



**Township of  
Verona**

**420 Bloomfield  
Avenue**

**Area in Need of  
Redevelopment**

**Preliminary Investigation  
Report**

Date: January 2, 2025

*Prepared by:*





# **Preliminary Investigation for a Determination of an Area in Need of Redevelopment Designation for 420 Bloomfield Avenue**

## **Prepared for:**

### *Verona Planning Board*

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*The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12*



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Sanyogita Chavan, AICP, PP #33LI00593300

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## I. Executive Summary

The Township of Verona Mayor and Council authorized the Verona Planning Board to undertake a preliminary investigation to determine whether a specific area satisfies the statutory criteria to qualify as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq). More specifically:

Resolution 2025-294, included herewith in **Appendix A** of this Report, authorized the Planning Board to conduct a preliminary investigation and public hearing to determine whether the proposed property located at 420 Bloomfield Avenue (“Study Area”) meets the statutory criteria to qualify as an “area in need of redevelopment,” pursuant to N.J.S.A. 40A:12A-5. This redevelopment Study Area is only for the following property:

- Block 701, Lot 3

Importantly, the Resolution specifies that any redevelopment program in Verona would be through **non-condemnation redevelopment**. If the Study Area, or any portion of the Study Area, qualifies as an area in need of redevelopment, the Township will not be able to exercise the power of eminent domain or involuntary takings.

H2M Associates, Inc. was retained by the Township of Verona to prepare this Study. A summary of the “area in need of redevelopment” determination is presented below.

### ***Redevelopment Criteria Summary***

Block	Lot	Address	Criteria
701	3	420 Bloomfield Ave	d & h

As detailed in the following sections, this area satisfies Criterion “d.” While not relied upon in the property analysis, the entire Study Area also meets redevelopment criteria “h.” The Study Area is located within the State’s Metropolitan Planning Area (PA-1) and moreover, the Township’s land use policy documents, discussed at length in this report, call for a smart growth approach to redevelopment in the area. This Study serves as the “statement setting forth the basis for the investigation,” which is required by Section 6(b) of the LRHL (N.J.S.A. 40A:12A-6).



## II. Introduction

The Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et. seq., sets forth steps that a municipality is required to undertake in order to designate a redevelopment area. In that a municipal governing body must first authorize the planning board, by resolution, to determine whether the proposed area meets the statutory criteria pursuant to Section 5 of the LRHL.

The planning board, or its consultant, then conducts the investigation and the planning board holds a public hearing. After completing its hearing on this matter, the planning board makes its recommendation to the governing body. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining whether the entire delineated area, a portion of the delineated area, or no part of the delineated area, is a redevelopment area.

Upon designating an “area in need of redevelopment,” a municipality may then prepare and adopt a redevelopment plan for the designated area(s). Acting as the redevelopment entity, the municipality may then engage in a variety of activities and use the powers of redevelopment granted by the LRHL to stimulate development and effectuate the redevelopment plan’s purposes. The incentives associated with such a designation may stimulate private redevelopment efforts by the property owner, or by a developer who enters into negotiations with the property owner.

This report provides an analysis of existing and historical conditions of the property in the Study Area, including a review of land use, zoning, and master plan policies, building conditions, and environmental conditions. We conducted exterior property inspections and the accessory structures on site, and interior inspections of the building. Based on the findings from the totality of information collected and reviewed, a determination was made as to whether the existing property conditions satisfied one or more of the statutory criteria for redevelopment. The following pages demonstrate a thorough analysis of the existing conditions within the Study Area. In addition to conducting site visits and in-person property inspections, H2M requested records from the tax assessor, building department, planning, and zoning office, code enforcement, police, and the fire departments. This information was gathered in December of 2025. It should be noted that the Study Area is within an area in need of rehabilitation, as shown in **Figure 1**, below.

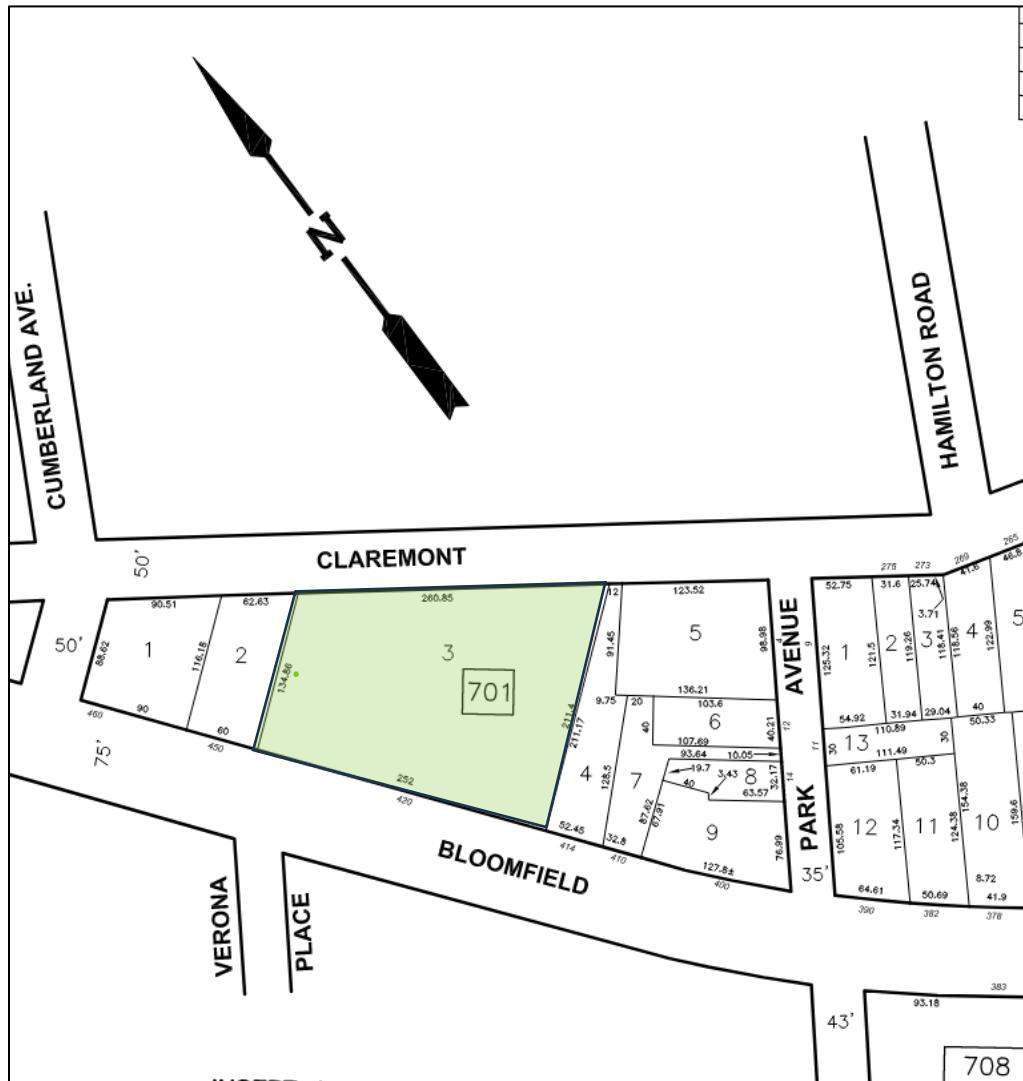


Figure 1: Redevelopment Study Area Context Map





*Figure 2: Redevelopment Study Area Tax Map*





### III. Criteria for Redevelopment Area Determination

The property in this Study was evaluated according to the criteria contained in Section 5 of the LRHL. To qualify as an area in need of redevelopment the properties in the study must exhibit at least one of the following statutory conditions:

- (a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- (b) The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenantable.
- (c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- (d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- (e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- (f) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- (g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- (h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.



In addition, **Section 3** of the LRHL allows the inclusion of parcels necessary for the effective redevelopment of the area by stating:

“...A redevelopment area may include land, buildings or improvement which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”



## IV. Redevelopment Study Area in Context

### Overview

The following report evaluates the property for non-condemnation redevelopment as per the LRHL. The actions of the Mayor and Council to authorize the Planning Board to conduct the Study is in accordance with the 2022 Master Plan. The entirety of the Bloomfield Avenue corridor has been designated as an area in need of rehabilitation. The goal of the rehabilitation designation is to incentivize property owners to improve their buildings and to create a more vibrant environment for both residents and visitors. The designation of this Study Area as an area in need of redevelopment aligns with the Township's goals to attract businesses, residents, and visitors to its local commercial corridors, while maintaining the Township's "small-town charm" and character. With the tools afforded to Verona through the LRHL, a comprehensive approach that balances the need to address private property rights and overall civic interests can be undertaken.

The 2022 Master Plan's Land Use Element sets forth the goal of promoting growth in appropriate areas that meet the current and future land use trends and in that one of the objectives is to "utilize redevelopment designations, where appropriate, to provide greater commercial and housing options." The Master Plan also sets forth the goal of ensuring zoning district regulations and land uses align with the Township's development goals and in that one of the objectives is to "incentivize improvements along the Bloomfield Avenue corridor." Furthermore, the Economic Development Element sets forth the goal of continuing to ensure that Bloomfield Avenue is a vibrant and attractive downtown, and in that one of the objectives is to "utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor." Thus, the redevelopment investigation is being undertaken with the intent to comprehensively revitalize the Study Area to address a number of Township issues and priorities, such as stimulating economic development, removing conflicts for mixed-use development, incentivizing property and façade improvement, promoting walkability by activating the ground floors of structures, and being a place where people will want to live, work, play, and shop.



## Land Use

The Study Area has frontage along Bloomfield Avenue and Claremont Avenue and is located to the east of the intersection of Bloomfield Avenue and Cumberland Avenue. The Study Area parcel is located in the Township's TC – Town Center Zone District. A detailed description of the permitted uses and bulk standards for the TC zone can be found in **Section V** of this document.

The Study Area is comprised of one through lot, identified in Verona Township's tax maps as Block 701, Lot 3 at 420 Bloomfield Avenue. As per the property record, included herein within **Appendix B**, the lot contains an area of approximately 0.995 acres. The Study Area is developed with a commercial building, which is used as a banquet hall and an event venue. The property is located along Bloomfield Avenue with a rear parking lot along Claremont Avenue. Ingress and egress to the site is provided from Bloomfield Avenue, which connects to the parking lot along Claremont Avenue, which in turn has four ingress and egress points from Claremont Avenue. Although the building is only about one (1) story, the site slopes downwards from the east to the west. As a result, the building's ground floor (exclusive of the basement) is partially below grade. The southwesterly side of the building is built up to the right-of-way along Bloomfield Avenue and extends from the northwest property line to a patio and brick-paver drive aisle on the southeasterly side of the building. The brick-paver drive-aisle itself spans about 20 feet along the right-of-way and terminates at a landscaped buffer that abuts a retaining wall along the easterly property line. The uses to the east of the Study Area are residential, single-family dwellings and some commercial uses that front along Bloomfield Avenue. To the west of the Study Area, are commercial and retail uses. Across Claremont Avenue, to the northeast of the property, is a condominium complex, and to the northwest of the property is a parking lot, which is owned and used by Ridgefield Regency. To the south of the property, along Bloomfield Avenue, are multi-family apartments buildings and condominiums, as shown below in **Figure 3**. As seen in **Figure 4**, the parcel in question is in the Town Center TC Zone District and is surrounded by parcels in the TC zone to the east and west. Properties to the south, along Bloomfield Avenue, are in the TC and A-1 Multifamily Low Rise Zone. The properties to the north, along Claremont Avenue, are in the R-50 High Density Single Family and A-1 Multifamily Low Rise zone districts.



Figure 3: Redevelopment Study Area Existing Land Use Map

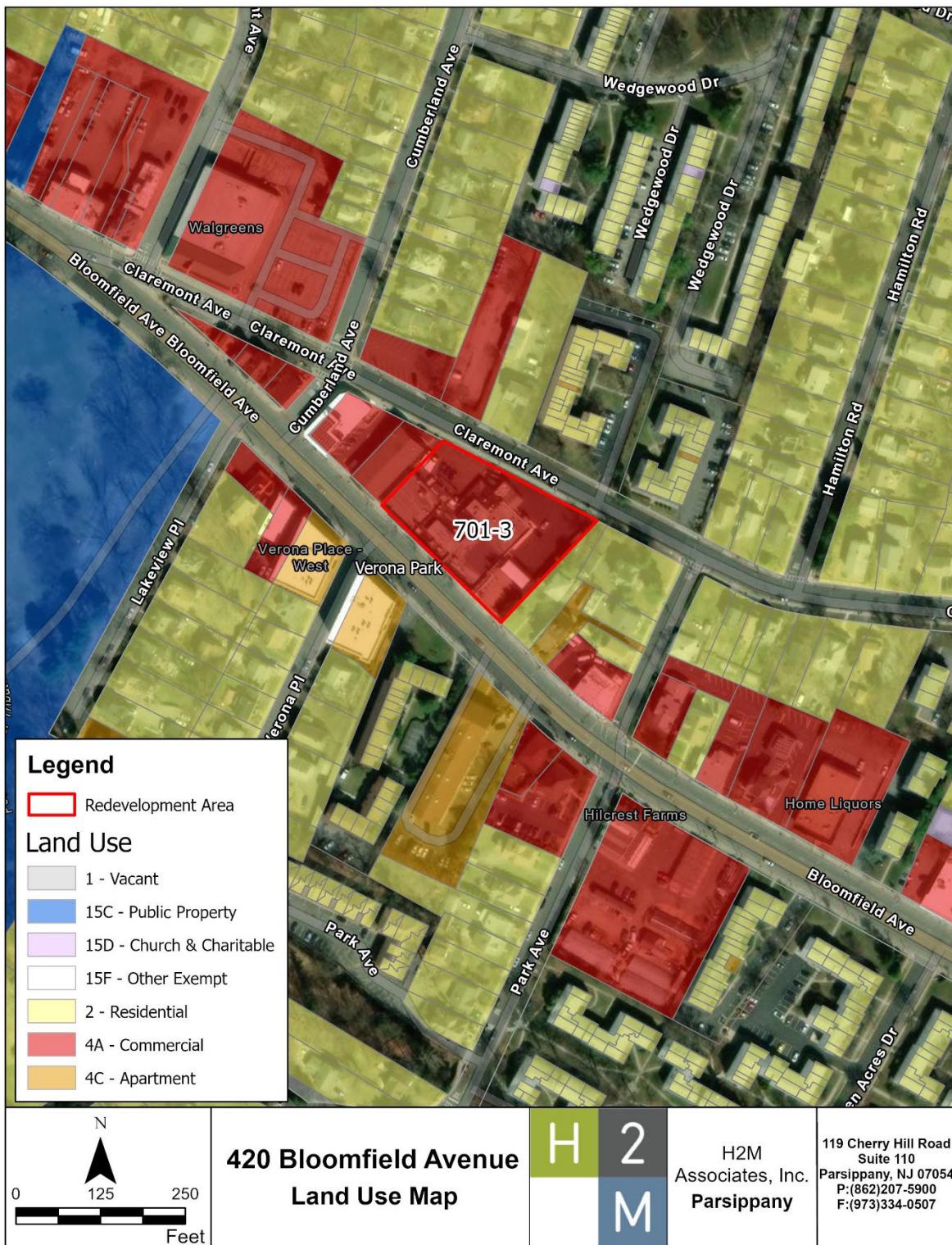




Figure 4: Redevelopment Study Area Zoning Map





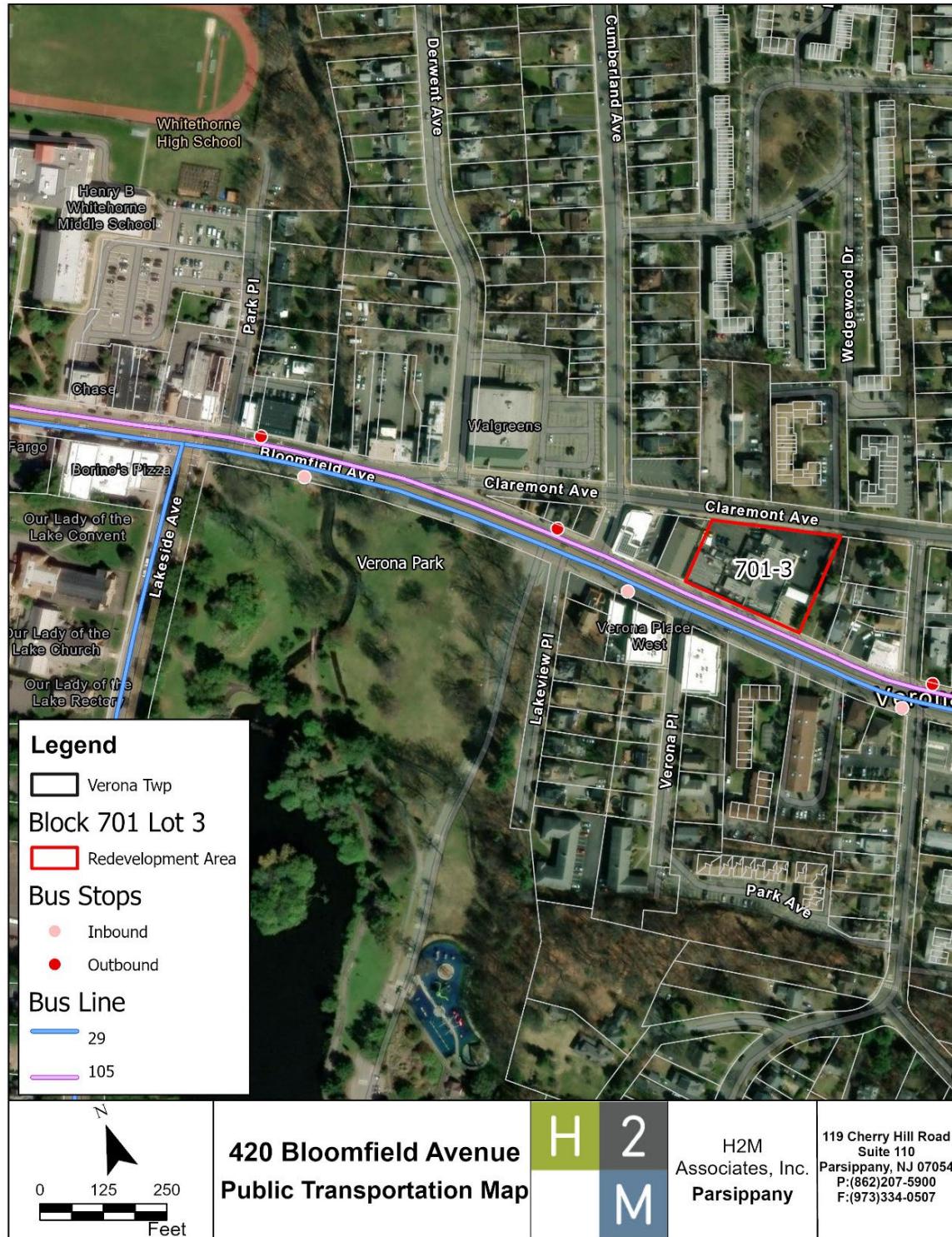
## Circulation

The property in the Study Area, as mentioned in the prior section, has frontage along Bloomfield Ave to the south and also along Claremont Avenue to the north. The former is a major thoroughfare, while the latter is a local road leading to Bloomfield Avenue from the residential neighborhoods. Bloomfield Ave (CR-506) is a county roadway that runs in an east-west direction. It is a major travel route that connects multiple municipalities in Essex County from Newark to West Caldwell. Claremont Avenue is a local road that serves as a collector that transverses between Verona to Montclair.

