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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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

REVISIONS

NO.	DATE	DESCRIPTION	INT

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA

RICHARD JARMEL, PE

IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

BEATRIZ BARRERES, RA
JEREMY D. BOYER,AIA
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RUIGIN GONG, PE
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KAROLINA PODKANOWICZ, 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
NJ LIC.# 21AC00016100

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CLAREMONT AVENUE

SD-106 2

PROPERTY LINE

(379.5)

(381.5)

PLUMB. ROOM

O.H. DOOR

1 2 EV 3 EV 4 EV 5 EV 6 7 8 EV 9 EV 10 EV 11 EV 12 13 14 EV 15 EV 16

18' - 0" PARKING

24' - 0" DRIVE ISLE

18' - 0" PARKING

54 55 56 57 58 59 60

50 51 52 53

61 62 63

71 69 67

PARKING GARAGE
79 SPACES

49 48 47 46 45

24' - 0" DRIVE AISLE

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

18' - 0" PARKING

24' - 0" DRIVE ISLE

18' - 0" PARKING

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

LOADING AREA

OVERHEAD DOOR

17 18 19 20 21 22 23 24 25 26 27

OVERHEAD DOOR

1

TRASH

47"X300"L CONTAINER SPARE

47"X300"L CONTAINER SPARE

(382.0)

TRASH RM

KENMORE CONTAINER SPARE

STAIR #3 UP

CONTAINER SPARE

CONTAINER SPARE

CONTAINER SPARE

CONTAINER SPARE

15 FT. LANDSCAPE BUFFER

PROPERTY LINE

GARAGE

2 STORY DWELLING

2 SD-107

2 STORY BUILDING

PROPERTY LINE

RIVER STONE - SEE CIVIL ENGINEERING

SD-107 1

(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)

OFFICE (BUSINESS USE)
1,185 SF

(389.0)

YOGA STUDIO
(SPACE ABOVE)
1185 SF

(391.5)

CAFE
(SPACE ABOVE)
1,160 SF

(394.0)

(394.0)

EGRESS STAIR

(394.6)

(394.0)

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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VERONA, NJ
BLOCK 701 LOT 3

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

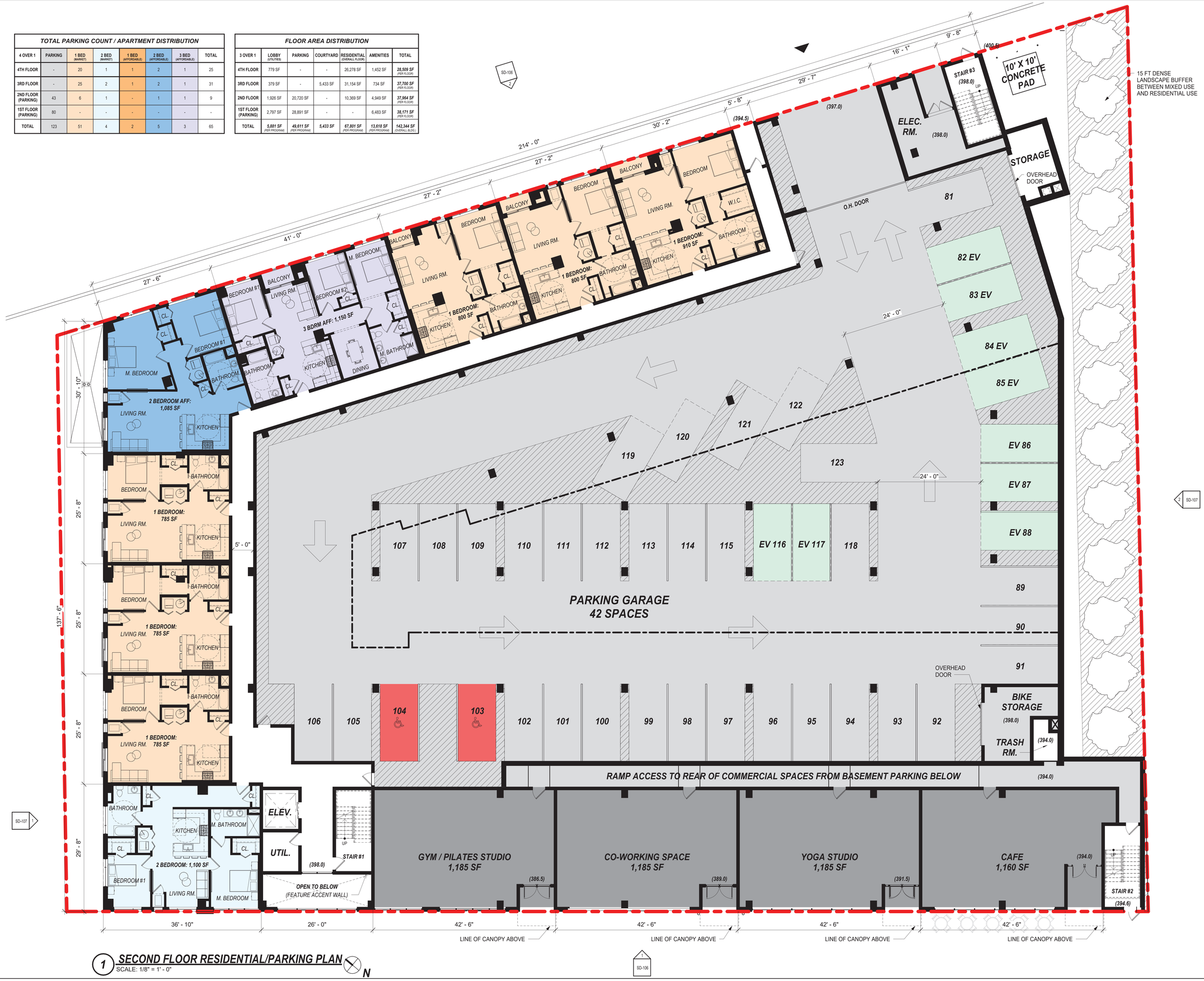
MATTHEW B. JARMEL, AIA, MBA
NJ LIC.# 21AC016100

