Verona Multi-Family

Block 1201, Lot 12 Township of Verona

Essex County, New Jersey



Note:

Site Plan for Reference Only. Refer to Civil Engineering Drawings Prepared by Dynamic Engineering Consultants, PC for All Site Related Information

Overall Site Plan

Scale: Not-to Scale

ECP020

Autumn Beige, Black Roof, Black Shutters & Door
(if applicable: Shakes and Board-n-Batten Heritage Linen, Carolina Ledgestone, Brick Morning Smoke)

Horizontal Siding	Roofing	Shutter/Door	Shake/Board-n-Batten	Stone
Autumn Beige	Black/Charcoal	Black	Heritage Linen	Carolina Ledgestone
Ashton Heights®	GAF Timberline HD®	MID AMERICA	HERITAGE CEDAR®	Brick: Morning Smoke

General Shale®

Typical Exterior Color Package

Scale: No Scale

EfficientLighting
LIGHTING MADE BETTER

EL-105

TYPE:	Exterior Lantern
WIDTH:	7"
HEIGHT:	12"
PROJECTION:	8"
BACK PLATE:	5.75" x 4.25"
OPEN BOTTOM:	Yes
SHADE:	Frosted Glass
AVAILABLE FINISH:	Powder Coated Black
PHOTOCELL:	Yes
SOCKET TYPE:	E26 Medium Base
UL LISTED:	Yes (Wet Location)

ORDERING OPTIONS:

A. Fixture Only, No Bulb Included

Model#:	Bulb Type	Voltage	Dimmable	UL Listing
EL-105-B	The choice is yours as long as it is an E26 socket base. Make sure the bulb size is not too big and fits nicely inside the shade. Disclaimer: The built-in photocell is only compatible with certain LED bulbs. Please check the LED bulb packaging for compatibility.	120V	Yes **ONLY** if pairing with a dimmable bulb	Yes (Wet Location)

B. 1 x 9w A19 LED Bulb Included

Model#:	Total Wattage	Voltage	Color Temperature	Lumen Output	Dimmable	CRI	Lamp Life	UL Listing
EL-105-109E26LED-B	9w	120V	2700K Warm White	800	Yes	90	25000 HR	Yes (Wet Location)

Disclaimer: Do not install multiple photocell fixtures close to each other or near other light sources. This will cause photocell "talking" action (constantly turning on and off) and cause photocell to fail prematurely. Check with your electrician for best installation practices or contact us for more information.

2 Cranberry Rd #B1-B, Parsippany, NJ 07054 | East Coast: 973.846.8568 | West Coast: 714.228.9888 | Fax: 973.846.8567 | www.efficientlightingco.com

2022

Typical Exterior Light Fixture

Scale: No Scale

Building/ Unit Mix

Unit Type	Building #1	Building #2	Building #3	Building #4	Building #5	Building #6	Total Units
Chadwick	3	7	3	5	5	2	25
Hampton	5	7	3	5	5	5	30
Chadwick II	1	1	1	1	1	1	6
Hampton II	1	1	1	1	1	1	6
Affordable Unit 'A1'	1					2	3
Affordable Unit 'A2'	1					0	1
Affordable Unit 'A3'	2					2	4
Affordable Unit 'A4'	2					2	4
Affordable Unit 'A5'	2					3	5
Total # of Units	**18**	**16**	**8**	**12**	**12**	**18**	**84**

Affordable Unit Totals

Bedroom Count	Total # of Units	%
1-Bedroom Units	3	18%
2-Bedroom Units	10	59%
3-Bedroom Units	4	24%
Total Affordable Units	**17**	

Area Calculations

Unit Type	Ground Floor Square Footage	Second Floor Square Footage	Third Floor Square Footage	**Total Living Square Footage**
CHADWICK				
Living Area	788	723		**1,511**
Garage	238			
HAMPTON				
Living Area	121	612	1,322	**2,055**
Garage	239			
CHADWICK II w/ ACCESSIBLE GARAGE (END UNIT ONLY)				
Living Area	813	723		**1,536**
Garage	373			
HAMPTON II (END UNIT ONLY)				
Living Area	127	612	1,322	**2,061**
Garage	235			
Unit 'A1' (1-Bedrm)				
Living Area	837			**837**
Unit 'A2' (2-Bedrm)				
Living Area	1,060			**1,060**
Unit 'A3' (3-Bedrm)				
Living Area		1,146		**1,146**
Unit 'A4' (2-Bedrm)				
Living Area		1,146		**1,146**
Unit 'A5' (2-Bedrm)				
Living Area	788	723		**1,511**
Garage	238			

Code Conformance

Use Group: **R2 (Residential)**

Construction Type: **5B (Unprotected) Sprinklered per NFPA13R**

Drawing Sheet List

Sheet No.	Description
CS-1	Cover Sheet
SK-1	**Market Rate Stacked Flats, Chadwick/ Hampton Model-** Unit Floor Plans
SK-1.1	**Market Rate Stacked Flats, Chadwick/ Hampton Model-** Elevation Types
SK-1.2	**Market Rate Stacked Flats, Chadwick/ Hampton Model-** Elevation Types
SK-2	**Market Rate Stacked Flats, Chadwick II/ Hampton II Model-** Unit Floor Plans
SK-2.1	**Market Rate Stacked Flats, Chadwick II/ Hampton II Model-** Elevation Types
SK-2.2	**Market Rate Stacked Flats, Chadwick II/ Hampton II Model-** Elevation Types
SK-3	**Affordable Stacked Flats-** Unit Floor Plans
SK-3.1	**Affordable Stacked Flats-** Elevation Types
SK-4	**Affordable Stacked Flats-** Unit Floor Plans
SK-5	**Building #1-** 18-Unit Building Renderings
SK-5.1	**Building #1-** 18-Unit Building Elevations
SK-5.2	**Building #1-** 18-Unit Building Elevations
SK-5.3	**Building #1-** 18-Unit Building Overall Building Floor Plans
SK-5.4	**Building #1-** 18-Unit Building Overall Building Floor Plans
SK-5.5	**Building #1-** 18-Unit Building Overall Building Floor Plans
SK-6	**Building #2-** 16-Unit Building Renderings
SK-6.1	**Building #2-** 16-Unit Building Elevations
SK-6.2	**Building #2-** 16-Unit Building Elevations
SK-6.3	**Building #2-** 16-Unit Building Overall Building Floor Plans
SK-6.4	**Building #2-** 16-Unit Building Overall Building Floor Plans
SK-6.5	**Building #2-** 16-Unit Building Overall Building Floor Plans
SK-7	**Building #3-** 8-Unit Building Renderings
SK-7.1	**Building #3-** 8-Unit Building Elevations
SK-7.2	**Building #3-** 8-Unit Building Overall Building Floor Plans
SK-7.3	**Building #3-** 8-Unit Building Overall Building Floor Plans
SK-8	**Building #4 and 5-** 12-Unit Building Renderings
SK-8.1	**Building #4 and 5-** 12-Unit Building Elevations
SK-8.2	**Building #4 and 5-** 12-Unit Building Overall Building Floor Plans
SK-8.3	**Building #4 and 5-** 12-Unit Building Overall Building Floor Plans
SK-8.4	**Building #4 and 5-** 12-Unit Building Overall Building Floor Plans
SK-9	**Building #6-** 18-Unit Building Renderings
SK-9.1	**Building #6-** 18-Unit Building Elevations
SK-9.2	**Building #6-** 18-Unit Building Elevations
SK-9.3	**Building #6-** 18-Unit Building Overall Building Floor Plans
SK-9.4	**Building #6-** 18-Unit Building Overall Building Floor Plans
SK-9.5	**Building #6-** 18-Unit Building Overall Building Floor Plans

NOTE:
THESE DRAWINGS ARE NOT FOR CONSTRUCTION. THESE PLANS ARE FOR SITE PLAN REVIEW AND ARE SUBJECT TO CHANGE. THE BUILDER RESERVES THE RIGHT TO MAKE CHANGES AS NEEDED TO THE FLOOR PLANS, ELEVATIONS AND BUILDING MATERIALS, INCLUDING ROOM SIZES AND LOCATION OF ROOMS.

CLIENT:

Grove Street Developers, LLC

PROJECT NAME:

Verona Multi-Family

Block 1201, Lot 12 Township of Verona

Essex County, New Jersey

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
609.953.5373
FAX: 609.953.5737

REVISIONS:		
1	9/2/26	Planning Board Review Comments
2	9/25/26	Planning Board Review Comments

SHEET TITLE: Cover Sheet

SCALE: As Noted

PROJ. NO.: LEN-26006

DATE: May 20, 2026

SHEET NO. **CS-1**

Area Calculations

Unit Type	Ground Floor Square Footage	Second Floor Square Footage	Third Floor Square Footage	**Total Living Square Footage**
CHADWICK				
Living Area	788	723		**1,511**
Garage	238			

HAMPTON				
Living Area	121	612	1,322	**2,055**
Garage	239			

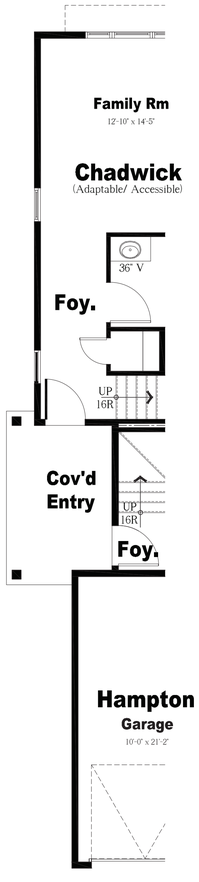
Legend

Market Rate Units

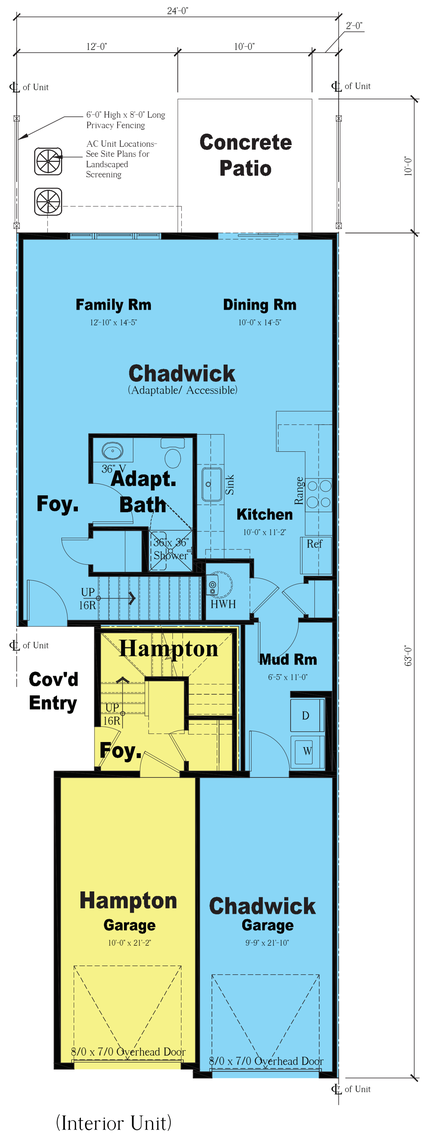
- Chadwick Model
  1,511 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton Model
  2,055 sq ft, 3-Bedroom/ 2.5-Baths
- Chadwick II Model
  1,536 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton II Model
  2,061 sq ft, 3-Bedroom/ 2.5-Baths

Affordable Units

- Affordable Unit 'A1'
  837 sq ft, 1-Bedroom/ 1-Bath
- Affordable Unit 'A2'
  1,060 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A3'
  1,146 sq ft, 3-Bedroom/ 2-Baths
- Affordable Unit 'A4'
  1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths

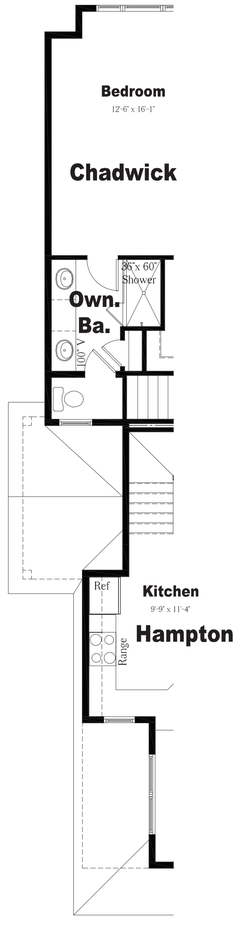


(End Unit Condition)
Partial Ground Floor Plan
Scale: 3/16"= 1'-0"



(Interior Unit)
Ground Floor Plan
Scale: 3/16"= 1'-0"

Note:
All First Floor Units are Adaptable/ Accessible



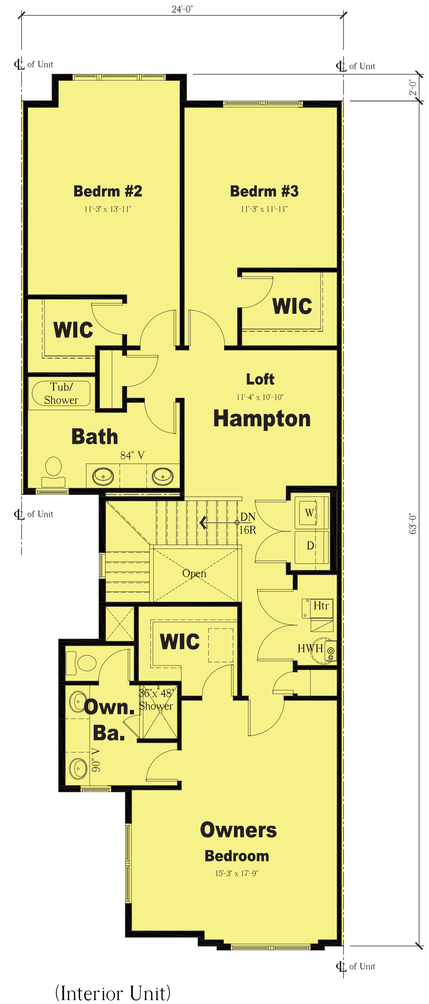
(End Unit Condition)
Partial Second Floor Plan
Scale: 3/16"= 1'-0"