The Study Area is accessed by driveways along Bloomfield Avenue and Claremont Avenue. Public transportation is provided via the NJ Transit 29 and 105 bus routes with stops along Bloomfield Ave, proximate to the Study Area, as illustrated in **Figure 5**. The NJ Transit 29 bus connects West Caldwell to New York City with 19 stops in Verona, 26 of which are on Bloomfield Avenue. There is one stop in Verona for NJ Transit 105, at Bloomfield Avenue and Lakeside Avenue. The Study Area is less than half mile away from the NJ Transit 29 and 105 bus stops, which are located on both sides of Bloomfield Avenue. Both the NJ Transit 29 and 105 bus runs between West Caldwell – Essex Mall, makes stops in Verona, and travels to New York City.



Figure 5: Redevelopment Study Area Existing Public Transportation Map





## V. Relevant Planning & Zoning

### Relevant Policies, Plans & Studies

H2M reviewed the Township's 2022 Master Plan to understand the existing issues, as well as the goals, policies and recommendations for land use and development that are relevant to the Study Area. The Study Area is located in the TC Zone District along the Bloomfield Avenue corridor. The Master Plan recognized that opportunities to expand housing and commercial uses exist along the Bloomfield Avenue corridor. The 2022 Master Plan sets forth goals and objectives and includes a Land Use Plan Element along with other plan elements such as Circulation Element, Economic Development Element, Sustainability Element, Community Facilities Element, and Historic Preservation Element.

#### 2022 Master Plan

The following section identifies the goals and objectives in the Land Use Element and Economic Development Element of the 2022 Master Plan that are relevant to this redevelopment investigation:

##### ***Land Use Element Goal 5:***

Promote growth in appropriate areas that meet current and future land use trends.

In that the following objectives are relevant to the Study Area:

*5c: Utilize redevelopment designations, where appropriate, to provide greater commercial and housing options.*

*5f: Guide the future development and/or redevelopment of land within the Township so as to incorporate new construction without undue disruption to the established character of the Township.*

##### ***Land Use Element Goal 7:***

Ensure zoning districts regulations and land uses align with the Township's development goals.

*7a: Incentivize improvements along the Bloomfield Avenue corridor.*

##### ***Economic Development Element Goal 1:***

Continue to ensure Bloomfield Avenue is a vibrant and attractive downtown.

*1c: Utilize incentives for infill development and redevelopment along Bloomfield Avenue commercial corridor.*

##### ***Economic Development Element Goal 3:***

Maintain attractive and thriving business and commercial districts.

*3a: Review district regulations to ensure compatibility with current uses and trends.*

The Land Use Plan Element recommends that the Township "consider utilizing redevelopment tools on existing underutilized sites in commercial areas." Similarly, the Economic Development Element recommends to "continue to explore the use of the Local Housing and Redevelopment Law (LHRL) as an economic development tool where feasible" and "review zoning regulations to ensure that Bloomfield Avenue corridor can create a Live, Work, Play environment."

The Economic Development Element notes that "commercial districts are trying to generate activity nodes in the commercial downtowns through attracting residents to live in the area. There is a current trend to live downtown as more people are choosing to live in core neighborhoods with walkable amenities. Given the Township's compact character, it would be possible to attract residents in nearby residential districts to the Bloomfield Avenue corridor if the corridor became a more attractive and utilized space. In order to improve



upon the underutilized corridor, the Township should look at its zoning code and regulations to ensure that Bloomfield Avenue is a corridor that can attract investment in new buildings, restaurants and services as well as new residents that want to live, work and play in an interesting environment. This review should include a focus on design standards for development along the corridor to ensure an attractive and distinctive feel for Verona's downtown. Moreover, the Study Area is located in the TC zone and fronts along both Bloomfield Avenue and Claremont Avenue, making it an opportune location for redevelopment.

## 2025 State Development and Redevelopment Plan (SDRP)

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Development and Redevelopment Plan (the "State Plan"). The most current adopted plan is dated December 17, 2025, which supersedes the previous State Plan that was adopted in 2001. The purpose of the State Plan is to:

Coordinate Planning Activities and establish statewide planning objectives in the following area: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination (N.J.S.A. 52:18A-200(f), the State Planning Act).

The 2025 SDRP sets forth the following ten goals:

1. *Promote economic growth that benefits all residents of New Jersey.*
2. *Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services.*
3. *Economic opportunity through nation-leading infrastructure.*
4. *Revitalize and recenter the State's underutilized developed areas.*
5. *Effectively address the adverse impacts of global climate change.*
6. *Protect, maintain, and restore the State's natural and water resources and ecosystems.*
7. *Protect the environment; prevent and clean up pollution.*
8. *Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value.*
9. *Implement equitable planning practices to promote thriving communities for all New Jerseyans.*
10. *Foster sound and integrated planning and implementation at all levels Statewide.*

The State Plan uses a policy map to differentiate areas from highest growth to lowest growth based on information, such as natural resources, sewer availability, etc. These differentiations are called planning areas, which range from PA1-Metropolitan to PA5-Environmentally Sensitive Planning Area. The Township of Verona is almost fully located within the Planning Area 1-Metropolitan Planning (PA1).

The intent of the PA1 area of the SDRP is to:

- Provide for much of the state's future growth in compact development and redevelopment;
- Revitalize cities and towns and neighborhoods;
- Promote growth in compact forms;
- Stabilize and enhance older suburbs;
- Promote growth that occurs in appropriate areas that are pedestrian friendly, and compact transit oriented forms;



- Redesign and revitalize auto-oriented areas;
- Protect and enhance the character of existing stable communities.

The Study Area, within the PA-1 area, is a location consistent with “Smart Growth” planning principles. Beyond this, the Study Area meets redevelopment criteria “h” as the Township’s land use policy documents recommend a smart growth redevelopment approach for this area.



## Existing Zoning

The Study Area is within one (1) zoning district, which is the Township's "TC" Town Center. A list of permitted uses allowed in the zone district is provided below. The complete zoning standards for each District can be found in Chapter 150 of the Township Code.

### TC – Town Center

#### §150-17.14 Permitted uses.

**Principal permitted uses.** No building or premises shall be erected, altered or used except for uses designated for each district as follows:

1. Retail stores and retail service establishments, including stores or shops for retail business conducted entirely within the confines of a building.
2. Cafeteria.
3. Banks and other financial institutions, excluding drive in uses
4. Theatrical and motion-picture theaters
5. Family day-care centers
6. Personal service establishments

**Permitted accessory uses.** Any of the following accessory uses may be permitted in conjunction with a permitted principal use:

1. Accessory use customary incidental to the principal or conditional use
2. Outdoor restaurant seating in accordance with § 150-7.23.
3. Sidewalk café in accordance with § 150-7.22.

**Conditional uses.** The following conditional uses are permitted within the Town Center zone (TC) subject to area, yard and bulk regulations and other controls identified in the conditional uses regulations Chapter 150

1. Mixed residential and retail subject to the mixed-use standards set forth in § 150-8.3.
2. Mixed retail and commercial (nonmedical) subject to the mixed-use standards set forth in § 150-8.3.
3. Mixed retail and professional office (nonmedical) subject to the mixed-use standards set forth in § 150-8.3.
4. Massage parlors subject to the conditional standards set forth in § 150-8.11.



## VI. Methodology

The information obtained to prepare this Study came from a variety of sources such as municipal records, planning documents, NJDEP data, and in-person property inspections. H2M requested and reviewed the following records, documents, and available online data.

- Official Tax Maps
- Tax Assessor records
- Accident reports, summons, and crime data from the police records
- Fire Department reports
- Code violations
- Inspection reports
- Recent development applications and approvals
- Recent building department permits
- NJDEP Known Contaminated Sites information
- NJDEP Data Miner
- Master Plan documents
- Zoning Map and Zoning Ordinance

### Site Visits

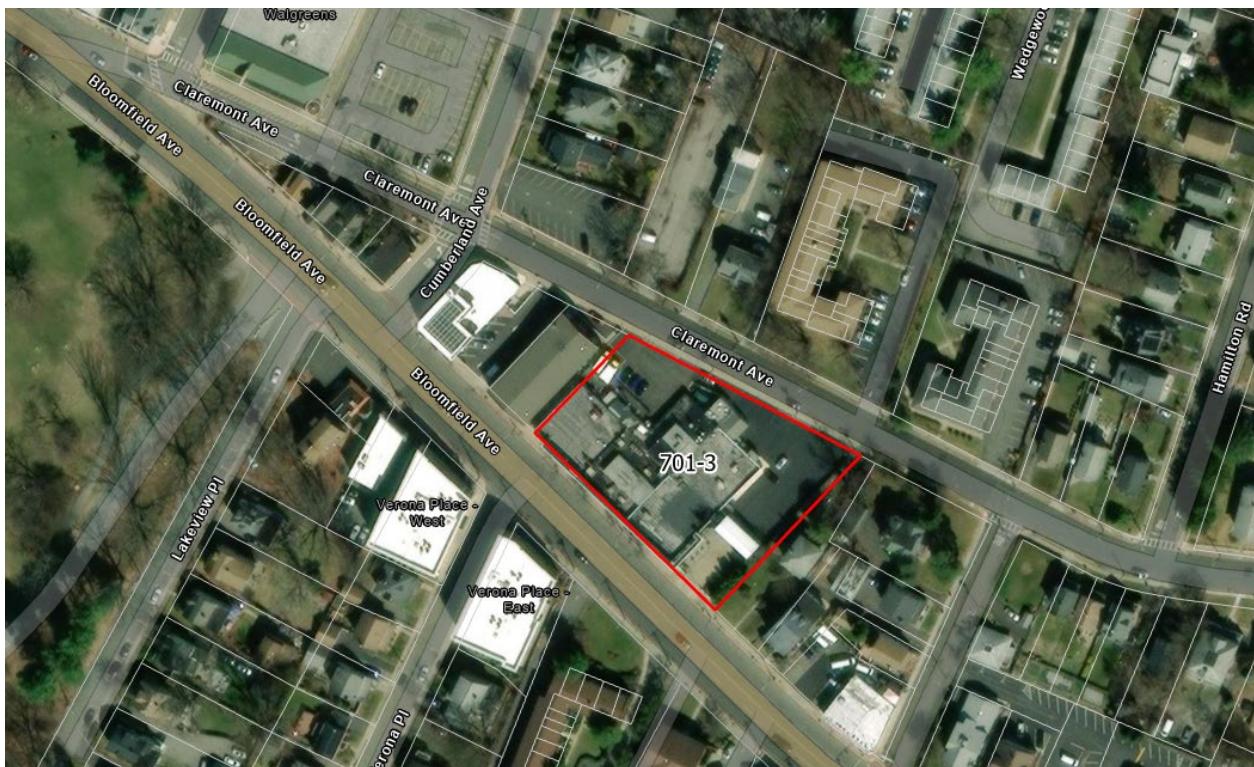
H2M physically inspected the property on December 22, 2025, and December 24, 2025. The exterior and interior of the buildings, accessory structures, and the existing site conditions were examined. The adjacent properties were reviewed from the sidewalk for general context of the Study Area with respect to its immediate vicinity.

## VII. Property Analysis

The following pages provide an evaluation of the property in the Study Area to determine if it meets one or more of the eight statutory redevelopment criteria. In making the determination, the analysis considers site issues and the Township's policy recommendations for the Study Area discussed in the prior sections.



## 420 Bloomfield Avenue Block 701, Lot 3



**Owner(s): V & J Realty Associates, LLC**

**Business Name(s)**

Richfield Regency

**Acreage**

0.995

**Year Built**

1960

**Tax Class**

4A – Commercial

**Building Type**

One-story banquet hall and event space

**Zone District**

TC – Town Center

**Permitted Use**

Restaurant – Other





## Property Description

Block 701, Lot 3 is a through lot or a lot with reserve frontage, extending from the right-of-way along the westbound side of Bloomfield Avenue with its rear (southerly) property line along Claremont Avenue. The property is developed with one principal structure, a one-story flat roofed, commercial building with an asphalt parking lot to the rear of the property. The exterior of the property, particularly the portion visible from Bloomfield Avenue, appears to be well-maintained. However, the rear of the building and areas within the building exhibit signs of deterioration.

The southwesterly side of the building, fronting along Bloomfield Avenue, appears to maintain a zero-foot setback or in other words is built up to the right-of-way along the westbound side of Bloomfield Avenue. Immediately to the east/southeast of the building is a landscaped patio leading to a brick-paver drive aisle. The drive aisle provides ingress and egress to the site from Bloomfield Avenue. This side of the building, facing Bloomfield Avenue, is characterized by a stucco façade with an ornamental arch-shaped molding to break the blank wall. Although there are no windows on this part of the façade, there are three doors with dome-shaped awnings that serve as emergency exits for the interior ballrooms. The parapet of this side of the building is decorated with ornamental cornices, columns, and pilasters.

The main entrance to the building is along the southeasterly side of the building, facing the brick-paver drive aisle. The area surrounding the main entrance has landscaping and includes features such as a patio, outdoor furniture, and an outdoor fireplace. As depicted in the photos below, the main entrance is sheltered by an attached, one-story canopy with a gable roof that bears a similar design scheme as the rest of the building with a stucco façade and ornamental cornices and pillars. However, traversing in the northerly direction, just past the canopy towards the rear of the property, the brick-paver drive-aisle transitions into an asphalt parking lot along the entire Claremont Avenue frontage. This parking lot is divided into two sections by the main building, which juts into the parking lot. Both sections of the parking lot are connected by an approximately 12- to 15-foot drive-aisle, which is rather narrow. As illustrated by the pictures below, the rear parking lot and the rear of the building exhibit lack of maintenance. The entirety of the asphalt parking lot is cracked, and some areas have large potholes. The parking spaces are poorly defined with faded striping, and the direction of circulation is undefined. This is especially pertinent given the inadequate connectivity between the two parking areas and overall lack of adequate on-site parking.

The northeasterly section of the parking lot has four points of ingress and egress from Claremont Avenue and serves as the main parking lot for the banquet hall guests. The northeasterly section of the parking lot abuts residential uses, which are at a higher elevation than the parking lot and are separated by a retaining wall along the easterly property line. As described above in **Section IV**, the property slopes downwards from the east to the west. As such, the residential properties to the east are about 10 to 15 feet above the parking lot. There is no buffer from the parking lot to the property line shared with the residential use. The northerly section of the parking lot, to the rear of the building, contains outdoor storage, loading areas, a trash compactor, and service entrances to the building. These areas are partially screened by fencing, which exhibits signs of decline. The patio area to the northeast and northwest, behind the trash compactor, contains outdoor storage and loading area. This area is covered by a flat roof supported by posts. This roof appears to be sagging, with rotting wood, and partially detached gutters. During the site visit, H2M noticed materials such as tables, boxes, and carbon-dioxide gas cylinders stored under the roofed area, in front of the service entrance.