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"

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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:
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.# AI01787

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
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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.# AI01977

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
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3RD FLOOR	-	25	2	1	2	1	31
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1ST FLOOR (PARKING)	80	-	-	-	-	-	-
TOTAL	123	51	4	2	5	3	65

FLOOR AREA DISTRIBUTION

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

N

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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:
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Drawing Name:
FOURTH FLOOR RESIDENTIAL PLAN

Drawing Number:
SD-104
OF

Initial Date: 07/12/2024

DESIGN PROFESSIONAL OF RECORD

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NJ LIC.# 21AC00016100



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

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50 YEARS

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VERONA, NJ
BLOCK 701 LOT 3

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

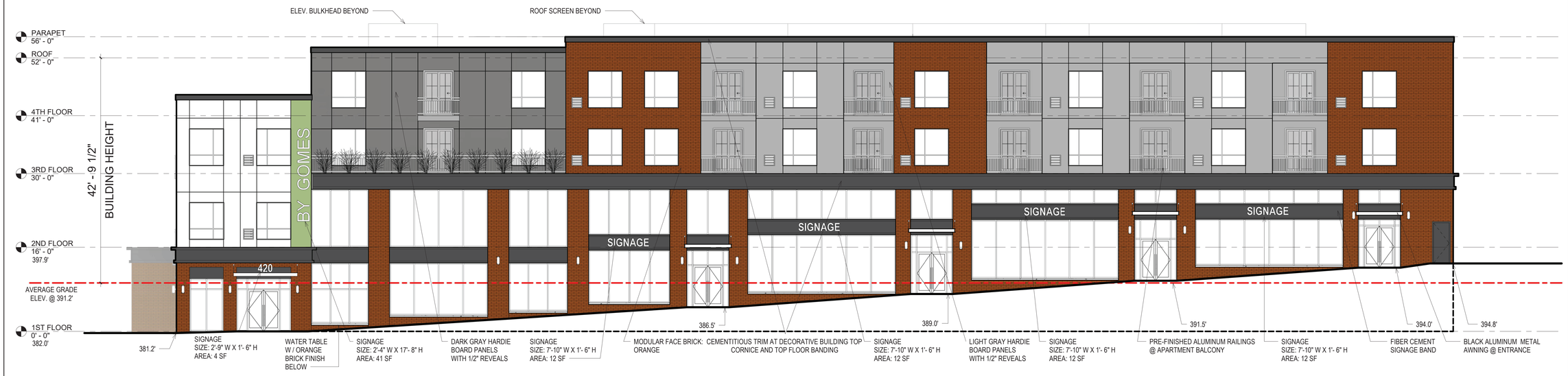
Drawing Name:
ROOF PLAN

Drawing Number:
SD-105
OF

Initial Date: 07/12/2024

DESIGN PROFESSIONAL OF RECORD

MATTHEW B. JARMEL, AIA, MBA
NJ LIC 21 AI012787



1 BUILDING ELEVATION - WEST

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

TOTAL SIGNAGE AREA ALLOWED = 100 SF
TOTAL SIGNAGE AREA PROPOSED = 93 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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Drawing Name:
PROPOSED BUILDING
ELEVATIONS