(Interior Unit)
Second Floor Plan
Scale: 3/16"= 1'-0"



(End Unit Condition)
Partial Third Floor Plan
Scale: 3/16"= 1'-0"



(Interior Unit)
Third Floor Plan
Scale: 3/16"= 1'-0"

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PROJECT NAME:

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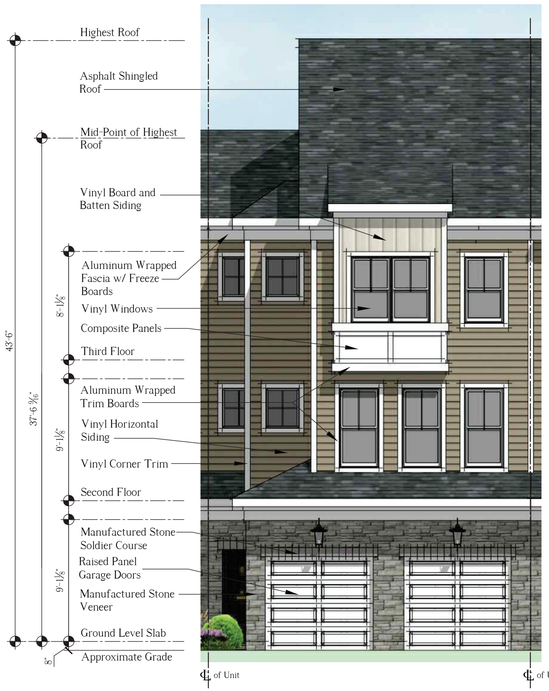
Block 1201, Lot 12 Township of Verona
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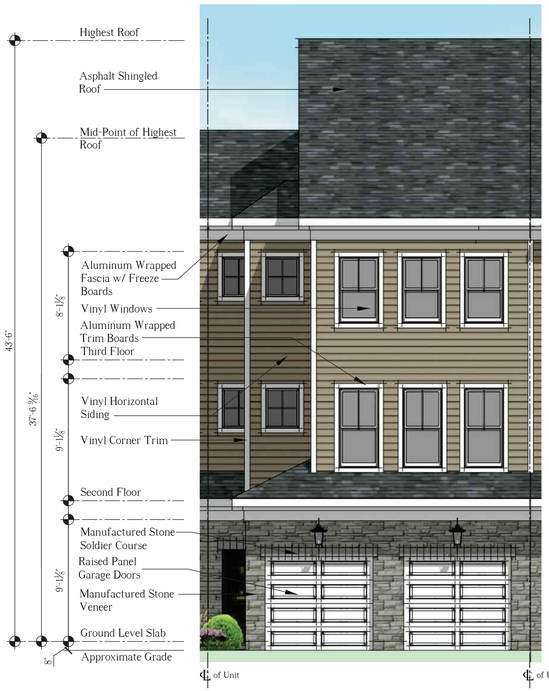
SHEET TITLE:
Market Rate Stacked Flats
Chadwick/ Hampton Model
Unit Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026
SHEET NO.: **SK-1**



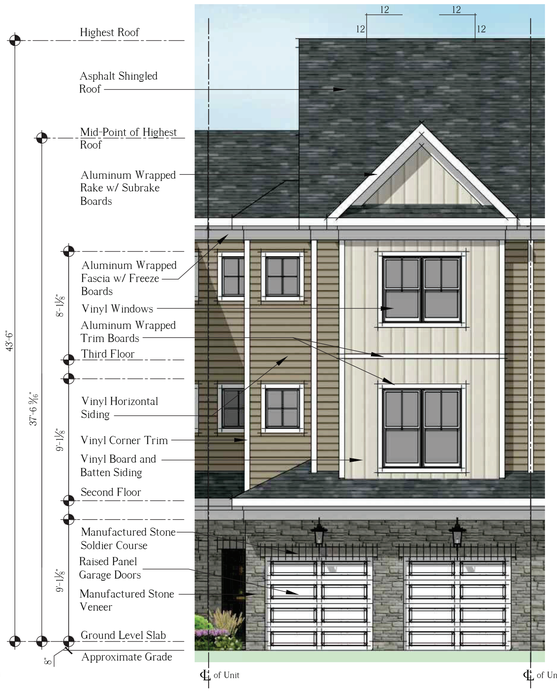
Front Elevation

Scale: $\frac{3}{16}$"= 1'-0" Elevation D



Front Elevation

Scale: $\frac{3}{16}$"= 1'-0" Elevation C



Front Elevation

Scale: $\frac{3}{16}$"= 1'-0" Elevation B



Front Elevation

Scale: $\frac{3}{16}$"= 1'-0" End Unit, Elevation A

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SHEET TITLE:
Market Rate Stacked Flats
Chadwick/ Hampton Model
Elevation Types

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026
SHEET NO. **SK-1.1**



Side Elevation

Scale: 3/16"= 1'-0" End Unit, Elevation A



Rear Elevation

Scale: 3/16"= 1'-0" End Unit, Elevation A



Rear Elevation

Scale: 3/16"= 1'-0" Elevation B, C & D

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SHEET TITLE:
Market Rate Stacked Flats
Chadwick/ Hampton Model
Elevation Types

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-1.2

Area Calculations

CHADWICK II w/ ACCESSIBLE GARAGE (END UNIT ONLY)				
Living Area	813	723		**1,536**
Garage	373			

HAMPTON II (END UNIT ONLY)				
Living Area	127	612	1,322	**2,061**
Garage	235			

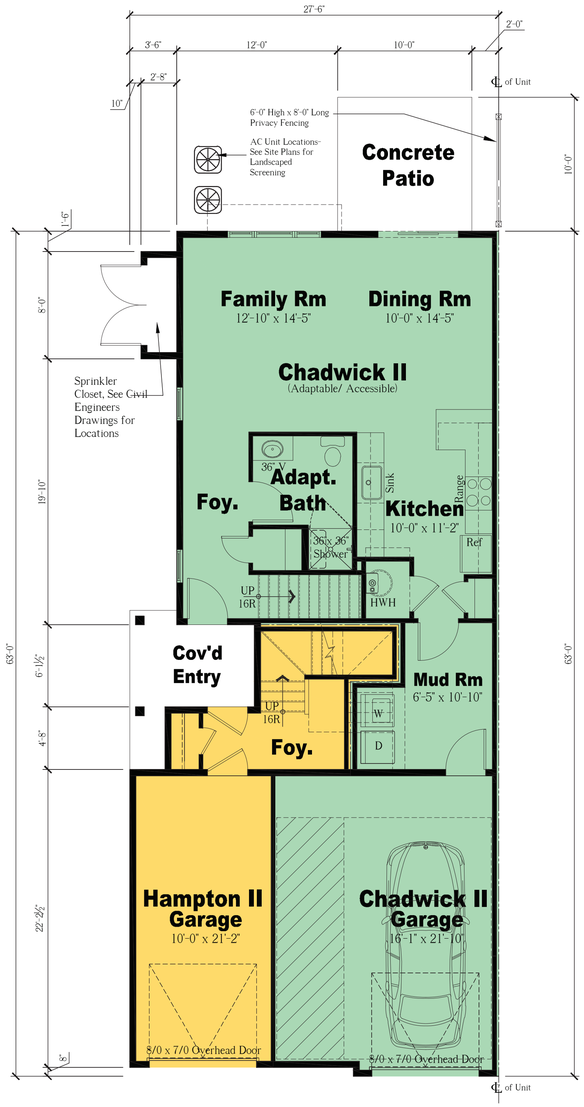
Legend

Market Rate Units

- Chadwick Model
  1,511 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton Model
  2,055 sq ft, 3-Bedroom/ 2.5-Baths
- Chadwick II Model
  1,536 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton II Model
  2,061 sq ft, 3-Bedroom/ 2.5-Baths

Affordable Units

- Affordable Unit 'A1'
  837 sq ft, 1-Bedroom/ 1-Bath
- Affordable Unit 'A2'
  1,060 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A3'
  1,146 sq ft, 3-Bedroom/ 2-Baths
- Affordable Unit 'A4'
  1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths

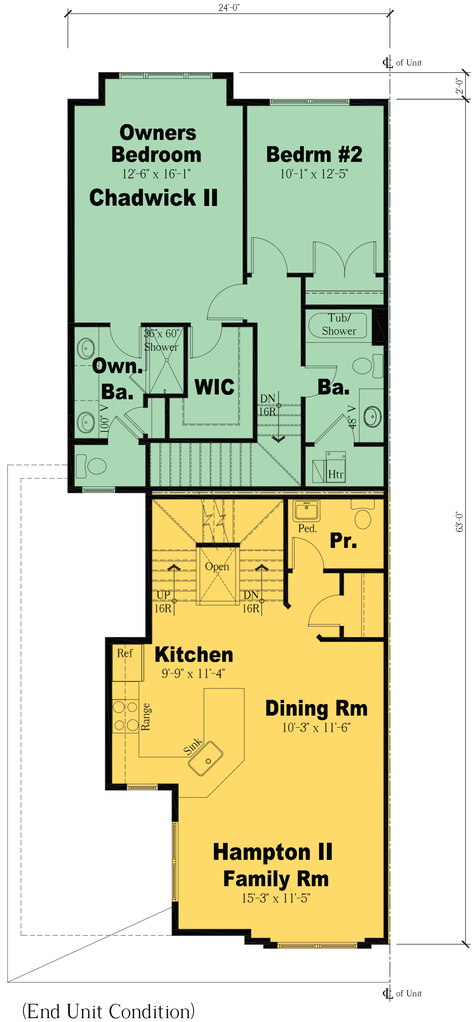


(End Unit Condition)

Ground Floor Plan

Scale: $\frac{3}{16}$" = 1'-0"

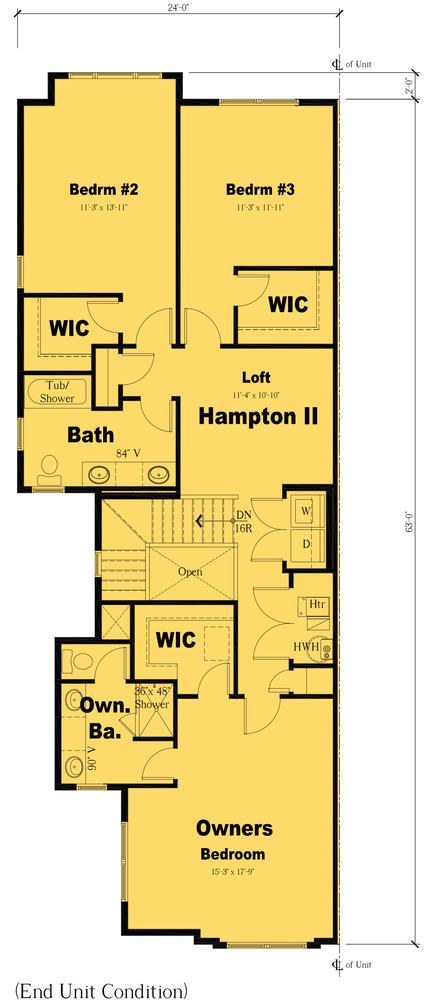
Note:
All First Floor Units are Adaptable/ Accessible



(End Unit Condition)

Second Floor Plan

Scale: $\frac{3}{16}$" = 1'-0"



(End Unit Condition)

Third Floor Plan

Scale: $\frac{3}{16}$" = 1'-0"

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SHEET TITLE:
Market Rate Stacked Flats
Chadwick II/ Hampton II Model
Unit Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-2



Rear Elevation

Scale: 3/16"= 1'-0" End Unit, Elevation A



Front Elevation

Scale: 3/16"= 1'-0" End Unit, Elevation A

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SHEET TITLE:
Market Rate Stacked Flats
Chadwick II/ Hampton II Model
Elevation Types

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-2.1



Side Elevation

Scale: 3/16"= 1'-0" End Unit, Elevation A

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SHEET TITLE:
Market Rate Stacked Flats
Chadwick II/ Hampton II Model
Elevation Types

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-2.2

Area Calculations

Unit Type	Ground Floor Square Footage	Second Floor Square Footage	Third Floor Square Footage	**Total Living Square Footage**
Unit 'A1' (1-Bedrm)				
Living Area	837			**837**
Unit 'A2' (2-Bedrm)				
Living Area	1,060			**1,060**
Unit 'A3' (3-Bedrm)				
Living Area		1,146		**1,146**
Unit 'A4' (2-Bedrm)				
Living Area		1,146		**1,146**

