 GAL / SF
406 GPD
1 BR: 1 PROPOSED @ 150 GAL = 150 GPD
2 BR: 23 PROPOSED @ 225 GAL = 5,175 GPD
3 BR: 9 PROPOSED @ 300 GAL = 2,700 GPD

TOTAL: 8,431 GPD PROPOSED
NEW SEWER DEMAND = **7,926 GPD**

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J.CIFONE PLS. RECIEVED ON 10-01-2024.

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NOTE:
1. MODULAR BLOCK WALL TO BE DESIGNED PRIOR TO CONSTRUCTION

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410
SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

Revisions

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383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

GRADING & UTILITY PLAN

SP - 2

SHEET 2 OF 7

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number:
Notes:
Type:

Parkpak® LED

Mechanical
- Heavy-gauge A360 cast aluminum coupled with a rigorous 5-stage pretreatment, epoxy basecoat and polyester topcoat yield a finish that achieves a scribe creepage rating of 6 after 3,000 hours of salt spray.
- Mounts to a standard junction box
- Provide a slotted 1/2" for pendant mount applications that is covered by a 4-inch square electrical box.
- Wet location listed
- IP66 rating
- 1" standard pipe/1¼" - 14 NPT) on each side, accepts ½" and ¾" conduit.
- Wire rating for surface mount: 35C
- Wire rating for pendant mount: 50 at 1.5 feet, excludes cover kit
- Product mount: ¼" - 14 NPT at center of housing
- Bolt (Thread) Accessory:

Electrical
- Tool-less barriers for quick and safe disconnect / connect of power and control
- Rated for -40°C / -40°F minimum ambient
- Programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz
- Standard: 3000K, 4000K and 5000K (CCT) (+/-5%)
- Optional: >80 CRI, 4 week lead-time
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C / -4°F to 30°C / 86°F) available with P10 thru P40 performance packages, not cULus compliant
- All surge protection meets ANSI/IEEE C62.41.2 100kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

Optical
- Light engine housing is IP66 rated
- Acrylic optical system
- Type V: E (evenly), M (medium), R (rectangle) & W (wide)
- Asymmetric

Controls
- Field adjustable output
- Button style photocontrol
- Wireless Sensor / Ambient Photocontrol with mounting options ranging from (8'-15') and (15'-30')

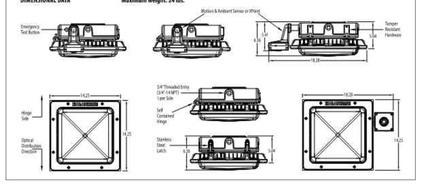
Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C / 104°F for standard product
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Government Procurement
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/support/warranty-terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA — Maximum weight: 24 lbs.



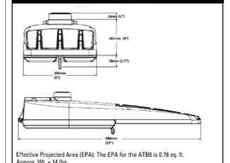
BAA BABA

Autobahn Series ATB0
Roadway Lighting

PRODUCT OVERVIEW

Applications:
Roadways
Off ramps
Residential streets
Parking lots

DIMENSIONS



Effective Projected Area (EPA): The EPA for the ATB0 is 0.76 sq. ft.
Approx. Wt. = 14 lbs.

Features:

OPTICAL
The Autobahn's new molded silicone optics provide exceptional performance. Silicone optics are superior to other polymeric materials in the areas of; optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it produces the most crisp, clean and well-defined lighting distributions available. Silicone optics paired with modern LED's allow the Autobahn to take full advantage of both technologies.

Same Light: Performance is comparable to 100 - 400W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, or optional 2700K, 3000K or 5000K, all 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL
Expected Life: LED light engines are rated > 100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

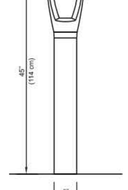
Robust Surge Protection: Two different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

Luminaire ships with a 0-10v dimmable driver. Luminaire is continuous and step dimming capable via A0 option or controls installed on P7 photocontrol receptacle option.

MECHANICAL
Includes standard AEL Eaneman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31



Anchor Plate

CBM1701C
Clio

Head Module: Two cast A356 aluminum arms mechanically secured to a molded ring designed to support this optical module. The head module is closed by a mechanically secured cast A356 round aluminum.

Base Module: Tube 5" (13cm) Ø, made of 6061-T6 aluminum alloy. The head module is mechanically secured with 4 anti-vandal type Allen screws. The assembly is mechanically fastened to the anchor plate with 4 anti-vandal type Allen screws.

Bolt Circle: Recommended installation at 3 1/2" (9cm) Ø. Available from 3 1/4" to 3 1/2" (8cm to 9cm) Ø.

Anchor Bolts: Supplied by Cyclone: 3/8" (9mm) Ø x 12" (305cm) (9+3), 4 galvanized anchor bolts, 8 nuts and 8 washers for levelling.

Optical Module: The cast A356 aluminum heat sink is optimized to minimize the temperature of the LEDs, increasing their longevity and efficiency. The optical module is mechanically assembled for easy replacement. A flat lens is attached to a cast aluminum frame. The optics is fully IP66 thanks to the EPDM gasket. The high efficiency LED circuit is mechanically assembled on the heat sink. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The lenses are made of acrylic and designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. Produces 0% uplight. The light distribution type according to IES is .

Driver: Class 2 (P10 to P40) self-adjusting regulator.

Primary Voltage of Volts, 50 / 60Hz, THD max 20%. High power factor of 90%. Operating temperature from -40°F (-40°C) to 130°F (55°C). The driver provides 0-10 Volts output (DIM option) and is ROHS compliant. Complete with an 18-6 AWG three-pole connector block and a 10kA three-pole surge protector for Line-Ground, Line-Neutral and Neutral-Ground lines according to the IEEE / ANSI C62.41 2002 C standard.

Wiring / Hardware: Type TEW 14-7, 12" (30 cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is stainless steel.

Color: textured or smooth finish . The application of durable polyester powder coating meets AAMA 2604 requirements (5 years at all weather conditions). The finish meets ASTM G7, B117, D1654 and D2247 standards for salt spray and moisture.

Cyclone recommends a textured finish for this product.

MG Marine grade pre-finish available as an option.

* Holophane colors are only available in Smooth (SM) finish.

Warranty: 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number:
Notes:
Type:

HLWPC2
Wallpack® Full Cutoff LED

Mechanical
- Heavy-grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-enforced Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- ¾" pointed threaded entry/¾" - 14 NPT) on each side and on top, accepts ¼" and ½" conduit
- ¾" threaded plugs are painted on each side
- Vibration tested to 1.5G per ANSI C136.31.

Electrical
- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz
- Standard: 3000K, 4000K and 5000K (CCT) (+/-5%CRI)
- Optional: >80 CRI (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, not cULus compliant
- All surge protection meets ANSI/IEEE C62.41.2 100kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

Optical
- Light engine housing is IP66 rated
- Acrylic optical system
- Type V: E (evenly), M (medium), R (rectangle) & W (wide)
- Asymmetric

Controls
- Field adjustable output (A0)
- Button style photocontrol (P3)
- Motion sensor & ambient photocontrol combination for mounting low (8'-15') (MASC) and high (15'-30') (MASH) mounting hei ghts

Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C / 104°F (per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
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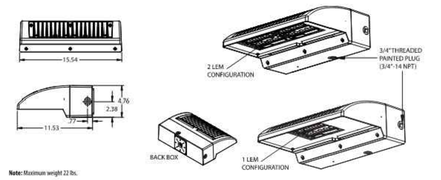
Specifications subject to change without notice.

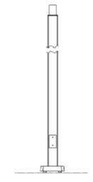


Note: Maximum weight 22 lbs.

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number:
Notes:
Type:

SSA/AOSSA
Square Straight Aluminum Poles



BAA BABA

Construction
- Welds conform to applicable AWS structural welding codes.
- Pole shaft is one-piece, 6005, 6061, or 6063 aluminum alloy, heat treated to a T6 temper.
- Pole base shall be 356 or A356 aluminum alloy, heat treated to a T6 temper after welding.
- Hand hole is 2" x 4" minimum, cover and fasteners are included.
- Not covers shall be provided as standard.
- Finish shall match pole.
- Removable pole cap shall be provided with each drill pattern type pole.
- Non-structural fasteners shall be stainless steel.

Finish
- Anodize, painted, or satin brush finish.
- Painted poles shall be semi-gloss powder paint.

Grounding
- Grounding provision shall be immediately accessible through hand hole. 3/8-16 threads.

Anchor Bolts
- Steel anchor bolts shall be per AASHTO M314 or ASTM F 1554 - Grade 55, hot-dip galvanize.

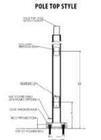
Government Procurement
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

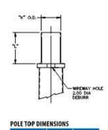
Warranty
Contact factory for warranty information on this pole product. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Other Acuity warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

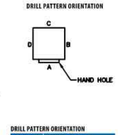
DIMENSIONAL DATA

POLE TOP STYLE





DRILL PATTERN ORIENTATION



Pole Type	Shaft Diameter	Standard Round Pole Diameter
SSA	4"	12"
SHA	5"	14"
SSA	6"	18"
SSA	6.75"	18"

POLE TOP DIMENSIONS

Pole Top Style	K	L
BSH	2.38	4.00
BRR	2.38	6.00
CD3	3.00	3.00
CD4	2.88	4.00
FD5	3.50	6.00
FD6	4.00	6.00
NB3	1.50	3.00
RS12	5.50	12.00
PS76	Plain Top, NO TENON	

DRILL PATTERN ORIENTATION

Pole Top Style	Orientation	
305	1 slot	C
502	2 slots @ 180	B, D
503	3 Slots @ 90	B, C, D
004	4 Slots @ 90	A, B, C, D
003	3 Slots @ 90	B, C

Statistics

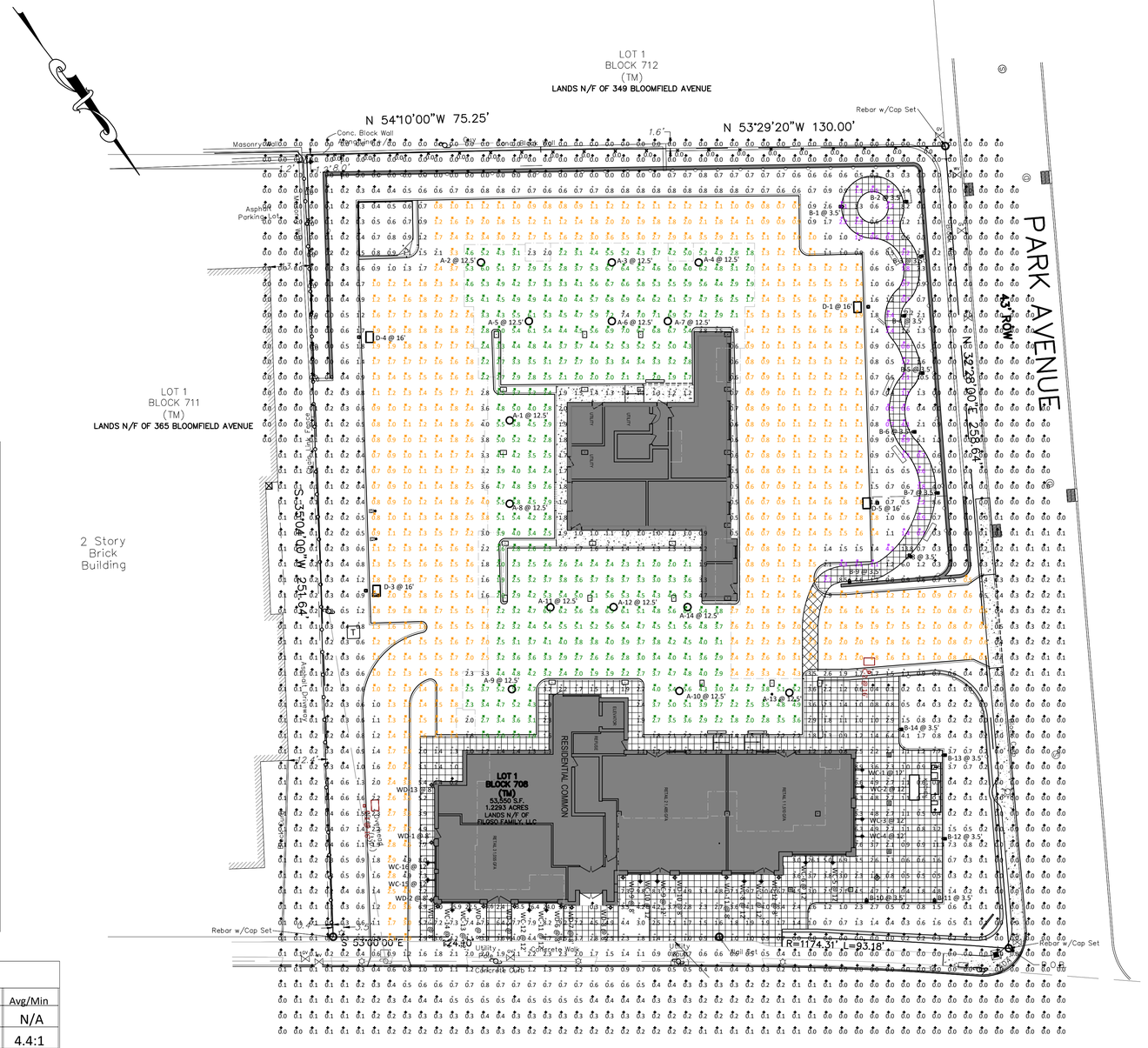
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTIRE SITE	+	1.3 fc	26.4 fc	0.0 fc	N/A	N/A
PATHWAY	□	2.2 fc	13.8 fc	0.5 fc	27.6:1	4.4:1
PROPERTY LINE	×	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
UNCOVERED PARKING	✳	1.6 fc	4.9 fc	0.5 fc	9.8:1	3.2:1
COVERED PARKING	✳	4.0 fc	7.4 fc	1.7 fc	4.4:1	2.4:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
○	A	14	Lithonia Lighting	VCPG LED P1 40K T5E MVOLT	VCPG LED WITH P1 - PERFORMANCE PACKAGE, 4000K, T5E OPTIC TYPE	1	3815	0.93	26.57
⌂	B	14	Cyclone Lighting	CBM1701C-FGF-T3-P10-4K	CBM1701C	1	757	0.9	18
▭	C	2	Lithonia Lighting	DSX0 LED P1 40K 70CRI T3M HS	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 3 Medium Houseside Shield	1	4153	0.92	33.21
▭	D	4	Lithonia Lighting	DSX0 LED P1 40K 70CRI T4M HS	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 4 Medium Houseside Shield	1	4183	0.92	33.21
☼	WC	16	WAC Lighting	WP-LED514(min)-4000k	endurance sign light	1	695	0.95	30.039
☼	WD	13	EVERGREEN LIGHTING	SIC2240L	LED SICILY SERIES. ARM MOUNT UNIT. OPAL ACRYLIC LENS. OPEN BOTTOM 40 WATTS	1	4400	0.95	40

811 Know what's below. Call before you dig.

NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKOUTS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.



BLOOMFIELD AVENUE
75' ROW

GENERAL NOTES - EXTERIORS
1. Readings shown are based on a total LLF of 0.90,0.92, 0.93 & 0.95 as indicated in the luminaire schedule at 0.0' (0.0m) AFG (at grade). Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11). LLF is based on fixture type cutsheet (if not preferred differently).
2. Please refer to the fixture labels for product type and mounting heights.
3. Product information can be obtained at https://www.acuitybrands.com/ or through your local agency.
4. Grid spacing is 10' x 10' on center.
5. Note: pole and wall pack locations are based on provided plans or approximations using Google Earth.
6. Calculations do not account for topography and possible obstructions such as old growth trees or other foliage. Actual lighting readings may vary.
7. Fence is render as a solid obtructions 5' high.
8. We have taken luman multiplier of 0.21 with the help of the A0 module (A0 switch position 1) to reduce the lumen for type E fixture.

Background Image Disclaimer
Please note this design utilizes an image format or converted image such as a PDF or JPEG formats for the background shown. These types of formats can negatively impact accuracy when scaled resulting with inconsistent measurement of lighting levels on project. Acuity Brands strongly suggests the use of AutoCAD formats for all design requests.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REFERENCES:
BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J.CIFONE PLS. RECIEVED ON 10-01-2024.

EXISTING TOPOGRAPHY IS NAVD 1988

ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GSAPC ON 12-04-2025.