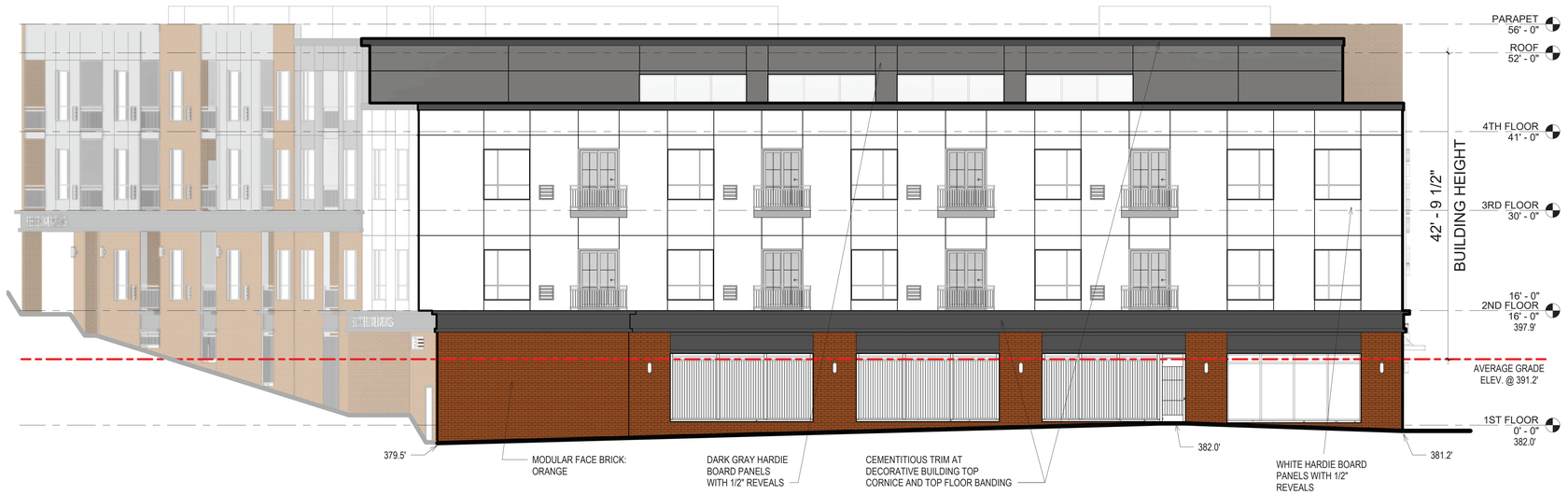
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Initial Date: 07/12/2024

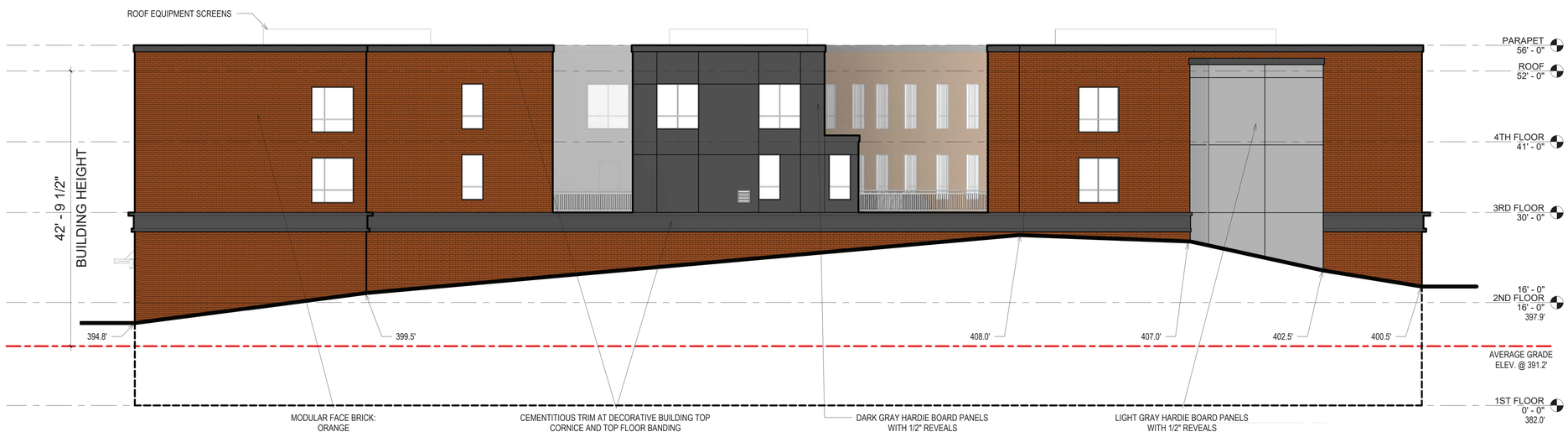
DESIGN PROFESSIONAL OF RECORD

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

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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 # AI01787

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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
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TEL: 973-994-9669
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Architecture
Engineering
Interior Design
Implementation Services

NJ State Board Of Architects Authorization No. 21AC00016100
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

REVISIONS

NO.	DATE	DESCRIPTION	INT

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

Drawing Name:
EVENING RENDERED PERSPECTIVE VIEW #2

Drawing Number:
SD-108
OF

Initial Date: 07/12/2024

DESIGN PROFESSIONAL OF RECORD
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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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REVISIONS

NO.	DATE	DESCRIPTION	INT

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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:
CLAREMONT AVENUE RENDERED PERSPECTIVE VIEW

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

DESIGN PROFESSIONAL OF RECORD

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