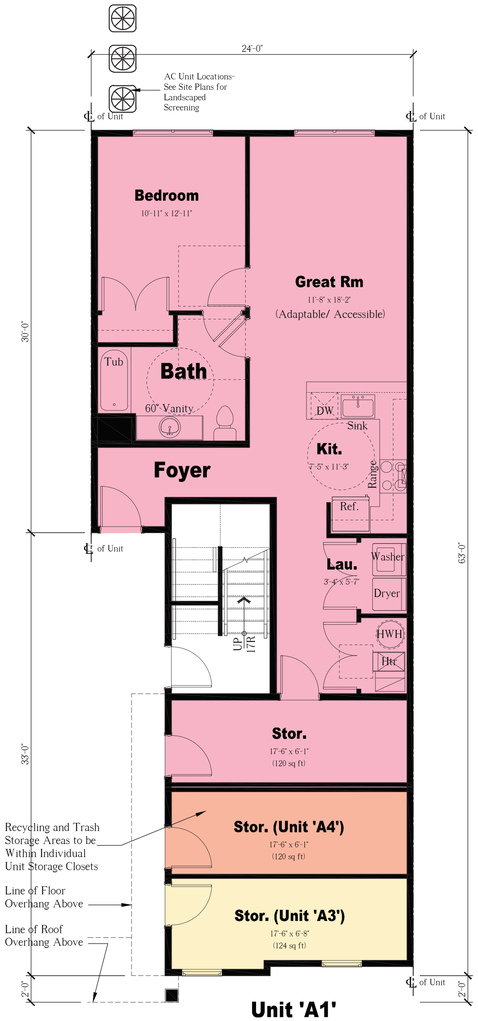
Legend

Market Rate Units

- Chadwick Model
  1,511 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton Model
  2,055 sq ft, 3-Bedroom/ 2.5-Baths
- Chadwick II Model
  1,536 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton II Model
  2,061 sq ft, 3-Bedroom/ 2.5-Baths

Affordable Units

- Affordable Unit 'A1'
  837 sq ft, 1-Bedroom/ 1-Bath
- Affordable Unit 'A2'
  1,060 sq ft, 2-Bedroom/ 1-Bath
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  1,146 sq ft, 3-Bedroom/ 2-Baths
- Affordable Unit 'A4'
  1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths



Unit 'A1'

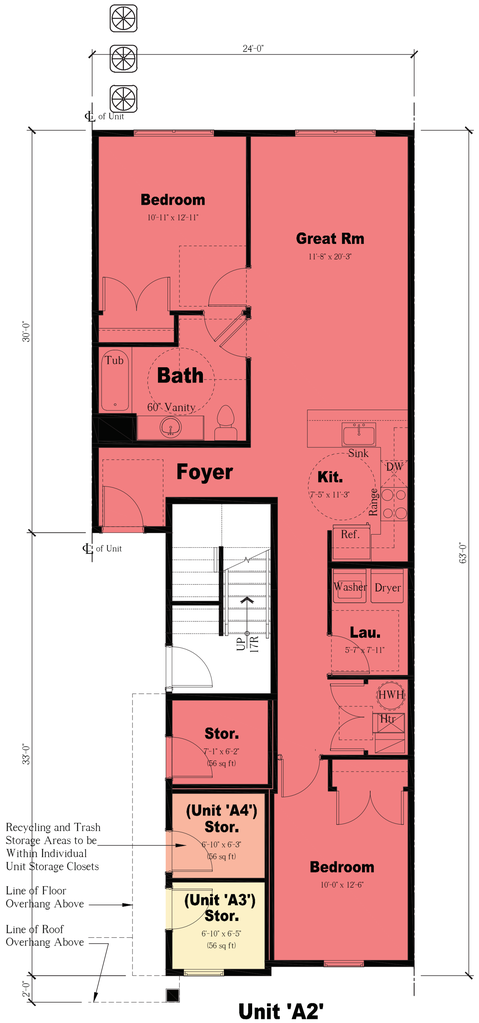
(1-Bedroom)
(Interior Unit)

Ground Floor Plan

Scale: $\frac{3}{16}$"= 1'-0"

Note:

All First Floor Units are Adaptable/ Accessible



Unit 'A2'

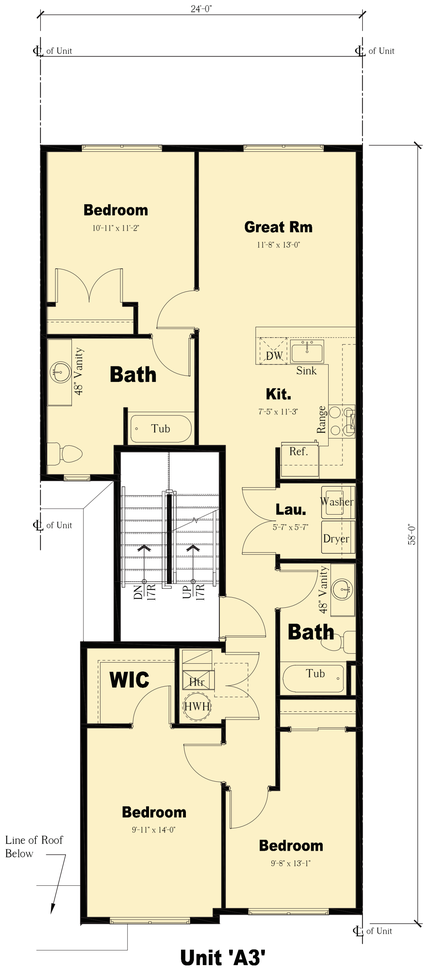
(2-Bedroom)
(Interior Unit)

Ground Floor Plan

Scale: $\frac{3}{16}$"= 1'-0"

Note:

All First Floor Units are Adaptable/ Accessible

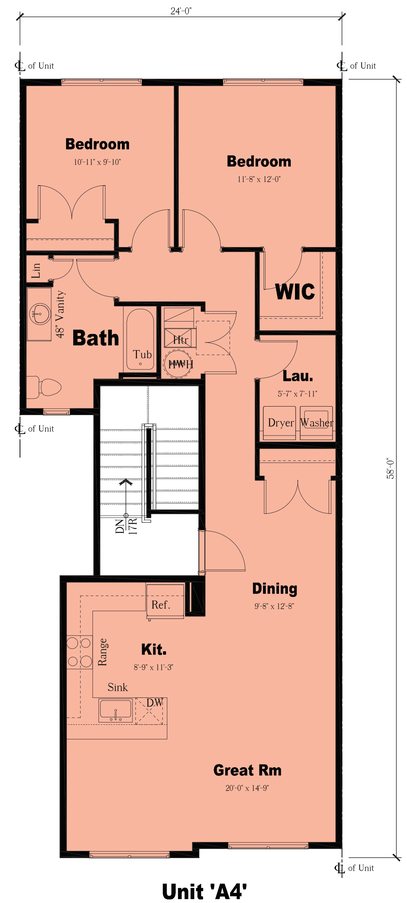


Unit 'A3'

(3-Bedroom)
(Interior Unit)

Second Floor Plan

Scale: $\frac{3}{16}$"= 1'-0"



Unit 'A4'

(2-Bedroom)
(Interior Unit)

Third Floor Plan

Scale: $\frac{3}{16}$"= 1'-0"

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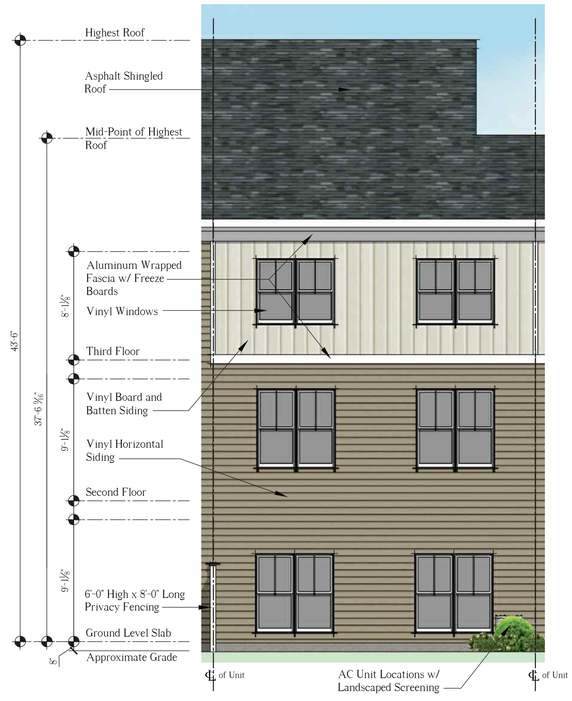
REVISIONS:		
1	9/2/26	Planning Board Review Comments
2	9/25/26	Planning Board Review Comments

SHEET TITLE:

Affordable Stacked Flats
Unit Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-3



Rear Elevation

Scale: $\frac{1}{16}$"= 1'-0" Interior Unit



Front Elevation

Scale: $\frac{1}{16}$"= 1'-0" Interior Unit

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CLIENT:

Grove Street Developers, LLC

PROJECT NAME:

Verona Multi-Family

Block 1201, Lot 12 Township of Verona
Essex County, New Jersey

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
609.953.5373
FAX: 609.953.5737

REVISIONS:		
1	9/2/26	Planning Board Review Comments
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SHEET TITLE:

Affordable Stacked Flats
Elevation Types

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-3.1

Area Calculations

Unit 'A5' (2-Bedrm)				
Living Area	788	723		**1,511**
Garage	238			

HAMPTON (Market)				
Living Area	121	612	1,322	**2,055**
Garage	239			

Legend

Market Rate Units

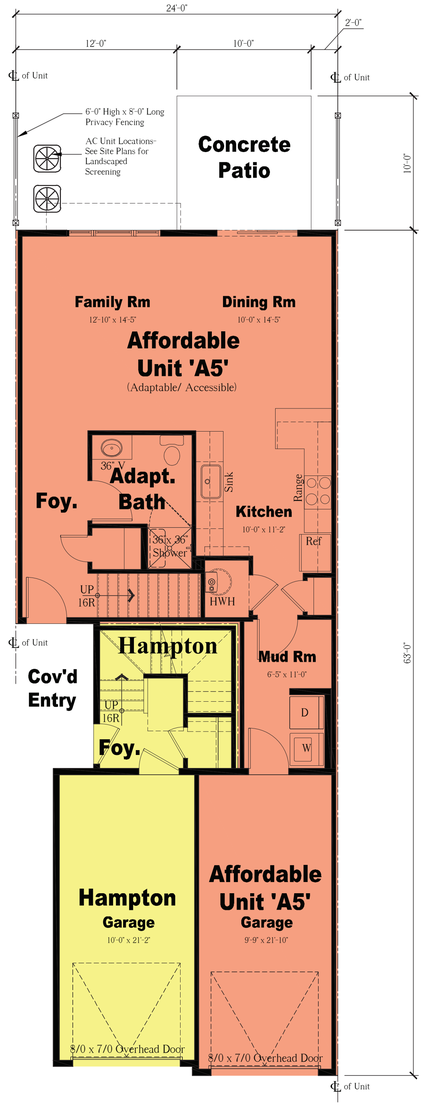
- Chadwick Model — 1,511 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton Model — 2,055 sq ft, 3-Bedroom/ 2.5-Baths
- Chadwick II Model — 1,536 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton II Model — 2,061 sq ft, 3-Bedroom/ 2.5-Baths

Affordable Units

- Affordable Unit 'A1' — 837 sq ft, 1-Bedroom/ 1-Bath
- Affordable Unit 'A2' — 1,060 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A3' — 1,146 sq ft, 3-Bedroom/ 2-Baths
- Affordable Unit 'A4' — 1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5' — 1,511 sq ft, 2-Bedroom/ 2.5-Baths

Note:

1. Affordable Unit 'A5' to Replace a Chadwick Model at Select Locations, See Building Plans for Locations. Hampton Model to Remain a Market Rate Unit Above.
2. See Sheets SK-1.1 and SK-1.2 for Elevation Types, Same as Market Rate Chadwick/ Hampton Units



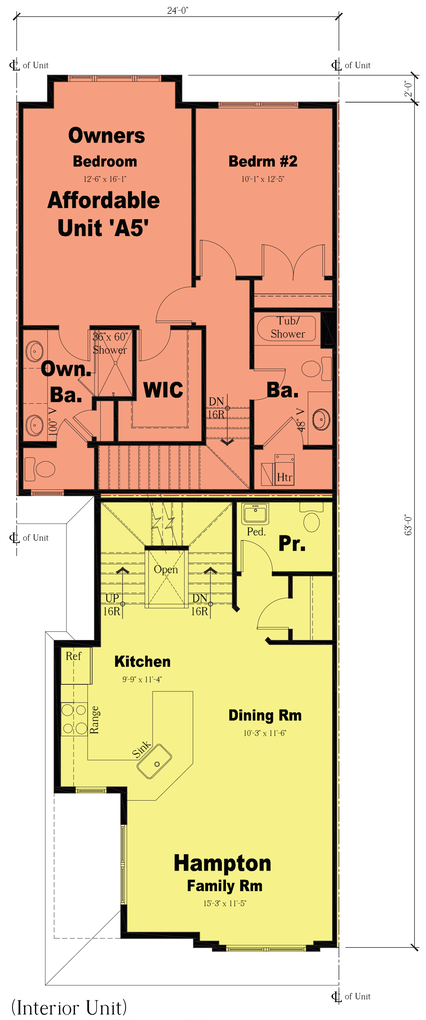
(Interior Unit)

Ground Floor Plan

Scale: $\frac{3}{16}$"= 1'-0"

Note:

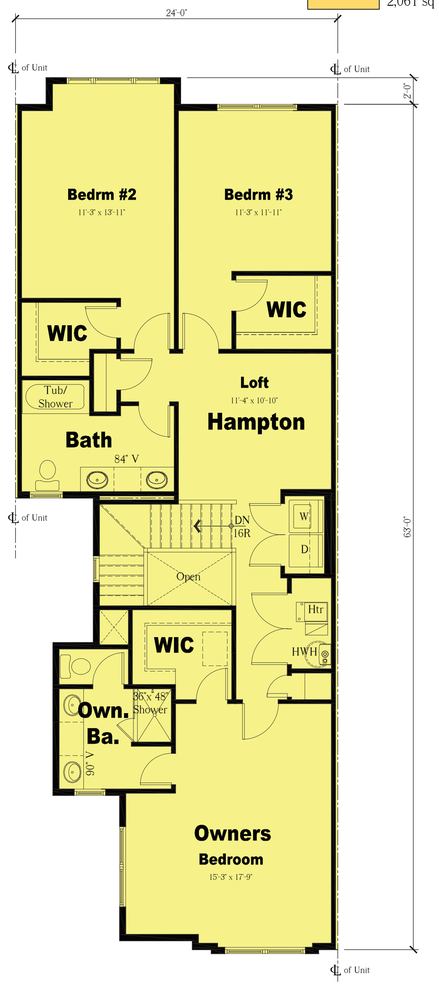
All First Floor Units are Adaptable/ Accessible



(Interior Unit)

Second Floor Plan

Scale: $\frac{3}{16}$"= 1'-0"



(Interior Unit)

Third Floor Plan

Scale: $\frac{3}{16}$"= 1'-0"

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REVISIONS:		
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SHEET TITLE:

Affordable Stacked Flats
Unit Floor Plans

SCALE:	As Noted
PROJ. NO.:	LEN-26006
DATE:	May 20, 2026

SHEET NO.

