420 BLOOMFIELD AVENUE



PROPOSED MIXED-USE DEVELOPMENT
420 BLOOMFIELD AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY 07044
BLOCK: 701 LOT: 3

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX:973-994-4069
www.jarmelkizel.com

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Implementation Services

NJ State Board Of Architects Authorization No. 21AC00016100
NJ State Board Of Engineers & Land Surveyors Authorization No. 24GA28053000

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NO.	DATE	DESCRIPTION	INT
01	05-22-2026	INITIAL SUBMISSION	FAA
02	09-04-2026	RESUBMISSION	FAA
03	11-19-2026	RESUBMISSION	FAA

REVISIONS

NO.	DATE	DESCRIPTION	INT

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA

RICHARD JARMEL, PE

IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

BEATRIZ BARRERES, RA
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KAROLINA POSKANOWICZ, AIA
RENATA MALDONADO E REZENDE AIA, LEED AP
CHERYL SCHNEIDER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
GOMES GROUP
420 BLOOMFIELD AVENUE
VERONA, NJ
BLOCK 701 LOT 3

Project Number:	Scale:
GOMESGR24-199	AS NOTED
Drawn By:	Approved By:
FAA	MBJ

Drawing Name:
COVER SHEET

Drawing Number:
SD-100
OF
Initial Date: 07/12/2024

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA

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CLAREMONT AVENUE

SD-106 2

PROPERTY LINE

EV 4 | EV 5 | EV 6 | EV 7 | EV 8 | EV 9 | EV 10 | EV 11 | EV 12 | 13 | 14 | EV 15 | EV 16

18' - 0" PARKING

DRIVE ISLE 24' - 0"

1 | 2 | 3 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27

(379.5) (381.5)

O.H. DOOR

PLUMB. ROOM

CONTAINER SPARE | CONTAINER SPARE | CONTAINER SPARE | CONTAINER SPARE

UP

STAIR #3

OVERHEAD DOOR

KENNEDY CONTAINER SPARE

TRASH RM

GARAGE

15 FT. LANDSCAPE BUFFER

PROPERTY LINE

2 STORY DWELLING

2 SD-107

PARKING GARAGE
80 SPACES

50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 71 | 69 | 67

18' - 0" PARKING

DRIVE ISLE 24' - 0"

49 | 48 | 47 | 46 | 45

5' - 0"

24' - 0" DRIVE AISLE

80 | 79 | 78 | 77 | 76 | 75 | 74 | 73 | 72 | 70 | 68 | 66 | 65 | 64

18' - 0" PARKING

2 STORY BUILDING

PROPERTY LINE

RIVER STONE - SEE CIVIL ENGINEERING

LOADING AREA

44 | EV 43 | EV 42 | 41 | 40 | 39 | 38 | 37 | 36 | 35 | 34 | 33 | 32 | 31 | 30 | 29 | 28

18' - 0" PARKING

OVERHEAD DOOR

TRASH

47"X300"L CONTAINER SPARE

47"X300"L CONTAINER SPARE

(382.0)

(394.0)

ADA COMPLIANT ENTRANCE

ADA COMPLIANT ENTRANCE (382.0)

ZEN GARDEN

PACKAGE RM.

6' - 8"

ELEV

STAIR #1 UP

MAIL

VEST. (382.0)

RESIDENTIAL LOBBY

(FEATURE ACCENT WALL) OPEN TO ABOVE

GYM / PILATES STUDIO
1,185 SF

(386.5) ADA COMPLIANT ENTRANCE

OFFICE (BUSINESS USE)
1,185 SF

ADA COMPLIANT ENTRANCE (389.0)

YOGA STUDIO
(SPACE ABOVE)
1185 SF

ADA COMPLIANT ENTRANCE (391.5)

CAFE
(SPACE ABOVE)
1,160 SF

ADA COMPLIANT ENTRANCE (394.0)

EGRESS STAIR (394.6)

SD-107 1

PROPERTY LINE

LINE OF CANOPY ABOVE | LINE OF CANOPY ABOVE | LINE OF CANOPY ABOVE | LINE OF CANOPY ABOVE | LINE OF CANOPY ABOVE

1 FIRST FLOOR RESIDENTIAL LOBBY/ PARKING FLOOR PLAN
SCALE: 1/8" = 1' - 0"

N

1 SD-106

BLOOMFIELD AVENUE

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50 YEARS
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Project Number:	Scale:
GOMESGR24-199	AS NOTED
Drawn By:	Approved By:
FAA	MBJ