The interior of the building has a complex configuration. During the site visit, the property owner disclosed that the banquet hall was once comprised of two buildings, a grocery store and a flower shop, which were gutted and joined together. The main entrance, on the southeasterly side of the building, is directed away from Bloomfield Avenue and leads to a foyer which is slightly below grade and is accessed by steps. From the foyer, there is access to five event spaces including three ballrooms, a lounge, and a chapel—all of which are located on the ground floor but at staggered levels. On the upper floor, above the main entrance and foyer, is an administrative office space. There are two kitchens in the building, a main service kitchen on the ground floor and Kosher kitchen down a flight of stairs from the main kitchen. The basement is an expansive series of storage rooms and hallways, many of which are packed with old, unused catering materials. There are also service hallways that lead outside and to the ballrooms and kitchens on the upper



floors. Additionally, the basement and the kitchens contain multiple walk-in refrigerators. A few of these walk-in refrigerators are nonfunctional.

### **Zoning**

As mentioned earlier in this report, the existing use occupying this property is Richfield Regency, a banquet hall and event venue.

### **Recent Investment**

In 2018 there was an application to build a 92-unit assisted living facility at the subject site. As assisted living facilities are not permitted in the TC Zone District, the proposal required a use variance or variance relief pursuant to N.J.S.A. 40:55D-70(d)(1). This application was denied by the Zoning Board on January 10, 2019. This was more than five years ago and there have been no development applications since then.

### **Building Department**

There is one building department record associated with this site. As per the Township staff, a permit (#2023-081) was issued in 2023 for canopy repairs. As of the date of writing this report, no inspections have been scheduled with the Building Department; therefore, the permit remains open.

### **Health Department**

There are no health department records associated with this site.

### **Environmental**

As per the currently available data from the NJDEP, there are no records associated with the site.

### **Police Records**

As per the police department, calls answered by the police were mostly service-related.

### **Fire Records**

1. 03/26/2025 – Bureau of Fire Code Enforcement (NJ Department of Community Affairs) sent a notice to Ridgefield Regency for the outstanding payment of Life Hazard Use Registration fee, specifically, the Fire Registration Renewal fee. As per the correspondence, this fee was negotiated to a reduced amount.
2. 01/08/2025 – Fire alarm system inspected by Effective Alarm Systems, Inc. As per the report, these fire alarms failed inspection: the horn strobe in first floor kitchen; the pull station on first floor; and the smoke detector near the main entrance. However, the building's carbon monoxide detectors, ANSUL system, heat detector, annunciation, and fire strobe passed inspection.
3. 11/19/2024 – Richfield Regency Caterers were issued another reminder/order from the Bureau of Fire Code Enforcement (NJ Department of Community Affairs) to pay the penalty fee and outstanding Fire Registration Renewal Fee for 2024.
4. 09/24/2024 – Violation Notice & Order to Pay was issued by the Verona Fire Prevention Bureau for improper storage of combustible materials in an exit pathway and for the lack of records regarding cleaning/inspection of ventilation and hood systems.
5. 8/06/2024 – Richfield Regency Caterers were issued an order from the Bureau of Fire Code Enforcement (NJ Department of Community Affairs) to pay the penalty fee and outstanding Life Hazard Use registration fee, specifically, the Fire Registration Renewal Fee for 2024.
6. 09/05/2022 – Richfield Regency were issued a Life Hazard Use Certificate of Registration from the Bureau of Fire Code Enforcement (BFCE) with an expiration date of 09/05/2023.
7. 08/06/2022 – Richfield Regency Caterers were issued an invoice with a due date of 9/05/2022 to renew the facility's Bureau of Fire Code Registration Renewal. On that date, they were also issued a penalty fee from the BFCE for the outstanding payment for a Life Hazard Use Registration Renewal fee, specifically for a BFCE Registration Renewal Fee. Due date for payment of the invoice and fine was set for 11/22/2022.



8. 05/02/2022— Verona Fire Prevention Bureau issued a violation notice to Richfield Regency. The notice identified issues with the hood system; excessive grease accumulation on the fire suppression system caps in both kitchens; use of extension cords as permanent wiring; lack of records of sprinkler inspections; linens stored close to the ceiling; missing ceiling tiles; compressed gas cylinders stored in unsecured area to the rear of building; and propane tanks stored in unvented storage shed with combustibles.
9. 3/31/2021— A violation notice and order to correct was issued by the Verona Fire Prevention Bureau. The violations identified were related to issues with the emergency exit lights, an unpermitted open junction box, and testing and inspecting the sprinkler system and the hood system in the main and downstairs (Kosher) kitchen.
10. 08/06/2020 – BFCE issued an invoice to pay the Life Hazard Use Registration Renewal fee, specifically the BFCE Registration Renewal Fee. Due date for payment was set for 09/05/2020.
11. 09/18/2019 –Inspection Report and a Notice of Violations were issued from the Verona Fire Prevention Bureau. This identified violations regarding the carbon monoxide detector, the hood and suppression nozzles in the Kosher Kitchen, the ceiling tiles in the Blue Room, the emergency exit signs and emergency lighting in the building needing repairs or replacement.

### **Criteria Recommendation**

The property meets redevelopment criteria “d” and “h” and should be designated as an Area in Need of Redevelopment.

### **Criteria Applicability**

**Criterion “d”:** This criterion expands upon the analysis of buildings in the Study Area under criteria “a” and “b”. Whereas analysis of the property under criteria “a” and “b” is limited to just focusing on the condition of the principal buildings on site. Criterion “d” expands the analysis to also include a review of the existing site conditions in order to assess how a site functions. This review of the site improvements includes accessory structures, loading areas or lack thereof, driveways, and parking lots. In general, properties that meet this criterion are used in a manner that is not consistent with modern land use planning standards and practices. Some of the factors to be reviewed include the location and relationship of buildings, accessory structures, on-site circulation and parking, land use conflicts, environmental contamination resulting from the previous and current site operations, as well as lot and building coverage. Properties that meet the “d” criterion are being used in a manner inconsistent with modern land use planning standards and practices.

There must be a showing that the current arrangement and conditions of the buildings and improvements on site exhibit conditions listed within Section 5.d of the LRHL. This can include either dilapidation; obsolescence; overcrowding; faulty arrangement or design; lack of ventilation; light and sanitary facilities; excessive land coverage; lack of adequate buffering; deleterious land use; or obsolete layout. Furthermore, greater the number of these conditions and consequently more significant the problems created by these conditions, the stronger is the finding that the Study Area meets the “d” criterion.

The Study Area was found to meet criterion “d,” which relates to a site’s physical layout and arrangement or conditions. More specifically and as shown in the photographs, this condition is satisfied as the site and the buildings on the property exhibit signs of deterioration. The site is characterized by poorly defined ingress and egress, poor onsite circulation, inadequate parking, lack of buffers, deteriorating parking areas, and poor drainage. As shown in the following photographs, some of the property appears to be in good condition specifically the portion of the property that is visible from Bloomfield Avenue and the interior event space that can be accessed by the guests. However, upon closer inspection, the property exhibits lack of maintenance, faulty design, obsolescence, and deteriorating conditions. Based upon review of the records submitted by the Fire Department and study of the site, any semblance of maintenance appears to be cosmetic at the best.

The property contains one principal building which has served as a banquet hall and event venue since the 1960s. The exterior of the property has a faulty arrangement and design that do not conform with the current standards and regulations. The rear parking lot is comprised of two sections, which are separate areas due



to the main building jutting into the parking lot. These two parking areas are connected by a narrow drive aisle which is not wide enough to be a two-way lane. Additionally, there is no directional signage indicating the direction of traffic and there are no designated loading areas. Moreover, there is inadequate off-street parking on the site and additional parking is provided in a separate parking lot to the north along Claremont Avenue. Overall, configuration of the parking lot does not conform to standards and requirements set forth within §150.12 (Off-Street Parking, Loading and Performance Standards and Design Criteria) of the municipal ordinance. Finally, there is no buffer between the parking lot and the residential use that abuts the property to the east.

Other parts of the exterior are characterized by improper and unsafe storage of materials and lack of maintenance. As depicted in the photographs included herein, accessory structures to the rear of the property, containing the attached shed storing high voltage equipment and the covered unenclosed roof, are in a dilapidated condition. The area beneath the roof is used as an outdoor storage area with items almost stacked up to the ceiling. The roof itself is in a state of disrepair with rotting wood and partially detached gutters. Upon site visit, H2M noticed materials such as tables, boxes, and carbon-dioxide gas cylinders stored under this unenclosed roofed area. This storage area continues up to the front of the service entrance thereby obstructing the walkway. Loading areas, and service entrances and exits are not clearly defined.

The entirety of the site is covered by impervious surface and typical to older developments, the property lacks stormwater management. The excessive impervious coverage on the property exacerbates the drainage and stormwater management issues. This can be seen in the attached photographs showing water damage and warped floor tiles. As mentioned in this section, parking on the property is undefined, inadequate, and most importantly exhibits deterioration. This is compounded by the fact that there are no loading areas, and the two separate sections of the rear parking lot are linked by a narrow driveway. This contributes to the poor circulation on the site.

The interior event spaces, such as the ballrooms and chapel, appear to be well maintained but upon inspection they revealed signs of disrepair and deterioration. During the site visit the property owner informed H2M that the ceiling and flooring of interior event spaces are frequently repaired and patched to address water infiltration from roof leakage and groundwater upswell. The interior spaces which are not accessible to guests, such as the kitchens, basement, offices, etc., exhibit lack of maintenance, improper storage of materials, and overall deterioration. The basement storage areas are stacked nearly up to the ceiling with discarded items. Several areas in the basement also had corners with crumbling walls, evidence of water infiltration, exposed wiring, and obsolete and non-functional equipment. The kitchen and storage areas on the upper floors also had areas with improper storage of materials, damaged ceiling and floor tiles, water infiltration, and broken or obsolete equipment. This is corroborated by the photographs and records included within **Section VII**, "Fire Records" documenting violations and maintenance issues.

In general, the site is characterized by improper storage of materials, poor onsite circulation, inadequate parking, and deteriorated exterior and interior conditions. The property represents an obsolete layout, deleterious land uses, and overall disrepair. Collectively, these conditions result in a faulty arrangement or design, thereby creating a hazardous condition and a negative impact on public health, safety, and welfare. Therefore, redevelopment of this area is necessary to correct above-referenced negative impacts.



## Photos

### Exterior Photos



Above Left: Main entrance to Richfield Regency. Also pictured are the ingress and egress from Bloomfield Avenue which leads to a brick-paved driveway.

Above Right: View of the building from Bloomfield Avenue showing the blank façade.



Above: Another view of the building from Bloomfield Avenue. The main entrance of the building is along the southeasterly side of the building beneath the canopy.



Above Left: View of southeasterly side of the building. The canopy is over the main entrance to the building. Traversing towards the rear of the building, beyond the canopy, the brick-paver drive-aisle transitions into an asphalt parking lot.

Right: Another view of the northeasterly section of the parking lot. The lot is in poor condition with cracks and potholes throughout its entirety.



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*Above: View of the retaining wall along the easterly property line. There is a lack of adequate buffer to the residential use abutting the property. The residential house is at a higher elevation than the parking lot.*



*Above Left: Rear Parking lot (northeasterly side of building). Also pictured are two points of ingress and egress onto Claremont Avenue. Parking lot has cracked asphalt and undefined parking spaces.*

*Above Right: Another view of the northeasterly side of the parking lot. The asphalt is cracked throughout the entirety of the lot, and the parking spaces lack stripping in some areas or have faded.*

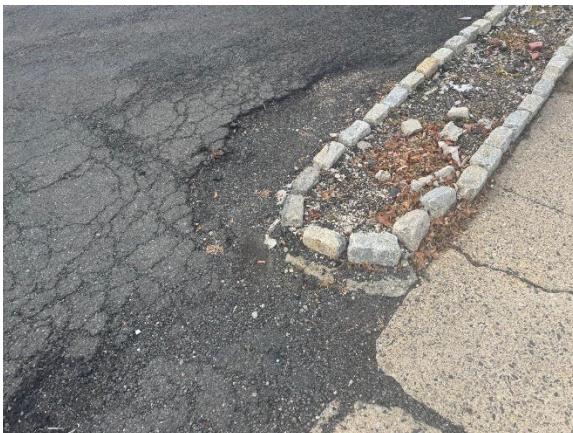


*Above Left: A view of northwesterly section of the parking lot.*

*Above Right: View of the northwesterly side of the rear parking area from the offices. Pictured are the two points of ingress and egress from Claremont Avenue. One entrance, to the right of the photo, is partially obscured by a vehicle and snowfall. The snow-covered structure is the top of the unenclosed roof over the outdoor storage area.*



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As seen in the above pictures, the parking lot is ill maintained with potholes and lack of defined parking spaces.



Above: View of the rear building facade. Pictured to the left is the utility shed containing high-voltage equipment and the narrow drive aisle connecting the two sides of the rear parking lot. Above right is another view of the building and the utility shed containing high-voltage equipment.



Above Left: A closeup view depicting the rotting wood and damage at the base of the utility shed storing the high voltage equipment.  
Above Right: A closeup view of the narrow drive-aisle that connects the two sections of the rear parking lot. The drive aisle exhibits significant wear and tear with large cracks and potholes. Also pictured is the fence-screening the trash compacter and outdoor storage/loading area from Claremont Avenue.



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*Above Left and Right: Another view of the parking lot in the northwesterly section of the property. No clear signage for parking or loading areas is visible. The parking lot is in a state of disrepair.*



*Above: A view of the rear of the building from Claremont Avenue (northern façade). As seen above, a portion of the building projects into the rear parking lot, splitting the parking lot into two sections with a narrow drive aisle connecting the northeasterly and northwesterly sections of the parking lot.*

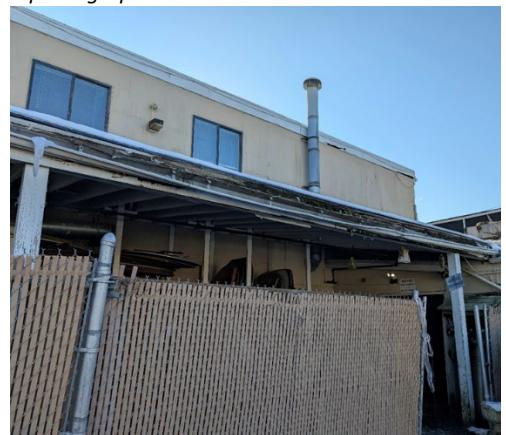


*Above: Another view of the northwesterly side of parking lot from Claremont Avenue. An outdoor trash compactor and storage/loading area against the building (left) is partially screened with a masonry wall and a chain link fence with privacy slats. A loading area and walkway (right) are screened by a fence. Also pictured are two of the four ingress and egress points along Claremont Avenue.*



Above Left: Close up view of the trash compactor located behind the masonry wall & fence screening.

Above Right: View from the trash compactor looking in the southerly direction towards the area partially covered by an unenclosed roof. There is some screen by way of a six-foot chain-link fence with slats as seen in the photographs below.



Above Left: View of the unenclosed roofed patio with fencing. Trash receptacles are in the open without screening.

Above Right: Close up view of the unenclosed roof and the storage area underneath it. The service entrance/walkway and storage are screened by a chain-link fence with privacy slats. The roof exhibits signs of disrepair.



Above Left: Close-up view of the roof above the storage and loading area. There is missing siding, and the gutters are partially detached.

Above Right: View of the rear outdoor storage area under the unenclosed roof and behind the fence. Discarded items and boxes are piled up to the roof, obstructing the walkway leading to the trash compactor and exterior.

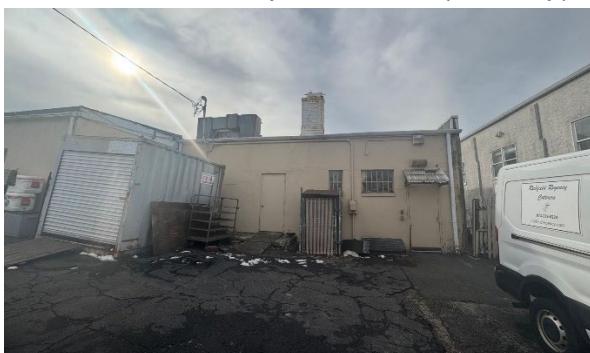


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*Above Left: View of carbon dioxide cannisters stored near the service entrance to the rear of the building.*

*Above Middle: Another view of the northwesterly section of parking lot showing the storage areas to the northwest of the building.*



*Above Left: View of the rear service entrances and loading areas. These entrances lead to a storage room on the ground floor. There is a storage trailer as seen above.*

*Above Right: Another close-up view of the loading area and service entrances in northwesterly section of parking lot. The catering van is parked in the no parking area.*



## Interior Photos



*Above: View (left and right) of an interior storage area, located on the ground floor towards the rear of the building. According to the property owner, items in this storage area are still used by staff.*



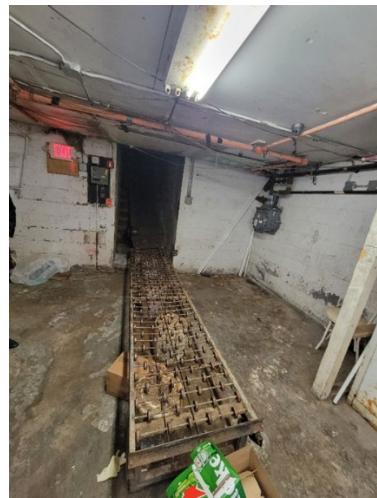
*Above Left: Another view of ground floor storage area. Above Right: A closeup view of the ceiling in the ground floor storage area with missing tiles. Water stains show water damage probably from roof leakage.*



*View of the doorway connecting the ground floor storage area to the basement storage area.*



*View of the basement storage area.*



Left: View of the basement loading area. An old skate-wheel conveyor resting on buckets, is used to bring items indoors from a stairway that leads outside, to the rear of the building. There is wear and tear to the floors and to the cabinet used to store flammable items.