SK-4







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SHEET TITLE:

Building #1
18-Unit Building Renderings

SCALE:	As Noted
PROJ. NO.:	LEN-26006
DATE:	May 20, 2026

SHEET NO.

SK-5



Chadwick II/ Hampton II
End Unit

Building #1, Right Side Elevation

Scale: ⅛"= 1'-0"



Building #1, Front Elevation

Scale: ⅛"= 1'-0"

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SHEET TITLE:

Building #1
18-Unit Building Elevations

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-5.1



Approximate Meter Bank Locations

Chadwick/ Hampton End Unit

Building #1, Leftt Side Elevation

Scale: ⅛"= 1'-0"



Chadwick II/ Hampton II End Unit | Affordable A-5/ Hampton Interior Unit | Affordable A-5/ Hampton Interior Unit | Affordable Interior Units | Affordable Interior Units | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton End Unit

Building #1, Rear Elevation

Scale: ⅛"= 1'-0"

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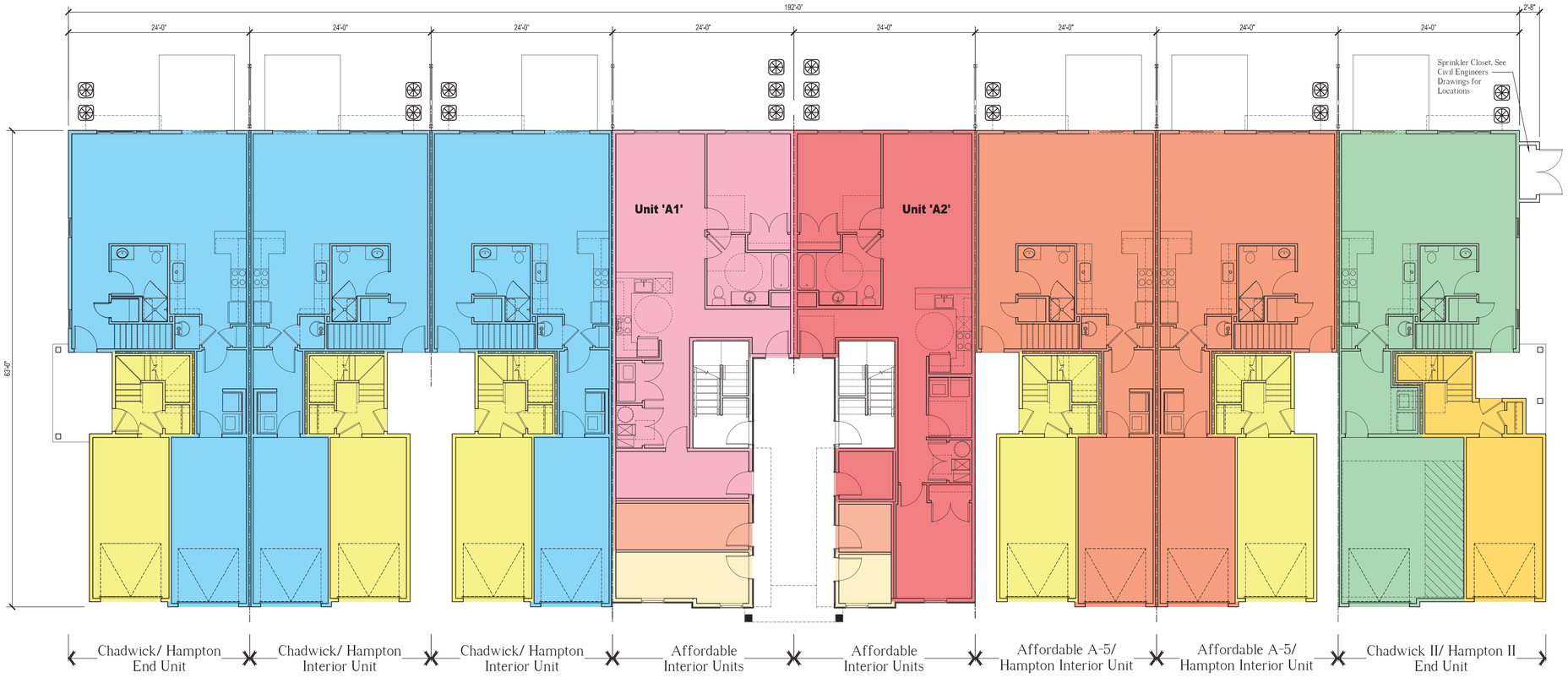
REVISIONS:		
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SHEET TITLE:

Building #1
18-Unit Building Elevations

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-5.2



Building #1, Ground Floor Plan

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

Note:

All First Floor Units are Adaptable/ Accessible

Legend

Market Rate Units

- Chadwick Model
  1,511 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton Model
  2,055 sq ft, 3-Bedroom/ 2.5-Baths
- Chadwick II Model
  1,536 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton II Model
  2,061 sq ft, 3-Bedroom/ 2.5-Baths

Affordable Units

- Affordable Unit 'A1'
  837 sq ft, 1-Bedroom/ 1-Bath
- Affordable Unit 'A2'
  1,060 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A3'
  1,146 sq ft, 3-Bedroom/ 2-Baths
- Affordable Unit 'A4'
  1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths

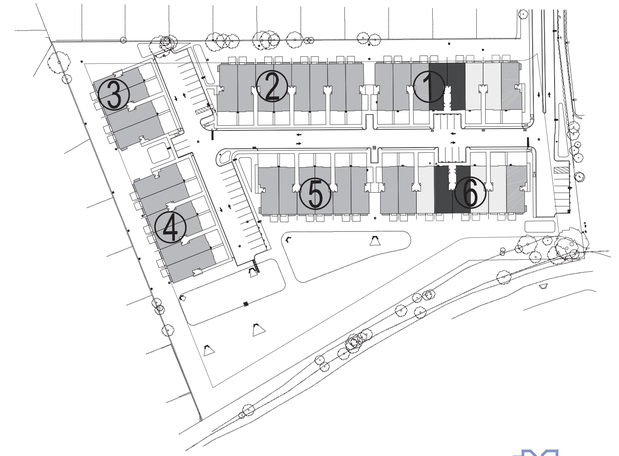
Building/ Unit Mix

Unit Type	Building #1	Building #2	Building #3	Building #4	Building #5	Building #6	**Total Units**
Chadwick	3	7	3	5	5	2	25
Hampton	5	7	3	5	5	5	30
Chadwick II	1	1	1	1	1	1	6
Hampton II	1	1	1	1	1	1	6
Affordable Unit 'A1'	1					2	3
Affordable Unit 'A2'	1					0	1
Affordable Unit 'A3'	2					2	4
Affordable Unit 'A4'	2					2	4
Affordable Unit 'A5'	2					3	5
Total # of Units	**18**	**16**	**8**	**12**	**12**	**18**	**84**

Affordable Unit Totals

Bedroom Count	Total # of Units	%
1-Bedroom Units	3	18%
2-Bedroom Units	10	59%
3-Bedroom Units	4	24%
Total Affordable Units	**17**	

Key Plan



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REVISIONS:		
1	9/2/26	Planning Board Review Comments
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SHEET TITLE:

Building #1
18-Unit Overall Building
Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-5.3

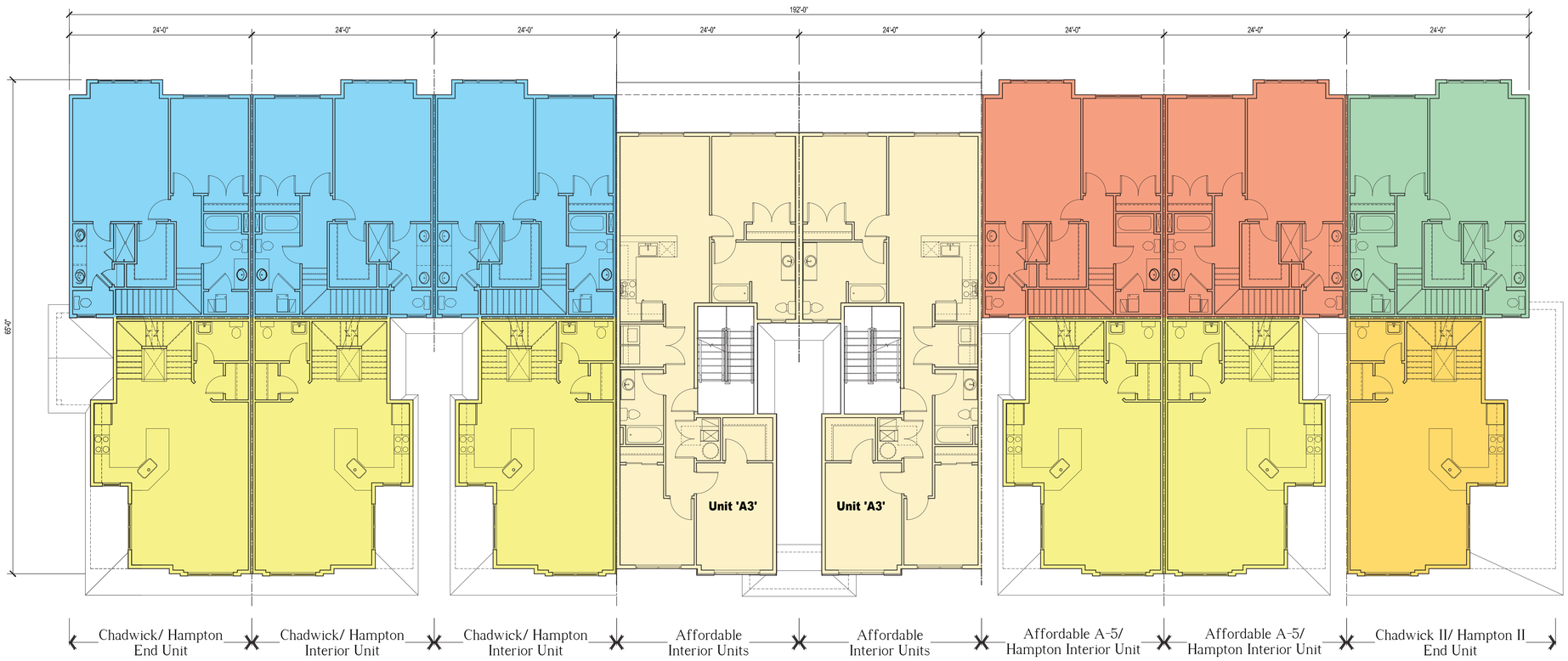
Legend

Market Rate Units

- Chadwick Model
  1,511 sq ft, 2-Bedroom/ 2.5-Baths
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  1,536 sq ft, 2-Bedroom/ 2.5-Baths
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Affordable Units

- Affordable Unit 'A1'
  837 sq ft, 1-Bedroom/ 1-Bath
- Affordable Unit 'A2'
  1,060 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A3'
  1,146 sq ft, 3-Bedroom/ 2-Baths
- Affordable Unit 'A4'
  1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths



Building #1, Second Floor Plan

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

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REVISIONS:		
1	9/2/26	Planning Board Review Comments
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SHEET TITLE:
Building #1
18-Unit Overall Building
Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-5.4