Drawing Name:
FIRST FLOOR RESIDENTIAL LOBBY/ PARKING FLOOR PLAN

Drawing Number:
SD-101
OF

Initial Date: 07/12/2024

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
NJ LIC.# 21AC00016100

TOTAL PARKING COUNT / APARTMENT DISTRIBUTION

4 OVER 1	PARKING	1 BED (MARKET)	2 BED (MARKET)	1 BED (AFFORDABLE)	2 BED (AFFORDABLE)	3 BED (AFFORDABLE)	TOTAL
4TH FLOOR	-	20	1	1	2	1	25
3RD FLOOR	-	25	2	1	2	1	31
2ND FLOOR (PARKING)	43	6	1	-	1	1	9
1ST FLOOR (PARKING)	80	-	-	-	-	-	-
TOTAL	123	51	4	2	5	3	65

FLOOR AREA DISTRIBUTION

3 OVER 1	LOBBY (UTILITIES)	PARKING	COURTYARD	RESIDENTIAL (OVERALL FLOOR)	AMENITIES	TOTAL
4TH FLOOR	779 SF	-	-	26,278 SF	1,452 SF	**28,509 SF** (PER FLOOR)
3RD FLOOR	379 SF	-	5,433 SF	31,154 SF	734 SF	**37,700 SF** (PER FLOOR)
2ND FLOOR	1,926 SF	20,720 SF	-	10,369 SF	4,949 SF	**37,964 SF** (PER FLOOR)
1ST FLOOR (PARKING)	2,797 SF	28,891 SF	-	-	6,483 SF	**38,171 SF** (PER FLOOR)
TOTAL	**5,881 SF** (PER PROGRAM)	**49,611 SF** (PER PROGRAM)	**5,433 SF**	**67,801 SF** (PER PROGRAM)	**13,618 SF** (PER PROGRAM)	**142,344 SF** (OVERALL BLDG.)



1 SECOND FLOOR RESIDENTIAL/PARKING PLAN
SCALE: 1/8" = 1' - 0"

N

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Project Number:	Scale:
GOMESGR24-199	AS NOTED
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FAA	MBJ

Drawing Name:
SECOND FLOOR RESIDENTIAL/PARKING PLAN

Drawing Number:
SD-102
OF

Initial Date: 07/12/2024

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
NJ LIC.# 21 AR101787

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TOTAL PARKING COUNT / APARTMENT DISTRIBUTION							
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1ST FLOOR (PARKING)	80	-	-	-	-	-	-
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FLOOR AREA DISTRIBUTION						
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1 **THIRD FLOOR RESIDENTIAL/AMENITIES DECK PLAN**
SCALE: 1/8" = 1' - 0"

N

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420 BLOOMFIELD AVENUE
VERONA, NJ
BLOCK 701 LOT 3

Project Number:	Scale:
GOMESGR24-199	AS NOTED
Drawn By:	Approved By:
FAA	MBJ

Drawing Name:
THIRD FLOOR RESIDENTIAL/AMENITIES DECK PLAN

Drawing Number:
SD-103
OF

Initial Date: 07/12/2024

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
NJ LIC.# 21 AR10787

TOTAL PARKING COUNT / APARTMENT DISTRIBUTION							
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FLOOR AREA DISTRIBUTION						
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1 **FOURTH FLOOR RESIDENTIAL PLAN**
SCALE: 1/8" = 1' - 0"

N

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MIXED-USE DEVELOPMENT
GOMES GROUP
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VERONA, NJ
BLOCK 701 LOT 3

Project Number:	Scale:
GOMESGR24-199	AS NOTED
Drawn By:	Approved By:
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Drawing Name:
FOURTH FLOOR RESIDENTIAL PLAN