Right: A close-up of the loading area in the basement.



View of a built-in freezer from the 1960s (left) and close-up view of its motor (right). Property owner informed H2M that this freezer is no longer functional and is used for storage (bottom left). Also pictured (bottom right), in the hallway in this part of the basement where there are two more non-functional freezer/refrigerators that are currently used for beverage storage.



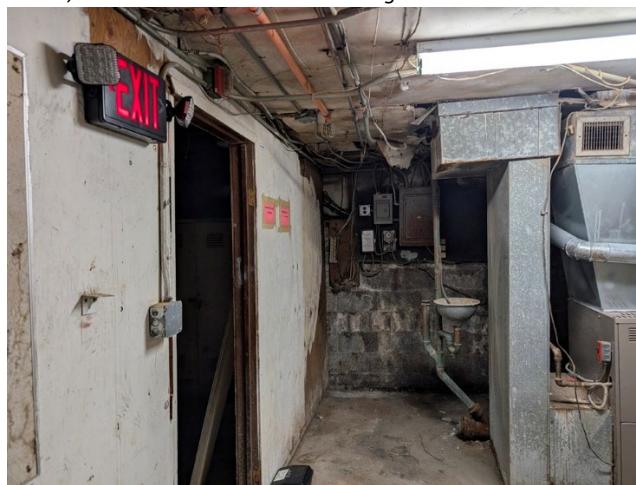
*View of the corners in the basement hallways with exposed wiring as well as piled-up crumbling brick and concrete (above left and right).*



Above Left: View of rough, patchwork repair on the ceiling in the basement. Above Right: In addition to a large hole and exposed wiring, this area exhibits staining and possible mold from water infiltration. Also pictured (below left), in a separate area within the basement, water stains along at the base of the walls which are indicative of water infiltration.



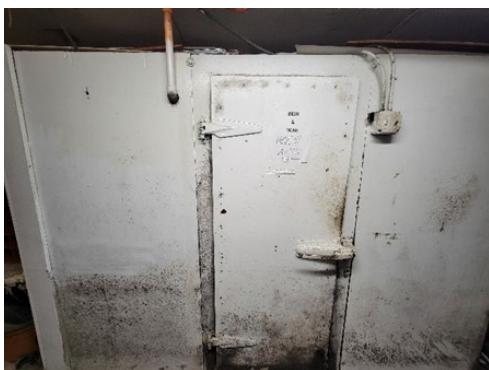
Above left: View of a non-functional freezer (left) in basement and a hallway leading to a service entrance to an upstairs ballroom. As per the property owner, this service entrance is not being used.



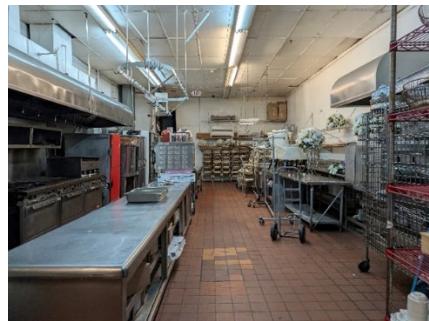
Pictured above is the entrance to a storage room in the basement. Peeling and warped ceiling tiles, water staining, exposed wiring, and aging plumbing indicate obsolescence and lack of maintenance.



*View of separate storage rooms in the basement (above left and above right). As per the property owner, the storage rooms are for old, discarded items. Old equipment and other items are also being stored in hallways (below left and below right).*



*Pictured above (left) is a functional built-in refrigerator used for beverage storage in the basement. Located within the same hallway, there is another built-in refrigerator that was previously used to store beverages but is no longer functional (right).*

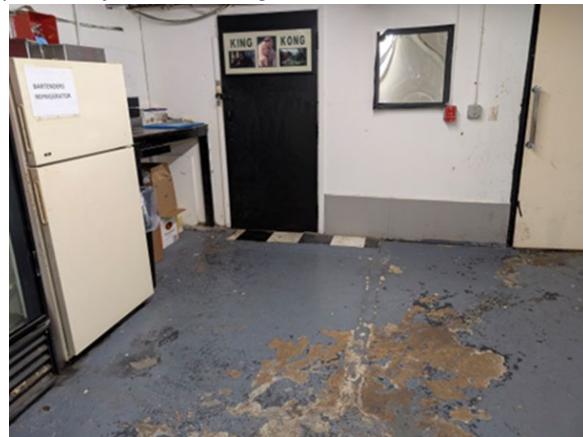


*Above Left: View of the basement floor. The gap between the foundation and concrete floor in this area is filled with stones and dirt.*

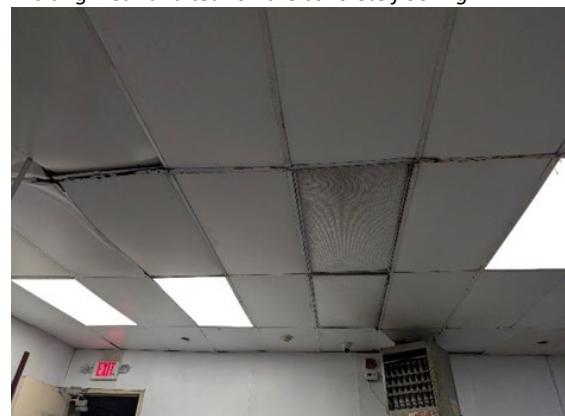
*Above Right: A view of the basement kitchen. Although the equipment and working areas are in good condition, there is evidence of a lack of maintenance and wear and tear, particularly with the floors and ceiling.*



*A view of the entrance to the kitchen is pictured above. Ceiling tiles are missing and show exposed wiring.*



*A view of the kitchen space with bartender's refrigerator exhibiting wear and tear on the concrete flooring.*



*A close-up view of the water damaged, warped ceiling tiles in the kitchen.*



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*A view of the staircase leading from the kitchen to the upper level. Stairs are missing tiles and show significant wear and tear.*



*A view of a non-functional built-in deep freezer within the kitchen. The floor around the freezer has missing tiles.*



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*A view of the ceiling above the non-functional freezer pictured above. A hole in the ceiling is covered by a make-shift patch.*



### Office Space Photos (Upper Floor)



*A view of the stairway leading from the ballrooms on the ground floor to the offices at the upper level (left). A close-up view of the water damage from the leaking roof can be seen (right).*



*Water damage from the leaking roof is more evident in the offices that are on the upper floor. Seen above is water damage and warped ceiling tiles in the main office.*



*A view of warped drop ceiling tiles in an office (left). Another office space with patched ceiling and water stains from roof leaks (right).*



### Event Spaces Photos (Ballrooms and Chapel)



View of "Gold Room" ballroom with decorative lighting. Although room appears to be in good condition, water damage and wear and tear are apparent upon close inspection.



Above Left: View of the ceiling. Above Right: Closeup view of the ceiling in Gold Room where water damage from roof leakage has been patched and painted over.



View of the "Regency Room" ballroom with decorative lighting (left). Like the Gold Room, the room appears to be well maintained but exhibits water damage and wear and tear that is apparent upon close inspection. Pictured above (right) are the room's uneven dance floor tiles.



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*A view of the ceiling and pillar in Regency Room showing warping and water damage from roof leaks that have been painted over to hide it.*



*View of the lounge on lower level (below ballrooms). As reported by the property owner, the uneven tiles are due to uplift from water infiltration and frequent repairs.*



*View of chapel room with dated décor and wall to wall carpeting.*



*A closeup of the warped drop ceiling tile in the chapel on ground floor of building. Although frequently patched, as per the property owner, water infiltration is also an issue in this room.*



## VIII. **Redevelopment Recommendations Summary**

The statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis or for an individual property, that existing conditions meet the redevelopment criteria. The preceding analysis looks at the property and considers it within the context of the entire area, as well as the area's history of development and its future needs. As per the table below, the Study Area should be declared an Area in Need of Redevelopment.

### *Area in Need of Redevelopment Summary Determination*

Block	Lot	Location	Use	AINR Criteria
701	3	420 Bloomfield Avenue	Banquet hall/Event Space	d, h

The review of the existing conditions on site, as depicted in the photographs, helps support the determination that the Study Area is eligible to satisfy the "d" criterion due to the obsolescence in site design and layout, lack of maintenance, and overall deterioration. As mentioned earlier, this criterion focuses on both buildings as well as other site improvements and addresses how the site functions in terms of the layout and overall design. Conditions that could lead to this conclusion include undefined or poorly defined parking area and circulation aisles, limited vehicular access or available on-site loading areas, inadequate onsite parking, properties with brownfield condition, inadequate buffers and screening, unsafe and improper storage of materials, and land uses that may have an adverse impact on surrounding areas such as industrial uses, junkyards, etc. Furthermore, greater the number of these conditions and consequently more significant the problems created by these conditions, the stronger is the finding that the Study Area meets the "d" criterion.

The site and the existing accessory structures have ongoing maintenance issues in terms of lack of maintenance, dilapidated structures, improper storage of materials, lack or absence of stormwater management system, obsolete parking and site layout. The parking and driveway design is not in accordance with the current engineering standards. The property exhibits conditions of obsolescence, deleterious land use, and faulty arrangement or design and thus satisfies the "D" criterion. Redevelopment of this area is necessary to correct the concerns of deleterious land use and other factors that are detrimental to the economic well-being and welfare of the community.

In addition to the abovementioned criteria, it is important to reiterate that the Study Area is located within the Metropolitan Planning PA-1 Area, where the State Plan's intention is to provide for much of the State's future redevelopment, revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl, and protect the character of existing stable communities. The Study Area is located in the area which is designated as the State's preferred vehicle for redevelopment in order to accommodate growth and development in a compact form to accommodate diverse uses. Consequently, the Study Area satisfies the criterion "h" as it has attributes to permit the kind of smart growth development advocated by the SDRP.

## **Conclusion**

The Study was prepared on behalf of the Township of Verona to determine whether an area located within the municipality qualifies as "an area in need of redevelopment" in accordance with N.J.S.A. §40A:12A-5. Based on the findings above, the area meets redevelopment criteria "d" and "h." Further, a program of redevelopment would promote the overall development of the area and the broader community. Therefore, the Study Area meets the statutory criteria for designation as "an area in need of redevelopment" in accordance with the LRHL.



## IX. Next Steps

1. A duly noticed public hearing must be held by the planning board to discuss the findings of the redevelopment investigation report for the purpose of hearing persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. Notice must be sent in strict accordance with the LRHL requirements. The results and recommendations of the hearing are then referred to the governing body.
2. Upon receipt of the recommendation from the planning board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
3. Upon designation, the planning board or governing body then prepares a redevelopment plan, which establishes the land development goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives. The redevelopment plan, after review by the planning board, is referred to the governing body for adoption.
4. Upon receipt of the redevelopment plan from the planning board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning. Only upon the completion of the required public process and adoption of the redevelopment plan, a municipality can exercise the powers granted under the LHRL at 40A:12A-8, and which include entering into agreements with redevelopers and effectuating the redevelopment plan.



## X. Appendices

## **APPENDIX A**

**RESOLUTION 2025-294 DESIGNATING CERTAIN PROPERTY  
KNOWN AS 420 BLOOMFIELD AVENUE (BLOCK 701, LOT 3)  
AS AN AREA IN NEED OF REDEVELOPMENT**

**TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY**

**RESOLUTION No. 2025-294**

A motion was made by Councilman Roman; seconded by Deputy Mayor McEvoy that the following resolution be adopted:

**AUTHORIZING THE TOWNSHIP OF VERONA PLANNING BOARD TO  
CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE  
WHETHER PROPERTY LOCATED 420 BLOOMFIELD AVENUE AND  
DESIGNATED AS BLOCK 701, LOT 3 IS A NON-CONDEMNATION AREA  
IN NEED OF REDEVELOPMENT**

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its planning board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Township Council of the Township of Verona (the “Township Council” or the “Council”) considers it to be in the best interest of the Township of Verona (the “Township”) to have the Township of Verona Planning Board (the “Planning Board”) conduct such an investigation of property located at 420 Bloomfield Avenue and designated as Block 701, Lot 3 on the official Tax Maps of the Township (the “Property”), to determine whether such Property, qualifies as a non-condemnation redevelopment area; and

**WHEREAS**, the Township Council authorizes and directs the Planning Board to conduct a preliminary investigation to evaluate and study the Property to determine whether the designation of the Property as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

**WHEREAS**, the preliminary investigation referenced herein shall be designed to evaluate and study the Property to determine whether the designation of the Property, as a non-condemnation redevelopment area is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and

**WHEREAS**, subject to the results of the preliminary investigation referenced herein, a non-condemnation redevelopment area determination concerning the Property, if so made, would authorize the Township to use all those powers provided by the Legislature for use in a redevelopment area and under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., other than the use of eminent domain to acquire all or a portion of the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Town of Verona that:

1. The Planning Board is hereby directed to conduct a preliminary investigation to determine whether property located at 420 Bloomfield Avenue and designated as Block 701, Lot 3 on the Tax Maps of the Township of Verona, qualifies as a “non-condemnation area in need of redevelopment” as described in N.J.S.A. 40A:12A-6.a, according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law; and
2. The Planning Board is hereby further directed to study the property located at 420 Bloomfield Avenue and identified as Block 701, Lot 3 on the Tax Maps of the Township of Verona; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to draft a preliminary investigation/report; and to provide public notice and to conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and
3. The Planning Board shall, after completing its public hearing as referenced in Paragraph 2 immediately above, recommend that the delineated area, or any part thereof, be determined or not be determined, by the Township Council, to be a non-condemnation area in need of redevelopment.

ROLL CALL:

AYES: Roman, McEvoy, Tamburro  
NAYS: Holland, McGrath

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A  
RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA  
AT A REGULAR MEETING HELD ON DECEMBER 15, 2025.



JENNIFER KIERNAN, RMC, CMC  
MUNICIPAL CLERK



## **APPENDIX B**

### **PROPERTY ASSESSMENT RECORD FOR BLOCK 701, LOT 3**

Block: 701 Lot: 3 Qualifier: Card: 1

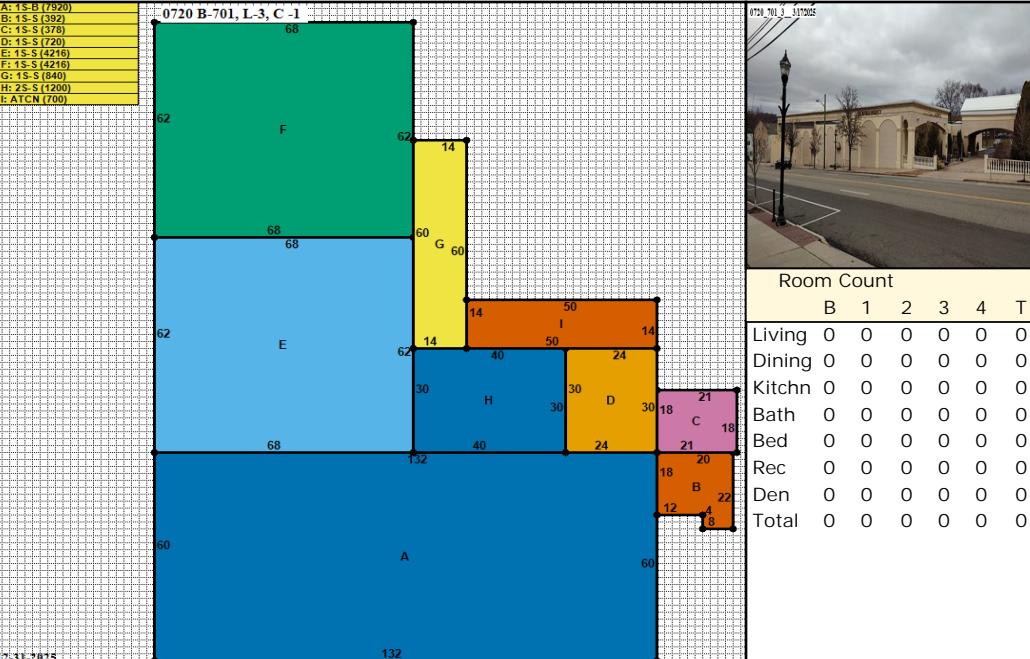
Last Sale: 06/26/01 for \$2,000,000

V & J REALTY ASSOCIATES LLC  
420 BLOOMFIELD AVENUE  
VERONA, NJ 07044

420 BLOOMFIELD AVENUE

Units: 1 Nbhd: Model: VCS: C101  
SFIA: 21082 Floor: Bldg Name: Map Page: 7  
Prop Class: 4A Occupancy: Zoning: Year Built: 0000/0000  
Bldg Class: 10 Addtl Lot: NC Interior GOOD  
Bldg Desc: Land Dim: 252X172 NC Exterior GOOD  
Info By: EMPLOYEE Style: NC Layout GOOD

Notes:



### Valuation Summary

Computed	Override	Summary
Land	850,000	850,000
Improv	3,178,200	3,178,200
Total	850,000	4,028,200

### Floor Area (footprint)

Item	Bsmnt	Floor	Floor	Story	Attic
A 1S-B	7,920	7,920	0	0	0
B 1S-S	0	392	0	0	0
C 1S-S	0	378	0	0	0
D 1S-S	0	720	0	0	0
E 1S-S	0	4,216	0	0	0
F 1S-S	0	4,216	0	0	0
G 1S-S	0	840	0	0	0
H 2S-S	0	1,200	1,200	0	0
Totals	7,920	19,882	1,200	0	0

Item	SqFt	Living Area	Sketch Areas
Item	Area	Description	Sq Ft
First Floor	19,882	A 1S-B	7,920
Upper Floor	1,200	B 1S-S	392
Half Story	0	C 1S-S	378
Fin Attic	0	D 1S-S	720
Living Bsmnt	0	E 1S-S	4,216
Unfin Area (-)	0	F 1S-S	4,216
Total Area	21,082	G 1S-S	840
		H 2S-S	1,200
		I ATCN	700

### Attached Items

Seg	Item	Area
I	ATT CANOPY	700
	Total Area	700

### Detached Items

Desc	Area
Miscellaneous	Write Ins

Desc	Number	Desc	Value

## **APPENDIX C**

### **FIRE DEPARTMENT RECORDS**



## State of New Jersey

**Philip D. Murphy**

*Governor*

**Tahesha L. Way**

*Lieutenant Governor*

**Jacquelyn A. Suárez**

*Commissioner*

### DEPARTMENT OF COMMUNITY AFFAIRS

BUREAU OF FIRE CODE ENFORCEMENT

P O BOX 809

Trenton, NJ 08625-0809

March 26, 2025

RVJ CORP T:A RICHFIELD REGENCY CATERERS

420 BLOOMFIELD AVE

Verona, NJ 07044

**Subject:** Penalty Compromise

**Registration Number:** 0720-041894

**Business:** RICHFIELD REGENCY CATERERS

**Address:** 420 BLOOMFIELD AVE

VERONA BORO, ESSEX COUNTY

The Bureau has reviewed your file and is willing to offer a total compromise of: \$3,777.00. To accept this offer you must:

1) Pay penalty compromise amount of \$100.00

2) Pay life hazard use registration fees as follows:

9/5/2024 FIREBILL5573100 FIRE Registration Renewal Fee RVJ CORP T:A RICHFIELD REGENCY  
CATERERS \$3,677.00

3) Remit payment within 30 days of this notice for the compromise to be honored.