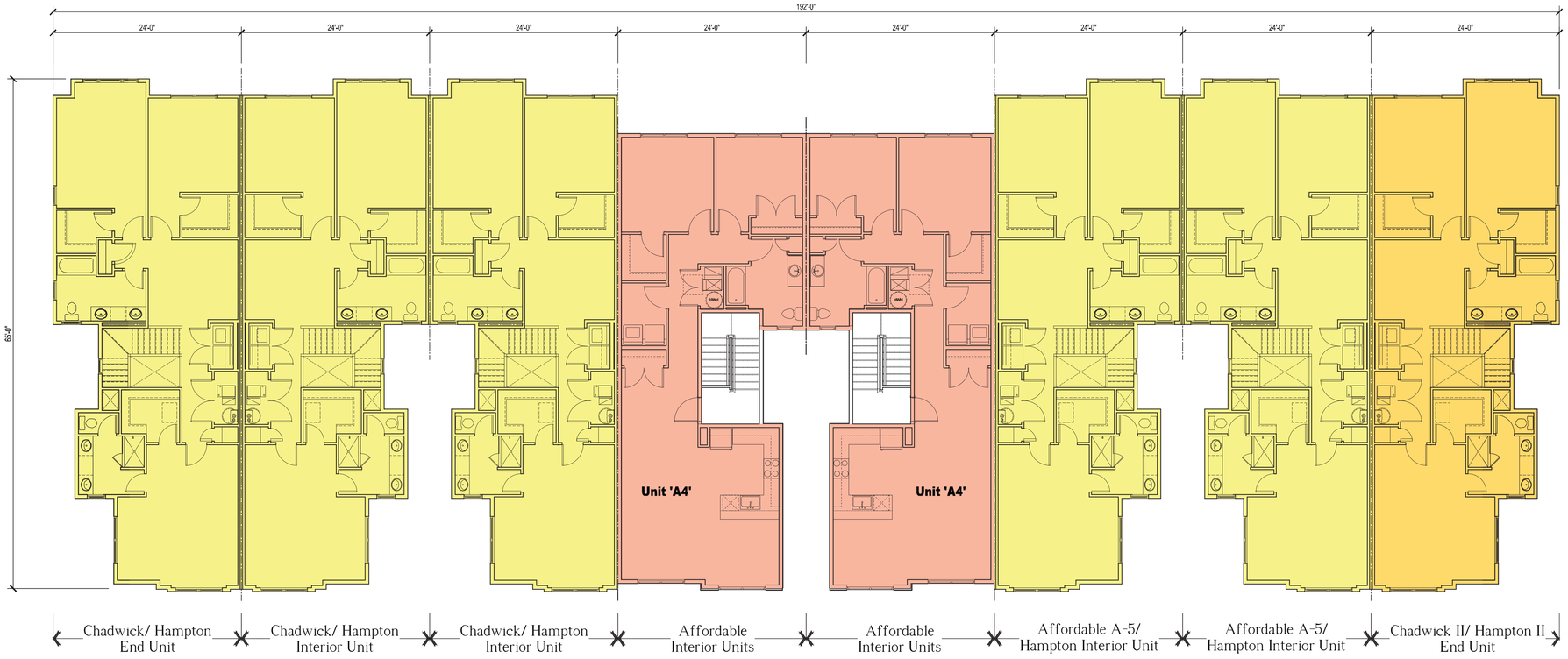
Legend

Market Rate Units

- Chadwick Model
  1,511 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton Model
  2,055 sq ft, 3-Bedroom/ 2.5-Baths
- Chadwick II Model
  1,536 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton II Model
  2,061 sq ft, 3-Bedroom/ 2.5-Baths

Affordable Units

- Affordable Unit 'A1'
  837 sq ft, 1-Bedroom/ 1-Bath
- Affordable Unit 'A2'
  1,060 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A3'
  1,146 sq ft, 3-Bedroom/ 2-Baths
- Affordable Unit 'A4'
  1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths



Building #1, Third Floor Plan

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

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REVISIONS:		
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SHEET TITLE:
Building #1
18-Unit Overall Building Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-5.5







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REVISIONS:		
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SHEET TITLE:

Building #2
16-Unit Building Renderings

SCALE:	As Noted
PROJ. NO.:	LEN-26006
DATE:	May 20, 2026

SHEET NO.
SK-6



Building #2, Right Side Elevation

Scale: ⅛"= 1'-0"



Building #2, Front Elevation

Scale: ⅛"= 1'-0"

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SHEET TITLE:

Building #2
16-Unit Building Elevations

SCALE:	As Noted
PROJ. NO.:	LEN-26006
DATE:	May 20, 2026

SHEET NO.
SK-6.1



Approximate Meter Bank Locations

Chadwick II/ Hampton II
End Unit

Building #2, Lefft Side Elevation

Scale: ⅛"= 1'-0"

Chadwick/ Hampton End Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick II/ Hampton II End Unit

Building #2, Rear Elevation

Scale: ⅛"= 1'-0"

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Building #2
16-Unit Building Elevations

SCALE:	As Noted
PROJ. NO.:	LEN-26006
DATE:	May 20, 2026

SHEET NO.

SK-6.2



Building #2, Ground Floor Plan

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

Note:

All First Floor Units are Adaptable/ Accessible

Legend

Market Rate Units

- Chadwick Model — 1,511 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton Model — 2,055 sq ft, 3-Bedroom/ 2.5-Baths
- Chadwick II Model — 1,536 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton II Model — 2,061 sq ft, 3-Bedroom/ 2.5-Baths

Affordable Units

- Affordable Unit 'A1' — 837 sq ft, 1-Bedroom/ 1-Bath
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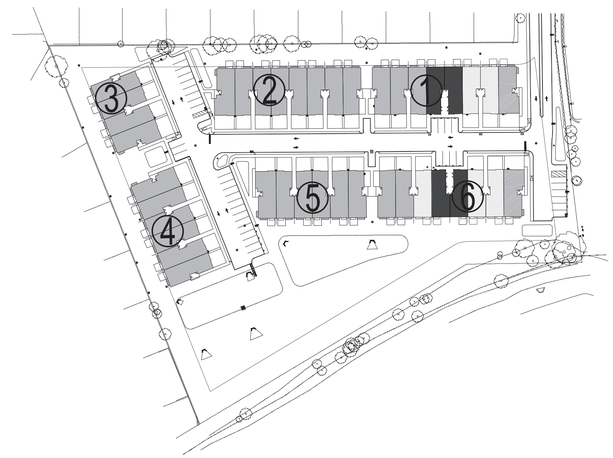
Building/ Unit Mix

Unit Type	Building #1	Building #2	Building #3	Building #4	Building #5	Building #6	**Total Units**
Chadwick	3	7	3	5	5	2	25
Hampton	5	7	3	5	5	5	30
Chadwick II	1	1	1	1	1	1	6
Hampton II	1	1	1	1	1	1	6
Affordable Unit 'A1'	1					2	3
Affordable Unit 'A2'	1					0	1
Affordable Unit 'A3'	2					2	4
Affordable Unit 'A4'	2					2	4
Affordable Unit 'A5'	2					3	5
Total # of Units	**18**	**16**	**8**	**12**	**12**	**18**	**84**

Affordable Unit Totals

Bedroom Count	Total # of Units	%
1-Bedroom Units	3	18%
2-Bedroom Units	10	59%
3-Bedroom Units	4	24%
Total Affordable Units	**17**	

Key Plan



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REVISIONS:

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SHEET TITLE:

Building #2
16-Unit Overall Building
Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-6.3

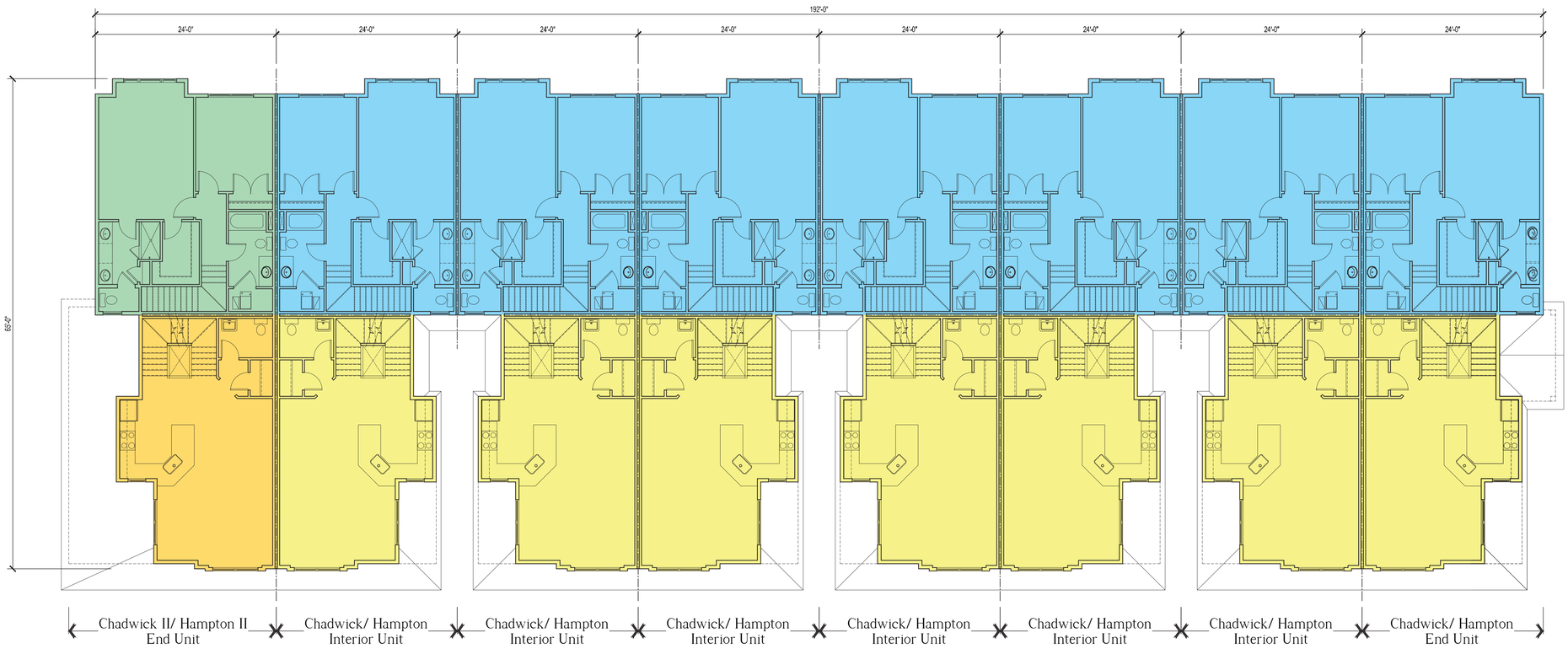
Legend

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Affordable Units

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- Affordable Unit 'A2'
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- Affordable Unit 'A4'
  1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths



Building #2, Second Floor Plan

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

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SHEET TITLE:
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Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
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SHEET NO.
SK-6.4

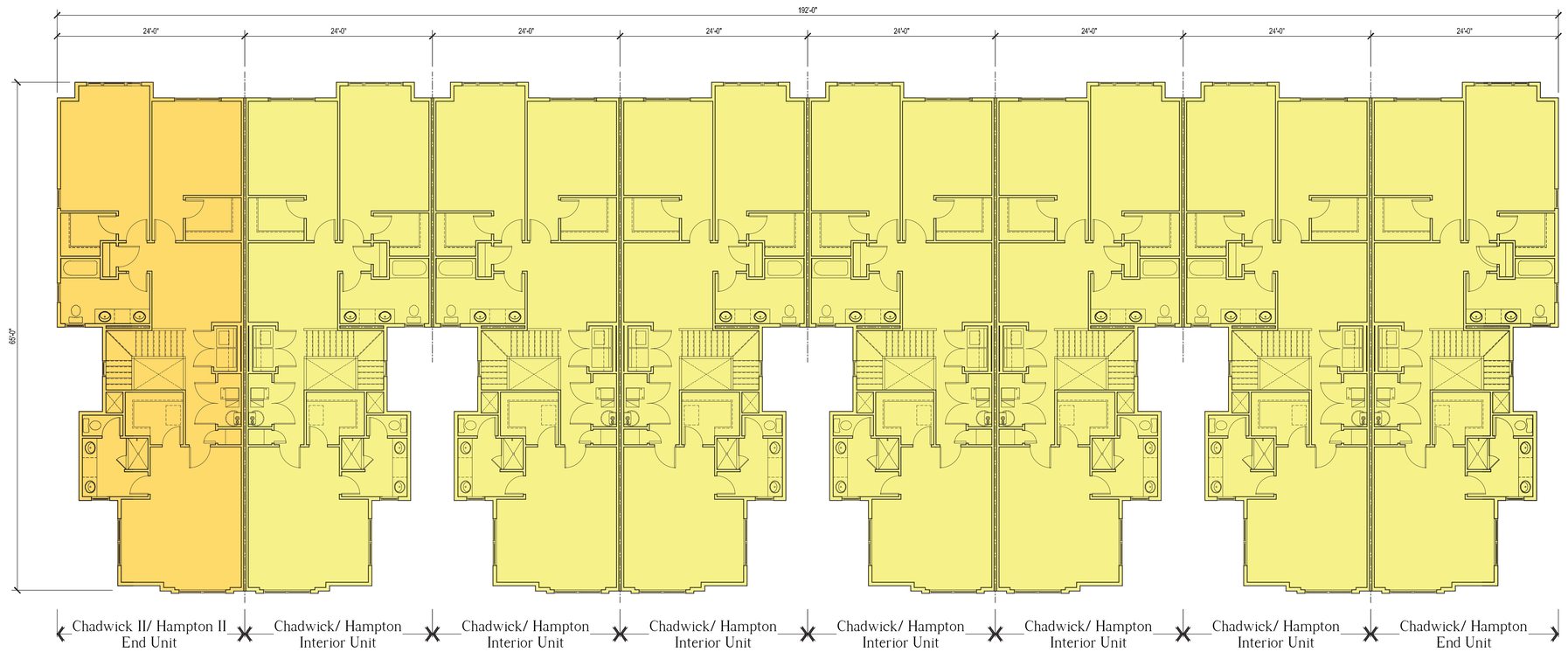
Legend

Market Rate Units

- Chadwick Model
  1,511 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton Model
  2,055 sq ft, 3-Bedroom/ 2.5-Baths
- Chadwick II Model
  1,536 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton II Model
  2,061 sq ft, 3-Bedroom/ 2.5-Baths

