



ACS

Anderson Consulting Services LLC

**Hillcrest Farms
383 Bloomfield Ave
Verona NJ
March 25, 2026**

Paul W. Anderson, PE, PP, CME

pwanderson-cs.com

[\(973\)-975-0703](tel:(973)975-0703)

pandersonpe@gmail.com



Fully developed lot
68% impervious Cover

Hard Pack Gravel in
addition

Current buffer 3.5 ft

Two full movement drives
to Bloomfield Ave

One access Drive on Park

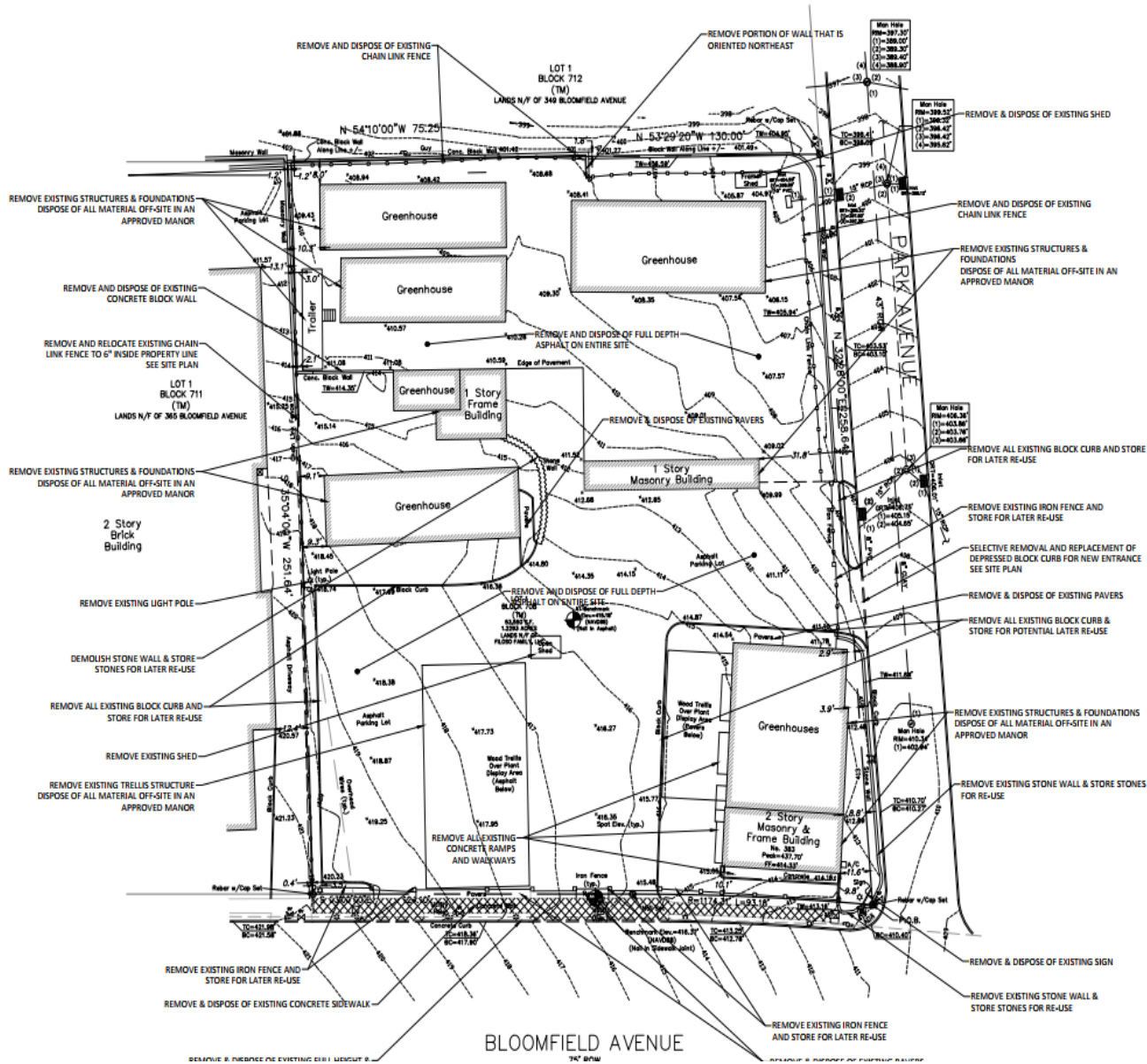
Apartments to East &
South

Single Family to West

Commercial to the North
Underlying Extended Town
Center Zone

Slopes from NE to SW

Designated an area in
need of re-development



- Removal of all Buildings
- Removal of Pavement
- Close Current Driveways
- Remove and replace Bloomfield Sidewalk

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

BLOOMFIELD AVENUE

Zone Table

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 / 48.75 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

P)

P)

ICK
TYP)

P)

K (TYP)

- (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: 4,050 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.
- (5) ALL ON-SITE STRIPING TO BE THERMOPLASTIC.
- (6) ALL FIRE LANES & NO PARKING ZONES SUBJECT TO THE APPROVAL OF VERONA FIRE PREVENTION.
- (7) ADA CERTIFICATE TO BE PROVIDED
- (8) STREETSCAPE IMPROVEMENTS ALONG BLOOMFIELD AVENUE SHALL MATCH THE PROPOSED VERONA STREETSCAPE STANDARDS
- (9) THE OWNER/APPLICANT SHALL SUBMIT A POST CONSTRUCTION AS-BUILT SURVEY MAPPING ALL THE IMPROVEMENTS, INCLUDING THE STORM WATER SYSTEM. THIS SURVEY MUST INCLUDE ALL EXISTING AND FINISHED GRADES.
- (10) BUILDING MOUNTED SIGNS FOR COMMERCIAL PARKING IN SPACES 1-8 & 46-52 SHALL READ "PARKING FOR RETAIL BETWEEN THE HOURS FROM 9AM TO 5PM"

Totally conforming
with redevelopment
zone

66 Parking Spaces

7 EV charging
Stations

3 ADA space , all Van
accessible

Waiver on side yard
buffer 11.5 vs 15 req.

Proposed Building





- Main entrance on Park Ave
- Right turn only drive on Bloomfield Ave
- Adequate sight Distance on both drives per AASHTO Standards.
- Required Site Triangle reduces buffer on East Side
- Proposed 4 Story Mixed Used
- 4050 sf of Commercial
- 33 Residence above
- Pedestrian and ADA circulation
- Walkway with benches & Landscape on West Side
- Parking under building
- Indoor and outdoor bike parking
- One Loading space
- Dumpster and Garbage removal
- Snow removal
- Monument Sign conforming and to remain



Sanitary connection to Park Ave

Existing System has adequate capacity

TWA Required

Water Connection to Park

Flow tests show adequate water and pressure 105 psi

A stormwater system compliant with reductions in peak flow

Meet water quality standards

Recharge not required

Difficulties with Mounding

Possible limited recharge



Paul W. Anderson, PE, PP, CME

pwanderson-cs.com

(973)-975-0703

pandersonpe@gmail.com



Based on AASHTO Table 9-9 - Right Turn from Stop

Speed Limit = 35 MPH

Design Speed = 40 MPH

Intersection Sight Distance = 385'

385'

14.5' from edge
of traveled way