Send check payable to: "Treasurer, State of New Jersey" to: DCA Bureau of Fire Code Enforcement Compliance Unit, c/o Kristen Bozarth PO Box 809, Trenton, NJ 08625-0809.

*Kristen Bozarth*

*Compliance Officer 1*

*NJ Dept of Community Affairs*

*NJ Division of Fire Safety*

*Fire Code Enforcement*

*PO Box 809*

*Trenton, NJ 08625-0809*

*609-610-4390 Cell*

*609-930-1547 Teams*

*[Kristen.bozarth@dca.nj.gov](mailto:Kristen.bozarth@dca.nj.gov)*



New Jersey is an Equal Opportunity Employer -- Printed on Recycled Paper and Recyclable

EFFECTIVE ALARMS SYSTEMS, INC  
38 JOHNSTON AVENUE PO BOX 456 KEARNY, NJ 07032  
TEL: 201-998-0890 FAX: 201-998-2293

**SYSTEM RECORD OF INSPECTION AND TESTING**

Inspection/Test Start Date/Time: 1/8/2025

Inspection/Test Completion Date/Time: 1/8/2025

Supplemental Form(s) Attached:  Yes  No

**1. PROPERTY INFORMATION**

Name of property: THE RICHFIELD REGENCY

Address: 420 BLOOMFIELD AVE, VERONA

Description of property:

Name of property representative:

Address:

Phone:

Fax:

E-mail:

**2. TESTING AND MONITORING INFORMATION**

Testing organization: EFFECTIVE ALARM SYSTEMS INC. LICENSE # 34BE00002700

Address: 38 JOHNSTON AVENUE KEARNY, NJ 07032

Phone: 201-998-0890

Fax: 201-998-2293

E-mail: BOB@EFFECTIVEALARMS.COM

Monitoring organization: USA CENTRAL STATION

Address: 28 WILLETT AVENUE PORT CHESTER, NY 10573

Phone: 1-800-422-2390

Fax: 1-800-970-0666

E-mail:

Account number: 482-2857

Phone line 1:

Phone line 2:

Means of transmission: CELL COMMUNICATOR

Entity to which alarms are retransmitted: VERONA FIRE DEPT

Phone:

**3. DOCUMENTATION**

Onsite location of the required record documents and site-specific software:

**4. DESCRIPTION OF SYSTEM OR SERVICE**

**4.1 Control Unit**

Manufacturer: SILENT KNIGHT

Model number: 5808

**4.2 Software Firmware**

Firmware revision number:

**4.3 System Power**

**4.3.1 Primary (Main) Power**

Nominal voltage: 120

Amps: 20

Location:

Overcurrent protection type: BREAKER

Amps: 20

Disconnecting means location:

--	--	--

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## SYSTEM RECORD OF INSPECTION AND TESTING (continued)

### 4. DESCRIPTION OF SYSTEM OR SERVICE (continued)

#### 4.3.2 Secondary Power

Type: SEALED LEAD BATTERY Location: \_\_\_\_\_  
 Battery type (if applicable): 2 12 V 18 AH  
 Calculated capacity of batteries to drive the system:  
 In standby mode (hours): 24 In alarm mode (minutes): \_\_\_\_\_

### 5. NOTIFICATIONS MADE PRIOR TO TESTING

Monitoring organization	Contact: <u>USA CENTRAL STATION</u>	Time: _____
Building management	Contact: _____	Time: _____
Building occupants	Contact: _____	Time: _____
Authority having jurisdiction	Contact: <u>VERONA FIRE DEPT</u>	Time: _____
Other, if required	Contact: _____	Time: _____

### 6. TESTING RESULTS

#### 6.1 Control Unit and Related Equipment

Description	Visual Inspection	Functional Test	Comments
Control unit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Lamps/LEDs/LCDs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Fuses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Trouble signals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Disconnect switches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Ground-fault monitoring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Supervision	<input type="checkbox"/>	<input type="checkbox"/>	
Local annunciator	<input type="checkbox"/>	<input type="checkbox"/>	
Remote annunciators	<input type="checkbox"/>	<input type="checkbox"/>	
Remote power panels	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

#### 6.2 Secondary Power

Description	Visual Inspection	Functional Test	Comments
Battery condition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Load voltage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Discharge test	<input type="checkbox"/>	<input type="checkbox"/>	
Charger test	<input type="checkbox"/>	<input type="checkbox"/>	
Remote panel batteries	<input type="checkbox"/>	<input type="checkbox"/>	

NFPA 72 (p. 2 of 4)

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## SYSTEM RECORD OF INSPECTION AND TESTING (continued)

### 6. TESTING RESULTS (continued)

#### 6.3 Alarm and Supervisory Alarm Initiating Device

Attach supplementary device test sheets for all initiating devices.

#### 6.4 Notification Appliances

Attach supplementary appliance test sheets for all notification appliances.

#### 6.5 Interface Equipment

Attach supplementary interface component test sheets for all interface components.

*Circuit Interface / Signaling Line Circuit Interface / Fire Alarm Control Interface*

#### 6.6 Supervising Station Monitoring

Description	Yes	No	Time	Comments
Alarm signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Alarm restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Trouble signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Trouble restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Supervisory signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Supervisory restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

#### 6.7 Public Emergency Alarm Reporting System

Description	Yes	No	Time	Comments
Alarm signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Alarm restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Trouble signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Trouble restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Supervisory signal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Supervisory restoration	<input checked="" type="checkbox"/>	<input type="checkbox"/>		



## SYSTEM RECORD OF INSPECTION AND TESTING (continued)

### 7. NOTIFICATIONS THAT TESTING IS COMPLETE

Monitoring organization	Contact: USA CENTRAL STATION	Time:
Building management	Contact: _____	Time: _____
Building occupants	Contact: _____	Time: _____
Authority having jurisdiction	Contact: VERONA FIRE DEPT	Time: _____
Other, if required	Contact: _____	Time: _____

### 8. SYSTEM RESTORED TO NORMAL OPERATION

Date: 10/08/2025 Time: \_\_\_\_\_

### 9. CERTIFICATION

This system as specified herein has been inspected and tested according to NFPA 72, 2013 edition, Chapter 14.

Signed: <u>Kenny Andrade</u>	Printed name: KENNY ANDRADE	Date: 01/08/2025
Organization: EFFECTIVE ALARM SYS	Title: TECHNICIAN	Phone: 201-996-0890

Qualifications (refer to 10.5.3): \_\_\_\_\_

### 10. DEFECTS OR MALFUNCTIONS NOT CORRECTED AT CONCLUSION OF SYSTEM INSPECTION, TESTING, OR MAINTENANCE

PULL STATION FIRST FLOOR IS NOT FUNCTIONING

HORN STROBE ON FIRST FL IN BACK OF KITCHEN UNDER EXIT 10 IS NOT FLASHING

SMOKE IN 1ST FL MAIN ENTRANCE IS NOT WORKING

#### 10.1 Acceptance by Owner or Owner's Representative:

The undersigned accepted the test report for the system as specified herein:

Signed: _____	Printed name: _____	Date: _____
Organization: _____	Title: _____	Phone: _____

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**INITIATING DEVICE**  
**SUPPLEMENTARY RECORD OF INSPECTION AND TESTING**

Inspection/Test Start Date/Time: 1/8/2025

Number of Supplemental Pages Attached: 1

## 1. PROPERTY INFORMATION

Name of property: THE RICHFIELD REGENCY  
Address: 420 BLOOMFIELD AVE. VERONA

## 2. INITIATING DEVICE TEST RESULTS

NFPA 78 (2011 ed.)



# State of New Jersey

Department of Community Affairs  
Bureau of Fire Code Enforcement  
101 South Broad St, P.O. BOX 809  
Trenton, NJ 08625-0809

**Business Name:** RICHLFIELD REGENCY CATERERS  
**Business Owner:** RVJ CORP T:A RICHLFIELD REGENCY CATERERS  
420 BLOOMFIELD AV  
Verona, NJ 07044

Type: FIRE Order to Pay Penalties  
Issue Date: 11/19/2024  
Invoice #: 5599503  
Invoice Year: 2024  
**Due Date:** 12/19/2024

## General Information:

The Life Hazard Use Registration Fee(s) and/or annual permit application fee(s) listed below are outstanding. Each Life Hazard Use as defined by N.J.A.C. 5:70-2.4 is assessed an annual registration fee, and each permit activity as defined by N.J.A.C. 5:70-2.7, in accordance with the Uniform Fire Safety Act (N.J.S.A. 52:27D-201e). You are hereby **ORDERED TO PAY** the outstanding fees within thirty (30) days of pursuant to N.J.S.A. 52:27D-201d. Failure to pay the required amount within the time specified will result in a penalty equal to the unpaid fee for each registration, pursuant to N.J.S.A. 52:27D-210c and N.J.A.C. 5:70-2.12(b) 8ii. Furthermore, the clerk of the Superior Court may issue a Docketed Judgment in Superior Court against the business as set forth in N.J.S.A. 52:27 D – 201g.

**Payment Information:** Payments may be made online at the Division of Fire Safety's website <https://www.nj.gov/dca/divisions/dfs> under the DCA Service Portal link. All payments made by mail should include check and stub. The stub should clearly indicate the payment amount. If you have any questions or concerns regarding this bill, please call (609) 633-6132 before the due date.

**Correspondence:** All correspondence regarding this bill should be emailed to [bfcecodeadmin@dca.nj.gov](mailto:bfcecodeadmin@dca.nj.gov) or mailed to the address noted before the due date. Do not mail correspondence with payment, as this will delay delivery.

**BUSINESS ADDRESS:**  
RICHLFIELD REGENCY CATERERS  
420 BLOOMFIELD AVE  
VERONA BORO, ESSEX COUNTY

## Correspondence Address:

Bureau of Fire Code Enforcement  
101 South Broad St, P.O. BOX 809  
Trenton, NJ 08625-0809

REGISTRATION NUMBER	USE CODE	CATEGORY	ASSESSMENT DESCRIPTION	Fee	AMOUNT CHARGED
			FIRE Order to Pay Penalties	\$3,677.00	\$3,677.00

**TOTAL CURRENT INVOICE CHARGES ASSESSED** **\$3,677.00**

**Detach and return ONLY this portion with your check made payable to Treasurer, State of New Jersey. Please write your  
Invoice # and Registration # on your check.**

**BFCE**

RVJ CORP T:A RICHLFIELD REGENCY  
CATERERS Invoice #: 5599503 Issue Date: 11/19/2024

RICHLFIELD REGENCY CATERERS Reg #: 0720-041894 Amount Due: \$3,677.00

420 BLOOMFIELD AV Mail Payment to: Please pay this amount by: 12/19/2024

Verona, NJ 07044 State of New Jersey  
DCA BFCE -- DORES  
P.O. Box 663  
Trenton, NJ 08646-0663

<b>PREVIOUS OUTSTANDING INVOICE CHARGES</b>	<b>\$3,677.00</b>
<b>TOTAL AMOUNT DUE</b>	<b>\$7,354.00</b>

<b>BILL #</b>	<b>BILL ASSESSMENT TYPE</b>	<b>INVOICE YEAR</b>	<b>BALANCE DUE</b>
<b>5573100</b>	<b>FIRE Registration Renewal Fee</b>	<b>2024</b>	<b>\$3,677.00</b>
<b>5599503</b>	<b>FIRE Order to Pay Penalties</b>	<b>2024</b>	<b>\$3,677.00</b>

**Total Outstanding Invoice Balance: \$7,354.00**

**ADMINISTRATIVE APPEAL RIGHTS:**

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be made in writing within 15 days (24 hours for imminent hazards) after receipt of this order. Request may be made online at the Division of Fire Safety's website <https://www.nj.gov/dca/divisions/dfs> under the DCA Service Portal link or addressed to:

Department of Community Affairs  
 Hearing Coordinator  
 P0 Box 809  
 Trenton, New Jersey 08625-0809

In accordance with N.J.A.C. 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act, which is the subject of the appeal.
- b) The name and status of the person submitting the appeal.
- c) The specific violations of other act claimed to be in error; and
- d) A concise statement of the basis for the appeal

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place. At a hearing a corporation may be represented only by a licensed attorney, unless approval is given by the Office of Administrative Law. If you elect to submit an appeal online, you will be asked to supply your **Registration Number**, which is **0720-041894** and **Invoice Number**, which is **5599503**. Please enter these fields when requesting your appeal.



**Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:**

**Violation #:** FPVIO-24-00306

**Re:** 420 Bloomfield Avenue  
**Block:** 701      **Lot:** 3      **Qual:**

## **Violation Notice & Order To Pay**

**Issued To:** Location  
Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

**Premises:**  
Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

You are hereby notified that a fire official inspected the above referenced premises and determined that there is a violation of the fire code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the fire official shall result in possible penalty assessment in compliance with this code.

**Inspection Date:** 9/24/2024

**Violations to be Abated by:** 10/24/2024

### The following violation(s) were found

**Section** N.J.A.C. 5:70-3,1031.1.1

**Title** Storage.

Combustible or flammable material shall not be placed, stored or kept in any portion of an exit, elevator car or hoist way, or at the bottom of a stairway, fire escape or other means of escape, unless such space is enclosed and protected as required by the construction code in effect at the time of first occupancy. Such storage shall be located so the presence or burning of the materials will not obstruct or render hazardous the means of egress.

### The following fine(s) have been issued as a result of this violation.

**Title:** Penalty

**Amount:** \$250.00

**Due Date** 10/24/2024

**Title:** Dedicated Penalty of 250

**Amount:** \$250.00

**Due Date** 10/24/2024

### Summary of infraction

Combustible materials in exit pathway

**You may call the Fire Prevention office if you have any further questions concerning this matter.**

(973)857-4761

Department Official

Date Printed 9/24/2024



**Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:**

Violation #: FPVIO-24-00307

Re: 420 Bloomfield Avenue  
Block: 701 Lot: 3 Qual:

## **Violation Notice & Order To Pay**

Issued To: Location  
Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

Premises:  
Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

You are hereby notified that a fire official inspected the above referenced premises and determined that there is a violation of the fire code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the fire official shall result in possible penalty assessment in compliance with this code.

Inspection Date: 9/24/2024

Violations to be Abated by: 10/24/2024

### The following violation(s) were found

Section N.J.A.C. 5:70-3,609.3.3.3

Title Records.

Records for inspections shall state the individual and company performing the inspection, a description of the inspection identifying all areas and parts of ventilation system that were cleaned and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning and maintained.

