

420 Bloomfield Avenue – Planning Board Set Changes – 09/04/2026

Proposed Mixed-Use Development

Township of Verona, Essex County, New Jersey 07044

Block: 701 Lot: 3

(1) SD-100 (Cover Sheet)

- Updated rendering showing updated Bloomfield façade, accurate site topography, side streets and existing city streetlights.

(2) SD-101 (First Floor Residential Lobby / Parking Floor Plan)

- Updated Floor Plan, Parking Layout, Civil design, Commercial Spaces, Column Grid
- Numbered parking spots
- Wider and dimensioned parking exit
- Redesigned residential lobby

(3) SD-102 (Second Floor Residential / Parking Plan)

- Updated Floor Plan, Column Grid, Electrical Room, Bike Storage Room
- Showing required topography-based setbacks
- Wider and dimensioned parking entrance
- Redesigned residential lobby
- Updated ramp access to egress stair
- Numbered parking spots
- Added trash rooms
- Showing new plantings along right side of the plan
- Updated unit count and square footage charts
- Updated balcony sizes to accommodate new column grid
- Trash room and trash chute added

(4) SD-103 (Third Floor Residential / Amenities Deck Plan)

- Updated Floor Plan, Column Grid, Landscape design, Planter design at south side of building near elevator lobby
- Changed unit layout to remove the connection between the north side of the building to the gym to accommodate code-compliant travel distances
- Changed 1 bedroom units in bottom corner of the inside of the building to better allow light and air access
- Larger units on the north side of the building near Stair 3 to accommodate the square footage gained from removing the connection to the central portion of the building
- Updated layout of units near Stair 2 to accommodate code-compliant travel distances
- Updated balcony sizes to accommodate new column grid
- Trash room and trash chute added

(5) SD-104 (Fourth Floor Residential Plan)

- Updated Floor Plan, Column Grid, some unit layouts to accommodate the code compliant travel distances
- Updated sizes and shapes of the lounge and co-working spaces to accommodate code-compliant travel distances
- Setback to the co-working space and subsequent small roof added on top of the unit below to ensure comfortable unit size below
- Updated balcony sizes to accommodate new column grid
- Updated elevator lobby layout
- Trash room and trash chute added
- Updated unit layout for 1-bedroom unit on west side of interior of the building to accommodate legal light and air for the bedroom

(5) SD-105 (Roof Plan) - NEW

- Building roof plan sheet added showing equipment locations, equipment screens and drainage

(6) SD-106 (Proposed Building Elevations)

- Elevations updated to reflect building changes
- Correct elevation heights of levels shown
- First floor signage bands show as generic “SIGNAGE” instead of specific uses
- “420 BLOOMFIELD AVENUE” sign changed to “420” and shows above residential entrance canopy instead
- “BY GOMES” signage and green wall added to left portion of the Bloomfield Avenue façade, complying with town requirements for signage along street frontage and sizes noted on the elevations
- Roof screens shown along the roof and noted as so
- Additional material notes as well as topography key spot elevations added to the elevations for clarity
- Along Claremont Avenue elevation, screens varying in height added below residential units to protect pedestrians
- “LOWER PARKING LOT” signage changed to “COMMERCIAL PARKING”
- “UPPER PARKING LOT” signage changed to “RESIDENTIAL PARKING”

(7) SD-107 (Proposed Building Elevations)

- Elevations updated to reflect building changes
- Correct elevation heights of levels shown
- Roof screens shown along the roof and noted as so
- Additional material notes as well as topography key spot elevations added to the elevations for clarity
- West elevation now shows full side of building beyond, providing more context
- Screen door added in West elevation

- Stone sill added for West elevation storefront windows
- East elevation shows updated building design and topography as well

(8) SD-108 (Evening Rendered Perspective View #2)

- Updated rendering showing updated Bloomfield façade, accurate site topography, side streets and existing city streetlights

(9) SD-109 (Claremont Avenue Rendered Perspective View) - NEW

- Rendering showing updated Claremont façade, accurate site topography, side streets and updated parking entrances