Affordable Units

- Affordable Unit 'A1'
  837 sq ft, 1-Bedroom/ 1-Bath
- Affordable Unit 'A2'
  1,060 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A3'
  1,146 sq ft, 3-Bedroom/ 2-Baths
- Affordable Unit 'A4'
  1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths



Building #2, Third Floor Plan

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

NOTE:
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CLIENT:

Grove Street Developers, LLC

PROJECT NAME:

Verona Multi-Family

Block 1201, Lot 12 Township of Verona
Essex County, New Jersey

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
609.953.5373
FAX: 609.953.5737

REVISIONS:		
1	9/2/26	Planning Board Review Comments
2	9/25/26	Planning Board Review Comments

SHEET TITLE:
Building #2
16-Unit Overall Building Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026
SHEET NO.: **SK-6.5**







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REVISIONS:

1	9/2/26	Planning Board Review Comments
2	9/25/26	Planning Board Review Comments

SHEET TITLE:

Building #3
8-Unit Building Renderings

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-7



Chadwick/ Hampton End Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick II/ Hampton II End Unit

Building #3, Rear Elevation

Scale: ⅛"= 1'-0"



Chadwick/ Hampton End Unit

Building #3, Right Side Elevation

Scale: ⅛"= 1'-0"



Chadwick II/ Hampton II End Unit

Building #3, Left Side Elevation

Scale: ⅛"= 1'-0"



Chadwick II/ Hampton II End Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton End Unit

Building #3, Front Elevation

Scale: ⅛"= 1'-0"

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CLIENT:

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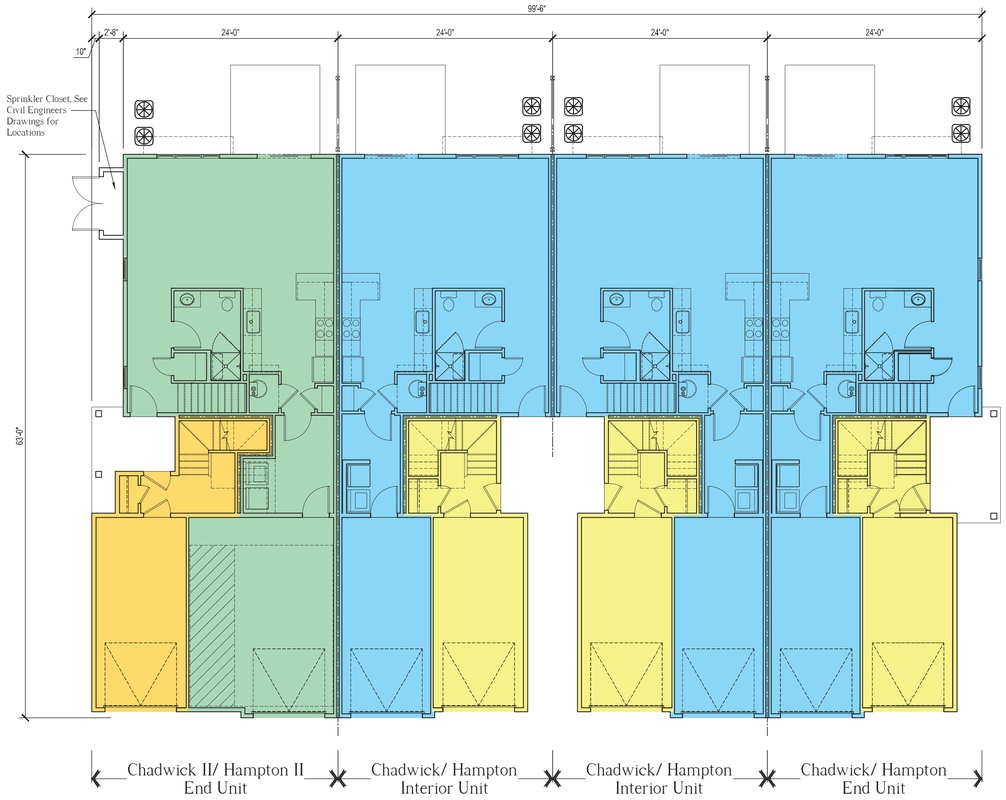
REVISIONS:		
1	9/2/26	Planning Board Review Comments
2	9/25/26	Planning Board Review Comments

SHEET TITLE:

Building #3
8-Unit Building Elevations

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-7.1



Building #3, Ground Floor Plan

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

Note:
All First Floor Units are Adaptable/ Accessible

Legend

Market Rate Units

- Chadwick Model — 1,511 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton Model — 2,055 sq ft, 3-Bedroom/ 2.5-Baths
- Chadwick II Model — 1,536 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton II Model — 2,061 sq ft, 3-Bedroom/ 2.5-Baths

Affordable Units

- Affordable Unit 'A1' — 837 sq ft, 1-Bedroom/ 1-Bath
- Affordable Unit 'A2' — 1,060 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A3' — 1,146 sq ft, 3-Bedroom/ 2-Baths
- Affordable Unit 'A4' — 1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5' — 1,511 sq ft, 2-Bedroom/ 2.5-Baths

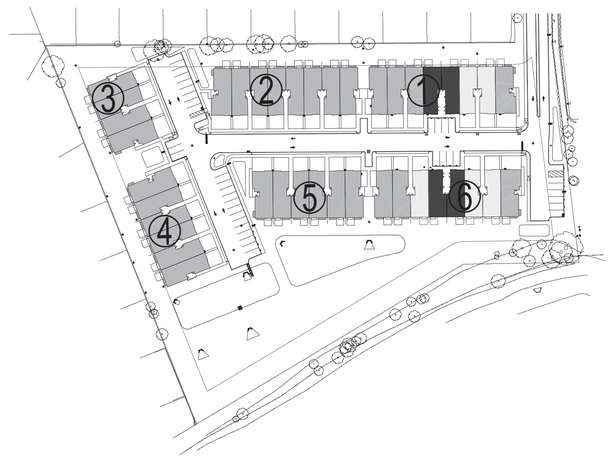
Building/ Unit Mix

Unit Type	Building #1	Building #2	Building #3	Building #4	Building #5	Building #6	**Total Units**
Chadwick	3	7	3	5	5	2	25
Hampton	5	7	3	5	5	5	30
Chadwick II	1	1	1	1	1	1	6
Hampton II	1	1	1	1	1	1	6
Affordable Unit 'A1'	1					2	3
Affordable Unit 'A2'	1					0	1
Affordable Unit 'A3'	2					2	4
Affordable Unit 'A4'	2					2	4
Affordable Unit 'A5'	2					3	5
Total # of Units	**18**	**16**	**8**	**12**	**12**	**18**	**84**

Affordable Unit Totals

Bedroom Count	Total # of Units	%
1-Bedroom Units	3	18%
2-Bedroom Units	10	59%
3-Bedroom Units	4	24%
Total Affordable Units	**17**	

Key Plan



NOTE:
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CLIENT:

Grove Street Developers, LLC

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Essex County, New Jersey

HOLLIDAY ARCHITECTS
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REVISIONS:		
1	9/2/26	Planning Board Review Comments
2	9/25/26	Planning Board Review Comments

SHEET TITLE:
Building #3
8-Unit Overall Building
Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-7.2

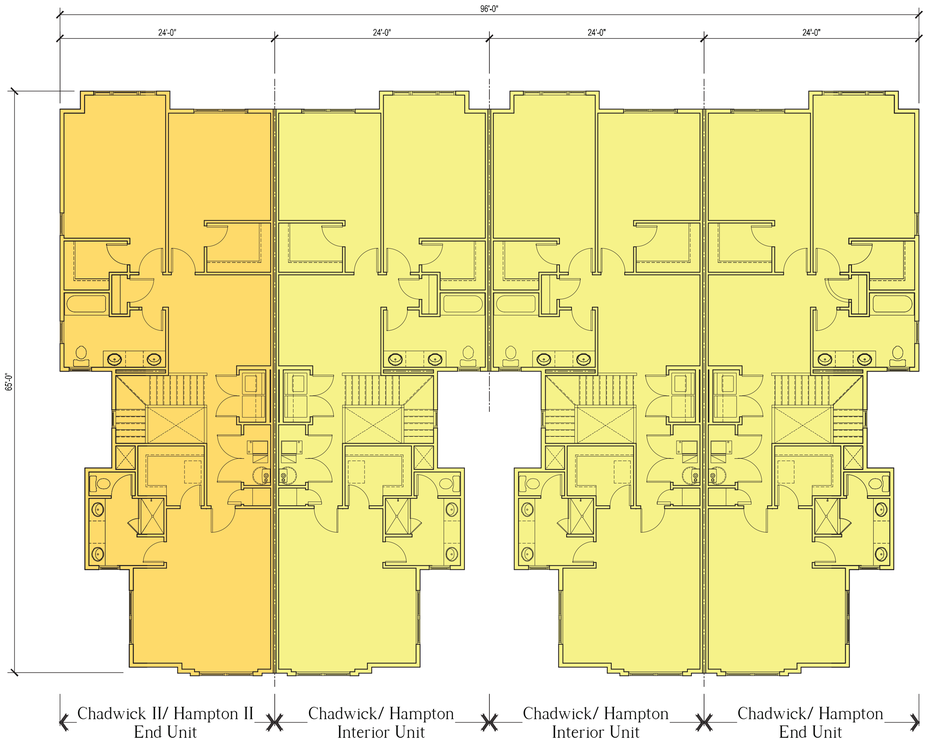
Legend

Market Rate Units

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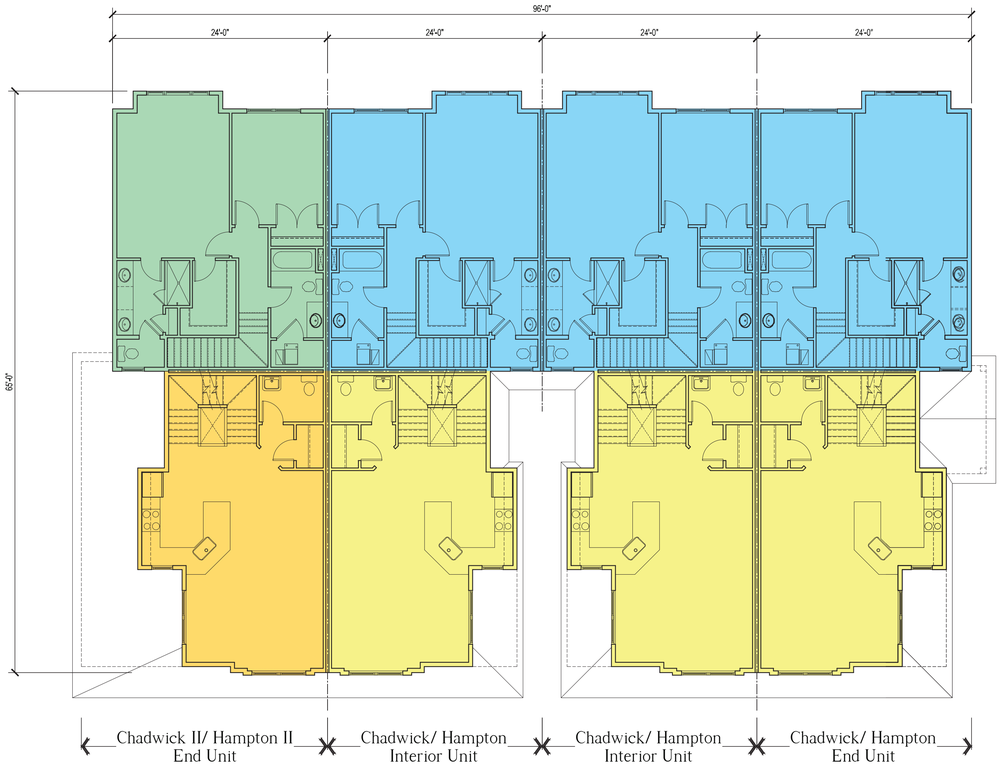
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- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths



Building #3, Third Floor Plan

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



Building #3, Second Floor Plan

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

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REVISIONS:		
1	9/2/26	Planning Board Review Comments
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SHEET TITLE:

Building #3
8-Unit Overall Building
Floor Plans

SCALE:	As Noted
PROJ. NO.:	LEN-26006
DATE:	May 20, 2026

SHEET NO.