### The following fine(s) have been issued as a result of this violation.

Title: Penalty  
Amount: \$250.00  
Due Date 10/24/2024

Title: Dedicated Penalty of 250  
Amount: \$250.00  
Due Date 10/24/2024

### Summary of infraction

Hood Cleaning required on all kitchen hood systems

**You may call the Fire Prevention office if you have any further questions concerning this matter.**

(973)857-4761

Department Official

Date Printed 9/24/2024



# State of New Jersey

Department of Community Affairs  
Bureau of Fire Code Enforcement  
101 South Broad St, P.O. BOX 809  
Trenton, NJ 08625-0809

**Business Name:** RICHLFIELD REGENCY CATERERS  
**Business Owner:** RVJ CORP T:A RICHLFIELD REGENCY CATERERS  
420 BLOOMFIELD AV  
Verona, NJ 07044

Type: FIRE Registration Renewal Fee  
Issue Date: 8/6/2024  
Invoice #: 5573100  
Invoice Year: 2024  
**Due Date:** 9/5/2024

## General Information:

The Life Hazard Use Registration Fee(s) and/or annual permit application fee(s) listed below are outstanding. Each Life Hazard Use as defined by N.J.A.C 5:70-2.4 is assessed an annual registration fee, and each permit activity as defined by N.J.A.C. 5:70-2.7, in accordance with the Uniform Fire Safety Act (N.J.S.A. 52:27D-201e). You are hereby **ORDERED TO PAY** the outstanding fees within thirty (30) days of 9/30/2024 pursuant to N.J.S.A. 52:27D-201d. Failure to pay the required amount within the time specified will result in a penalty equal to the unpaid fee for each registration, pursuant to N.J.S.A 52:27D-210c and N.J.A.C. 5:70-2.12(b) 8ii. Furthermore, the clerk of the Superior Court may issue a Docketed Judgment in Superior Court against the business as set forth in N.J.S.A. 52:27 D – 201g.

**Payment Information:** Payments may be made online at the Division of Fire Safety's website <https://www.nj.gov/dca/divisions/dfs> under the DCA Service Portal link. All payments made by mail should include check and stub. The stub should clearly indicate the payment amount. If you have any questions or concerns regarding this bill, please call (609) 633-6132 before the due date.

**Correspondence:** All correspondence regarding this bill should be emailed to [bfcecodeadmin@dca.nj.gov](mailto:bfcecodeadmin@dca.nj.gov) or mailed to the address noted before the due date. Do not mail correspondence with payment, as this will delay delivery.

**BUSINESS ADDRESS:**  
RICHLFIELD REGENCY CATERERS  
420 BLOOMFIELD AVE  
VERONA BORO, ESSEX COUNTY

## Correspondence Address:

Bureau of Fire Code Enforcement  
101 South Broad St, P.O. BOX 809  
Trenton, NJ 08625-0809

REGISTRATION NUMBER	USE CODE	CATEGORY	ASSESSMENT DESCRIPTION	Fee	AMOUNT CHARGED
0720-041894-001-001	LHU Code: CI01	CI01	FIRE Registration Renewal Fee	\$3,677.00	\$3,677.00

**TOTAL CURRENT INVOICE CHARGES ASSESSED** **\$3,677.00**

**Detach and return ONLY this portion with your check made payable to Treasurer, State of New Jersey. Please write your  
Invoice # and Registration # on your check.**

**BFCE**

RVJ CORP T:A RICHLFIELD REGENCY CATERERS	Invoice #: 5573100	Issue Date: 8/6/2024
RICHLFIELD REGENCY CATERERS 420 BLOOMFIELD AV Verona, NJ 07044	Reg #: 0720-041894	Amount Due: \$3,677.00
	Mail Payment to: State of New Jersey DCA BFCE -- DORES P.O. Box 663 Trenton, NJ 08646-0663	Please pay this amount by: 9/5/2024

<b>PREVIOUS OUTSTANDING INVOICE CHARGES</b>	<b>\$3,677.00</b>
<b>TOTAL AMOUNT DUE</b>	<b>\$7,354.00</b>

<b>BILL #</b>	<b>BILL ASSESSMENT TYPE</b>	<b>INVOICE YEAR</b>	<b>BALANCE DUE</b>
<b>5573100</b>	<b>FIRE Registration Renewal Fee</b>	<b>2024</b>	<b>\$3,677.00</b>
<b>5599503</b>	<b>FIRE Order to Pay Penalties</b>	<b>2024</b>	<b>\$3,677.00</b>

**Total Outstanding Invoice Balance: \$7,354.00**

**ADMINISTRATIVE APPEAL RIGHTS:**

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be made in writing within 15 days (24 hours for imminent hazards) after receipt of this order. Request may be made online at the Division of Fire Safety's website <https://www.nj.gov/dca/divisions/dfs> under the DCA Service Portal link or addressed to:

Department of Community Affairs  
 Hearing Coordinator  
 P0 Box 809  
 Trenton, New Jersey 08625-0809

In accordance with N.J.A.C. 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act, which is the subject of the appeal.
- b) The name and status of the person submitting the appeal.
- c) The specific violations of other act claimed to be in error; and
- d) A concise statement of the basis for the appeal

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place. At a hearing a corporation may be represented only by a licensed attorney, unless approval is given by the Office of Administrative Law. If you elect to submit an appeal online, you will be asked to supply your **Registration Number**, which is **0720-041894** and **Invoice Number**, which is **5573100**. Please enter these fields when requesting your appeal.



State of New Jersey  
Department of Community Affairs  
Bureau of Fire Code Enforcement  
PO Box 809  
Trenton, NJ 08625-0809  
609-633-6144

### LIFE HAZARD USE CERTIFICATE OF REGISTRATION

Certificate Number: 1443325

**Registration No.:** 0720041894  
**Business Name:** RICHFIELD REGENCY CATERERS  
**Business Address:**  
420 BLOOMFIELD Avenue  
Verona Twp, Essex County  
**Municipality/County:** Verona Twp / Essex  
**Building Name:** RICHFIELD REGENCY CATERERS  
**User Assigned Building #:** 1  
**Building Address:**  
420 BLOOMFIELD Avenue  
Verona Twp, Essex County  
**Floor #:**  
**Location:**

**Primary Business Owner:**  
RVJ CORP T:A RICHFIELD REGENCY CATERERS

**Customer ID:** O211479

**Primary Business Owner Address:**  
420 BLOOMFIELD AV  
Verona, NJ 07044

**LHU No.:** 0720041894000101  
**LHU Code:** CI01

**Issuance Date:** 9/5/2022  
**Expiration Date:** 9/5/2023

**LHU Description:**

**Eating and/or drinking establishments with a maximum permitted occupancy of 1,000 or more persons.**

THE LAW REQUIRES THAT THIS CERTIFICATE OF REGISTRATION BE POSTED IN A CONSPICUOUS LOCATION IN THE REGISTERED PREMISES. THIS CERTIFICATE IS NOT TRANSFERRABLE. IN THE CASE OF ANY TRANSFER OF TITLE, IT SHALL BE THE DUTY OF THE NEW OWNER(S) TO FILE WITH THE COMMISSIONER WITHIN THIRTY DAYS OF SUCH TRANSFER AN APPLICATION FOR A NEW CERTIFICATE OF REGISTRATION. IN THE CASE OF ANY CHANGE IN INFORMATION PROVIDED IN THE REGISTRATION APPLICATION FORM, IT SHALL BE THE DUTY OF THE OWNER TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS WITHIN THIRTY DAYS OF SUCH CHANGE. FAILURE TO COMPLY WITH THESE REQUIREMENTS CONSTITUTES A VIOLATION OF P.L. 1983, CHAPTER. 383 OF THE LAWS OF NEW JERSEY AND SUBJECTS THE PARTY SO VIOLATING TO THE PENALTIES THEREIN.

Lt. Governor  
Sheila Y. Oliver, Commissioner  
Department of Community Affairs



State of New Jersey  
Department of Community Affairs  
Bureau of Fire Code Enforcement  
P O BOX 809  
Trenton, NJ 08625-0809

Page 1 of 2

RVJ CORP T:A RICHFIELD REGENCY CATERERS  
RICHFIELD REGENCY CATERERS

420 BLOOMFIELD AV  
Verona, NJ 07044

Type: Original (Non-Initial)  
Issue Date: 08/06/2022  
Invoice#: 2630813  
Invoice Year: 2022  
Customer ID: 0211479  
Due Date: 11/22/2022

**General Information:**

Pursuant to Section 10 of the Uniform Fire Safety Act (N.J.S.A. 52:27D-201) you are in violation for failure to pay annual your Life Hazard Use registration fee. Therefore, you are hereby ORDERED to pay annual Life Hazard Use registration fee(s) AND fee penalty pursuant to N.J.A.C. 5:70-2.12 in the amount of \$7,354.00 within 30 days of receipt of this Order.

Be advised that the Act states: "The owner of a life hazard use or high-rise structure shall pay the annual fee within 30 days of the day on which it is demanded by the department or the local enforcing agency. " Having failed to comply, a PENALTY has been assessed pursuant to N.J.A.C. 5:70-2.12 which states; "Failure to pay the required annual registration fee after having been ordered to do so – an amount equal to the unpaid registration fee for each registration may be assessed." Payment of the fee and/or judgment after imposition of the penalty shall not absolve the owner from responsibility for the penalty nor shall payment of the penalty be deemed to absolve the owner from the obligation to pay the fee. If you believe that the content of the billing information is incorrect, you may provide documentation supporting a bill modification; however, providing such documentation does not alleviate your obligation to pay the remaining balance of the Order within the stated timeframe.

**BUSINESS ADDRESS:**  
420 BLOOMFIELD Avenue  
Verona Twp, Essex County

**Payment Information:** Payments may be made online at the Division of Fire Safety's website (<http://www.nj.gov/dca/divisions/dfs/>) under the DCA RIMS Online Services link. All payments made by mail should include check and stub. The stub should clearly indicate the payment amount. If you have any questions or concerns regarding this bill, please call (609) 633-6132 before the due date.

**Correspondence:** All correspondence regarding this bill should be emailed to BFCECodeAdmin@dca.nj.gov or mailed to the address noted before the due date. Do not mail correspondence with payment, as this will delay delivery.

**Correspondence Address:**  
Bureau of Fire Code Enforcement  
PO Box 809  
Trenton, NJ 08625-0809

ID	ASSESSMENT DESCRIPTION	AMOUNT CHARGED
1	BFCE Order to Pay Penalties	\$3,677.00
2	BFCE Registration Renewal Fee	\$3,677.00

**Detach and return ONLY this portion with your check made payable to  
Treasurer, State of New Jersey.** Please write your Customer ID on your check.

Invoice #: 2630813

Payment Amount \_\_\_\_\_

RVJ CORP T:A RICHFIELD REGENCY  
CATERERS  
RICHFIELD REGENCY CATERERS

Customer ID: 0211479

Current Charge: \$7,354.00

420 BLOOMFIELD AV  
Verona, NJ 07044

Mail payment to:  
State of New Jersey  
DCA BFCE - DORES  
PO Box 663  
Trenton, NJ 08646-0663

Please pay this amount by:  
11/22/2022



1

State of New Jersey  
Department of Community Affairs  
Bureau of Fire Code Enforcement  
P O BOX 809  
Trenton, NJ 08625-0809

Page 2 of 2

RVJ CORP T:A RICHFIELD REGENCY CATERERS  
RICHFIELD REGENCY CATERERS

Type: Original (Non-Initial)  
Issue Date: 08/06/2022  
Invoice#: 2630813

RVJ CORP T:A RICHFIELD REGENCY CATERERS

Customer ID: O211479  
Due Date: 11/22/2022

<b>TOTAL INVOICE CHARGES ASSESSED</b>	<b>\$7,354.00</b>
<b>TOTAL INVOICE CHARGES PAID</b>	<b>\$0.00</b>
<b>TOTAL INVOICE BALANCE</b>	<b>\$7,354.00</b>

#### ADMINISTRATIVE APPEAL RIGHTS:

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be made in writing within 15 days (24 hours for imminent hazards) after receipt of this order. Request may be made online at the Division of Fire Safety's website ([www.nj.gov/dca/divisions/dfs/](http://www.nj.gov/dca/divisions/dfs/)) under the DCA RIMS Online Services link or addressed to:

Department of Community Affairs  
Hearing Coordinator  
PO Box 809  
Trenton, New Jersey 08625-0809

In accordance with N.J.A.C. 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act, which is the subject of the appeal.
- b) The name and status of the person submitting the appeal.
- c) The specific violations of other act claimed to be in error; and
- d) A concise statement of the basis for the appeal

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a hearing is scheduled, you will be notified in advance of the time and place. At a hearing a corporation may be represented only by a licensed attorney, unless approval is given by the Office of Administrative Law. If you elect to submit an appeal online, you will be asked to supply your Registration Number, which is **0720041894**, and Order Number, which is **34570840**. Please enter these fields when requesting your appeal.



State of New Jersey  
Department of Community Affairs  
Division of Fire Safety  
Bureau of Fire Code Enforcement

Page 1 of 2

RVJ CORP T:A RICHFIELD REGENCY CATERERS  
RICHFIELD REGENCY CATERERS

420 BLOOMFIELD AV  
Verona, NJ 07044

Type: Original (Non-Initial)  
Issue Date: 08/06/2022  
Invoice#: 2630813  
Invoice Year: 2022  
Customer ID: O211479  
**Due Date:** **09/05/2022**

**General Information:**

This invoice reflects each Life Hazard Use registered with the Division of Fire Safety. These fees are based on occupancy, hazard, size and complexity of your business. Sixty-five percent of this fee is rebated to your local enforcing agency (LEA) to defray their costs of code enforcement, fire prevention and fire investigation. LEA costs include salaries, training, materials and office overhead. If you disagree with your classification, please discuss your concerns with your local fire official.

**BUSINESS ADDRESS:**  
420 BLOOMFIELD Avenue  
Verona Twp, Essex County

**Payment Information:** Payments may be made online at the Division of Fire Safety's website, under the DCA RIMS Online Services link.

[www.nj.gov/dca/divisions/dfs/](http://www.nj.gov/dca/divisions/dfs/)

All payments made by mail should be **mailed to the address listed on the stub and must include the stub**. The stub should clearly indicate the payment amount. Do not mail correspondence with the payment, as this will delay a response and processing your payment.

ID	REGISTRATION NUMBER	USE CODE	ASSESSMENT DESCRIPTION	FEE	AMOUNT CHARGED
1	0720041894000101	CI01	BFCE Registration Renewal Fee	\$3,677.00	\$3,677.00
<b>TOTAL INVOICE CHARGES ASSESSED</b>					<b>\$3,677.00</b>
<b>TOTAL INVOICE CHARGES PAID</b>					<b>\$0.00</b>
<b>TOTAL INVOICE BALANCE</b>					<b>\$3,677.00</b>

---

Detach and return **ONLY** this portion with your check made payable to Treasurer, State of New Jersey. Please write the invoice number and your Customer ID on your check.

RVJ CORP T:A RICHFIELD REGENCY  
CATERERS  
RICHFIELD REGENCY CATERERS

420 BLOOMFIELD AV  
Verona, NJ 07044

Registration #: 0720041894  
Invoice #: 2630813  
Customer ID: O211479

Payment Amount \_\_\_\_\_

Current Charge: \$3,677.00

**Mail payment to:**  
State of New Jersey  
DCA BFCE - DORES  
PO Box 663  
Trenton, NJ 08646-0663

Please pay this amount by:  
09/05/2022



State of New Jersey  
Department of Community Affairs  
Division of Fire Safety  
Bureau of Fire Code Enforcement

Page 2 of 2

RVJ CORP T:A RICHFIELD REGENCY CATERERS  
RICHFIELD REGENCY CATERERS

420 BLOOMFIELD AV  
Verona, NJ 07044

Type: Original (Non-Initial)  
Issue Date: 08/06/2022  
Invoice#: 2630813  
  
Customer ID: O211479  
Due Date: 09/05/2022

If you have any questions or concerns regarding this bill, please call **(609) 633-6132** or email **BFCECodeAdmin@dca.nj.gov** before the due date.

Written correspondence with a copy of the invoice may be sent to:

State of New Jersey  
Division of Fire Safety  
Bureau of Fire Code Enforcement  
PO Box 809  
Trenton, NJ 08625-0809

**Appeal Rights:**

If you disagree with the Life Hazard Use classification in the enclosed notice, you can appeal. To be considered, an appeal must be filed in writing by the 15<sup>th</sup> day (24 hours for imminent hazards) after receipt of the enclosed order. Appeals received after this will be denied. A REGISTRATION FEE IS NOT APPEALABLE; only the use code may be appealed. If a request is received appealing the fee, it will be denied. Requests may be made online at the Division of Fire Safety's website ([www.nj.gov/dca/divisions/dfs/](http://www.nj.gov/dca/divisions/dfs/)) under the DCA RIMS Services link or addressed to:

Hearing Coordinator  
Department of Community Affairs  
PO Box 809  
Trenton, New Jersey 08625-0809

In accordance with the rules set forth under the Administrative Procedures Act (N.J.S.A. 52:14B-1 et seq.), an appeal request must identify and state the basis for the disagreement. Additionally, all correspondence should include your registration number.

ONLY MATTERS DEEMED TO BE CONTESTED CASES as defined by the Administrative Procedures Act will be scheduled for a hearing. You will be notified in advance of the time and place, if a hearing is scheduled.

You are advised that, at a hearing, a corporation may be represented only by (1) a licensed attorney, or (2) a person who submits a written authorization bearing the corporate seal and specifying that, by means of corporate resolution, he has been nominated as corporate agent in this matter. If you elect to submit an appeal for your assigned Life Hazard Use Code online, you will be asked to supply your Registration Number, which is **0720041894**, and Order Number, which is **34352495**. Please enter these fields when requesting your appeal.