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410
SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

Revisions

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CERTIFICATE OF AUTHORIZATION
24GA28182400

ACS
Anderson Consulting Services LLC
40 Miller Drive
Boonton, NJ 07005
TEL: 973.975.0703
Fax: 973.975.0703
www.pwanderson-cs.com

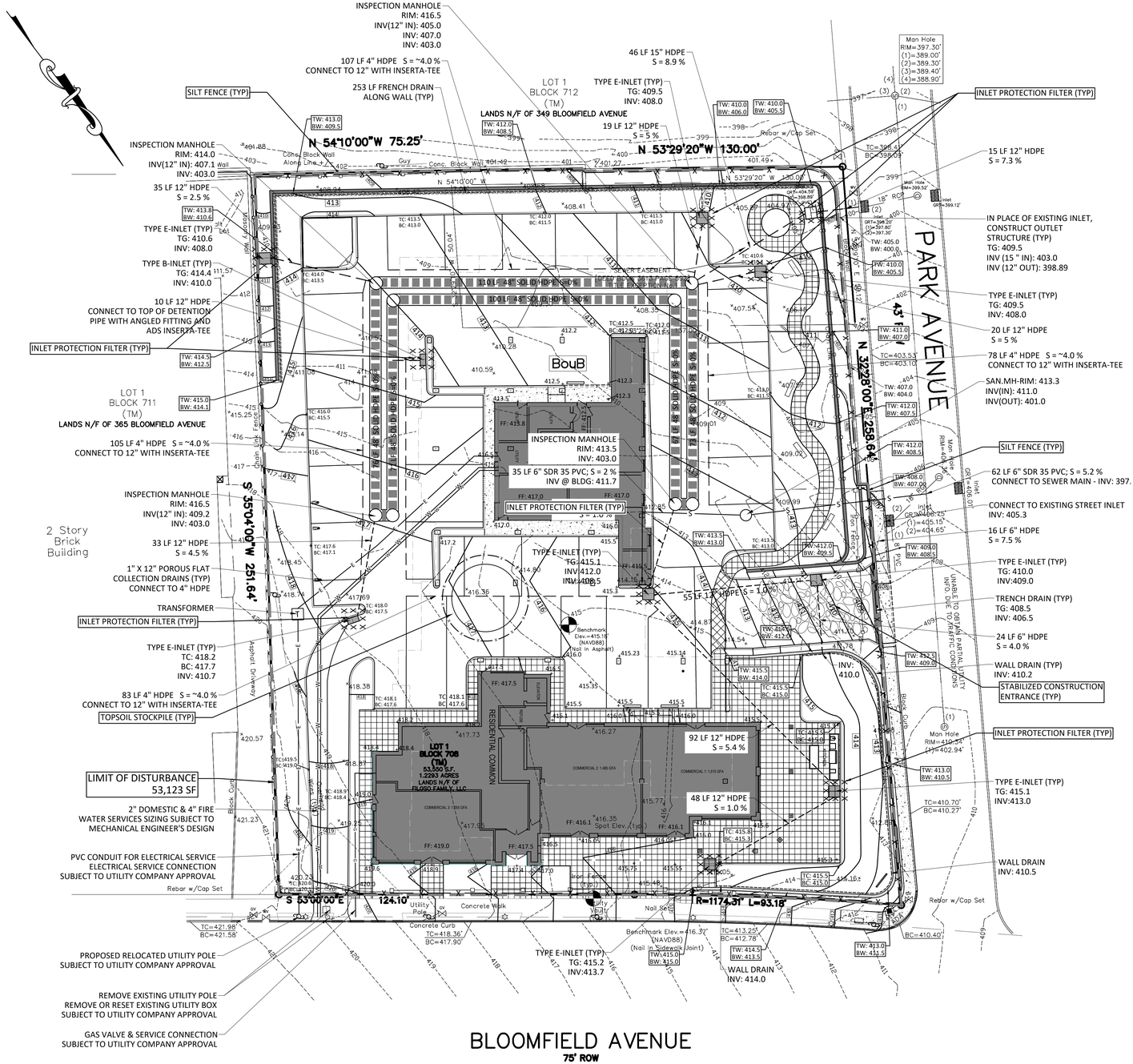
Proj. No.	BLOOMFIELD VERONA		
Date	09-15-25		
Drawn by	BCA	Checked by	PWA
Designed by	PWA	Scale	AS SHOWN

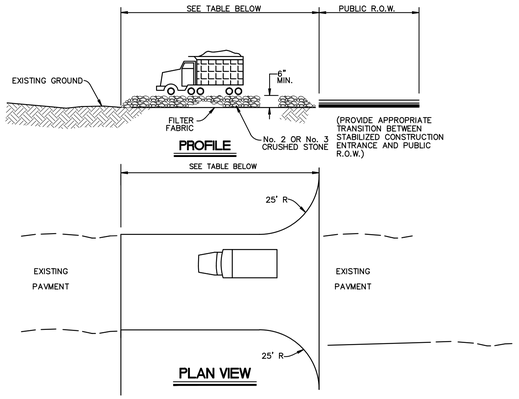
383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

LIGHTING PLAN

SP - 3

SHEET 3 OF 7

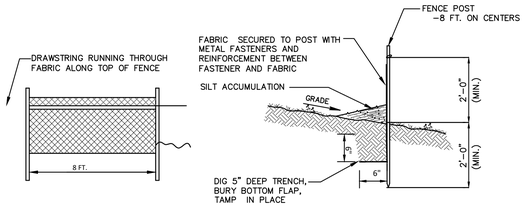

INSPECTION MANHOLE
RIM: 416.5
INV(12" IN): 405.0
INV: 407.0
INV: 403.0
107 LF 4" HDPE S = ~4.0 %
CONNECT TO 12" WITH INSERTA-TEE
253 LF FRENCH DRAIN
ALONG WALL (TYP)
SILT FENCE (TYP)
LOT 1
BLOCK 712
(TM)
LANDS N/F OF 349 BLOOMFIELD AVENUE
46 LF 15" HDPE
S = 8.9 %
TYPE E-INLET (TYP)
TG: 409.5
INV: 408.0
19 LF 12" HDPE
S = 5 %
INLET PROTECTION FILTER (TYP)
N 54°10'00"W 75.25'
N 53°29'20" W 130.00'
Rebar w/Cap Set
Man Hole
RIM=397.30'
(1)=389.00'
(2)=389.30'
(3)=389.40'
(4)=388.90'
INSPECTION MANHOLE
RIM: 414.0
INV(12" IN): 407.1
INV: 403.0
35 LF 12" HDPE
S = 2.5 %
TYPE E-INLET (TYP)
TG: 410.6
INV: 408.0
TYPE B-INLET (TYP)
TG: 414.4
INV: 410.0
10 LF 12" HDPE
CONNECT TO TOP OF DETENTION
PIPE WITH ANGLED FITTING AND
ADS INSERTA-TEE
INLET PROTECTION FILTER (TYP)
LOT 1
BLOCK 711
(TM)
LANDS N/F OF 365 BLOOMFIELD AVENUE
105 LF 4" HDPE S = ~4.0 %
CONNECT TO 12" WITH INSERTA-TEE
INSPECTION MANHOLE
RIM: 416.5
INV(12" IN): 409.2
INV: 403.0
33 LF 12" HDPE
S = 4.5 %
1" X 12" POROUS FLAT
COLLECTION DRAINS (TYP)
CONNECT TO 4" HDPE
TRANSFORMER
INLET PROTECTION FILTER (TYP)
TYPE E-INLET (TYP)
TC: 418.2
BC: 417.7
INV: 410.7
83 LF 4" HDPE S = ~4.0 %
CONNECT TO 12" WITH INSERTA-TEE
TOPSOIL STOCKPILE (TYP)
LIMIT OF DISTURBANCE
53,123 SF
2" DOMESTIC & 4" FIRE
WATER SERVICES SIZING SUBJECT TO
MECHANICAL ENGINEER'S DESIGN
PVC CONDUIT FOR ELECTRICAL SERVICE
ELECTRICAL SERVICE CONNECTION
SUBJECT TO UTILITY COMPANY APPROVAL
PROPOSED RELOCATED UTILITY POLE
SUBJECT TO UTILITY COMPANY APPROVAL
REMOVE EXISTING UTILITY POLE
REMOVE OR RESET EXISTING UTILITY BOX
SUBJECT TO UTILITY COMPANY APPROVAL
GAS VALVE & SERVICE CONNECTION
SUBJECT TO UTILITY COMPANY APPROVAL
2 Story
Brick
Building
S 35°04'00"W 251.64'
Asphalt Driveway
Concrete Walk
Concrete Curb
Utility Pole
Guy
Conc. Block Wall
Cone. Block Wall Along Line
Chain Link Fence
Retaining Wall
Top of Bank
Bottom of Bank
Edge of Water
Pond
Pond Fence
Rip-Rap
Curb Inlet
Inlet
Man Hole
Nail Set
Rebar w/Cap Set
Benchmark
Elev.=415.18'
(NAVD88)
(Nail in Asphalt)
TYPE E-INLET (TYP)
TG: 415.1
INV: 412.0
INV: 408.5
55 LF 12" HDPE S = 1.0 %
INV: 410.0
TYPE E-INLET (TYP)
TG: 410.0
INV:409.0
TRENCH DRAIN (TYP)
TG: 408.5
INV: 406.5
24 LF 6" HDPE
S = 4.0 %
WALL DRAIN (TYP)
INV: 410.2
STABILIZED CONSTRUCTION
ENTRANCE (TYP)
INLET PROTECTION FILTER (TYP)
92 LF 12" HDPE
S = 5.4 %
48 LF 12" HDPE
S = 1.0 %
TYPE E-INLET (TYP)
TG: 415.1
INV:413.0
WALL DRAIN
INV: 410.5
TYPE E-INLET (TYP)
TG: 415.2
INV:413.7
WALL DRAIN
INV: 414.0
LOT 1
BLOCK 708
(TM)
53,550 S.F.
1.2293 ACRES
LANDS N/F OF
FLOGO FAMILY, LLC
RESIDENTIAL COMMON
COMMERCIAL 2: 1,485 GFA
COMMERCIAL 1: 1,595 GFA
COMMERCIAL 3: 1,595 GFA
FF: 413.8
FF: 417.0
FF: 416.1
FF: 417.5
FF: 419.0
FF: 418.0
FF: 417.4
FF: 415.5
FF: 417.5
FF: 416.35
Spot Elev. (Typ)
INSPECTION MANHOLE
RIM: 413.5
INV: 403.0
35 LF 6" SDR 35 PVC; S = 2 %
INV @ BLDG: 411.7
INLET PROTECTION FILTER (TYP)
100 LF 48" SOLID HDPE SDR 26
100 LF 48" SOLID HDPE SDR 26
DRAINAGE EASEMENT
(AFTER BACK OF TANK PAD)
BouB
410.59
412.5
412.3
413.5
410.28
411.08
409.01
409.99
409.02
407.54
406.19
408.35
412.2
TC: 412.5
BC: 412.0
TC: 412.0
BC: 411.5
TC: 413.5
BC: 413.0
TC: 413.0
BC: 411.5
TC: 410.6
BC: 410.1
TC: 414.0
BC: 413.5
TC: 416.0
BC: 415.5
TC: 417.6
BC: 417.1
TC: 418.0
BC: 417.5
TC: 418.1
BC: 417.6
TC: 419.5
BC: 419.0
TC: 418.5
BC: 418.4
TC: 420.0
BC: 419.5
TC: 420.2
BC: 420.0
TC: 421.98
BC: 421.58
TC: 418.36'
BC=417.90'
TC=410.70'
BC=410.27'
TC=403.53'
BC=403.10'
TC=410.40'
BC=410.40'
TC=413.25'
BC=412.78'
TC=398.41'
BC=398.04'
TW: 413.0
BW: 409.5
TW: 412.0
BW: 408.5
TW: 410.0
BW: 406.0
TW: 410.0
BW: 405.5
TW: 411.0
BW: 407.0
TW: 412.0
BW: 407.5
TW: 407.0
BW: 404.0
TW: 408.0
BW: 407.0
TW: 409.0
BW: 408.5
TW: 413.5
BW: 413.0
TW: 412.0
BW: 409.5
TW: 415.5
BW: 415.0
TW: 414.5
BW: 412.0
TW: 415.5
BW: 414.0
TW: 413.0
BW: 410.5
TW: 414.5
BW: 412.5
TW: 415.0
BW: 414.1
TW: 413.8
BW: 410.6
TW: 414.0
BW: 409.5
TW: 415.0
BW: 415.0
TW: 413.0
BW: 411.5
TW: 415.0
BW: 413.5
TW: 412.0
BW: 409.0
TW: 414.5
BW: 413.5
TW: 415.0
BW: 415.0
TW: 413.0
BW: 411.5
Inlet
GRT=404.59'
Inlet
GRT=399.12'
Inlet
GRT=398.20'
(1)=397.80'
(2)=397.30'
Inlet
GRT=400.25'
(1)=405.10'
(2)=404.65'
Inlet
GRT=400.01'
Man Hole
RIM=404.30'
Man Hole
RIM=399.92'
Man Hole
RIM=410.54'
(1)=402.94'
18" RCP
12" PVC
8" PVC
Fence
Fence
Fence



PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 – 2%	50 FT	100 FT
2 – 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE*	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY.

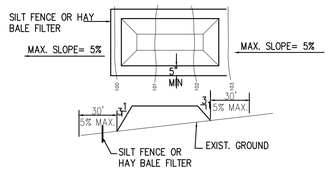
STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS



REQUIREMENTS FOR SILT FENCE

1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER–TO–CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AND LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1 1/2 INCHES.
2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

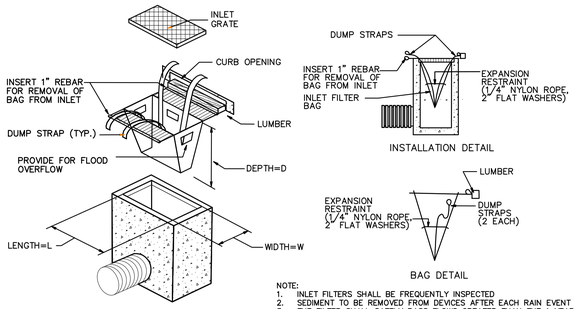
SILT FENCE DETAIL
SCALE: NTS



NOTES:

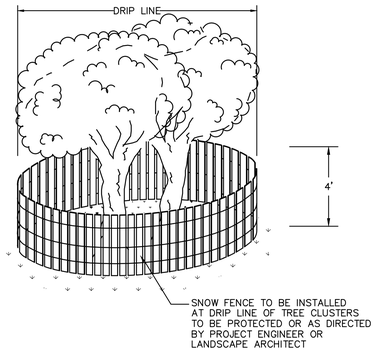
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN
2. ALL SIDE SLOPES SHALL BE MAXIMUM 3:1
3. STOCKPILE SHALL RECIEVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS AS STATED ON THIS SHEET.
4. SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON.

SOIL STOCKPILE
SCALE: NTS



NOTE:
1. INLET FILTERS SHALL BE FREQUENTLY INSPECTED
2. SEDIMENT TO BE REMOVED FROM DEVICES AFTER EACH RAIN EVENT
3. THE FILTER SHALL SAFELY PASS FLOWS GREATER THAN THE 1 YEAR, 24 HOUR DURATION STORM.

INLET SEDIMENT CONTROL DEVICE
SCALE: NTS



TREE PROTECTION FENCE
SCALE: NTS

811 Know what's below Call before you dig.

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REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J.CIFONE PLS. RECIEVED ON 10–01–2024.

EXISTING TOPOGRAPHY IS NAVD 1988

ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GSAPC ON 12–04–2025.

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410
SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

Revisions

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CERTIFICATE OF AUTHORIZATION
24GA28182400

ACS
Anderson Consulting Services LLC
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Boonton, NJ 07005
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Fax: 973.975.0703
www.pwanderson-cs.com

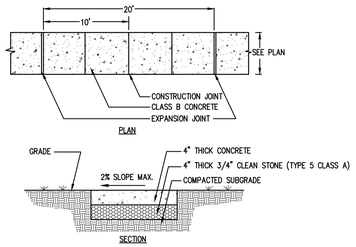
Proj. No.	BLOOMFIELD VERONA
Date	09-15-25
Drawn by	BCA
Designed by	PWA
Checked by	PWA
Scale	AS SHOWN

383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL DETAILS

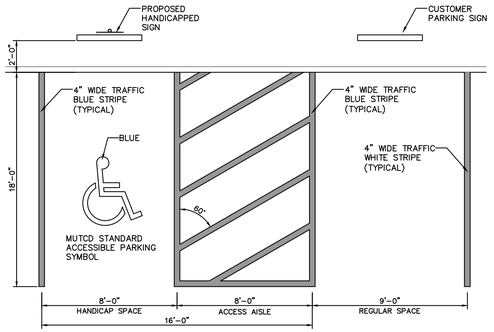
SP - 5

SHEET 5 OF 7

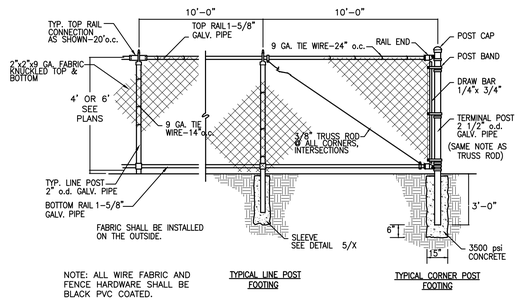


1. ALL CONCRETE SHALL CONFORM TO 2019 STANDARD N.J.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 914 CLASS "B". ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT AND TRANSVERSE BROOM FINISH. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL OR BARN BROOM.
2. SUB-BASE AND FORM WORK SHALL BE FIRM AND APPROVED BY THE CITY ENGINEER OR HIS/HER REPRESENTATIVE PRIOR TO POURING.
3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO NJDOT 2019 STANDARDS, SPECIFICATIONS AND INSPECTIONS.
4. WHEN SIDEWALK ABUTS CURB OR SIDEWALK, A 1/2" THICK NON-EXTRUDABLE, FIBROUS BITUMASTIC EXPANSION JOINT IS REQUIRED.
5. FOR SCORING PATTERN, SIDEWALK SHALL BE DIVIDED INTO TWO LONGITUDINAL SECTIONS.
6. ALL JOINTS SHALL SAW CUT. NO TOOLED JOINTS ARE PERMITTED.

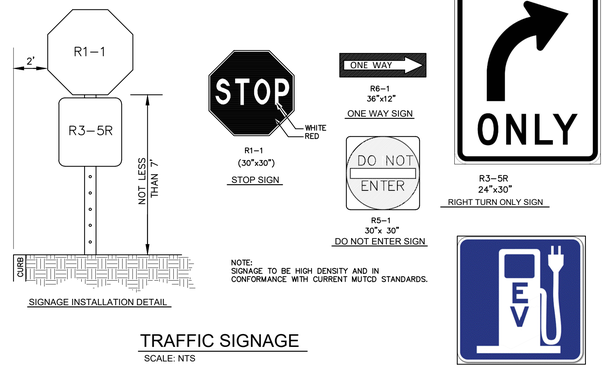
CONCRETE SIDEWALK
SCALE: NTS



PARKING SPACE DETAIL
SCALE: NTS

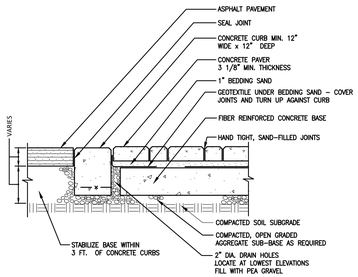


CHAIN LINK FENCE
SCALE: NTS

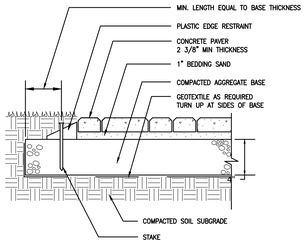


NOTE:
SIGNAGE TO BE HIGH DENSITY AND IN CONFORMANCE WITH CURRENT MUTCD STANDARDS.