SK-7.3







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CLIENT:

Grove Street Developers, LLC

PROJECT NAME:

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HOLLIDAY ARCHITECTS
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REVISIONS:		
1	9/2/26	Planning Board Review Comments
2	9/25/26	Planning Board Review Comments

SHEET TITLE:

Building #4 and 5
12-Unit Building Renderings

SCALE:	As Noted
PROJ. NO.:	LEN-26006
DATE:	May 20, 2026

SHEET NO.
SK-8



Chadwick II/ Hampton II End Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton End Unit

Building #4 and 5, Rear Elevation

Scale: ⅛"= 1'-0"



Chadwick II/ Hampton II End Unit

Building #4 and 5, Right Side Elevation

Scale: ⅛"= 1'-0"



Chadwick/ Hampton End Unit

Building #4 and 5, Left Side Elevation

Scale: ⅛"= 1'-0"



Chadwick/ Hampton End Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick II/ Hampton II End Unit

Building #4 and 5, Front Elevation

Scale: ⅛"= 1'-0"

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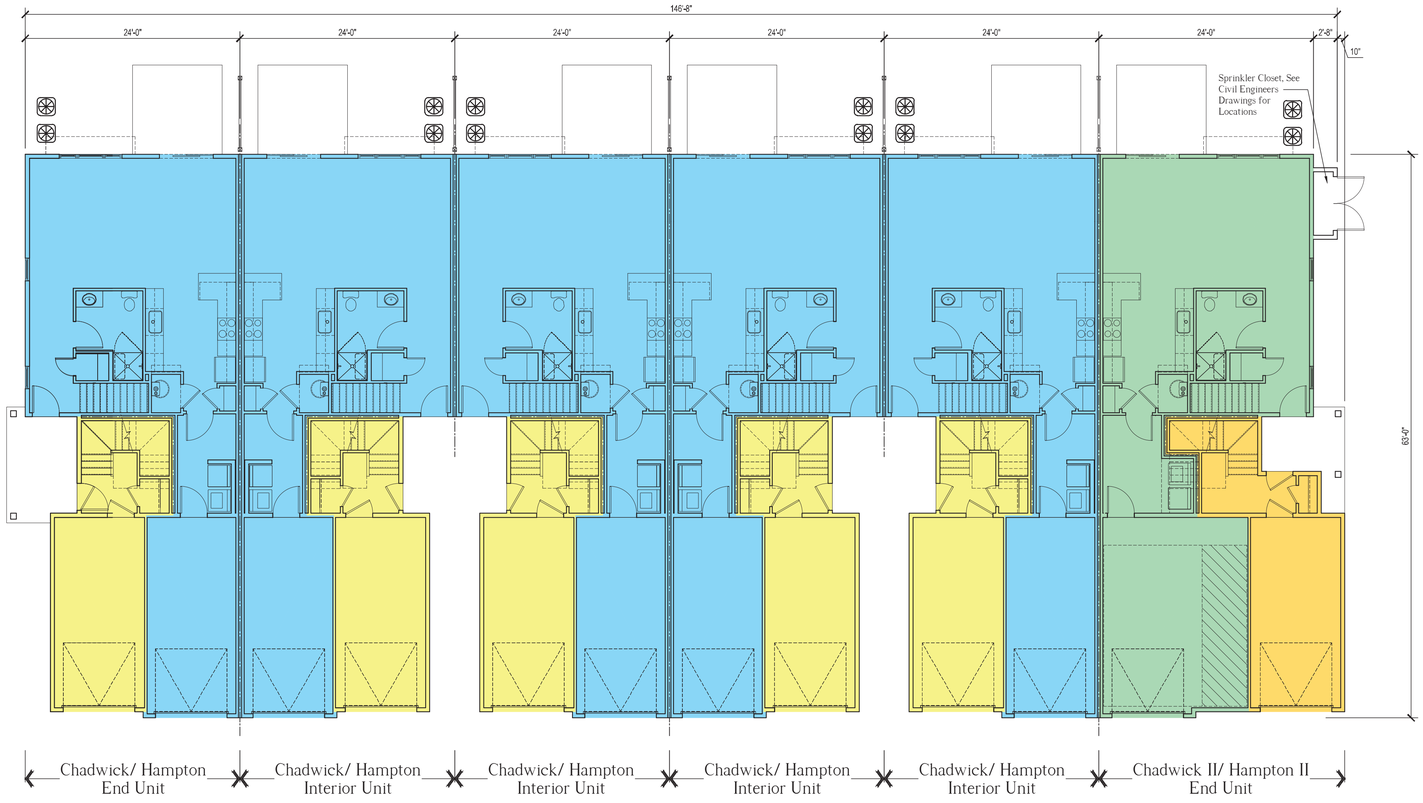
REVISIONS:		
1	9/2/26	Planning Board Review Comments
2	9/25/26	Planning Board Review Comments

SHEET TITLE:

Building #4 and 5
12-Unit Building Elevations

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-8.1



Building #4 and 5, Ground Floor Plan

Scale: ⅛"= 1'-0"

Note:
All First Floor Units are Adaptable/ Accessible

Legend

Market Rate Units

- Chadwick Model
  1,511 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton Model
  2,055 sq ft, 3-Bedroom/ 2.5-Baths
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Affordable Units

- Affordable Unit 'A1'
  837 sq ft, 1-Bedroom/ 1-Bath
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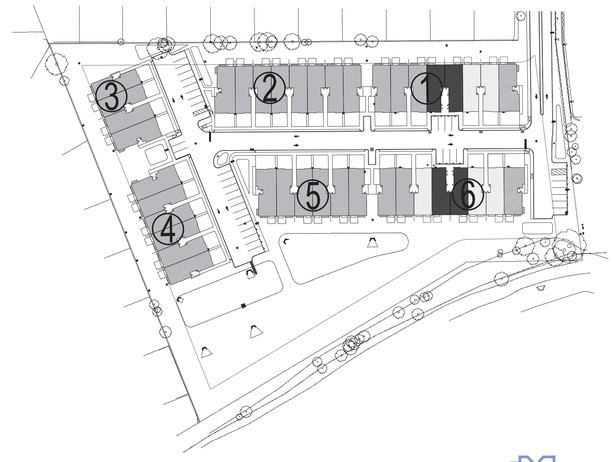
Building/ Unit Mix

Unit Type	Building #1	Building #2	Building #3	Building #4	Building #5	Building #6	**Total Units**
Chadwick	3	7	3	5	5	2	25
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Total # of Units	**18**	**16**	**8**	**12**	**12**	**18**	**84**

Affordable Unit Totals

Bedroom Count	Total # of Units	%
1-Bedroom Units	3	18%
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Total Affordable Units	**17**	

Key Plan



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CLIENT:

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PROJECT NAME:

Verona Multi-Family

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HOLLIDAY ARCHITECTS
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FAX: 609.953.5737

REVISIONS:		
1	9/2/26	Planning Board Review Comments
2	9/25/26	Planning Board Review Comments

SHEET TITLE:
Building #4 and 5
12-Unit Overall Building Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-8.2

Legend

Market Rate Units

- Chadwick Model
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  1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths



Building #4 and 5, Second Floor Plan

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

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CLIENT:

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PROJECT NAME:

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REVISIONS:		
1	9/2/26	Planning Board Review Comments
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SHEET TITLE:
Building #4 and 5
12-Unit Overall Building
Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-8.3

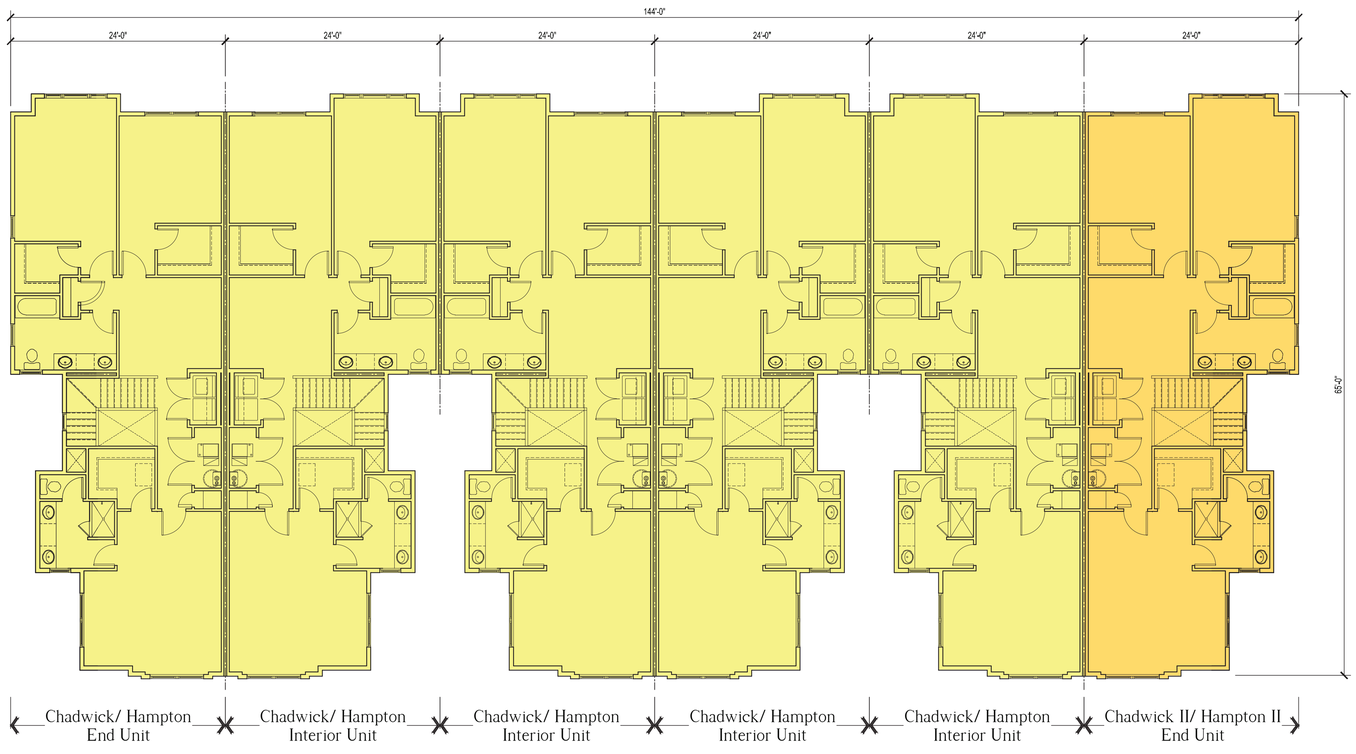
Legend

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  1,146 sq ft, 2-Bedroom/ 1-Bath
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Building #4 and 5, Third Floor Plan

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

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CLIENT:

Grove Street Developers, LLC

PROJECT NAME:

Verona Multi-Family

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REVISIONS:		
1	9/2/26	Planning Board Review Comments
2	9/25/26	Planning Board Review Comments

SHEET TITLE:
Building #4 and 5
12-Unit Overall Building Floor Plans

SCALE:	As Noted	SHEET NO.
PROJ. NO.:	LEN-26006	**SK-8.4**
DATE:	May 20, 2026	







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CLIENT:

Grove Street Developers, LLC

PROJECT NAME:

Verona Multi-Family

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REVISIONS:		
1	9/2/26	Planning Board Review Comments
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SHEET TITLE:

Building #6
18-Unit Building Renderings

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-9



Chadwick/ Hampton
End Unit

Building #6, Right Side Elevation

Scale: ⅛"= 1'-0"



Chadwick II/ Hampton II End Unit | Affordable A-5/ Hampton Interior Unit | Affordable A-5/ Hampton Interior Unit | Affordable Interior Units | Affordable Interior Units | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton Interior Unit | Chadwick/ Hampton End Unit

Building #6, Front Elevation

Scale: ⅛"= 1'-0"

NOTE:
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CLIENT:

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PROJECT NAME:

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REVISIONS:		
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SHEET TITLE:

Building #6
18-Unit Building Elevations

SCALE:	As Noted
PROJ. NO.:	LEN-26006
DATE:	May 20, 2026

SHEET NO.