Drawing Number:
SD-104
OF

Initial Date: 07/12/2024

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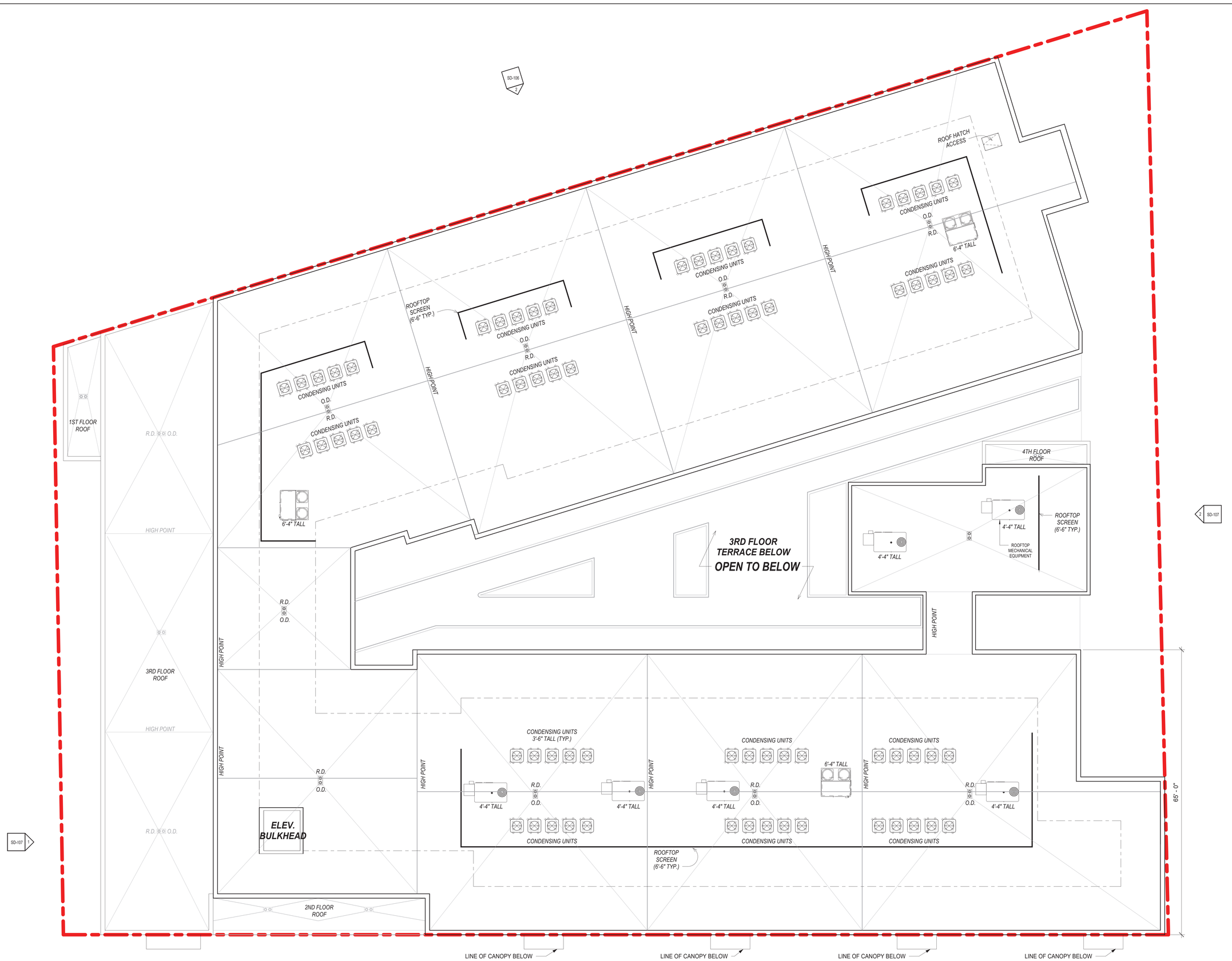

1 **ROOF PLAN**
SCALE: 1/8" = 1' - 0"

N

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50 YEARS

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BLOCK 701 LOT 3

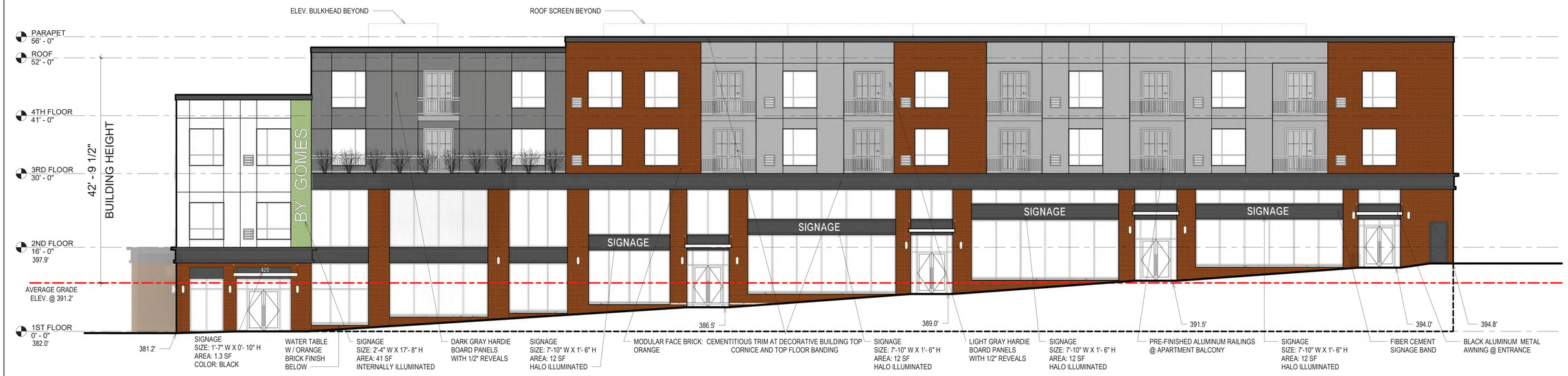
Project Number:	Scale:
GOMESGR24-199	AS NOTED
Drawn By:	Approved By:
FAA	MBJ