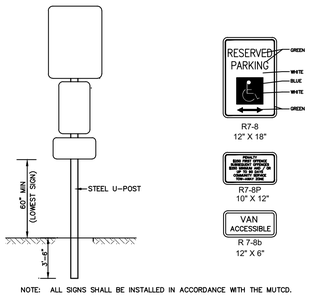
TRAFFIC SIGNAGE
SCALE: NTS



CONCRETE UNIT PAVERS (CROSSWALK)
SCALE: NTS

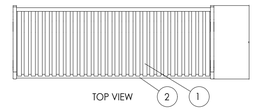


CONCRETE PAVER SECTION
SCALE: NTS

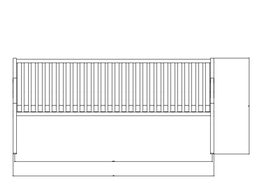


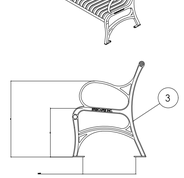
NOTE: ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD.

HANDICAP SIGN DETAIL
SCALE: NTS

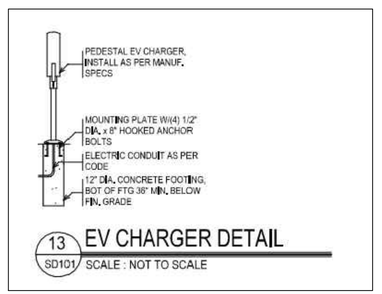


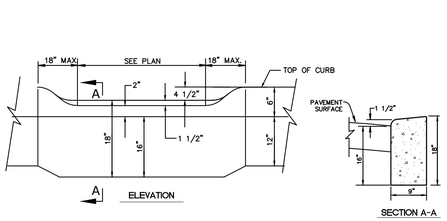
Materials List
(1) Seat Straps - 5/16" x 1 1/2" Steel Flat Bar
(2) Support Pipes - 1.315" ø.133" Steel Pipe
(3) End Units - 1 1/4" Cast Iron with 9/16" Mounting Holes
(4) Mounted with Four 1/2" ø4-5" Stainless Steel Anchor Bolts (Customer Supplied)



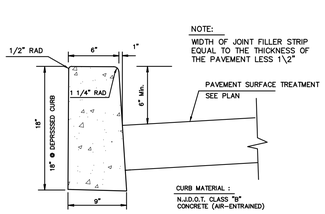


STAINLESS STEEL BENCH WITH BACK
SCALE: NTS



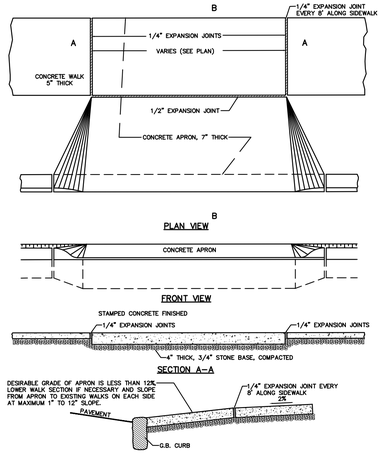


DEPRESSED CURB
SCALE: NTS

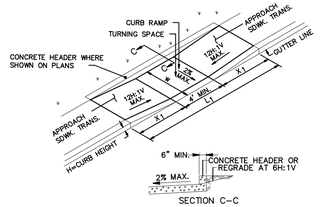


TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.T.O. SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

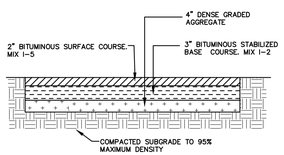
CONCRETE VERTICAL CURB
SCALE: NTS



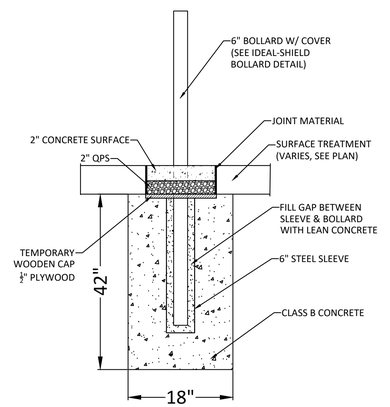
CONCRETE DRIVEWAY APRON
SCALE: NTS



ADA CURB RAMP TYPE 7
SCALE: NTS



FULL DEPTH PAVEMENT
SCALE: NTS



BOLLARD/RAILING DETAIL
SCALE: NTS

IDEAL SHIELD
500 N. CLARK STREET
DETROIT, MICHIGAN
48207
1-866-825-9659

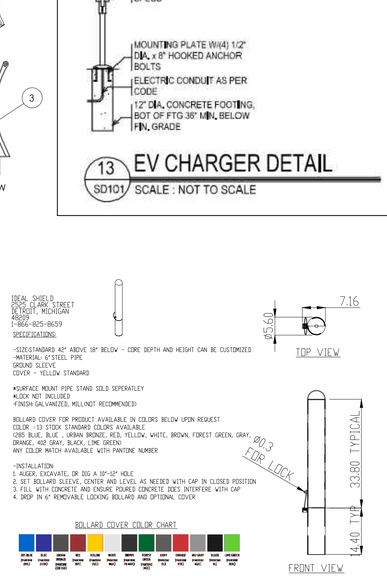
SPECIFICATIONS:

-SIZE:STANDARD 42" ABOVE 18" BELOW - CORE DEPTH AND HEIGHT CAN BE CUSTOMIZED
-MATERIAL 6"STEEL PIPE
GROUND SLEEVE
COVER - YELLOW STANDARD

•SURFACE MOUNT PIPE STAND SOLD SEPERATLEY
•LOCK NOT INCLUDED
•FINISH GALVANIZED, MILLNOT RECOMMENDED)

BOLLARD COVER FOR PRODUCT AVAILABLE IN COLORS BELOW UPON REQUEST
COLOR - 13 STOCK STANDARD COLORS AVAILABLE
(295 BLUE, BLUE , URBAN BRONZE, RED, YELLOW, WHITE, BROWN, FOREST GREEN, GRAY, ORANGE, 402 GRAY, BLACK, LIME GREEN)
ANY COLOR MATCH AVAILABLE WITH PANTONE NUMBER

-INSTALLATION
1. AUGER, EXCAVATE, OR DIG A 10"-12" HOLE
2. SET BOLLARD SLEEVE, CENTER AND LEVEL AS NEEDED WITH CAP IN CLOSED POSITION
3. FILL WITH CONCRETE AND ENSURE POURED CONCRETE DOES INTERFERE WITH CAP
4. DROP IN 6' REMOVABLE LOCKING BOLLARD AND OPTIONAL COVER



BOLLARD COVER COLOR CHART

REM-LOCK-6

IDEAL SHIELD 6" LOCKING BOLLARD
SCALE: NTS

REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J.CIFONE PLS. RECIEVED ON 10-01-2024.

EXISTING TOPOGRAPHY IS NAVD 1988

ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY GSAPC ON 12-04-2025.

811 Know what's below Call before you dig.

NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKOUTS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410
SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

Revisions

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CERTIFICATE OF AUTHORIZATION
24GA28182400

ACS
Anderson Consulting Services LLC
40 Miller Drive
Boonton, NJ 07005
TEL: 973.975.0703
Fax: 973.975.0703
www.pwanderson-cs.com

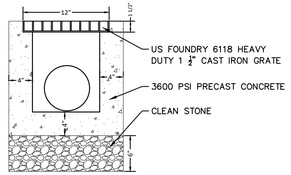
Proj. No.	BLOOMFIELD VERONA
Date	09-15-25
Drawn by	BCA
Designed by	PWA
Checked by	PWA
Scale	AS SHOWN

383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

SITE CONSTRUCTION DETAILS

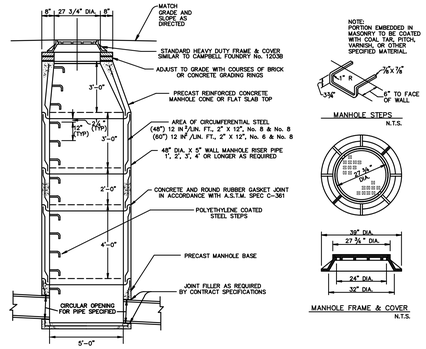
SP - 6

SHEET 6 OF 7



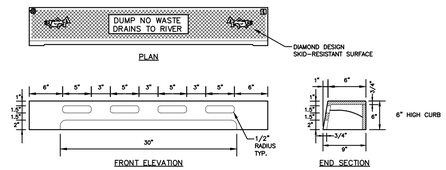
TRENCH DRAIN DETAIL

SCALE: NTS



PRECAST MANHOLE

SCALE: NTS

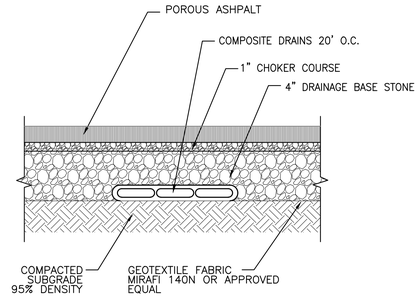


NOTES:

1. MATERIAL: GRAY CAST IRON ASTM A48-83, CLASS 30B
2. IN RETROFIT SITUATIONS THIS CURB PIECE (HEAD) WILL FIT EXISTING CAMPBELL FOUNDARY CO. MANUFACTURED CURB INLETS FOR NJDOT TYPES B, B-1, B-2, D, D-1, AND D-2
3. NAMEPLATE MESSAGE CAN BE MODIFIED TO YOUR SPECIFIC NEEDS WITHIN AREA SHOWN
4. CASTING SUPPLIED WITHOUT SURFACE COATING

TYPE N-ECO CURB PIECE

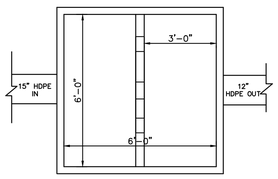
SCALE: NTS



NOTE:
USE 1"X12" ADS ADVANEDGE POROUS FLAT DRAIN WITH SLEEVE OR APPROVED EQUAL LAID FLAT ON SUBGRADE.

COMPOSITE DRAIN DETAIL

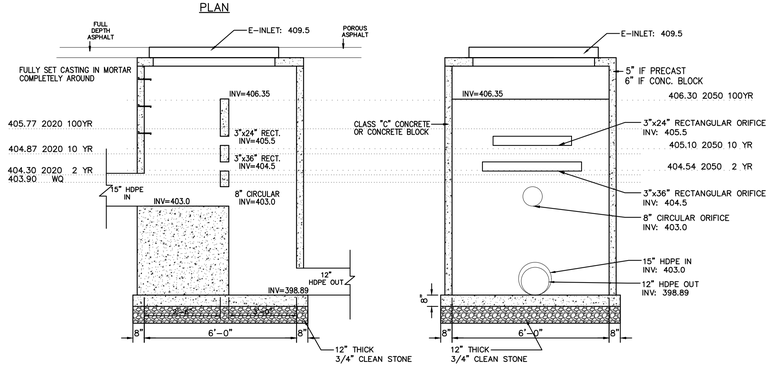
SCALE: NTS



PLAN

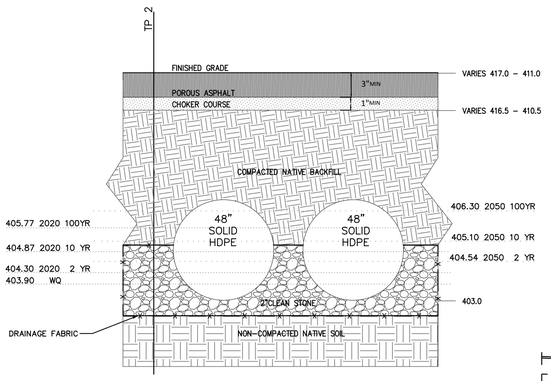
NOTES:

1. STRUCTURE MAY BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE, AND THE OUTSIDE WALL SHALL BE PLASTERED WITH A 1/2" THICK COAT OF 1:2 CEMENT, SAND MORTAR.
2. PIPE TO BE CUT FLUSH WITH BASIN WALL.
3. FRAME AND GRATES SHALL BE CAMPBELL FOUNDRY PATTERN #3245 BICYCLE AND ADA COMPLIANT OR APPROVED EQUAL



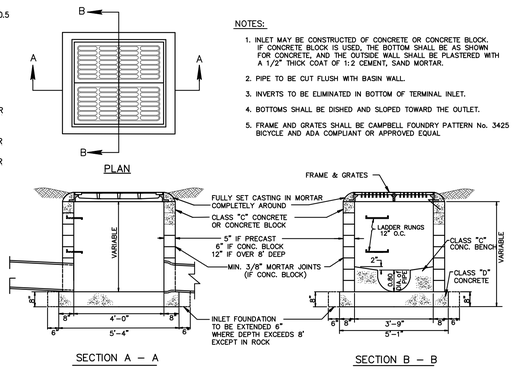
OUTLET STRUCTURE

SCALE: NTS



POROUS PAVEMENT SECTION

SCALE: NTS

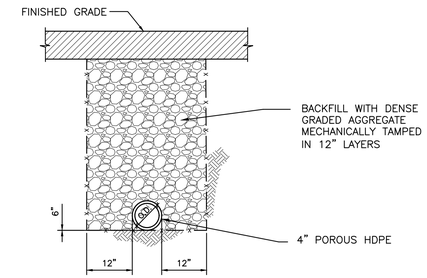


NOTES:

1. INLET MAY BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE, AND THE OUTSIDE WALL SHALL BE PLASTERED WITH A 1/2" THICK COAT OF 1:2 CEMENT, SAND MORTAR.
2. PIPE TO BE CUT FLUSH WITH BASIN WALL.
3. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLET.
4. BOTTOMS SHALL BE DISHED AND SLOPED TOWARD THE OUTLET.
5. FRAME AND GRATES SHALL BE CAMPBELL FOUNDRY PATTERN No. 3425 BICYCLE AND ADA COMPLIANT OR APPROVED EQUAL

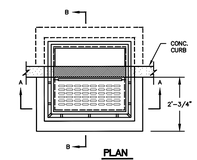
TYPE "E" INLET

SCALE: NTS



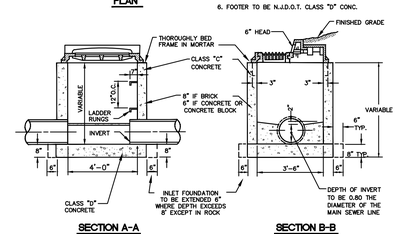
FRENCH DRAIN

SCALE: NTS



GENERAL NOTES

1. ALL PRECAST CONCRETE STRUCTURES SHALL BE COATED WITH COAL TAR EPOXY OR APPROVED EQUAL.
2. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2 INCHES PER FOOT.
3. THIS INLET MAY BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR.
4. FRAME AND GRATE TO BE CAMPBELL FOUNDARY NO. 2618 BICYCLE GRATE OR APPROVED EQUAL.
5. INVERT TO BE CLASS "C" CONCRETE.
6. FOOTER TO BE N.J.D.O.T. CLASS "B" CONC.