FPB Copy

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Notice of Violations and Order to Correct

Local ID - 2850.00

Page 1 of 5

To: Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

Date: 5/2/2022 Inspector: Connor McCann - 183907 Registration No: 0720-41894-001-01

(Name of Business, Structure, Premises) Richfield Regency		
(Address) B: 701 L: 3 - 420 Bloomfield Avenue Verona NJ, 07044		
(Telephone Number) 973 2396234	LHU Code/Local Type Ci 01-Restaurant	( Use Group)

Owner	Agent	Tenant/Operator
Name) V & J REALTY ASSOC., LLC	Richfield Regency	
(Address) 420 BLOOMFIELD AVENUE	420 Bloomfield Ave	
(City, State, Zip) VERONA NJ, 07044	Verona NJ, 07044	
(Telephone)	973 239 6234	

YOU ARE HEREBY NOTIFIED THAT an inspection of the above referenced property by the Fire Prevention Bureau disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.). The violations are specified on the accompanying "violations" page(s).

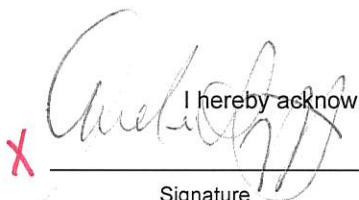
YOU ARE HEREBY ORDERED by the Fire Official to correct the violations listed on the accompanying "violations" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected and an extension of time has not been requested and granted, you will be subject to penalties of up to \$5000.00 per violation per day or as otherwise authorized by the Act and Department Regulations. IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in a fire.

By Order Of Fire Official

By:

Verona Fire Official or Designee

I hereby acknowledge receipt of a copy of this NOTICE OF VIOLATIONS and ORDER TO CORRECT.

  
X \_\_\_\_\_ Signature \_\_\_\_\_  
X ANDREA STAGOFF RECEPTIONIST X 5/5/22  
Printed Name \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

### APPEAL RIGHTS-EXTENSIONS

>See final page for information concerning your administrative appeal rights<

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Fire Code Violations

Page 2 of Page 5  
Registration No. 0720-41894-001-01  
Date 5/2/2022  
Inspector Connor McCann - 183907  
Local ID - 2850.00

Premises: Richfield Regency  
420 Bloomfield Avenue  
Verona NJ, 07044

Owner or Agent Richfield Regency

- Maintenance
- Continuation Sheet
- Retrofit
- If box is checked, a New Jersey State Uniform Construction Code Permit is required.

Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
1	All kitchens	Hood cleaning must be completed and schedule forwarded to FPB.	N.J.A.C. 5:70-3, 904.2.2	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
2	Front kitchen.	Excessive grease accumulation on kitchen suppression system caps.	N.J.A.C. 5:70-3, 102.1.1	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
3	Rear kitchen.	Excessive grease accumulation on kitchen suppression system caps.	N.J.A.C. 5:70-3, 102.1.1	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
4	Room off of backside of kitchen.	Extension cords shall not be used as permanent wiring.	N.J.A.C. 5:70-3, 605.5	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
5	Throughout.	All emergency lighting must be operable when tested.	N.J.A.C. 5:70-3, 604.4	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
6	Throughout.	All exit signs must be illuminated at all times.	N.J.A.C. 5:70-3, 1013.1	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

Premises: Richfield Regency  
420 Bloomfield Avenue  
Verona NJ, 07044

Owner or Agent Richfield Regency

## Fire Code Violations

- Maintenance
- Continuation Sheet
- Retrofit
- If box is checked, a New Jersey State Uniform Construction Code Permit is required.

Page 3 of Page 5  
Registration No. 0720-41894-001-01  
Date 5/2/2022  
Inspector Connor McCann - 183907  
Local ID - 2850.00

Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
7	N/A	Fire Alarm System reports must be forwarded to FPB.	N.J.A.C. 5:70-3, 901.6.2	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
8	N/A	Sprinkler reports and inspection must be forwarded to FPB.	N.J.A.C. 5:70-3, 901.6.2	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
9	Linen room.	Linens stored to close to ceiling.	N.J.A.C. 5:70-3, 315.3.1	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
10	Throughout (Basement especially)	All protrusions in ceiling and missing ceiling tiles must be repaired/replaced.	N.J.A.C. 5:70-3, 703.1	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
11	Rear, Claremont Ave side.	(11) compressed gas cylinders unsecured in rear of building.	N.J.A.C. 5:70-3, 5303.5.3	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022
12	Rear outside, Claremont Ave side	Propane tanks stored in unvented storage shed with combustibles.	N.J.A.C. 5:70-3, 6104.1	Abate by: 6/1/2022 I-FPI-22-192(Connor McCann)5/2/2022

				Abate by: 6/1/2022
13	Basement.	Snowblowers must be removed from basement.	N.J.A.C. 5:70-3, 102.1.1	I-FPI-22-192(Connor McCann)5/2/2022

Inspection Summary Key:

I - Initial    U - Violation Unabated    A - Violation Abated    R - Repeat Violation  
 Violation Status - Inspection Number (Inspector ID) Inspection Date

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

**Note:** The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

5:71-3.7(b)3.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Administrative Appeal Rights

Page 5 of 5

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be in writing within 15 days after receipt of this order and addressed to:

Essex County Board of Appeals  
900 Bloomfield Avenue  
Verona, NJ 07044

In accordance with N.J.A.C 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act that is subject to the appeal;
- b) The name and status of the person submitting the appeal;
- c) The specific violations or other act claimed to be in error; and
- d) A concise statement of the basis of the appeal.

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a Hearing is scheduled, you will be notified in advance of the time and place.

### Extensions

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the FIRE PREVENTION BUREAU. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all work must be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d)2, an application for an extension constitutes an admission that the violation notice is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a Hearing as to those violations for which the extension is applied.

### Penalties

Pursuant to N.J.A.C. 5:70-2.12, a violation of the code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending.

ALSO TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.12A, when an owner has been given notice of the existence of a violation and has not abated the violation, that owner shall, in addition to being liable to the penalty provided for by N.J.A.C. 5:70-2.12, be liable to a dedicated penalty in the like amount.

A violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

A violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the local enforcing agency may institute a civil penalty action by a summary proceeding under the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et seq.) in the Superior Court or Municipal Court.

### Notice:

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Notice of Violations and Order to Correct

Local ID - 2850.00

Page 1 of 4

To: Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

Date: 3/31/2021 Inspector: Matt Gifford Registration No: 0720-41894-001-01

(Name of Business, Structure, Premises) Richfield Regency		
(Address) B: 701 L: 3 - 420 Bloomfield Avenue Verona NJ, 07044		
(Telephone Number) 973 2396234	LHU Code/Local Type Ci 01-Restaurant	( Use Group)

Owner	Agent	Tenant/Operator
Name) V & J REALTY ASSOC., LLC	Richfield Regency	
(Address) 420 BLOOMFIELD AVENUE	420 Bloomfield Ave	
(City.State.Zip) VERONA NJ, 07044	Verona NJ, 07044	
(Telephone)	973 239 6234	

YOU ARE HEREBY NOTIFIED THAT an inspection of the above referenced property by the Fire Prevention Bureau disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.). The violations are specified on the accompanying "violations" page(s).

YOU ARE HEREBY ORDERED by the Fire Official to correct the violations listed on the accompanying "violations" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected and an extension of time has not been requested and granted, you will be subject to penalties of up to \$5000.00 per violation per day or as otherwise authorized by the Act and Department Regulations. IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in a fire.

By Order Of Fire Official

By:

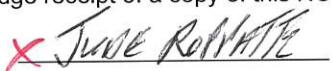


Verona Fire Official or Designee

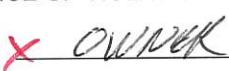
I hereby acknowledge receipt of a copy of this NOTICE OF VIOLATIONS and ORDER TO CORRECT.



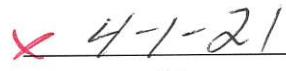
Signature



Printed Name



Title



Date

### APPEAL RIGHTS-EXTENSIONS

&gt;See final page for information concerning your administrative appeal rights&lt;

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

Premises: Richfield Regency  
420 Bloomfield Avenue  
Verona NJ, 07044

Owner or Agent Richfield Regency

## Fire Code Violations

- Maintenance
- Continuation Sheet
- Retrofit
  - If box is checked, a New Jersey State Uniform Construction Code Permit is required.

Page 2 of Page 4

Registration No. 0720-41894-001-01

Date 3/31/2021

Inspector Matt Gifford -

Local ID - 2850.00

### Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
1	Downstairs kitchen.	Exit sign must be operational.	N.J.A.C. 5:70-3, 604.6	Abate by: 4/30/2021 I-FPI-21-168(Matt Gifford)3/31/2021
2	Basement by conveyor.	Exit sign must be operational.	N.J.A.C. 5:70-3, 604.6	Abate by: 4/30/2021 I-FPI-21-168(Matt Gifford)3/31/2021
3	Far basement ceiling.	Open junction box not permitted.	N.J.A.C. 5:70-3, 605.6	Abate by: 4/30/2021 I-FPI-21-168(Matt Gifford)3/31/2021
4	Throughout building.	Sprinkler system must be tested and inspected.	N.J.A.C. 5:70-3, 903.5	Abate by: 4/30/2021 I-FPI-21-168(Matt Gifford)3/31/2021
5	Main kitchen.	Hood suppression system must be testing and inspected.	N.J.A.C. 5:70-3, 904.5	Abate by: 4/30/2021 I-FPI-21-168(Matt Gifford)3/31/2021
6	Downstairs kitchen.	Hood suppression system must be tested and inspected.	N.J.A.C. 5:70-3, 904.5	Abate by: 4/30/2021 I-FPI-21-168(Matt Gifford)3/31/2021

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

Premises: Richfield Regency  
420 Bloomfield Avenue  
Verona NJ 07044

Owner or Agent Richfield Regency

## Fire Code Violations

- Maintenance
- Continuation Sheet
- Retrofit
- If box is checked, a New Jersey State Uniform Construction Code Permit is required.

**Violations cited on the above premises are as follows:**

NO.	Location	Nature & Description	Code Reference	Inspection Summary
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Inspection Summary Key:

I - Initial    U - Violation Unabated    A - Violation Abated    R - Repeat Violation

Violation Status - Inspection Number (Inspector ID) Inspection Date

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

**Note:** The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements

5:71-3.7(b)3.

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Administrative Appeal Rights

Page 3 of 3

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be in writing within 15 days after receipt of this order and addressed to:

**Essex County Board of Appeals  
900 Bloomfield Avenue  
Verona, NJ 07044**

In accordance with N.J.A.C 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The date of the act that is subject to the appeal;
- b) The name and status of the person submitting the appeal;
- c) The specific violations or other act claimed to be in error; and
- d) A concise statement of the basis of the appeal.

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a Hearing is scheduled, you will be notified in advance of the time and place.

### **Extensions**

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the FIRE PREVENTION BUREAU. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all work must be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d)2, an application for an extension constitutes an admission that the violation notice is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a Hearing as to those violations for which the extension is applied.

### **Penalties**

Pursuant to N.J.A.C. 5:70-2.12, a violation of the code is punishable by monetary penalties of not more than \$5,000 per day for each violation. Each day a violation continues is an additional, separate violation except while an appeal is pending.

ALSO TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.12A, when an owner has been given notice of the existence of a violation and has not abated the violation, that owner shall, in addition to being liable to the penalty provided for by N.J.A.C. 5:70-2.12, be liable to a dedicated penalty in the like amount.

A violation that is recurring justifies imposition of an immediate penalty without the necessity for an interval in which corrections can be made. A violation shall be deemed to be a recurring violation if a notice has been served within two years from the date that a previous notice was served and the violation, premises and responsible party are substantially the same.

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Claims arising out of penalty assessments can be compromised or settled if it shall be likely to result in compliance. Moreover, no such disposition can be finalized while the violation continues to exist.

Any penalties assessed are in addition to others previously assessed. Penalties must be paid in full within 30 days after an order to pay. If full payment is not made within 30 days, the local enforcing agency may institute a civil penalty action by a summary proceeding under the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et seq.) in the Superior Court or Municipal Court.

### **Notice:**

If you require guidance or advice concerning your legal rights, obligations or the course of action you should follow, consult your own advisor.



State of New Jersey  
Department of Community Affairs  
Bureau of Fire Code Enforcement  
P O BOX 809  
Trenton, NJ 08625-0809

Page 1 of 1

RVJ CORP T:A RICHFIELD REGENCY CATERERS  
RICHFIELD REGENCY CATERERS

420 BLOOMFIELD AV  
Verona, NJ 07044

Type: Original (Non-Initial)  
Issue Date: 08/06/2020  
Invoice #: 2488908  
Invoice Year: 2020  
Customer ID: O211479  
Due Date: 09/05/2020

**General Information:**

The Life Hazard Use Registration Fee(s) listed below are outstanding. Each Life Hazard Use as defined by N.J.A.C 5:70-2.4 is assessed an annual registration fee in accordance with the Uniform Fire Safety Act (N.J.S.A. 52:27D-201e). You are hereby **ORDERED TO PAY** the outstanding fees within thirty (30) days of September 20, 2020 pursuant to N.J.S.A. 52:27D-201d. Failure to pay the required amount within the time specified will result in a penalty equal to the unpaid fee for each registration, pursuant to N.J.S.A 52:27D-210c and N.J.A.C. 5:70-2.12(b) 8ii. Furthermore the clerk of the Superior Court may issue a Docketed Judgment in Superior Court against the business as set forth in N.J.S.A. 52:27 D – 201g.

**BUSINESS ADDRESS:**

420 BLOOMFIELD Avenue  
Verona Twp, Essex County

**Payment Information:** Payments may be made online at the Division of Fire Safety's website (<http://www.nj.gov/dca/divisions/dfs/>) under the DCA RIMS Online Services link. All payments made by mail should include check and stub. The stub should clearly indicate the payment amount. If you have any questions or concerns regarding this bill, please call **(609) 633-6144** before the due date.

**Correspondence:** All correspondence regarding this bill should be emailed to [BFCECodeAdmin@dca.nj.gov](mailto:BFCECodeAdmin@dca.nj.gov) or mailed to the address noted before the due date. Do not mail correspondence with payment, as this will delay delivery.

**Correspondence Address:**  
Bureau of Fire Code Enforcement  
PO Box 809  
Trenton, NJ 08625-0809

ID	REGISTRATION NUMBER	USE CODE	ASSESSMENT DESCRIPTION	Fee	AMOUNT CHARGED
1	0720041894000101	CI01	BFCE Registration Renewal Fee	\$3,677.00	\$3,677.00
<b>TOTAL INVOICE CHARGES ASSESSED</b>					<b>\$3,677.00</b>
<b>TOTAL INVOICE CHARGES PAID</b>					<b>\$0.00</b>
<b>TOTAL INVOICE BALANCE</b>					<b>\$3,677.00</b>

---

**Detach and return ONLY this portion with your check made payable to  
Treasurer, State of New Jersey.** Please write your Customer ID on your check.

Invoice #: 2488908

Payment Amount \_\_\_\_\_

RVJ CORP T:A RICHFIELD REGENCY  
CATERERS  
RICHFIELD REGENCY CATERERS

Customer ID: O211479

Current Charge: \$3,677.00

420 BLOOMFIELD AV  
Verona, NJ 07044

Mail payment to:

State of New Jersey

DCA BFCE - DORES

PO Box 663

Trenton, NJ 08646-0663

Please pay this amount by:

09/05/2020

# Verona Fire Prevention Bureau

880 Bloomfield Avenue  
Verona, New Jersey 07044  
(Tel) 973 857-4761  
(Fax) 973 857-5272

**Fire Inspector/Fire Investigator**

(Email) [vcolavitti@veronanj.org](mailto:vcolavitti@veronanj.org)

**Licensed Fire Protection Sub-Code Official**

*Vincent A. Colavitti Jr., CFEI*

---

September 18, 2019

Subject: Exit signs and emergency lighting that need repair

1. Basement staircase outside of accounting office. (Replace entire light)
2. Outside basement kitchen in TLR Room.
3. Staircase from Chapel leading to outside before going up steps to Regency Room.