Drawing Name:
ROOF PLAN

Drawing Number:
SD-105
OF
Initial Date: 07/12/2024

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
NJ LIC.# 21AI01874700



1 BUILDING ELEVATION - WEST

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

TOTAL SIGNAGE AREA ALLOWED = 100 SF
TOTAL SIGNAGE AREA PROPOSED = 90 SF



2 BUILDING ELEVATION - EAST

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

TOTAL SIGNAGE AREA ALLOWED = 100 SF
TOTAL SIGNAGE AREA PROVIDED = 53 SF

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GOMESGR24-199	AS NOTED
Drawn By:	Approved By:
FAA	MBJ

Drawing Name:
PROPOSED BUILDING
ELEVATIONS

Drawing Number:
SD-106
OF

Initial Date: 07/12/2024

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
NJ LIC # AI01787

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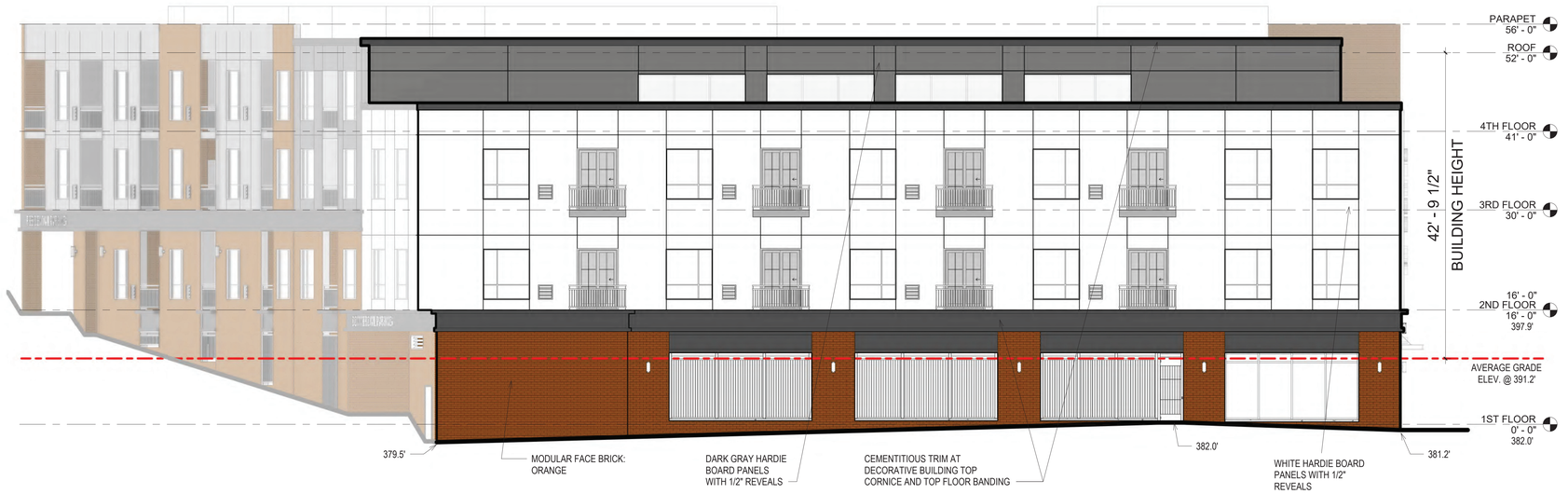
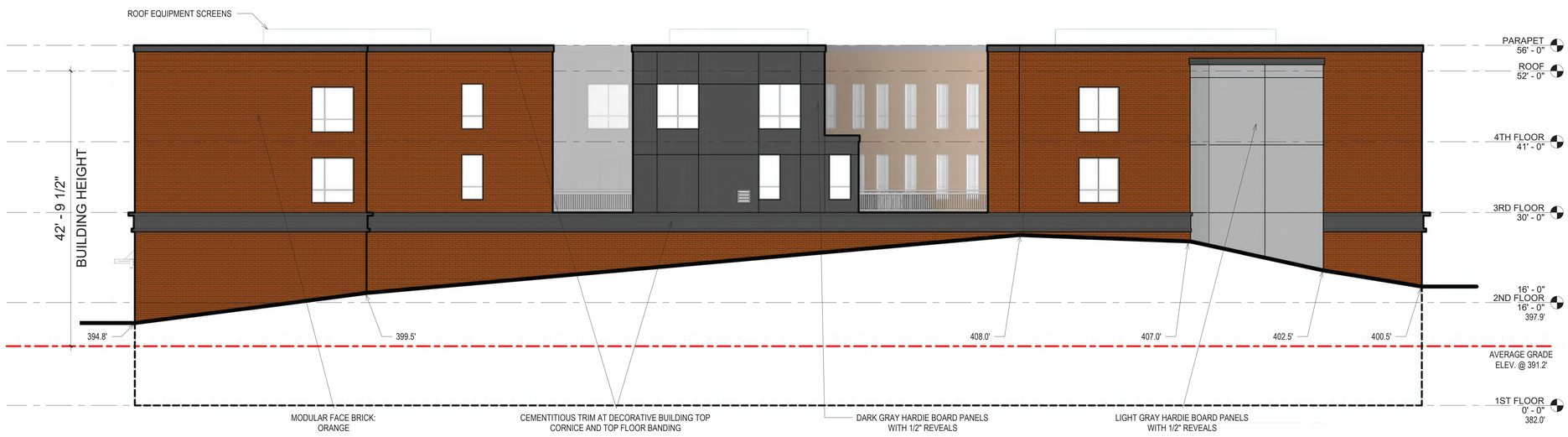