INLET TYPE "B"

SCALE: NTS

REFERENCES:

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PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410
SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

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Anderson Consulting Services LLC
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Boonton, NJ 07005
TEl: 973.975.0703
Fax: 973.975.0703
www.pwanderson-cs.com

CERTIFICATE OF AUTHORIZATION
24GA28182400

Proj. No.	BLOOMFIELD VERONA
Date	09-15-25
Drawn by	BCA
Designed by	PWA
Checked by	PWA
Scale	AS SHOWN

383 BLOOMFIELD AVENUE
BLOCK 708, LOT 1
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

GRUT CONSTRUCTION DETAILS

SP - 7

SHEET 7 OF 7

TOWNSHIP OF VERONA

SITE PLAN REVIEW
SECTION 118

CHECK LIST FOR SITE PLAN APPLICATION

APPLICANT : Filoso Family LLC **TELEPHONE NO.** 305-297-1009
OWNER: Same as applicant **TELEPHONE NO.** _____
ADDRESS: 383 Bloomfield Avenue, Verona, NJ **TAX MAP BL.** 708 **LOT** 1

A) Type of Site Plan

1.	Repairs (interior)	_____
2.	Renovation or Alteration (exterior)	_____
3.	Change of Use	_____
4.	Excavation Removal of Soil, Clear of Site	_____
5.	Additions	_____
6.	Percent (%) or Size of Addition	_____
7.	New Structure	X
8.	New Accessory Structures	_____
9.	Other	_____

B)	Waiver Request	X
C)	15 Copies of Application and Site Plan	X
D)	Application Fee Paid (amount)	X
E)	Verification of Taxes Paid	X
F)	Date Received Application	_____
G)	Date Certified as Completed	_____

H) All plans submitted shall be drawn at a scale not smaller than one (1") inch equals twenty (20') feet, signed and sealed by a professional engineer, architect or professional planner and shall bear the signature and seal of the licensed land surveyor as to topography and boundary survey data and shall contain the following:

Circle One:

C = Complies
D = Deficient
WS = Waiver Sought

1.	Name and title of applicant, owner and person preparing map.	(C)	D	WS
2.	Date, scale and north point and date of any revision	(C)	D	WS
3.	Place for signature of Chairman and Secretary of approving Board.	(C)	D	WS
4.	Tax map lot and block numbers and address of property	(C)	D	WS
5.	Bearing of all property lines with reference to North and South and length of these lines. Area of subject property.	(C)	D	WS
6.	Zone district and zone district of adjoining properties within 200 feet.	(C)	D	WS
7.	Zoning schedule.	(C)	D	WS
8.	All entrances and exits to public streets on site and within 200 feet thereof.	(C)	D	WS
9.	All property lines, streets, roads, buildings, retaining walls, rock outcrops, marsh areas, ponds, and streams within 200 feet. Proposal will not affect areas outside of the areas shown on the site plans.	C	D	(WS)
10.	The location of principal and accessory structures with dimensions of the structures and distances to lot lines.	(C)	D	WS
11.	All set-back dimensions, landscaped areas, fencing and trees over 6" caliper.	(C)	D	WS
12.	Location of all signs and exterior lighting with size and height of signs and light fixtures and strength in lumens and direction of illumination.	(C)	D	WS

13.	Storm water system, including calculations and design data supporting adequacy of the system to handle storm run-off as required by the Township Engineer	C	D	WS
14.	Sanitary sewerage disposal system by existing and proposed and calculation.	C	D	WS
15.	Water supply system and all other utilities both existing and proposed.	C	D	WS
16.	All curbs, sidewalks, driveways, parking space layout, and off-street loading areas with dimension.	C	D	WS
17.	Right-of-way, easements and all lands dedicated to the Township, County, and State.	C	D	WS
18.	Names of owners and use of property of all lands within 200 feet to the property and block and lot numbers.	C	D	WS
19.	Site Plan drawn on sheet size: (Circle One)	C	D	WS

8.5 x 14 inches

15 x 21 inches

24 x 36 inches

20.	The entire property shall be shown, on the required sheet size a key map.	C	D	WS
21.	Existing and proposed contours, with contour interval not more than two feet (2') slopes less that 10% and interval of five feet (5') for slopes greater than 10%. Existing contours by dashed lines, proposed by solid lines.	C	D	WS
22.	Proposed finished grade spot elevations at all corners of existing and proposed buildings.	C	D	WS
23.	The proposed use of building.	C	D	WS
24.	The proposed use of outdoor area.	C	D	WS
25.	The floor space of each building and total number of parking spaces.	C	D	WS

26.	Distances along right-of-way lines of existing streets abutting property to nearest intersection.	C	D	WS
27.	All existing easements, deed restrictions, other covenants and previous variances granted for the property.	C	D	WS
28.	Floor plan of proposed structures with accompanying front, rear and side elevations drawn to scale.	C	D	WS
29.	Landscaping plan, buffer plan, landscaping schedule showing number, size and species of plantings.	C	D	WS
30.	Soil erosion and sediment control plan.	C	D	WS
31.	Application filed with Essex County Planning Board Will comply in accordance with law.	C	D	WS
32.	Notice to all neighbors within 200 feet. Will comply at the appropriate time in accordance with law.	C	D	WS
33.	Notification to Fire, Police, Health Department, Township Manager, and Shade Tree.	C	D	WS
34.	Refuse, disposal (storage), dumpster screening	C	D	WS
35.	Storage height (gross sq. footage) Not applicable	C	D	WS
36.	Drainage arrows.	C	D	WS
37.	Site Lighting Plan with isolux patterns to indicate intensity of site lighting.	C	D	WS
38.	Location HVAC Equipment and screening.	C	D	WS
39.	NJDEP Freshwater Wetlands Approval. Not applicable	C	D	WS
40.	Complies with escrow ordinance.	C	D	WS

Applicant's Remarks:

Barbara Filoso

Applicant's Signature

SITE PLAN APPLICATION

VERONA PLANNING BOARD
10 Commerce Court, Verona, NJ 07044
Phone 857-4805

PRELIMINARY APPLICATION FEE: $400 min; $400 for 1st 1,000 sq. ft.;
$500 1,000-2,500 sq. ft.; $700 2,500 – 5,000 sq. ft.; $1000 over 5,000 sq. ft.
FINAL: ½ preliminary
CHECKS PAYABLE TO TOWNSHIP OF VERONA

Please answer the following questions:

1. Is there a Zoning Variance Pending? Yes _____ No __X__
   If so, what type? _____

2. Does the developer intend to request, at a future date, a Zoning Variance in connection with the Site Plan? Yes _____ No __X__

Applicant	Owner
Name Filoso Family LLC	Name Same as applicant
Address 383 Bloomfield Avenue	Address _____
City Verona, New Jersey 07044	City _____
Phone # _____	Phone # _____

Architect	Licensed Land Surveyor
Name Gregory Switzer Architecture, P.C.	Name Lakeland Surveying
Address 7 Oak Place, Suite 180	Address 4 West Main Street
City Montclair, New Jersey 07042	City Rockaway, New Jersey 07866
Phone # 212-391-1519	Phone # 973-625-5670

Municipal Tax Map No. _____ Block No. 708 Lot No. 1
Municipality Verona, New Jersey Tax Sheet No. 7

Name of Local Building Official N/A

Commercial _____ Multi-Family _____ Residential _____

Type of Construction:

Light Industry _____ Mixed Use __X__ Misc. _____

Description of Construction Four (4) story mixed-use building with approximately 4,050 sf of ground floor commercial space and 33 residential units above along with ancillary ammenity space and improvements.

LEGEND

UTILITY POLE		#	PARKING COUNT
LIGHT POLE			VEHICULAR ACCESS (BOTH WAYS)
TRAFFIC POLE			BREAKLINE
FIRE HYDRANT		A.K.A.	ALSO KNOWN AS
SIGN		(FM)	FILED MAP
DETECTABLE WARNING PAD		F.K.A.	FORMERLY KNOWN AS
GAS METER		N/F	NOW OR FORMERLY
INLET		P.O.B.	POINT OF BEGINNING
MANHOLE (ELECTRIC)		P.O.C.	POINT OF COMMENCEMENT
MANHOLE (SANITARY)		ROW	RIGHT-OF-WAY
MONITORING WELL		(TM)	TAX MAP
HANDICAPPED PARKING SPACE		(TYP.)	TYPICAL

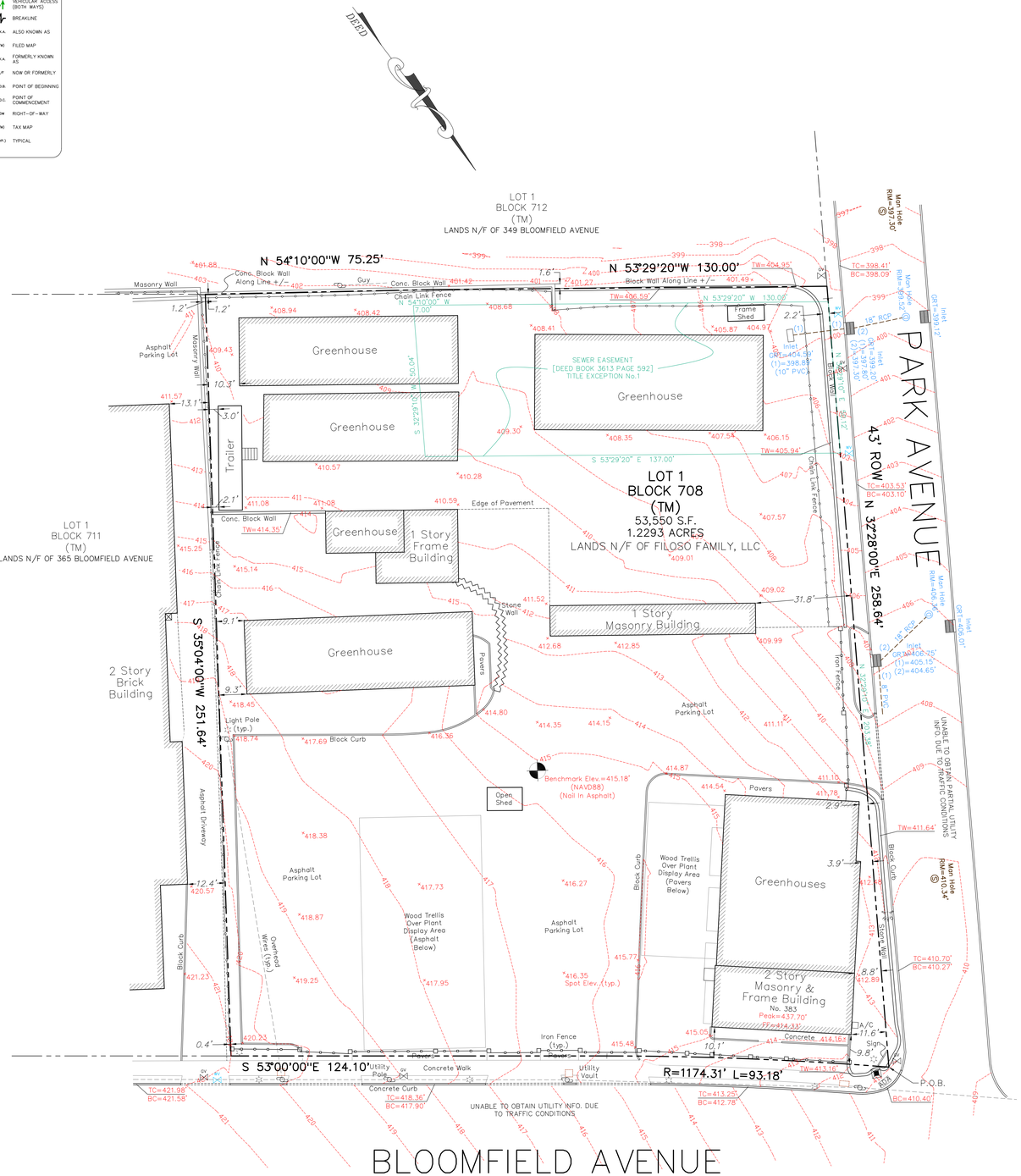

DEED
LOT 1
BLOCK 712
(TM)
LANDS N/F OF 349 BLOOMFIELD AVENUE
N 54°10'00"W 75.25'
N 53°29'20"W 130.00'
Conc. Block Wall Along Line +/-
Masonry Wall
Guy
Chain Link Fence
N 54°10'00" W 7.00'
Block Wall Along Line +/-
Frame Shed
Asphalt Parking Lot
Greenhouse
Greenhouse
Greenhouse
SEWER EASEMENT
[DEED BOOK 3613 PAGE 592]
TITLE EXCEPTION No.1
S 32°29'10"E 50.04'
S 53°29'20" E 137.00'
Trailer
LOT 1
BLOCK 708
(TM)
53,550 S.F.
1.2293 ACRES
LANDS N/F OF FILOSO FAMILY, LLC
LOT 1
BLOCK 711
(TM)
LANDS N/F OF 365 BLOOMFIELD AVENUE
Conc. Block Wall
TW=414.35'
Greenhouse
1 Story Frame Building
Edge of Pavement
Stone Wall
1 Story Masonry Building
Greenhouse
Pavers
2 Story Brick Building
S 35°04'00"W 251.64'
Light Pole (typ.)
Block Curb
Asphalt Driveway
Overhead Wires (typ.)
Benchmark Elev.=415.18' (NAVD88) (Nail in Asphalt)
Open Shed
Asphalt Parking Lot
Wood Trellis Over Plant Display Area (Asphalt Below)
Asphalt Parking Lot
Spot Elev. (typ.)
Wood Trellis Over Plant Display Area (Pavers Below)
Pavers
Greenhouses
2 Story Masonry & Frame Building
No. 383
Peak=437.70'
FF=434.33'
Slate Walk
A/C
Concrete
Sign
Iron Fence (typ.)
S 53°00'00"E 124.10'
Utility Pole
Concrete Walk
Utility Vault
R=1174.31' L=93.18'
P.O.B.
TC=421.98
BC=421.58
TC=418.36'
BC=417.90'
UNABLE TO OBTAIN UTILITY INFO. DUE TO TRAFFIC CONDITIONS
TC=413.25'
BC=412.78'
BC=410.40'
PARK AVENUE
4.3' ROW
N 32°28'00"E 258.64'
Manhole RIM=406.54'
Manhole RIM=406.01'
Manhole RIM=397.30'
Manhole RIM=410.34'
18" RCP
24" RCP
Inlet
Curb Inlet
UNABLE TO OBTAIN PARTIAL UTILITY INFO. DUE TO TRAFFIC CONDITIONS
TW=411.64'
TC=410.70'
BC=410.27'
TC=403.53'
BC=403.10'
TW=404.95'
TC=398.41'
BC=398.09'
TW=406.59'
TW=405.94'
TW=413.16'
Block Curb
Slate Walk
Asphalt Parking Lot
Paver Walk
Block Curb
Masonry Wall
Chain Link Fence
Block Curb
Block Curb
Block Curb

IMAGE COURTESY OF BING MAPS

1 AREA MAP

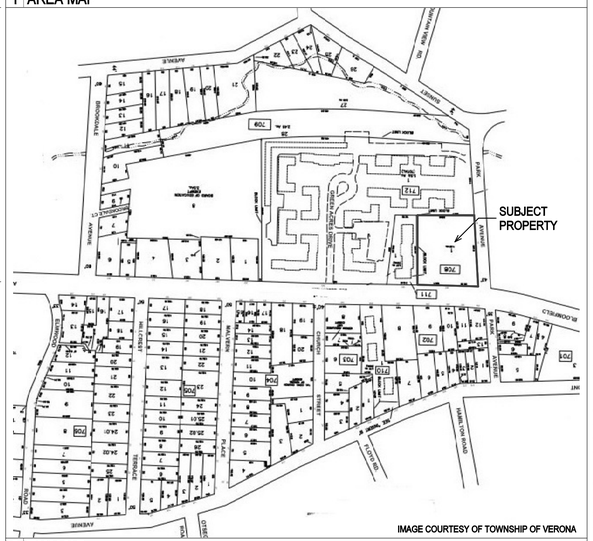
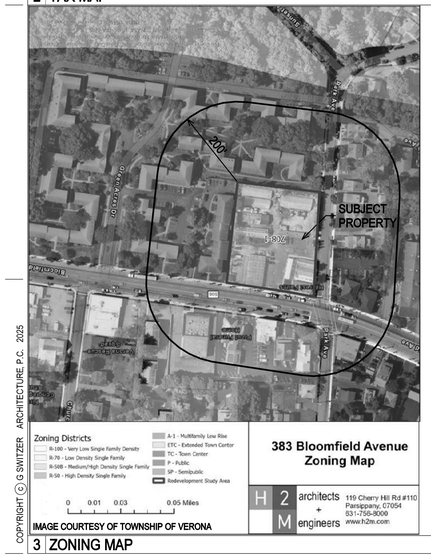


IMAGE COURTESY OF TOWNSHIP OF VERONA

2 TAX MAP



Zoning Districts

- R-100 - Very Low Single Family Density
- R-79 - Low Density Single Family
- R-50B - Medium/High Density Single Family
- R-50 - High Density Single Family
- A-1 - Multifamily Low Rise
- ETC - Extended Town Center
- TC - Town Center
- P - Public
- SP - Semipublic
- Redevelopment Study Area

0 0.01 0.03 0.05 Miles

383 Bloomfield Avenue Zoning Map

H 2 M architects + engineers
119 Cherry Hill Rd #110
Parsippany, 07054
631-756-9009
www.h2m.com

IMAGE COURTESY OF TOWNSHIP OF VERONA

3 ZONING MAP

Buffer Report

created on 11/14/2025

TOWNSHIP OF VERONA
Office of the Assessor
880 Bloomfield Avenue
Verona, New Jersey 07044
Telephone (973) 857-4877

Highlighted feature(s)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	708	1		383 BLOOMFIELD AVENUE	FILOSO FAMILY LLC	366 BLOOMFIELD AVE	VERONA, NJ	07044

S

List of adjoining feature(s) that intersect 200 feet buffer from Parcel Limits.