SK-9.1



Approximate Meter Bank Locations

Chadwick II/ Hampton II
End Unit

Building #6, Lefft Side Elevation

Scale: ⅛"= 1'-0"



Chadwick/ Hampton End Unit | Chadwick/ Hampton Interior Unit | Affordable A-5/ Hampton Interior Unit | Affordable Interior Units | Affordable Interior Units | Affordable A-5/ Hampton Interior Unit | Affordable A-5/ Hampton Interior Unit | Chadwick II/ Hampton II End Unit

Building #6, Rear Elevation

Scale: ⅛"= 1'-0"

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PROJECT NAME:

Verona Multi-Family

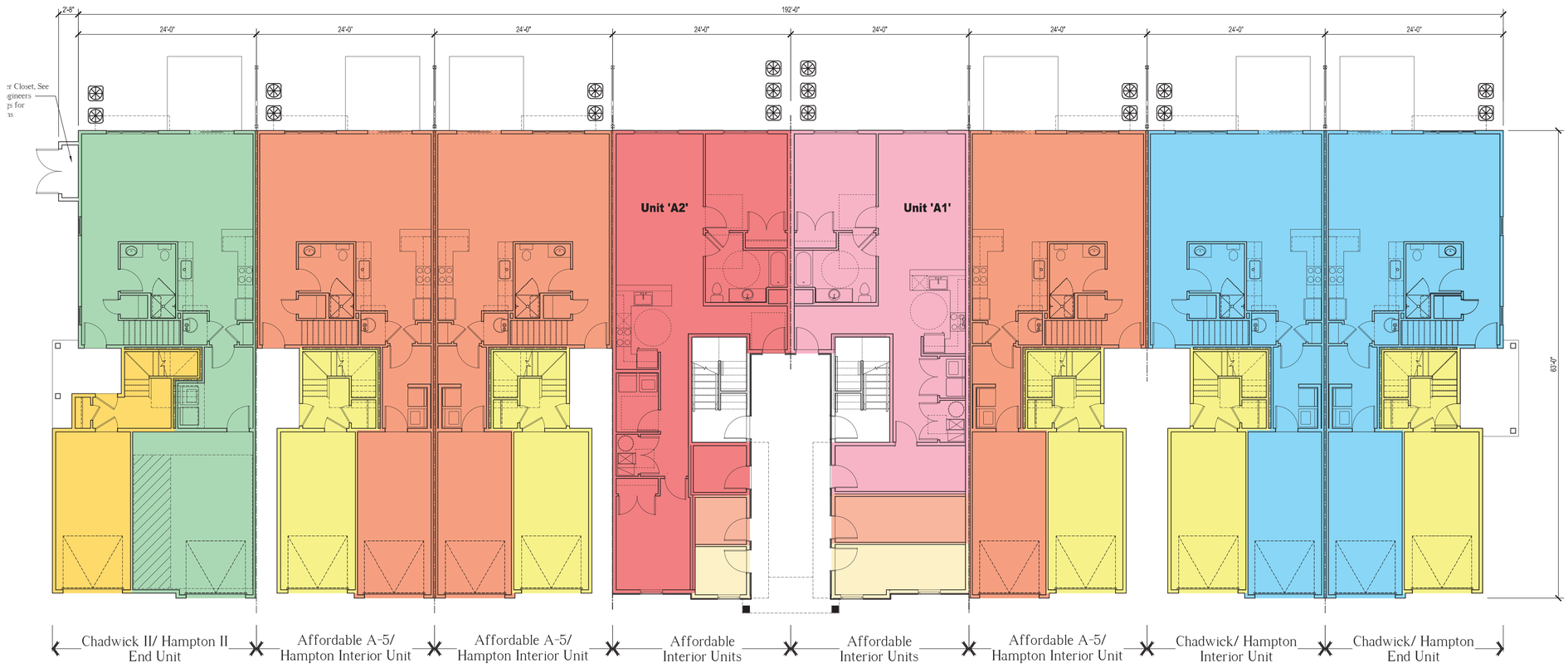
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SHEET TITLE:
Building #6
18-Unit Building Elevations

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026
SHEET NO. **SK-9.2**



Building #6, Ground Floor Plan

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

Note:

All First Floor Units are Adaptable/ Accessible

Legend

Market Rate Units

- Chadwick Model
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  2,055 sq ft, 3-Bedroom/ 2.5-Baths
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  837 sq ft, 1-Bedroom/ 1-Bath
- Affordable Unit 'A2'
  1,060 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A3'
  1,146 sq ft, 3-Bedroom/ 2-Baths
- Affordable Unit 'A4'
  1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths

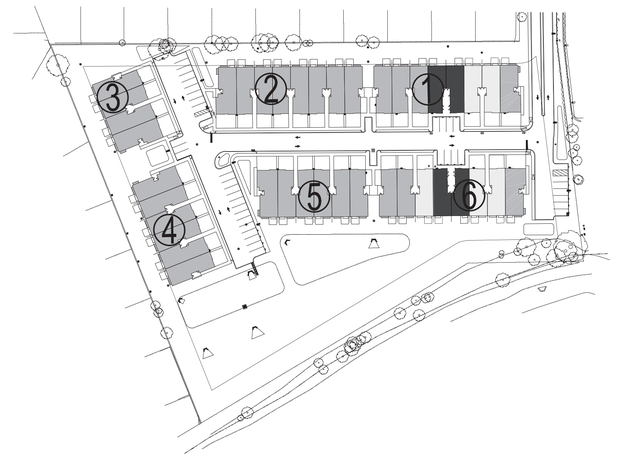
Building/ Unit Mix

Unit Type	Building #1	Building #2	Building #3	Building #4	Building #5	Building #6	Total Units
Chadwick	3	7	3	5	5	2	25
Hampton	5	7	3	5	5	5	30
Chadwick II	1	1	1	1	1	1	6
Hampton II	1	1	1	1	1	1	6
Affordable Unit 'A1'	1					2	3
Affordable Unit 'A2'	1					0	1
Affordable Unit 'A3'	2					2	4
Affordable Unit 'A4'	2					2	4
Affordable Unit 'A5'	2					3	5
Total # of Units	**18**	**16**	**8**	**12**	**12**	**18**	**84**

Affordable Unit Totals

Bedroom Count	Total # of Units	%
1-Bedroom Units	3	18%
2-Bedroom Units	10	59%
3-Bedroom Units	4	24%
Total Affordable Units	**17**	

Key Plan



NOTE:
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CLIENT:

Grove Street Developers, LLC

PROJECT NAME:

Verona Multi-Family

Block 1201, Lot 12 Township of Verona
Essex County, New Jersey

HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
609.953.5373
FAX: 609.953.5737

REVISIONS:

1	9/2/26	Planning Board Review Comments
2	9/25/26	Planning Board Review Comments

SHEET TITLE:

Building #6
18-Unit Overall Building
Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-9.3

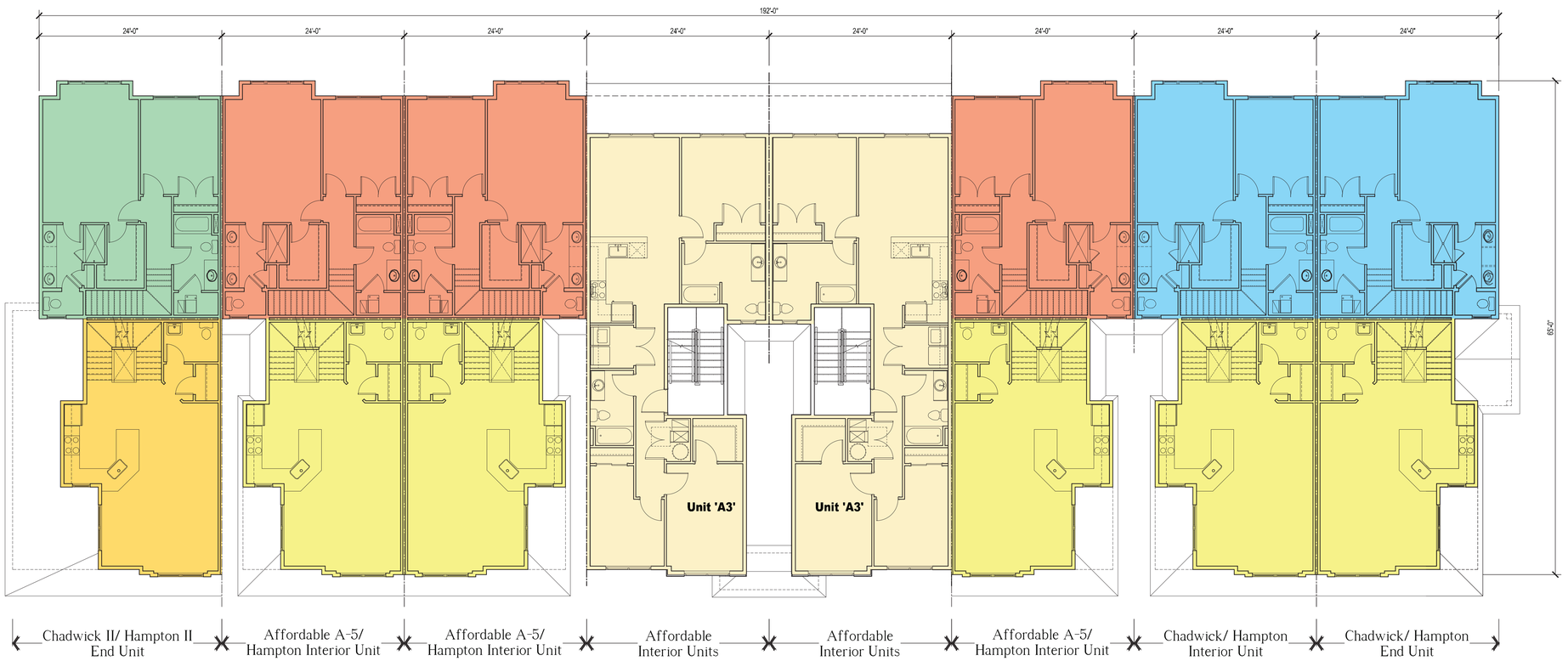
Legend

Market Rate Units

- Chadwick Model
  1,511 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton Model
  2,055 sq ft, 3-Bedroom/ 2.5-Baths
- Chadwick II Model
  1,536 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton II Model
  2,061 sq ft, 3-Bedroom/ 2.5-Baths

Affordable Units

- Affordable Unit 'A1'
  837 sq ft, 1-Bedroom/ 1-Bath
- Affordable Unit 'A2'
  1,060 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A3'
  1,146 sq ft, 3-Bedroom/ 2-Baths
- Affordable Unit 'A4'
  1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths



Building #6, Second Floor Plan

Scale: ⅛"= 1'-0"

NOTE:
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CLIENT:

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Verona Multi-Family

Block 1201, Lot 12 Township of Verona
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REVISIONS:		
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SHEET TITLE:
Building #6
18-Unit Overall Building Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-9.4

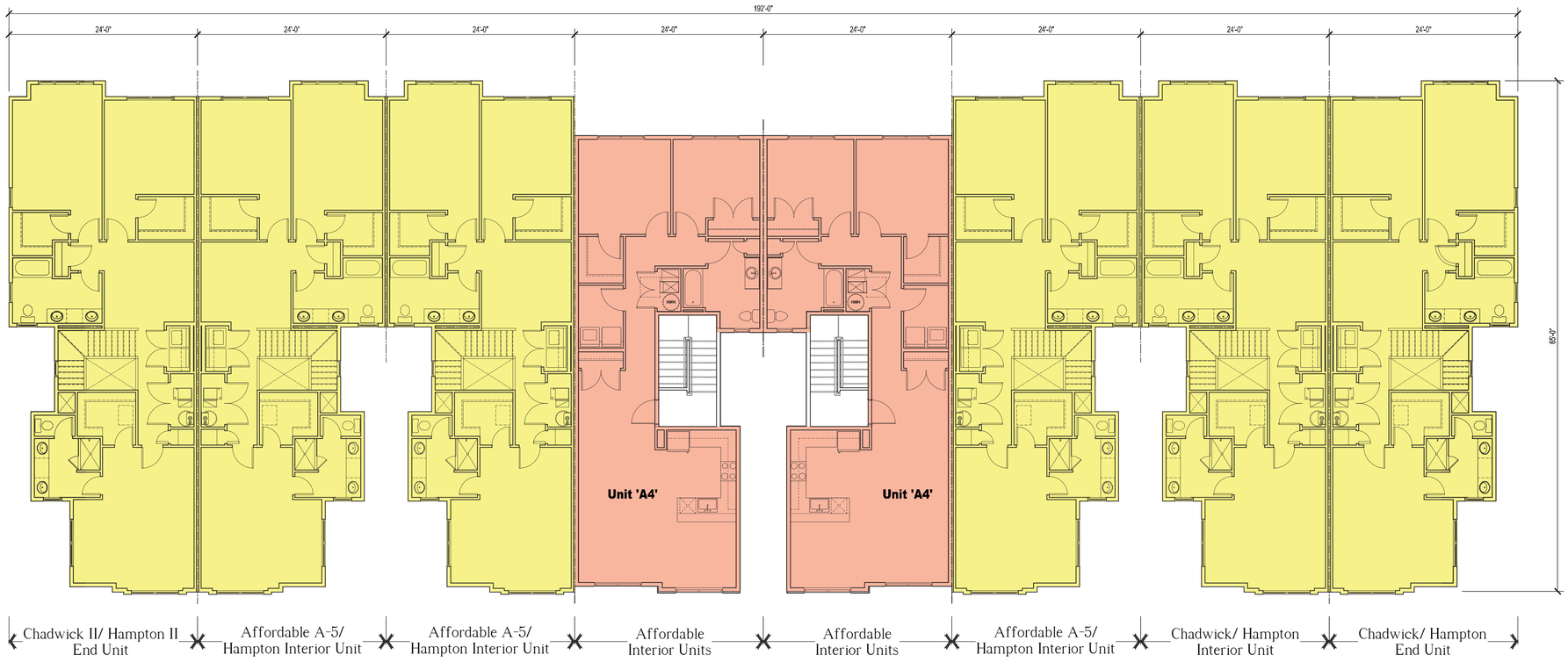
Legend

Market Rate Units

- Chadwick Model
  1,511 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton Model
  2,055 sq ft, 3-Bedroom/ 2.5-Baths
- Chadwick II Model
  1,536 sq ft, 2-Bedroom/ 2.5-Baths
- Hampton II Model
  2,061 sq ft, 3-Bedroom/ 2.5-Baths

Affordable Units

- Affordable Unit 'A1'
  837 sq ft, 1-Bedroom/ 1-Bath
- Affordable Unit 'A2'
  1,060 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A3'
  1,146 sq ft, 3-Bedroom/ 2-Baths
- Affordable Unit 'A4'
  1,146 sq ft, 2-Bedroom/ 1-Bath
- Affordable Unit 'A5'
  1,511 sq ft, 2-Bedroom/ 2.5-Baths



Building #6, Third Floor Plan

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

NOTE:
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CLIENT:

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Verona Multi-Family

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REVISIONS:		
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2	9/25/26	Planning Board Review Comments

SHEET TITLE:
Building #6
18-Unit Overall Building
Floor Plans

SCALE: As Noted
PROJ. NO.: LEN-26006
DATE: May 20, 2026

SHEET NO.
SK-9.5