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: 973 857-4761

### INSPECTION REPORT

Annual  Semi-annual

Quarterly  Complaint

B.11 Zolna 973-418-1731

Municipal Code 07044	Occupancy Load	LHU Class CI01	BOCA Use Group	Seasonal	Registration Number 080041894		
Name of the Premises Litchfield Regency			Street Address (Actual Physical Location) 420 Bloomfield Ave				
Municipality (Actual Physical Location) Verona			New Jersey	Telephone 973-239-6237			
Business Mailing Address C.A.A.			Street/PO Box				
City			State	Zip Code	Telephone		
Business Owner Name Jude Rappato			Business Owner Address 2 Chestnut Court				
City Cedar Grove			State N.J.	Zip Code 07009	Telephone 973-418-1731		
Building/Property Owner Name V.E.J. Realty Ass. LLC			Building/Property Owner Address 420 Bloomfield Ave				
City Verona			State N.J.	Zip Code 07044	Telephone 973-418-1731		
Attic	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Exit Signs	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Stories 2	Area (In Square Feet)
Basement	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Emergency Lights	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Exits	Building
Roof Hatches	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Fire Escape	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	Main Level	LHU
Skylights	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Elevators	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	Exits	
Specific Hazards	<input type="checkbox"/> Listed on Back		Elevator Recall	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	Upper Levels	Basement
Last done 9/18			Last 10-29-18			Permits	
Extinguishers	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Date	Fire Detection System			<input type="checkbox"/> Annual
Test Records	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	5/19	<input type="checkbox"/> no	<input type="checkbox"/> n/a	Local	<input type="checkbox"/> Temporary
Cooking Protected	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	( ) n/a	Alarms	Central	( )	Type
Test Records	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	5/19	( ) Smoke Detectors - Wired	<input type="checkbox"/> yes	<input type="checkbox"/> no	
Last 9-28-18 Need March 7 Sept			( ) Smoke Detectors - Battery	<input type="checkbox"/> yes	<input type="checkbox"/> no	( )	
Last 10-31-18			( ) Heat Detectors	<input type="checkbox"/> yes	<input type="checkbox"/> no	( )	
Sprinklers	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	( ) n/a	( ) Manuzzi Pull	<input type="checkbox"/> yes	<input type="checkbox"/> no	
	<input type="checkbox"/> full	<input type="checkbox"/> partial		Test Records	<input type="checkbox"/> yes	<input type="checkbox"/> no	
	<input type="checkbox"/> basement	<input type="checkbox"/> spray booth		Date Inspected			
Fire Dept Connection	<input type="checkbox"/> yes	<input type="checkbox"/> no		( ) CO	(24 N.C.)		
Sprinkler Alarm	<input type="checkbox"/> yes	<input type="checkbox"/> no		Standpipes	<input type="checkbox"/> yes	<input type="checkbox"/> no	Date Issued
	<input type="checkbox"/> local	<input type="checkbox"/> central		Alarms	<input type="checkbox"/> yes	<input type="checkbox"/> no	
Test Records	<input type="checkbox"/> yes	<input type="checkbox"/> no		( ) local	<input type="checkbox"/> central		Date of Expiration
Date Inspected				Fire Dept Connection	<input type="checkbox"/> yes	<input type="checkbox"/> no	Permit Number
Fire Pumps	<input type="checkbox"/> yes	<input type="checkbox"/> no		Test Records	<input type="checkbox"/> yes	<input type="checkbox"/> no	
Test Records	<input type="checkbox"/> yes	<input type="checkbox"/> no		Date Inspected			
Date Inspected				P.O.C Name _____ Phone # _____			
Emergency Generator	<input type="checkbox"/> yes	<input type="checkbox"/> no	( ) n/a	Records	<input type="checkbox"/> yes	<input type="checkbox"/> no	
				Date Inspected			

Floor Construction	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/> Other	<input type="checkbox"/> Trusses	<input type="checkbox"/> Brick	<input type="checkbox"/> Metal	<input type="checkbox"/> Other
Bearing Wall	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Block	<input type="checkbox"/> Wood	<input type="checkbox"/> Acoustic	<input type="checkbox"/> Metal	<input type="checkbox"/> Metal	<input type="checkbox"/> Other
Ceiling	<input type="checkbox"/> Plaster	<input type="checkbox"/> Sheet Rock	<input type="checkbox"/> Wood	<input type="checkbox"/> Rafters	<input type="checkbox"/> Metal	<input type="checkbox"/> Metal	<input type="checkbox"/> Other
Roof Construction	<input type="checkbox"/> Concrete	<input type="checkbox"/> Rein. Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/> Hot Water	<input type="checkbox"/> Hot Air	<input type="checkbox"/> Steam	
Heating	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Other	<input type="checkbox"/> Good	<input type="checkbox"/> Poor	
Electric	<input checked="" type="checkbox"/> Fuses	<input checked="" type="checkbox"/> Circuit Breakers		Wiring			

Inspector (print)	Certification #	Number of Violations
		9-18-19
Maint:	Retro:	Inspection Date

I-112 Revised 8/03 Report Reviewed By: \_\_\_\_\_ Comments on Back:  yes

Energy. Evac Plans & Dir (✓ yes no) updated (✓ y n.)

## INSPECTION HISTORY

Property Owner \_\_\_\_\_

**Address** \_\_\_\_\_

Inspection date \_\_\_\_\_ Inspector \_\_\_\_\_

**Abatement date** \_\_\_\_\_

### **Violation Abatement Record**

**Date**      **Comments/Action**

- Hard & Cypresswood mezzes - Kosher Kitchen

Cooker outside Kosher Kitchen OSS

  - Replace ceiling tiles above Blue room entrance.
  - Exit signs out of every room towards chpks
  - Chpks exit door blocked by flowers & lights on floor.
  - Exit sign outside of lower Kitchen TLR - rooms.
  - TLR - 6
  - Acc off basement staircase FL 005.

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

# Inspection Report

Local ID

2850.00

Registration Number

0720-41894-001-01

Inspection Type

Municipal Code

Occupancy Load

LHU Code/Local Type

Use Group

Seasonal

Mailing Information if different from Business Name

**Business**

Richfield Regency

420 Bloomfield Avenue

Verona

NJ 07044 973 239-6234

**Owner**

V & J REALTY ASSOC., LLC

420 BLOOMFIELD AVENUE

VERONA

NJ 07044

**Emergency Contacts**

Bill Zolna

Telephone

(973) 418-1728

Rocco-maintenance

(201) 595-9944

Knox To left of front door by bushes

Owner Email

Email

*Fail*  
charismahair 007 @ Gmail.com

<input type="checkbox"/> Annual	<input type="checkbox"/> Quarterly	<input type="checkbox"/> Complaint			
Attic	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Exit Signs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Stories <u>2</u>	Area (in Sq. Ft.)
Basement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Emergency Lights	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Exits Per Floor	Building: _____
Roof Hatches	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fire Escape	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		LHU <u>0</u>
Skylights	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Elevators	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Basement _____
		Elevator Recall	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

<b>Extinguishers</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Fire Detection System</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Permits</b>
Test Records	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Test Records	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Annual
<b>Cooking Protected</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	Smoke Detectors - Hard Wired	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Temporary
Test Records	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Smoke Detectors - Battery	<input type="checkbox"/> Yes <input type="checkbox"/> No	Type: _____
<b>Sprinklers:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	CO Detectors	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	<input type="checkbox"/> Full <input type="checkbox"/> Basement	Heat Detectors	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	<input type="checkbox"/> Partial <input type="checkbox"/> Spray Booth	Manual Pull	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Test Records:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Alarm: <input type="checkbox"/> Local <input type="checkbox"/> Central Station		
<b>Fire Pump:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Standpipes</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Wet <input type="checkbox"/> Dry	
Test Records:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Test Records	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date Issued: _____
<b>Fire Department Connection:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Fire Department Connection</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date of Expiration: _____
<b>Sprinkler Alarm:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	Alarm: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Local <input type="checkbox"/> Central	Permit Number: _____
Date of last Inspection:	<u>3/30/20</u>	Date of last Inspection:		

<b>Emergency Generator:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> n/a	<b>Records:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Valid C.O.(if known):</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Floor Construction</b>	<input type="checkbox"/> Concrete <input type="checkbox"/> Wood	<input type="checkbox"/> Trusses <input type="checkbox"/> Other		<input type="checkbox"/> not available
<b>Bearing Walls</b>	<input type="checkbox"/> Concrete <input type="checkbox"/> Block	<input type="checkbox"/> Wood <input type="checkbox"/> Brick	<input type="checkbox"/> Metal <input type="checkbox"/> Other	
<b>Ceiling</b>	<input type="checkbox"/> Plaster <input type="checkbox"/> Sheet Rock	<input type="checkbox"/> Wood <input type="checkbox"/> Acoustic	<input type="checkbox"/> Metal <input type="checkbox"/> Other	
<b>Roof Construction</b>	<input type="checkbox"/> Concrete <input type="checkbox"/> Reinf. Concrete	<input type="checkbox"/> Wood <input type="checkbox"/> Trusses	<input type="checkbox"/> Metal <input type="checkbox"/> Other	
<b>Heating</b> <input type="checkbox"/> Oil	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/> Steam <input type="checkbox"/> Hot Water	<input type="checkbox"/> Hot Air <input type="checkbox"/> Other	
<b>Electric</b>	<input type="checkbox"/> Fuses <input type="checkbox"/> Circuit Breakers	<b>Wiring</b>	<input type="checkbox"/> Good <input type="checkbox"/> Poor	

Number of Violations

Maint: 6

Retro: \_\_\_\_\_

3/31/2021

Inspection Date

5:71-3.7(b)1. Report Reviewed \_\_\_\_\_

Version:21.1.7

Comments on Back:

## Inspection History

Property Richfield

## Address

**Inspection Date** \_\_\_\_\_

**ABATEMENT DATE**

## Violation Abatement Record

Date	Comments/Action
✓	Exit light - Downstairs kitchen - 604.6
✓	Exit light - Basement by conveyor - 604.6
✓	Open junction box - Far basement ceiling - 605.6
-	<del>Hood system reports - All kitchens</del>
✓	Sprinkler report - 903.5
✓	Hood system report - Main kitchen - 904.5
✓	" " " - Downstairs Kitchen - 904.5

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Notice of Violations and Order to Correct

Local ID - 2850.00

Page 1 of 3

To: Richfield Regency  
420 Bloomfield Avenue  
Verona, NJ 07044

Date: 9/18/2019 Inspector: Vince Colavitti Registration No: 0720-41894-001-01

(Name of Business, Structure, Premises) Richfield Regency		
(Address) B: 701 L: 3 - 420 Bloomfield Avenue Verona NJ, 07044		
(Telephone Number) 973 2396234	LHU Code/Local Type Ci 01-Restaurant	( Use Group)

Owner	Agent	Tenant/Operator
Name) V & J REALTY ASSOC., LLC	Richfield Regency	
(Address) 420 BLOOMFIELD AVENUE	420 Bloomfield Ave	
(City.State.Zip) VERONA NJ, 07044	Verona NJ, 07044	
(Telephone)	973 239 6234	

YOU ARE HEREBY NOTIFIED THAT an inspection of the above referenced property by the Fire Prevention Bureau disclosed violations of the Uniform Fire Code (N.J.A.C. 5:70-1 et seq.) promulgated pursuant to the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.). The violations are specified on the accompanying "violations" page(s).

YOU ARE HEREBY ORDERED by the Fire Official to correct the violations listed on the accompanying "violations" page(s) within the time, or by the date specified. If a reinspection discloses that violations have not been corrected and an extension of time has not been requested and granted, you will be subject to penalties of up to \$5000.00 per violation per day or as otherwise authorized by the Act and Department Regulations. IN ADDITION, the ACT imposes liability on the owner for the actual costs of fire suppression where a violation directly or indirectly results in a fire.

By Order Of Fire Official

By: \_\_\_\_\_

Verona Fire Official or Designee

I hereby acknowledge receipt of a copy of this NOTICE OF VIOLATIONS and ORDER TO CORRECT.

Signature

Printed Name

Title

Date

### APPEAL RIGHTS-EXTENSIONS

>See final page for information concerning your administrative appeal rights<

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

Premises: Richfield Regency  
420 Bloomfield Avenue  
Verona NJ, 07044

Owner or Agent Richfield Regency

## Fire Code Violations

- Maintenance
- Continuation Sheet
- Retrofit  
if box is checked, a New Jersey State Uniform Construction Code Permit is required.

Page 2 of Page 3

Registration No. 0720-41894-001-01

Date 9/18/2019

Inspector Vince Colavitti -

Local ID - 2850.00

### Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
1	See attached list.	Exit signs and emergency lighting to be repaired and operational at all times.	N.J.A.C. 5:70-3, 604.6	Abate by: 10/18/2019 I-FPI-19-393(Vince Colavitti)9/18/2019
2	All three kitchens.	Hood exhaust systems, baffles/filters and suppression nozzles need to be cleaned.	N.J.A.C. 5:70-3, 609.3.3.2	Abate by: 10/18/2019 I-FPI-19-393(Vince Colavitti)9/18/2019
3	Above main entrance to Kosher kitchen.	Carbon monoxide detector not functioning. Needs to be service and operational.	N.J.A.C. 5:70-3, 901.6.3	Abate by: 10/18/2019 I-FPI-19-393(Vince Colavitti)9/18/2019
4	Above entrance to Blue Room by Kosher kitchen main entrance.	Missing and removed ceiling tiles need to be replaced.	N.J.A.C. 5:70-3, 703.1	Abate by: 10/18/2019 I-FPI-19-393(Vince Colavitti)9/18/2019

#### Inspection Summary Key:

I - Initial    U - Violation Unabated    A - Violation Abated    R - Repeat Violation  
Violation Status - Inspection Number (Inspector ID) Inspection Date

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

**Note:** The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

5:71-3.7(b)3.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Administrative Appeal Rights

Page 3 of 3

The owner of the premises or of the use, or an authorized agent of the owner MAY CONTEST THIS ORDER at an Administrative Hearing. The request for a hearing must be in writing within 15 days after receipt of this order and addressed to:

**Essex County Board of Appeals  
900 Bloomfield Avenue  
Verona, NJ 07044**

In Accordance with N.J.A.C 5:70-2.19 an appeal shall be signed by a proper party and shall include:

- a) The Date of the act, which is subject to the appeal;
- b) The name and status of the person submitting the appeal;
- c) The specific violations or other act claimed to be in error; and
- d) A concise statement of the basis of the appeal.

You are advised that only matters deemed to be CONTESTED CASES, as defined by the Administrative Procedures Act, will be scheduled for a Hearing. If a Hearing is scheduled, you will be notified in advance of the time and place.

### **Extensions**

If a specified time has been given to abate a violation, YOU MAY REQUEST AN EXTENSION OF TIME by submitting a written request to the FIRE PREVENTION BUREAU. To be considered, the request must be made before the compliance date specified and must set forth the work accomplished, the work remaining, the reason why an extension of time is necessary and the date by which all work must be completed.

TAKE NOTICE THAT, pursuant to N.J.A.C. 5:70-2.10(d)2, an application for an extension constitutes an admission that the violation notice is factually and procedurally correct and that the violations do or did exist. In addition, the request for an extension constitutes a waiver of the right to a hearing as to those violations for which the extension is applied.

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Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

## Code Reference

Location 420 Bloomfield Avenue

Inspection Number: FPI-19-393 Inspector: Vince Colavitti

Inspection Notes:

### Statute Rule

N.J.A.C. 5:70-3,604.6

### Statute Text

Emergency lighting and exit signs shall be inspected and tested in accordance with Sections 604.6.1 through 604.6.2.1. All emergency lighting fixtures and components shall be maintained unobstructed, operable, and properly aimed to provide adequately illumination. Where obstructed, misaligned or inoperable, they shall be immediately repaired.

N.J.A.C. 5:70-3,609.3.3.2

If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IKECA C 10.

N.J.A.C. 5:70-3,901.6.3

Carbon monoxide alarms shall be maintained in accordance with NFPA 720 and the manufacturer's instructions.

N.J.A.C. 5:70-3,703.1

The required fire-resistance rating of fire-resistance-rated construction, including, but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems, shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

Verona Township  
Fire Prevention Bureau  
880 Bloomfield Avenue  
Verona, NJ 07044  
Phone: (973)857-4761  
Fax:

Premises: Richfield Regency  
420 Bloomfield Avenue  
Verona NJ, 07044

Owner or Agent Richfield Regency

## Fire Code Violations

- Maintenance
- Continuation Sheet
- Retrofit  
if box is checked, a New Jersey State Uniform Construction Code Permit is required.

Page 2 of Page 3

Registration No. 0720-41894-001-01

Date 9/18/2019

Inspector Vince Colavitti -

Local ID - 2850.00

### Violations cited on the above premises are as follows:

NO.	Location	Nature & Description	Code Reference	Inspection Summary
1	See attached list.	Exit signs and emergency lighting to be repaired and operational at all times.	N.J.A.C. 5:70-3, 604.6	Abate by: 10/18/2019 I-FPI-19-393(Vince Colavitti)9/18/2019 <i>A 12-19-19</i>
2	All three kitchens.	Hood exhaust systems, baffles/filters and suppression nozzles need to be cleaned.	N.J.A.C. 5:70-3, 609.3.3.2	Abate by: 10/18/2019 I-FPI-19-393(Vince Colavitti)9/18/2019 <i>Nov 2019</i> <i>A 12-19-19</i>
3	<u>Above main entrance to Kosher kitchen.</u>	Carbon monoxide detector not functioning. Needs to be service and operational.	N.J.A.C. 5:70-3, 901.6.3	Abate by: 10/18/2019 I-FPI-19-393(Vince Colavitti)9/18/2019 <i>A - 12-19-19</i>
4	<u>Above entrance to Blue Room by Kosher kitchen main entrance.</u>	Missing and removed ceiling tiles need to be replaced.	N.J.A.C. 5:70-3, 703.1	Abate by: 10/18/2019 I-FPI-19-393(Vince Colavitti)9/18/2019 <i>A 12-19-19</i>

#### Inspection Summary Key:

I - Initial   U - Violation Unabated   A - Violation Abated   R - Repeat Violation  
Violation Status - Inspection Number (Inspector ID) Inspection Date

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

**Note:** The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

5:71-3.7(b)3.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements

# Verona Fire Prevention Bureau

880 Bloomfield Avenue  
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**Fire Inspector/Fire Investigator** (Email) [vcolavitti@veronanj.org](mailto:vcolavitti@veronanj.org)  
**Licensed Fire Protection Sub-Code Official**  
*Vincent A. Colavitti Jr., CFEI*

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September 18, 2019

Subject: Exit signs and emergency lighting that need repair

1. Basement staircase outside of accounting office. (Replace entire light)
2. Outside basement kitchen in TLR Room.
3. Staircase from Chapel leading to outside before going up steps to Regency Room.