Parcel Limits (318)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	615	1		52 PARK AVENUE	52 PARK AVENUE LLC	520 LAS TUNAS RD#A2	LAFAYETT, CA	94549
Verona Township	615	2		58 PARK AVENUE	SMITH, RICHARD/ESTOF	507 ARK AVENUE	VERONA, NJ	07044
Verona Township	615	3		46 PARK AVENUE	COSENZO, ANTHONY	493 ARK AVE	VERONA, NJ	07044
Verona Township	615	4		46 PARK AVENUE	ESCAN, ECLENT	463 ARK AVENUE	VERONA, NEW JERSEY	07044
Verona Township	615	5		44 PARK AVENUE	MATHEOS, CHRISTOPHER K.	445 ARK AVENUE	VERONA, NEW JERSEY	07044
Verona Township	615	6		42 PARK AVENUE	HEALY, DANIEL P	425 ARK AVE	VERONA, NJ	07044
Verona Township	615	7		40 PARK AVENUE	REED, JOANNE	403 ARK AVENUE	VERONA, NJ	07044
Verona Township	615	8		36 PARK AVENUE	32 PARK AVENUE LLC	600 HILLSIDE AVENUE	ESSEX FELLS, NJ	07021
Verona Township	615	9		400 BLOOMFIELD AVENUE	BLOOMFIELD-VERONA, LLC	23-25 BROADWAY	FAIR LAWN, NJ	07410
Verona Township	615	10		411 BLOOMFIELD AVENUE	411 VERONA GARDENS LLC	2 SKILTON RD	WEST CALDWELL, NJ	07006
Verona Township	614	1		34 PARK AVENUE	34 PARK AVENUE LLC	545 ARK AVENUE	VERONA, NEW JERSEY	07044
Verona Township	614	1	C0010	34 PARK AVENUE C0010	CUDIA, ANGELO & DANA	545 ARK AVENUE #10	VERONA, NEW JERSEY	07044
Verona Township	614	1	C0019	34 PARK AVENUE C0019	MILMOE, CASIE PATRICIA	545 ARK AVENUE #19	VERONA, NJ	07044
Verona Township	701	6		16 PARK AVENUE	8 STEUER, WILLIAM & ROSA	545 ARK AVENUE	VERONA, NEW JERSEY	07044
Verona Township	701	9		400 BLOOMFIELD AVENUE	JMRY PROPERTIES, LLC	27 PLAYING FIELD AVENUE	WEST CALDWELL, NJ	07006

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	702	8		360 BLOOMFIELD AVENUE	4STORE REALTY CORP	780 PENNSYLVANIA AVENUE	LYNDHURST, NJ	07071
Verona Township	702	9		370 BLOOMFIELD AVENUE	PECUT, ROBERT J.	370 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	702	10		378 BLOOMFIELD AVENUE	CAVALLO, ANTHONY	46 LONG POINT DRIVE	BRICK, NJ	08723
Verona Township	702	11		382 BLOOMFIELD AVENUE	PECUT, ROBERT	370 BLOOMFIELD AVENUE	VERONA, NJ	07044
Verona Township	702	12		13-7 ARK AVENUE	PECUT, ROBERT J.	370 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	702	13		11-7 ARK AVENUE	PECUT, MARGARET S.	370 BLOOMFIELD AVE	VERONA, NJ	07044
Verona Township	708	1		361 BLOOMFIELD AVENUE	FILOSO FAMILY, LLC	30 MILLOOMFIELD AVE	VERONA, NJ	07044
Verona Township	710	1		BLOOMFIELD AND CLAIRMONT CLAIRMONT	BLOOMFIELD AND CLAIRMONT AVENUE	352 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	710	1	C001	352 BLOOMFIELD AVENUE A1	2268, ELET'HERIOS & CYNTHIA	51 HATHAWAY LANE	ESSEX FELLS, NJ	07021
Verona Township	711	1		360 BLOOMFIELD AVENUE	360 BLOOMFIELD AVENUE	30 MILLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	711	1	C010	360 BLOOMFIELD AVENUE 1A	JUDGE, MARY	30 MILLOOMFIELD AVE, #1A	VERONA, NJ	07044
Verona Township	711	1	C0102	360 BLOOMFIELD AVENUE 2A	SOBRERA, JIMMY P JR & HAZEL	30 MILLOOMFIELD AVE #2A	VERONA,NJ	07044
Verona Township	711	1	C0103	360 BLOOMFIELD AVENUE 3A	MOSAED, AMR	30 MILLOOMFIELD AVE #3TH.	VERONA, NJ	07044
Verona Township	711	1	C0126	360 BLOOMFIELD AVENUE 4A	SOBRERA, JIMMY P JR & JENNIFER L.	30 MILLOOMFIELD AVE,# 4A	VERONA, NJ	07044
Verona Township	711	1	C0135	360 BLOOMFIELD AVENUE 5A	EGAN??, DENNIS JR & ANDREA	75 ELMWOOD#3,	VERONA, NJ	07044
Verona Township	711	1	C0136	360 BLOOMFIELD AVENUE 6A	IOBEL, TANAEV-001	30 MILLOOMFIELD AVE, 6A	VERONA, NJ	07044
Verona Township	711	1	C0137	360 BLOOMFIELD AVENUE 7A	SHUI, JOSEPHINE & LOMBOI, JEFFREY	30 MILLOOMFIELD AVE, #7A	VERONA, NJ	07044
Verona Township	711	1	C0138	360 BLOOMFIELD AVENUE 8A	DIMUCCI, CHARLES R.	10 LINDEN AVENUE	VERONA, NEW JERSEY	07044
Verona Township	711	1	C0139	360 BLOOMFIELD AVENUE 9A	SCIRETTA, SAMANTHA	30 MILLOOMFIELD AVENUE #A	VERONA, NEW JERSEY	07044
Verona Township	711	1	C020	360 BLOOMFIELD AVENUE 10	SHUFDIMAS, RUPNATH & SHJA	3875 RALPH AVENUE	OCEAN SIDE, NEW YORK	11572
Verona Township	711	1	C0202	360 BLOOMFIELD AVENUE 2B	SOBRERA, FLOCER P.	30 MILLOOMFIELD AVE, #2B	VERONA,NJ	07044
Verona Township	711	1	C0203	360 BLOOMFIELD AVENUE 3B	GABEV, HEATHER L	30 MILLOOMFIELD AVENUE#3B	VERONA, NEW JERSEY	07044
Verona Township	711	1	C0226	360 BLOOMFIELD AVENUE 4B	DELAURI, ANTONIA	30 MILLOOMFIELD AVENUE #4B	VERONA, NEW JERSEY	07044

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	711	1	C0285	365 BLOOMFIELD AVENUE 5B	AMAM INVESTMENT, LLC	P.O BOX7060	MIDVARK, NJ	07307
Verona Township	711	1	C0206	365 BLOOMFIELD AVENUE 6B	ANSELM, EDNA	365 BLOOMFIELD AVENUE 6B	VERONA, NEW JERSEY	07044
Verona Township	711	1	C0287	365 BLOOMFIELD AVENUE 7B	KAISER, JOHN P.	P.O. BOX 617	PINE BROOK, NJ	07058
Verona Township	711	1	C0288	365 BLOOMFIELD AVENUE 8B	TRYSNO, MARY M.	365 BLOOMFIELD AVENUE #8B	VERONA, NEW JERSEY	07044
Verona Township	711	1	C0289	365 BLOOMFIELD AVENUE 9B	PATEL, SIDDHI	365 BLOOMFIELD AVE, #9B	VERONA, NJ	07044
Verona Township	712	1		369 BLOOMFIELD AVENUE	369 BLOOMFIELD AVENUE	369 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0370	369 BLOOMFIELD AVENUE 70	CHRISTOPHER, KATHARINE	369 BLOOMFIELD AVE #70	VERONA,NJ	07044
Verona Township	712	1	C0379	369 BLOOMFIELD AVENUE 79	ROMERO, CESAR A & BETAGOUEDAMA	369 BLOOMFIELD AVE #79	VERONA,NJ	07044
Verona Township	712	1	C0390	369 BLOOMFIELD AVENUE 90	GRENIER, JAMES & BERNICE	21 GREEN ACRES DR,#90	VERONA, NJ	07044
Verona Township	712	1	C0391	369 BLOOMFIELD AVENUE 91	SILVA, KATHLEEN A	369 BLOOMFIELD AVE #91	VERONA,NJ	07044
Verona Township	712	1	C0392	369 BLOOMFIELD AVENUE 92	FABRETENTERPRISES, LLC.	369 BLOOMFIELD AVENUE	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0393	369 BLOOMFIELD AVENUE 93	KEMP, BARBARA ELLEN	369 BLOOMFIELD AVE #93	VERONA, NJ	07044
Verona Township	712	1	C0394	369 BLOOMFIELD AVENUE 94	VANDERVAJE, BRET & LYNN	369 BLOOMFIELD AVE,#94	VERONA, NJ	07044
Verona Township	712	1	C0395	369 BLOOMFIELD AVENUE 95	CARSON, FRANCIS J	369 BLOOMFIELD AVE #95	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0396	369 BLOOMFIELD AVENUE 96	DISALA, GERARD	369 BLOOMFIELD AVE #96	VERONA, NJ	07044
Verona Township	712	1	C0397	369 BLOOMFIELD AVENUE 97	CLAURO, MARY-ANN MAVAREZ	369 BLOOMFIELD AVE #97	VERONA,NJ	07044
Verona Township	712	1	C0398	369 BLOOMFIELD AVENUE 98	MARCELLUS, COLETTE	233 ARK#2T #98	VERONA,NJ	07044
Verona Township	712	1	C0399	369 BLOOMFIELD AVENUE 99	GREEN ACRES AT VERONA, INC.	110 ART 32ND STREET	NEW YORK, NEW YORK	10018
Verona Township	712	1	C0390	369 BLOOMFIELD AVENUE 90	DEBART, JULIA J	369 BLOOMFIELD AVE #90	VERONA, NJ	07044
Verona Township	713	1	C0391	369 BLOOMFIELD AVENUE 91	PETERSON, LESLIE	369 BLOOMFIELD AVE #91	VERONA,NJ	07044
Verona Township	713	1	C0392	369 BLOOMFIELD AVENUE 92	FOK, ADRIENNE L & ALDRIEL, DEBORAH	253 ARK#2T #92	VERONA,NJ	07044
Verona Township	713	1	C0393	369 BLOOMFIELD AVENUE 93	BURNESTOL, CHRISTOPHER	30 MONCTSONE AVE	VERONA, NJ	07044
Verona Township	713	1	C0394	369 BLOOMFIELD AVENUE 94	GIBSON, NATALIE	253 ARK CCURT, NEW #94	VERONA, NEW JERSEY	07044
Verona Township	713	1	C0395	369 BLOOMFIELD AVENUE 95	CIPPUZI, PETER	369 BLOOMFIELD AVE #95	VERONA,NJ	07044

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	712	1	C0396	369 BLOOMFIELD AVENUE 96	ANDERSON, HUGH ;	253 ARK CCURT #96	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0397	369 BLOOMFIELD AVENUE # 97	ZEHNDER, GEORGE	369 BLOOMFIELD AVE # 97	VERONA, NJ	07044
Verona Township	712	1	C0398	369 BLOOMFIELD AVENUE #98	MISALIK, ANN MARIE	369 BLOOMFIELD AVE # 98	VERONA, NJ	07044
Verona Township	712	1	C0399	369 BLOOMFIELD AVENUE # 99	SINGERLINE, HUGH	353 ARK AVENUE # 99	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0100	369 BLOOMFIELD AVENUE 100	BRYK, KEVIN THOMAS (& SHADWENG	369 BLOOMFIELD AVENUE	VERONA, NJ	07044
Verona Township	712	1	C0101	369 BLOOMFIELD AVENUE 101	FABRETENTERPRISES, LLC.	353 ARK AVENUE UNIT #101	VERONA, NJ	07044
Verona Township	712	1	C0102	369 BLOOMFIELD AVENUE 102	MERCHRO, MARC	353 ARK AVENUE #102	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0103	369 BLOOMFIELD AVENUE 103	ASHELIN, KATE	453 ARK CCURT, AVENUE #103	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0104	369 BLOOMFIELD AVENUE 104	SCHRODE, SUSAN	453 ARK AVENUE #104	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0105	369 BLOOMFIELD AVENUE 105	CERRATO, LUMONA	453 ARK AVENUE #105	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0106	369 BLOOMFIELD AVENUE 106	LAM, SOI YEE	369 BLOOMFIELD AVE, #106	VERONA, NJ	07044
Verona Township	712	1	C0107	369 BLOOMFIELD AVENUE 107	CCLE, MEREDITH ELLEN & JUDITH E.	453 ARK CCURT, UNIT 107	VERONA, NJ	07044
Verona Township	712	1	C0108	369 BLOOMFIELD AVENUE 108	SCHAID, DEREK R & SHAW-L, ALLISON J	453 ARK AVE # 108	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0109	369 BLOOMFIELD AVENUE 109	LINARES, JOSEPH	369 BLOOMFIELD AVE #109	VERONA, NJ	07044
Verona Township	712	1	C0110	369 BLOOMFIELD AVENUE 110	WALDRON, PAIGE	369 BLOOMFIELD AVE #110	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0111	369 BLOOMFIELD AVENUE 111	MCTIGUE, MONICA V	273 ARK COURT,#111	VERONA, NJ	07044
Verona Township	712	1	C0112	369 BLOOMFIELD AVENUE 112	SALES, MARIA JUNE	273 ARK CCURT #112	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0113	369 BLOOMFIELD AVENUE 113	COOK, BRANDON & JOSEPH, DONNA	273 ARK CCT UNIT-113	VERONA, NJ	07044
Verona Township	712	1	C0114	369 BLOOMFIELD AVENUE 114	CARUCCIO, JOHN J.	369 BLOOMFIELD AVE, 114	VERONA, NJ	07044
Verona Township	712	1	C0115	369 BLOOMFIELD AVENUE 115	CURTIS, LYDIA	369 BLOOMFIELD AVE #115	VERONA,NJ	07044
Verona Township	712	1	C0116	369 BLOOMFIELD AVENUE 16	MINAHK, MICHAEL & RADI, ELEN	369 BLOOMFIELD AVE #116	VERONA,NJ	07044
Verona Township	712	1	C0117	369 BLOOMFIELD AVENUE 117	JUDGE, JOSEPH E & JESSICA J	369 BLOOMFIELD AVE,#117	VERONA, NJ	07044
Verona Township	712	1	C0118	369 BLOOMFIELD AVENUE 118	LEAKS-HAMS, MARA C	369 BLOOMFIELD AVE #118	VERONA,NJ	07044
Verona Township	712	1	C0119	369 BLOOMFIELD AVENUE 119	BUTLER, CORRINE S	369 ARK CCURT #119	VERONA, NEW JERSEY	07044

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	712	1	C0120	369 BLOOMFIELD AVENUE 120	STENICH, ROSANNE	29 PARK COURT	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0121	369 BLOOMFIELD AVENUE 121	ROY, SAMANTHA L	369 BLOOMFIELD AVE #121	VERONA,NJ	07044
Verona Township	712	1	C0122	369 BLOOMFIELD AVENUE 122	PASQUALE, DEBBIE	369 BLOOMFIELD AVE,#122	VERONA, NJ	07044
Verona Township	712	1	C0123	369 BLOOMFIELD AVENUE 123	BARALIEVSKY, FILIP & STEVANKA	29 PARK COURT #123	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0124	369 BLOOMFIELD AVENUE 124	SPAETER, KIM & RYAN	369 BLOOMFIELD AVE #124	VERONA,NJ	07044
Verona Township	712	1	C0125	369 BLOOMFIELD AVENUE 125	TORTORELLA, PAUL ANDREW	31 GREEN ACRES DRIVE #125	VERONA, NEW JERSEY	07044

IMAGES COURTESY OF TOWNSHIP OF VERONA

4 200 FOOT ADJOINING ENTITIES

5 ARTISTIC RENDERING

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	712	1	C0126	369 BLOOMFIELD AVENUE 126	MERCHANT, KAREN A	21 GREEN ACRES DR, #126	VERONA, NJ	07044
Verona Township	712	1	C0127	369 BLOOMFIELD AVENUE 127	LA CAPUA, VINCENT & BERNABE, EDDA	60 WOODLAND AVENUE	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0128	369 BLOOMFIELD AVENUE 128	REVIS, HERMANN	369 BLOOMFIELD AVE #128	VERONA,NJ	07044
Verona Township	712	1	C0129	369 BLOOMFIELD AVENUE 129	AGNELLO, STEPHANIE	349 BLOOMFIELD AVE #129	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0130	369 BLOOMFIELD AVENUE 130	MUSIZZ, MARISOL GARZON & ALAN	147 VERNON STREET	CLIFTON, NEW JERSEY	07013
Verona Township	712	1	C0131	369 BLOOMFIELD AVENUE 131	MANARIZZO, PETER & JOANN	600 BOLL DERWOOD DRIVE	BERNARDSVILLE, NJ	07924
Verona Township	712	1	C0132	369 BLOOMFIELD AVENUE 132	BANIA, LAURA	12 BRANTWOOD PLACE	CLIFTON, NJ	07013
Verona Township	712	1	C0133	369 BLOOMFIELD AVENUE 133	JACOBSEN, KAREN R & JAMES M	151 CHICAGO ST	VALPARISO, IN	46383
Verona Township	712	1	C0134	369 BLOOMFIELD AVENUE 134	RAMCHANDANI, IRSHI	349 BLOOMFIELD AVE #134	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0135	369 BLOOMFIELD AVENUE 135	HERSINGER, TIMOTHY	84 P-HS-SIC AVENUE	FAIRFIELD, NJ	07004
Verona Township	712	1	C0136	369 BLOOMFIELD AVENUE 136	MASTA, J. & EVERS-HOANG, R.	7 GREEN ACRES DR #136	VERONA, NJ	07044
Verona Township	712	1	C0142	369 BLOOMFIELD AVENUE 142	FREDERICKS, SARAH	3 GREEN ACRES DRIVE # 142	VERONA, NJ	07044
Verona Township	712	1	C0145	369 BLOOMFIELD AVENUE 145	WAHLERS, ROBERT	5 GREEN ACRES DR, #145	VERONA, NJ	07044
Verona Township	712	1	C0149	369 BLOOMFIELD AVENUE 149	DIEFFEL, SILONA ;	349 BLOOMFIELD AVENUE 149	VERONA, NJ	07044
Verona Township	712	1	C0152	369 BLOOMFIELD AVENUE 152	FALGIAI, IZZY & SANDA	3 GREEN ACRES DR #152	VERONA, NJ	07044
Verona Township	712	1	C0153	369 BLOOMFIELD AVENUE 153	MARSCH, CHLE.C & LAAG, JOHN JR	349 BLOOMFIELD AVE,#153	VERONA, NJ	07044
Verona Township	712	1	C0154	369 BLOOMFIELD AVENUE 154	RECO, S'ARLEENT	349 BLOOMFIELD AV #154	VERONA, NJ	07044

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner City/State	Owner Zip
Verona Township	712	1	C0150	369 BLOOMFIELD AVENUE 150	ENRIQUEZ, MARILYN ROCA	349 BLOOMFIELD AVE #150	VERONA, NJ	07044
Verona Township	712	1	C0156	369 BLOOMFIELD AVENUE 156	WEI, ZIHAO & WANG, YU	349 BLOOMFIELD AVE #156	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0157	369 BLOOMFIELD AVENUE 157	TARTILL, JOANNE	55 PARK AVENUE #157	VERONA, NEW JERSEY	07044
Verona Township	712	1	C0158	369 BLOOMFIELD AVENUE 158	MEUNIER, CHARLES & BESSACK, AMANDA	349 BLOOMFIELD AVE #158	VERONA,NJ	07044