1 *BUILDING ELEVATION - WEST*
SCALE: 1/8" = 1' - 0"



2 *BUILDING ELEVATION - EAST*
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NJ State Board Of Engineers & Land Surveyors Authorization No. 24GA28053000

ISSUED

NO.	DATE	DESCRIPTION	INT
01	05-22-2026	INITIAL SUBMISSION	FAA
02	09-04-2026	RESUBMISSION	FAA
03	11-19-2026	RESUBMISSION	FAA

REVISIONS

NO.	DATE	DESCRIPTION	INT

PRINCIPALS
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IRWIN H. KIZEL, AIA, PP

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RENATA MALDONADO E REZENDE AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
MIXED-USE DEVELOPMENT
GOMES GROUP
420 BLOOMFIELD AVENUE
VERONA, NJ
BLOCK 701 LOT 3

Project Number:	Scale:
GOMESGR24-199	AS NOTED
Drawn By:	Approved By:
FAA	MBJ

Drawing Name:
PROPOSED BUILDING ELEVATIONS

Drawing Number:
SD-107
OF
Initial Date: 07/12/2024

DESIGN PROFESSIONAL OF RECORD
MATTHEW B. JARMEL, AIA, MBA
NJ LIC # 21AI02787

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EVENING RENDERED PERSPECTIVE



PROPOSED MIXED-USE DEVELOPMENT
TOWN OF VERONA
ESSEX COUNTY, NEW JERSEY 07044
BLOCK: 701 LOT: 3

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX:973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

NJ State Board Of Architects Authorization No. 21AC00016100
NJ State Board Of Engineers & Land Surveyors Authorization No. 24GA28053000

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Project Number:	Scale:
GOMESGR24-199	AS NOTED
Drawn By:	Approved By:
FAA	MBJ

Drawing Name:
EVENING RENDERED
PERSPECTIVE VIEW #2

Drawing Number:
SD-108
OF

Initial Date: 07/12/2024

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
NJ LIC.# 21AC00016100

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CLAREMONT AVENUE PERSPECTIVE



PROPOSED MIXED-USE DEVELOPMENT
TOWN OF VERONA
ESSEX COUNTY, NEW JERSEY 07044
BLOCK: 701 LOT: 3

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NJ State Board Of Engineers & Land Surveyors Authorization No. 24GA28053000

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REVISIONS

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VERONA, NJ
BLOCK 701 LOT 3

Project Number:	Scale:
GOMESGR24-199	AS NOTED
Drawn By:	Approved By:
FAA	MBJ

Drawing Name:
CLAREMONT AVENUE RENDERED PERSPECTIVE VIEW

Drawing Number:
SD-109
OF
Initial Date: 07/12/2024

DESIGN PROFESSIONAL OF RECORD
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NJ LIC.# AI01787

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