LIST OF UTILITIES TO BE NOTIFIED

NEW JERSEY BELL TELEPHONE CO.
ATTN: CORPORATE SECRETARY
540 BROAD STREET ROOM 1005, NEWARK, NJ 07101

AMERICAN TELEPHONE & TELEGRAPH CO.
50 PATRICIA DRIVE, FLANDERS, NJ 07836

PUBLIC SERVICE ELECTRIC & GAS CO.
ATTN: MANAGER CORPORATE PROPERTIES
80 PARK PLACE, T5B, NEWARK, NJ 07102

PASSAIC VALLEY WATER COMMISSION
ATTN: CORPORATE SECRETARY
1525 MAIN AVENUE, CLIFTON, NJ 07011

MCI 10 MARCELLO AVE.
WEST ORANGE, NJ 07052

COMCAST CABLE
600 RAHWAY AVENUE, UNION, NEW JERSEY 07083

VERIZON ATTN: CHIEF COMMUNICATIONS OFFICER
1 VERIZON WAY, BASKING RIDGE, NEW JERSEY 07920

VERONA WATER & SEWER DEPARTMENT
10 COMMERCE COURT, VERONA, NEW JERSEY 07044

MUNICIPAL CLERK, TOWNSHIP OF VERONA
600 BLOOMFIELD AVE, VERONA, NEW JERSEY 07044

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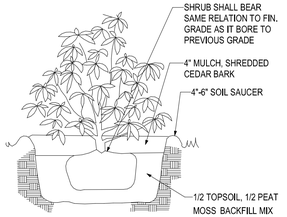
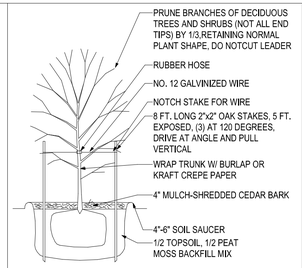
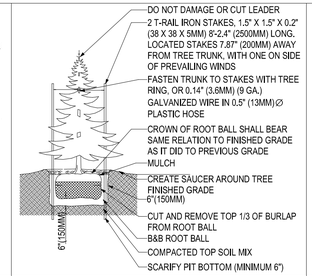


2 | SHRUB PLANTING DETAIL | SCALE: NTS



3 | DECIDUOUS TREE PLANTING DETAIL | SCALE: NTS

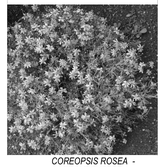


4 | EVERGREEN TREE PLANTING DETAIL | SCALE: NTS

1 | LANDSCAPE PLAN | SCALE: 1" = 10'

CAMPANULASTRUM AMERICANUM - AMERICAN BELLFLOWER

CAREX PENNSYLVANICA - PENNSYLVANIA SEDGE



COREOPSIS ROSEA - PINK TICKSEED

EURYBIA DIVARATA - WHITE WOOD ASTER

ECHINACEA PURPUREA - PURPLE CONEFLOWER

HELIOPSIS HELIANTHOIDES - *FALSE SUNFLOWER*

JUNCUS EFFUSUS - *SOFT RUSH*

LOBELIA CARDINALIS - *CARDINAL FLOWER*

SCHIZACHYRIUM SCOPARIUM - LITTLE BLUESTEM

AESCULUS PARVIFLORA - BOTTLEBRUSH BUCKEYE

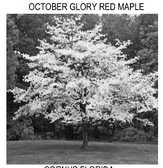
ACER RUBRUM 'OCTOBER GLORY' - OCTOBER GLORY RED MAPLE

ARCTOSTAPHYLOS UVA URSI - BEARBERRY

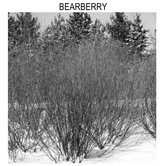
CLETHRA ALNIFOLIA 'RUBY SPICE' - RUBY SPICE SUMMERSWEET

CERCIS CANADENSIS - EASTERN REDBUD

CEPHALANTHUS OCCIDENTALIS - BUTTON BUSH

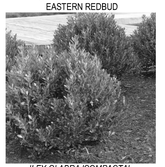


CORNUS FLORIDA- FLOWERING DOGWOOD



CORNUS STOLONIFERA- RED TWIG DOGWOOD

HYDRANGEA QUERCIFOLIA - OAKLEAF HYDRANGEA



ILEX GLABRA 'COMPACTA' - COMPACT INKBERRY

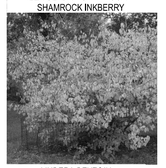
ILEX GLABRA 'SHAMROCK' - SHAMROCK INKBERRY

ILEX OPACA - AMERICAN HOLLY

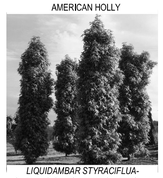
ITEA VIRGINICA HENRY'S GARNET - HENRY'S GARNET VIRGINIA SWEETSPIRE

JUNIPERUS VIRGINIANA 'BRODIE' - BRODIE EASTERN RED CEDAR

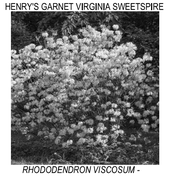
KALMIA LATIFOLIA - MOUNTAIN LAUREL



LINDERA BENZOIN - SPICEBUSH



LIQUIDAMBAR STYRACIFLUA- SLENDER SILHOUETTE SWEETGUM



RHODODENDRON VISCOSUM - SWAMP AZALEA

THUJA OCCIDENTALIS - AMERICAN ARBORVITAE

5 | PLANT PALETTE

PLANT SCHEDULE *WET SITE TOLERANT PLANTS

NOTE: ALL NEW PLANTINGS ARE TO BE NATIVE TO NEW JERSEY AND/OR EASTERN UNITED STATES

	SYMBOL	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	MAX. HEIGHT	SUN/SHADE	EVER./DEC.	COMMENTS
PERRENIAL		37	CM*	CAMPANULASTRUM AMERICANUM	AMERICAN BELLFLOWER	1 GAL.	3-6 FT.	FULL SUN/ PART SHADE	DECIDUOUS	BLUE/PURPLE FLOWERS, ALL SUMMER
		1100	CP	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	.5 -1 FT.	PART/FULL SHADE	DECIDUOUS	THIN GRASS
		40	CR	COREOPSIS ROSEA	PINK TICKSEED	1 GAL	1 - 2 FT.	FULL SUN	DECIDUOUS	PINK FLOWERS, JULY-SEPTEMBER
		85	ED*	EURYBIA DIVARATA	WHITE WOOD ASTER	1 PINT	1 - 2.5 FT.	FULL SUN/ PART SHADE	DECIDUOUS	WHITE FLOWERS, AUGUST-SEPTEMBER
		34	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	2 - 5 FT.	FULL SUN	DECIDUOUS	PURPLE FLOWERS, JULY-SEPTEMBER
		31	HH	HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	1 GAL	2 - 3 FT.	FULL SUN	DECIDUOUS	YELLOW FLOWERS, MID SUMMER
		16	JE	JUNCUS EFFUSUS	SOFT RUSH	1 GAL	1 - 3 FT.	FULL SUN/ PART SHADE	EVERGREEN	FINE TEXTURED, VERTICAL HABIT. LOW MAINTENANCE.
		25	LC	LOBELIA CARDINALIS	CARDINAL FLOWER	1 GAL	3 FT. HT.	FULL SUN/ PART SHADE	DECIDUOUS	RED FLOWERS IN SUMMER
		39	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	1 - 3 FT. HT.	FULL SUN	DECIDUOUS	BLUE GREEN LEAF COLOR
SHRUB/TREE		1	AP	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	3" GAL.	6 - 8 FT. HT.	FULL SUN/ PART SHADE	DECIDUOUS	WHITE FLOWERS, JUNE-JULY
		4	AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" - 3- 1/2" CAL.	40 - 50 FT. HT.	FULL SUN/ PART SHADE	DECIDUOUS	RED FALL COLOR, FAST GROWING
		79	AU	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	1 PINT	.5 - 1 FT. HT.	FULL SUN/ PART SHADE	EVERGREEN	WHITE/PINK FLOWERS, MARCH-JUNE
		26	CA*	CLETHRA ALNIFOLIA 'RUBY SPICE'	'RUBY SPICE' SUMMERSWEET	3 GAL.	3 - 4 FT. HT.	FULL SUN/ PART SHADE	DECIDUOUS	PINK FLOWERS, JULY-AUGUST
		1	CC	CERCIS CANADENSIS	EASTERN REDBUD	7 - 8' HT.	20 - 30 FT. HT.	FULL SUN/ PART SHADE	DECIDUOUS	PINK FLOWERS, APRIL, MULTI-STEM
		6	CE*	CEPHALANTHUS OCCIDENTALIS	BUTTON BUSH	3 GAL.	4 - 6 FT. HT.	FULL SUN/ PART SHADE	DECIDUOUS	WHITE FLOWERS, JUNE-AUGUST
		1	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	2- 1/2" - 3" CAL.	15 - 30 FT. HT.	FULL SUN/ PART SHADE	DECIDUOUS	WHITE FLOWERS, APRIL-MAY
		12	CS*	CORNUS STOLONIFERA	RED TWIG DOGWOOD	3 GAL.	3 - 5 FT. HT.	FULL SUN/ PART SHADE	DECIDUOUS	BRIGHT RED BRANCHES IN WINTER
		6	HQ*	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	5 GAL.	4 - 8 FT. HT.	FULL SUN	DECIDUOUS	WHITE FLOWERS, LATE SPRING-EARLY SUMMER
		12	IC*	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	3 GAL.	3 - 4 FT. HT.	FULL SUN/ PART SHADE	EVERGREEN	INDISTINCT FLOWERS
		8	IG*	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	5 GAL.	4 - 5 FT. HT.	FULL SUN/ PART SHADE	EVERGREEN	INDISTINCT FLOWERS
		23	IO*	ILEX OPACA	AMERICAN HOLLY	7- 8 FT. HT. B&B	15 - 30 FT. HT.	FULL SUN/ PART SHADE	EVERGREEN	GREAT SCREENING, RED FRUITS
		1	IV*	ITEA VIRGINICA HENRY'S GARNET	VIRGINIA SWEETSPIRE	1 GAL.	3 - 4 FT. HT.	FULL SUN/ PART SHADE	DECIDUOUS	WHITE FLOWERS, MAY-JUNE
		12	JV	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	7 - 8 FT. HT. B&B	12 - 15 FT. HT.	FULL SUN	EVERGREEN	GREAT SCREENING, LOW MAINTENANCE
		13	KL*	KALMIA LATIFOLIA	MOUNTAIN LAUREL	3 GAL.	5 - 8 FT. HT.	FULL SUN/ PART SHADE	EVERGREEN	ROSE/WHITE FLOWERS, MAY
		12	LB*	LINDERA BENZOIN	SPICE BUSH	4 - 5 FT. HT.	6 -10 FT. HT.	FULL SUN/ PART SHADE	DECIDUOUS	YELLOW FLOWERS BEFORE LEAVES IN MARCH
		6	LS	LIQUIDAMBAR STYRACIFLUA	SLENDER SILHOUETTE SWEETGUM	8 -10 FT. HT. B&B	30 - 50 FT. HT.	FULL SUN	DECIDUOUS	ORANGE RED FALL COLOR, 6 FT. MAX. WIDTH
		6	RV*	RHODODENDRON VISCOSUM	SWAMP AZALEA	3 GALLON	3 - 5 FT. HT.	FULL SUN/ PART SHADE	DECIDUOUS	WHITE/PINK FLOWERS, MAY-JULY
		37	TO	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	8 - 10 FT. HT. B&B	20 - 40 FT. HT.	FULL SUN	EVERGREEN	GREAT SCREENING, LOW MAINTENANCE

GENERAL LANDSCAPE NOTES:

1. ALL EXTERIOR GROUND AREAS WITHIN THE LIMIT OF CONTRACT, EXCEPT SURFACES OCCUPIED BY BUILDING AND PAVING, SHALL BE PLANTED OR MULCHED AS SHOWN ON THE DRAWINGS. LANDSCAPE CONTRACTOR TO FURNISH TOPSOIL, FINISH GRADING, ALL PLANTS AND MAINTAIN AREAS ON THE DRAWINGS FOR ONE YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE CLIENT.
2. ALL PLANTING SHALL BE INSTALLED BETWEEN MARCH 15 AND JUNE 15 OR BETWEEN SEPTEMBER 15 AND NOVEMBER 30 UNLESS DICTATED BY UNUSUAL SEASONAL OR WEATHER CONDITIONS.
3. ALL NEW PLANTING BEDS AS PART OF THIS WORK AREA ARE TO RECEIVE A MINIMUM DEPTH OF 3 INCHES OF TRIPLE SHREDDED CEDAR BARK MULCH.
4. ALL PLANTING BEDS THAT ARE NOT AGAINST CURBING OR BUILDING ARE TO BE EDGED AND DEFINED WITH BLACK NEOPRENE EDGING OR "RYERSON" BRAND STEEL EDGING, CONTINUOUS. EDGES SHALL BE SMOOTH AND CONTINUOUS, FLUSH WITH GROUND SURFACE & HOLD MULCH IN PLACE.
5. LANDSCAPE CONTRACTOR SHALL GUARANTEE TO THE CLIENT THE LIFE OF ALL PLANT MATERIAL INSTALLED FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE OF THE PROJECT BY THE OWNER UPON INSTALLATION. CLIENT SHALL BE RESPONSIBLE FOR ALL NORMAL MAINTENANCE OF THE PLANTINGS AFTER THE TWO YEAR TIME PERIOD. OWNER AND LANDSCAPE ARCHITECT SHALL REVIEW PLANT MATERIAL AT CONCLUSION OF ONE YEAR AND SHALL DIRECT THE CONTRACTOR TO REPLACE ALL PLANT MATERIAL THAT IS GREATER THAN 50% DEAD OR DYING.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE LEGAL REMOVAL OF ALL SITE DEBRIS AND SITE RUBBISH FROM THE WORK AREA.
7. LANDSCAPE CONTRACTOR TO PROVIDE CLIENT WITH A SEPARATE PROPOSAL FOR AN OPTIONAL IRRIGATION SYSTEM WITHIN THE WORK AREA SERVICING THE PLANT MATERIAL INSTALLED AS PART OF THIS CONTRACT. ZONING OF SYSTEM TO BE REVIEWED WITH CLIENT. LANDSCAPE CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES. GENERAL CONTRACTOR IS TO MANAGE THE IRRIGATION SYSTEM FOR A ONE YEAR TIME PERIOD AFTER ACCEPTANCE OF THE COMPLETED PROJECT BY THE OWNER.
8. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FROM TOWNSHIP OF VERONA. CONTRACTOR TO VERIFY PERMIT REQUIREMENTS PRIOR TO THE START OF ANY WORK.
9. CONTRACTOR TO REVIEW LIGHTING, WALLS, WALK SURFACES AND AREAS OF PAVEMENT FOR COORDINATION PURPOSES.
10. ANY SUBSTITUTIONS OF PLANT MATERIAL MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST REVIEW ACCEPTABLE SUBSTITUTIONS WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING. UNAUTHORIZED SUBSTITUTIONS OF GENUS, SPECIES AND SIZES MUST BE REMOVED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

WE ARE PLEASED TO ANNOUNCE THAT SIONAS ARCHITECTURE PC IS NOW PART OF:

GSAPC

GREGORY SWITZER ARCHITECTURE , P.C.

7 OAK PLACE - SUITE 180 -
MONTCLAIR, NEW JERSEY 07042

212-391-1519

INFO@SWITZERPC.COM

HILLCREST FARMS

383 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

RELEASE HISTORY

DATE	REMARK

REVISION HISTORY

#	DATE	REMARK

THE ABOVE DESIGNS, PLAN AND SPECIFICATIONS ARE THE PROPERTY OF G. SWITZER ARCHITECTURE, P.C. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS, AS WELL AS BUILDING RULES AND REGULATIONS INCLUDING BUILDING ELEVATORS, CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH GSAPC PRIOR TO FABRICATION OF WORK. CONTRACTOR IS RESPONSIBLE FOR CORRECTING SAME AT HIS OWN EXPENSE. USE OF THESE DESIGNS FOR ANY OTHER PURPOSE IS UNAUTHORIZED. ALL PRODUCTION AND INTELLECTUAL PROPERTY RIGHTS RESERVED © 2025

STAMP:

PROJECT
HILLCREST FARMS

LOCATION
383 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

SHEET TITLE:

LANDSCAPE PLAN

DATE: 2025-12-10

DRAWN BY: NP | **CHECKED BY:** GS

DRAWING #:

A-002.00

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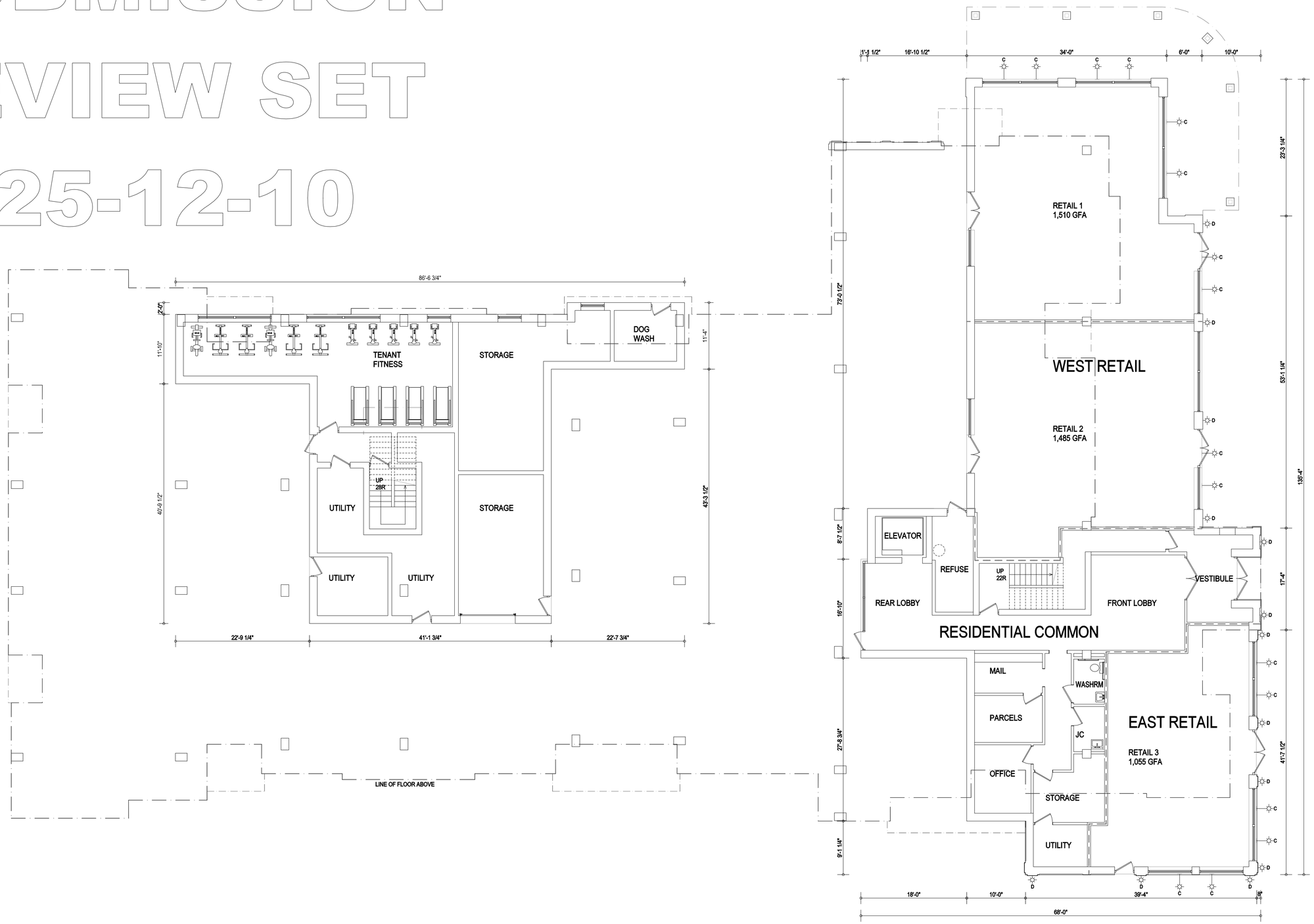
2025-12-10



1 | FIRST FLOOR PLAN | GROSS FLOOR AREA: 8,848 SF | SCALE: 1/8" = 1'-0"

TRUE NORTH

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HILLCREST FARMS

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DOB STICKER:

PROJECT
PROPOSED COMMERCIAL & RESIDENTIAL MIXED-USE BUILDING

LOCATION
383 BLOOMFIELD AVENUE
VERONA NEW JERSEY 07044

SHEET TITLE
FIRST FLOOR PLAN

DATE: 2025-12-10

DRAWN BY: RAJ | CHECKED BY: GS

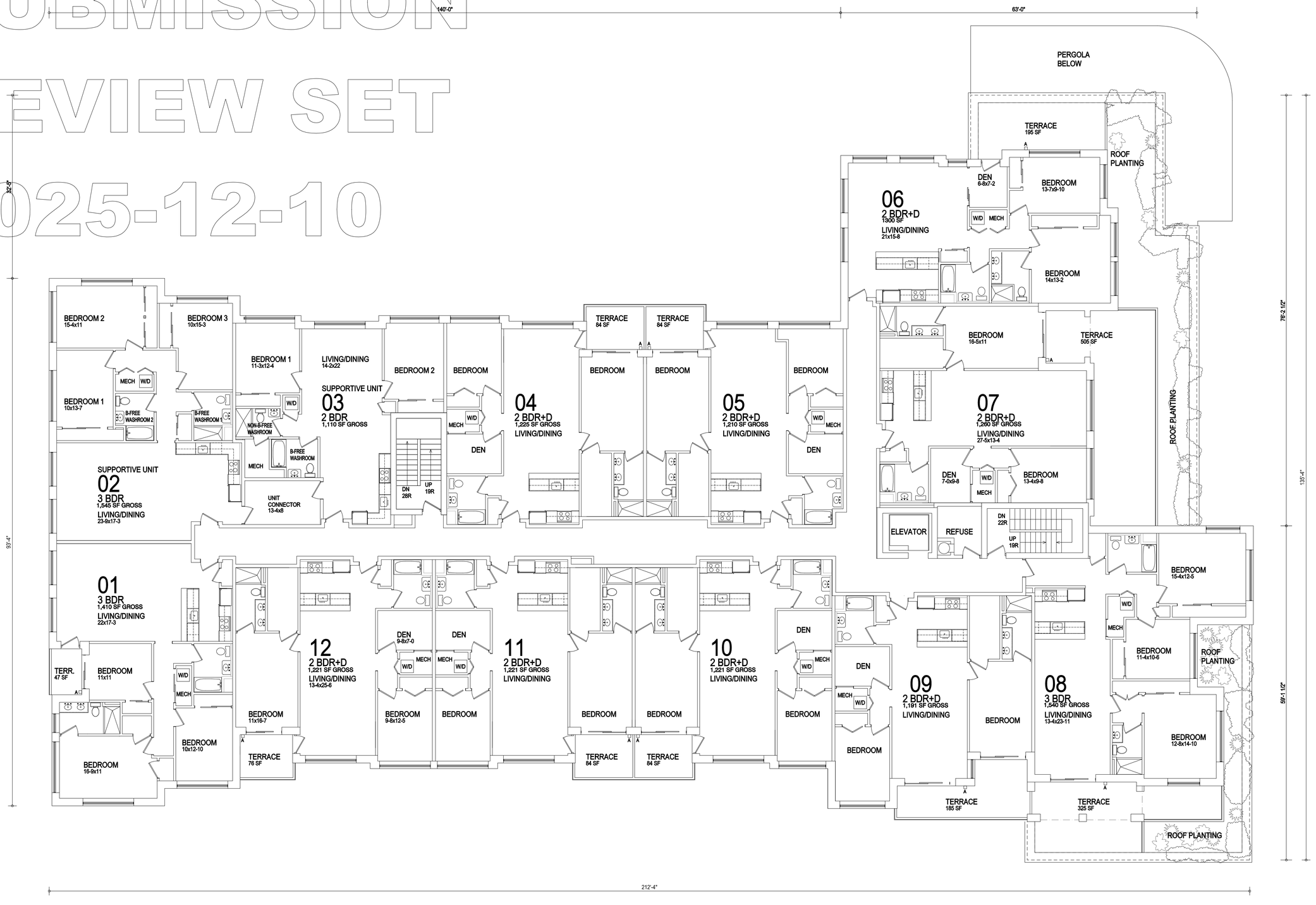
DRAWING #

A-003.00

SUBMISSION

REVIEW SET

2025-12-10



1 SECOND FLOOR PLAN GROSS FLOOR AREA: 17,262 SF

SCALE: 1/8" = 1'-0"

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HILLCREST FARMS

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REVISION HISTORY:

#	DATE	REMARK

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LOCATION
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VERONA NEW JERSEY 07044

SHEET TITLE
SECOND FLOOR PLAN

DATE: 2025-12-10

DRAWN BY: RAJ | CHECKED BY: GS

DRAWING #

A-004.00

SHEET 04 OF 09

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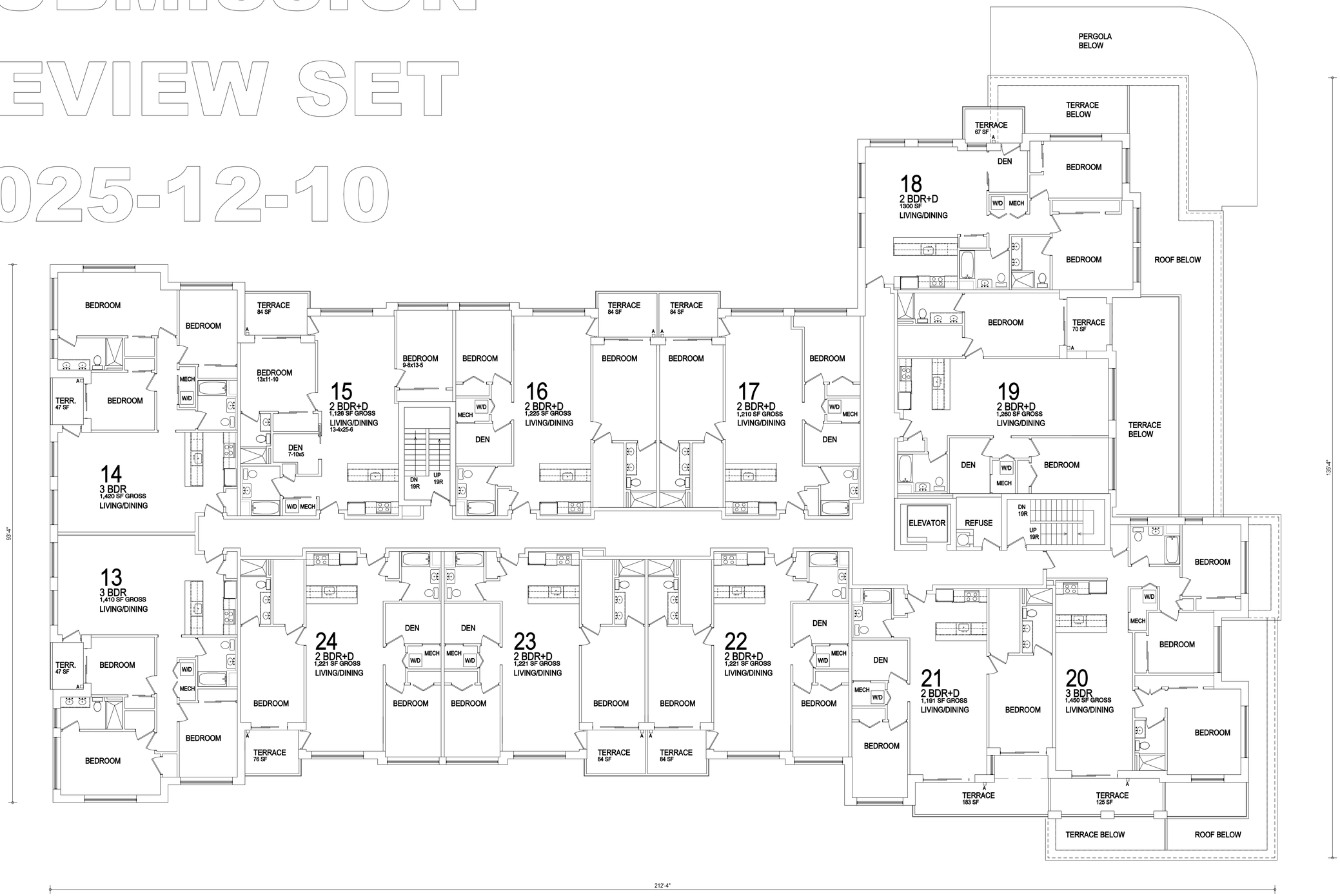
2025-12-10



1 THIRD FLOOR PLAN GROSS FLOOR AREA: 17,061 SF

SCALE: 1/8" = 1'-0"

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LOCATION
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SHEET TITLE
THIRD FLOOR PLAN

DATE: 2025-12-10

DRAWN BY:	CHECKED BY:
RAJ	GS

DRAWING #

A-005.00

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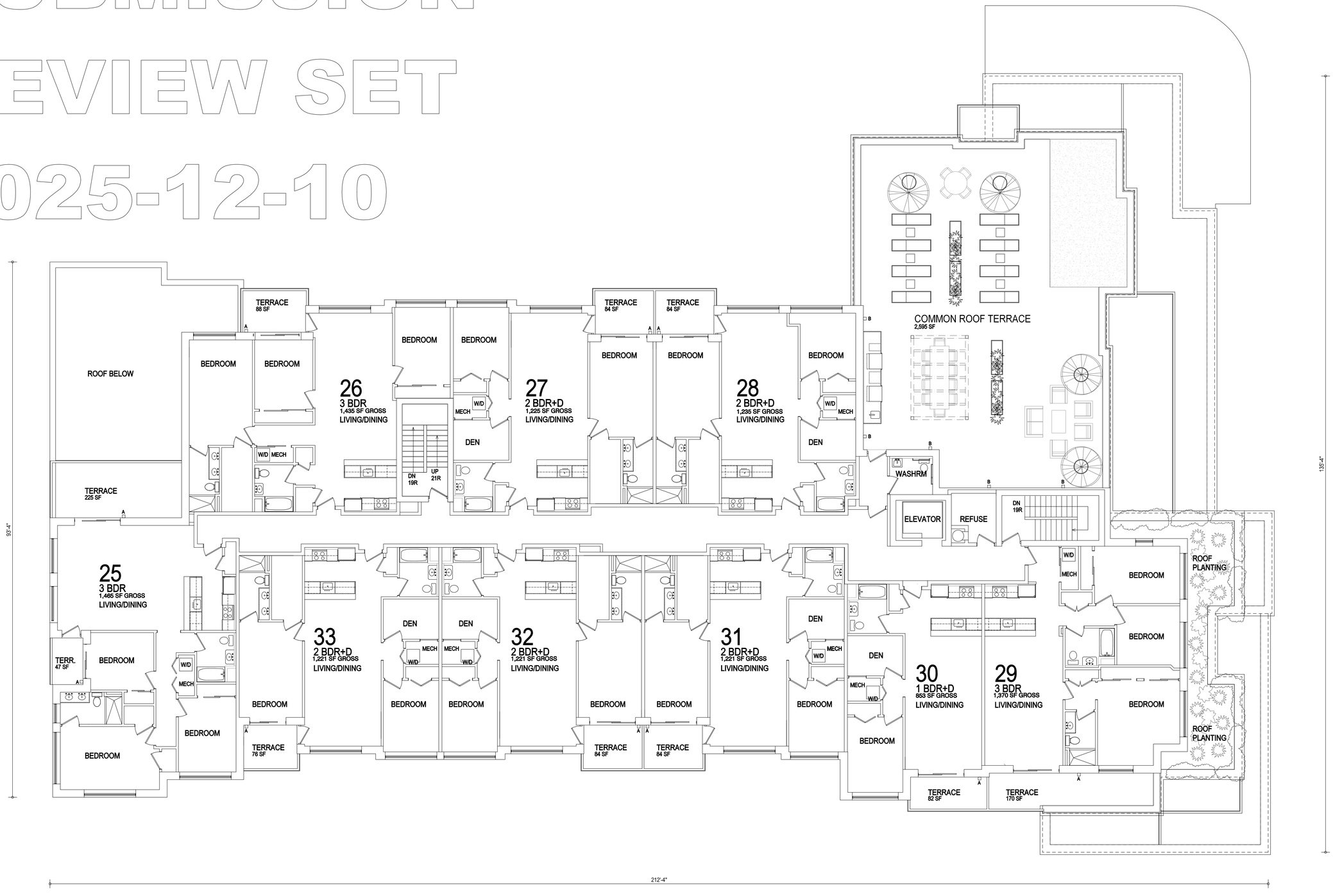

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1 FOURTH FLOOR PLAN GROSS FLOOR AREA: 12,935 SF SCALE: 1/8" = 1'-0"

TRUE NORTH

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LOCATION
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SHEET TITLE
FOURTH FLOOR PLAN

DATE: 2025-12-10

DRAWN BY:	CHECKED BY:
RAJ	GS

DRAWING #

A-006.00

SUBMISSION

REVIEW SET

1 | NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2025-12-10

2 | WEST ELEVATION

SCALE: 1/8" = 1'-0"

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DOB STICKER:

PROJECT
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LOCATION
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VERONA NEW JERSEY 07044

SHEET TITLE
NORTH ELEVATION
WEST ELEVATION

DATE:
2025-12-10

DRAWN BY:	CHECKED BY:
RAJ	GS

DRAWING #

A-007.00

SUBMISSION

REVIEW SET

1 | SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

2025-12-10

2 | EAST ELEVATION

SCALE: 1/8" = 1'-0"

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RELEASE HISTORY:

DATE:	REMARK:

REVISION HISTORY:

#	DATE	REMARK:

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STAMP:

DOB STICKER:

PROJECT
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MIXED-USE BUILDING

LOCATION
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VERONA NEW JERSEY 07044

SHEET TITLE
SOUTH ELEVATION
EAST ELEVATION

DATE:
2025-12-10

DRAWN BY:	CHECKED BY:
RAJ	GS

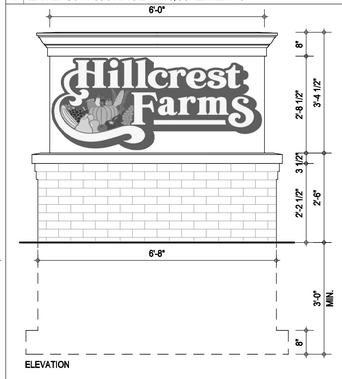
DRAWING #

A-008.00

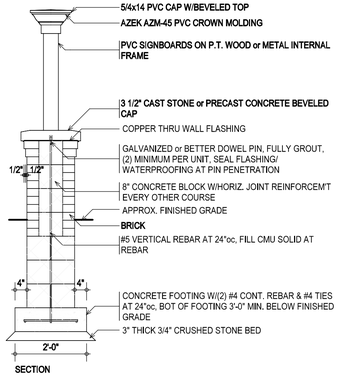
SUBMISSION
REVIEW SET
2025-12-10

ISSUE	REQUIRED/PERMITTED	PROPOSED	CONFORM
MONUMENT SIGNS (383RA-4.8-1)	LOCATION:	LOCATION:	
	(1) MONUMENT SIGN SHALL BE PERMITTED ALONG THE FRONTAGE OF BLOOMFIELD AVENUE, PARK AVENUE OR THE INTERSECTION THEREOF IDENTIFYING THE MIXED-USE DEVELOPMENT. A SECONDARY MONUMENT SIGN MAY ALSO BE PROVIDED AT THE DRIVEWAY ENTRANCE TO THE PARKING ALONG PARK AVENUE.	THE INTERSECTION OF BLOOMFIELD AVENUE & PARK AVENUE	YES
	SIGN BASE HEIGHT:	SIGN BASE HEIGHT:	
	2.5 FT. MAXIMUM W/SIGN FACE ON TOP OF BASE	2.5 FT. W/SIGN FACE ON TOP OF BASE	YES
	SIGN FACE WIDTH:	SIGN FACE WIDTH:	
	6 FT. MAXIMUM	6 FT.	YES
	SIGN FACE HEIGHT:	SIGN FACE HEIGHT:	
	3.5 FT. MAXIMUM	3.5 FT.	YES
	SIGN FACE AREA:	SIGN FACE AREA:	
	21 S.F. MAXIMUM	21 S.F.	YES
	SIGN SETBACK:	SIGN SETBACK:	
	5 FT. MINIMUM FROM STREET R.O.W.	6 FT. FROM STREET R.O.W.	YES
FACADE SIGNS (383RA-4.8-2/150-7.9)	WALL SIGN LOCATION:	WALL SIGN LOCATION:	
	WALL OF A BUILDING FACING A STREET ON WHICH THE BUILDING LOT HAS FRONTAGE	BLOOMFIELD AVENUE & PARK AVENUE FRONTAGES	
	WALL SIGN AREA:	WALL SIGN AREA:	
	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	BLOOMFIELD AVENUE FRONTAGE: 135.33 L.F. X 1 S.F. = 135.33 S.F. MAXIMUM AREA PARK AVENUE FRONTAGE: 73 L.F.X 1 S.F. = 73 S.F. MAXIMUM AREA BLOOMFIELD AVENUE TOTAL SIGN AREA: 113.6 S.F. PARK AVENUE TOTAL SIGN AREA: 41 S.F.	YES YES
	WALL SIGN HEIGHT:	WALL SIGN HEIGHT:	
	4 FT. MAXIMUM	2 FT.	YES
	NON-FRONTAGE WALL SIGN AREA:	NON-FRONTAGE WALL SIGN AREA:	
	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	EAST FACADE 39 L.F. X 1 S.F. = 39 S.F. MAXIMUM AREA EAST FACADE TOTAL SIGN AREA: 21.34 S.F.	YES
	NON-FRONTAGE WALL SIGN HEIGHT:	NON-FRONTAGE WALL SIGN HEIGHT:	
	4 FT. MAXIMUM	2 FT.	YES
AWNINGS (383RA-4.8-3)	FIXED AWNING PROJECTION:	FIXED AWNING PROJECTION:	
	4 FT. MAXIMUM	3.16 FT.	YES
	FIXED AWNING HEIGHT:	FIXED AWNING HEIGHT:	
	4 FT. MAXIMUM	3 FT.	YES
	DROP AWNING PROJECTION:	DROP AWNING PROJECTION:	
	6 FT. MAXIMUM	N/A	N/A
	AWNING FABRIC HEIGHT ABOVE GROUND:	AWNING FABRIC HEIGHT ABOVE GROUND:	
	8 FT. MINIMUM	8 FT. AT WALKS	YES
	AWNING FRAME HEIGHT ABOVE GROUND:	AWNING FRAME HEIGHT ABOVE GROUND:	
	7.67 FT. MINIMUM	8 FT. AT WALKS	YES
	AWNING LETTERING LOCATION:	AWNING LETTERING LOCATION:	
	VERTICAL FACE FRINGE	VERTICAL FACE FRINGE	YES
	AWNING LETTERING HEIGHT:	AWNING LETTERING HEIGHT:	
	4 INCHES MAXIMUM	4 INCHES MAXIMUM	YES
	AWNING LIGHTING:	AWNING LIGHTING:	
	INTERNAL LIGHTING NOT PERMITTED	NO INTERNAL LIGHTING	YES
	NUMBER OF AWNINGS:	NUMBER OF AWNINGS:	
	(1) PER STOREFRONT WINDOW/BAY	(1) PER STOREFRONT WINDOW/BAY	YES
	AWNING TEXT CONTENT:	AWNING TEXT CONTENT:	
	BUSINESS NAME & LOGO	BUSINESS NAME & LOGO	YES
	AWNING MATERIAL:	AWNING MATERIAL:	
	CANVAS OR SIMILAR	CANVAS OR SIMILAR	YES
	AWNING UNDERSIDE:	AWNING UNDERSIDE:	
	EGGCRATE NOT PERMITTED	NO EGGCRATE	YES

1 EXTERIOR SIGNAGE REQUIREMENTS



ELEVATION



SECTION

5 SIGN No. 17 DETAILS

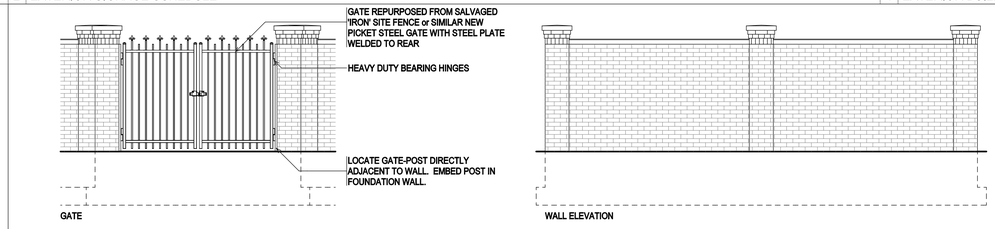
SCALE: 1/2" = 1'-0"

2 EXTERIOR SIGNAGE SCHEDULE

KEY	TYPE	LOCATION	MOUNTING	SIZE	MATERIAL	CONTENT	LIGHTING
1	BUSINESS WALL	WALL MOUNTED ON BLOOMFIELD AVENUE FACADE	BOLTS	10.67 FT. W X 2 FT. H 21.5 SQ FT	STEEL OR ALUMINUM W/APPLIED GRAPHICS	TBD BY TENANT REQUIREMENTS	EXTERNALLY ILLUMINATED
2	BUSINESS WALL	WALL MOUNTED ON BLOOMFIELD AVENUE FACADE	BOLTS	10.67 FT. W X 2 FT. H 21.5 SQ FT	STEEL OR ALUMINUM W/APPLIED GRAPHICS	TBD BY TENANT REQUIREMENTS	EXTERNALLY ILLUMINATED
3	BUSINESS WALL	WALL MOUNTED ON BLOOMFIELD AVENUE FACADE	BOLTS	11.33 FT. W X 2 FT. H 22.8 SQ FT	STEEL OR ALUMINUM W/APPLIED GRAPHICS	TBD BY TENANT REQUIREMENTS	EXTERNALLY ILLUMINATED
4	BUSINESS WALL	WALL MOUNTED ON BLOOMFIELD AVENUE FACADE	BOLTS	11.33 FT. W X 2 FT. H 22.8 SQ FT	STEEL OR ALUMINUM W/APPLIED GRAPHICS	TBD BY TENANT REQUIREMENTS	EXTERNALLY ILLUMINATED
5	BUSINESS WALL	WALL MOUNTED ON BLOOMFIELD AVENUE FACADE	BOLTS	6.25 FT. W X 2 FT. H 12.5 SQ FT	STEEL OR ALUMINUM W/APPLIED GRAPHICS	TBD BY TENANT REQUIREMENTS	EXTERNALLY ILLUMINATED
6	BUSINESS WALL	WALL MOUNTED ON BLOOMFIELD AVENUE FACADE	BOLTS	6.25 FT. W X 2 FT. H 12.5 SQ FT	STEEL OR ALUMINUM W/APPLIED GRAPHICS	TBD BY TENANT REQUIREMENTS	EXTERNALLY ILLUMINATED
7	BUSINESS WALL	WALL MOUNTED ON BLOOMFIELD AVENUE FACADE	BOLTS	10.16 FT. W X 2 FT. H 20.5 SQ FT	STEEL OR ALUMINUM W/APPLIED GRAPHICS	TBD BY TENANT REQUIREMENTS	EXTERNALLY ILLUMINATED
8	BUSINESS WALL	WALL MOUNTED ON BLOOMFIELD AVENUE FACADE	BOLTS	10.16 FT. W X 2 FT. H 20.5 SQ FT	STEEL OR ALUMINUM W/APPLIED GRAPHICS	TBD BY TENANT REQUIREMENTS	EXTERNALLY ILLUMINATED
9	BUSINESS AWNING	APPLIED ON FACE OF FRONT FLAP OF AWNING	N/A	4" HIGH MAXIMUM FONT: TBD	PAINT COLOR: TBD	TBD BY TENANT REQUIREMENTS	NONE
10	BUILDING NAME	APPLIED ON FACE OF BUILDING ABOVE RESIDENTIAL ENTRANCE	N/A	10" HIGH MAXIMUM FONT: TBD	FORMED PLASTIC OR METAL INDIVIDUAL LETTERS COLOR: TBD	TBD BUILDING NAME	BACKLIGHT
11	STREET NUMBER	MOUNTED CENTERED ON PIER ADJACENT TO DOOR, AT 4'-9" ABOVE THE GROUND	STUDS/PADS	6" HIGH FONT: TBD	FORMED PLASTIC INDIVIDUAL LETTERS COLOR: TBD	"369"	NONE
12	STREET NUMBER	MOUNTED CENTERED ON PIER ADJACENT TO DOOR, AT 7'-0" ABOVE THE GROUND	STUDS/PADS	6" HIGH FONT: TBD	FORMED PLASTIC INDIVIDUAL LETTERS COLOR: TBD	"379"	NONE
13	STREET NUMBER	MOUNTED CENTERED ON PIER ADJACENT TO DOOR, AT 7'-0" ABOVE THE GROUND	STUDS/PADS	6" HIGH FONT: TBD	FORMED PLASTIC INDIVIDUAL LETTERS COLOR: TBD	"383"	NONE
14	STREET NUMBER	APPLIED TO RESIDENTIAL ENTRANCE GLASS TRANSOM, at 8'-10" ABOVE THE GROUND	STUDS/PADS	6" HIGH FONT: TBD	PAINTED OR VINYL LETTERS COLOR: TBD	"373"	NONE
15	INFORMATION	HANGING FROM SECOND FLOOR, BOTTOM 8'-6" ABOVE THE GROUND	CHAIN	5" HIGH MAX. TEXT ON 7 1/4" DIAMETER, FONT: TBD	VINYL LETTERS COLOR: TBD	'ENTER' 'CLEARANCE 8'-6" 'EXIT'	NONE
16	INFORMATION	HANGING FROM SECOND FLOOR, BOTTOM 10'-0" ABOVE THE GROUND	CHAIN	5" HIGH MAX. TEXT ON 7 1/4" DIAMETER, FONT: TBD	VINYL LETTERS COLOR: TBD	'ENTER' 'CLEARANCE 10'-0" 'EXIT'	NONE
17	BUSINESS GROUND	GROUND MOUNTED AT CORNER OF BLOOMFIELD AVENUE & PARK AVENUE	N/A	6 FT. W X 3.5 FT. H ON 2.5 FT. HIGH BASE 21 SQ FT	CARVED GRAPHICS ON PVC SLAB COLORS: TBD	TBD BY TENANT REQUIREMENTS	EXTERNALLY ILLUMINATED

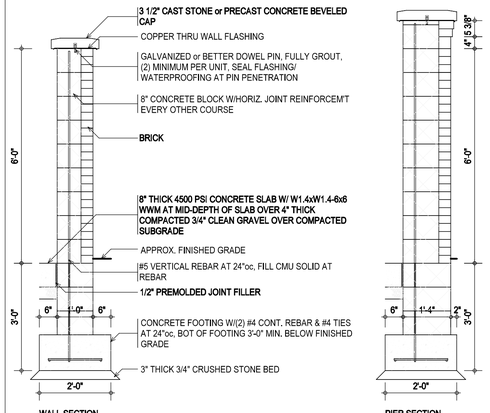
6 REFUSE & RECYCLING ENCLOSURE DETAILS

SCALE: 1/2" = 1'-0"



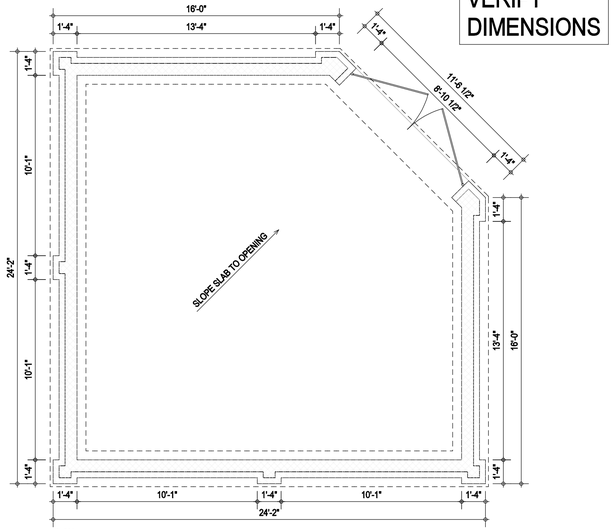
GATE

WALL ELEVATION



WALL SECTION

PIER SECTION



PLAN

VERIFY DIMENSIONS

GATE REPURPOSED FROM SALVAGED 'IRON' SITE FENCE or SIMILAR NEW PICKET STEEL GATE WITH STEEL PLATE WELDED TO REAR

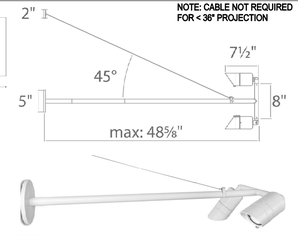
4 EXTERIOR BUILDING LIGHTING TYPES

KEY	QTY	SYMBOL	LOCATION/MOUNTING HT	ARRANGEMENT	DESCRIPTION	LUMENS/LAMP	LUMENS/WATT
A	32		MOUNTED ON WALL AT EACH DU BALCONY/TERRACE	DOWN	KUZCO TOLAN LED 12W AT49403-UNV-3CCT-BK02 FINISH: BLACK	1020	85/W
B	5		MOUNTED ON WALL AT ROOF TERRACE	UP/DOWN	KUZCO TOLAN LED 12W AT48426-UNV-3CCT-BK02 FINISH: BLACK	1020	85/W
C	16		MOUNTED ON EXTERIOR WALL ABOVE OR BELOW WALL SIGNS MOUNTING HEIGHT: 11-13 FT./PROJECTION: 2-2.5 FT.	DUAL HEAD	WAC ENDURANCE LED SIGN FIXTURE 30W WP-LED529-40-ABK FINISH: BLACK	695-1140	23-38/W
D	13		MOUNTED ON ON EAST & NORTH FIRST FLOOR PIERS MOUNTING HEIGHT: 6-8 FT.	SINGLE	VISUAL COMFORT & CO. LED (4) 5W CO1044DWZ FINISH: DARK WEATHERED ZINC	4 X 500 = 2000	100/W

ALL FIXTURES TO BE VERIFIED WITH MANUFACTURER'S REPRESENTATIVE BEFORE ORDERING. FINAL FINISHES AS SELECTED BY OWNER.
SEE SITE PLANS PREPARED BY ANDERSON CONSULTING SERVICES & ELECTRICAL PLANS PREPARED BY KEA FOR ADDITIONAL EXTERIOR LIGHT FIXTURE INFORMATION.

3 EXTERIOR BUILDING LIGHTING SCHEDULE

TYPE A & B



TYPE C

TYPE D

WE ARE PLEASED TO ANNOUNCE THAT SIONAS ARCHITECTURE PC IS NOW PART OF:
GSAPC
GREGORY SWITZER ARCHITECTURE , P.C.
7 OAK PLACE - SUITE 180 -
MONTCLAIR, NEW JERSEY 07042
212-391-1519
INFO@SWITZERPC.COM

HILLCREST FARMS

383 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

RELEASE HISTORY:

DATE	REMARK

REVISION HISTORY:

#	DATE	REMARK

THE ABOVE DESIGNS, PLAN AND SPECIFICATIONS ARE THE PROPERTY OF G. SWITZER ARCHITECTURE, P.C. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS, AS WELL AS BUILDING RULES AND REGULATIONS INCLUDING BUILDING ELEVATORS, CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH GSAPC PRIOR TO FABRICATION OF WORK. CONTRACTOR IS RESPONSIBLE FOR CORRECTING SAME AT HIS OWN EXPENSE. USE OF THESE DESIGNS FOR ANY OTHER PURPOSE IS UNAUTHORIZED. ALL PRODUCTION AND INTELLECTUAL PROPERTY RIGHTS RESERVED © 2025

STAMP:

DOB STICKER:

PROJECT
PROPOSED COMMERCIAL & RESIDENTIAL MIXED-USE BUILDING

LOCATION
383 BLOOMFIELD AVENUE
VERONA NEW JERSEY 07044

SHEET TITLE
SIGNAGE SCHEDULE & DETAILS
EXTERIOR BUILDING LIGHTING SCHEDULE & DETAILS
REFUSE ENCLOSURE DETAILS

DATE: 2025-12-10

DRAWN BY:	CHECKED BY:
RAJ	GS

DRAWING #

A-009.00

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APPLICATION FOR DEVELOPMENT

Disclosure information of all entities and individuals having a ten percent (10%) or greater interest in Filoso Family LLC, pursuant to N.J.S.A. 40:55D-48.1 and -48.2:

ENTITY/INDIVIDUAL	BUSINESS ADDRESS
Patrick Filoso	383 Bloomfield Avenue, Verona, NJ 07044
Barabara Filoso	383 Bloomfield Avenue, Verona, NJ 07044