

SITE PLAN APPLICATION

VERONA PLANNING BOARD
10 Commerce Court, Verona, NJ 07044
Phone 857-4805

PRELIMINARY APPLICATION FEE: \$400 min; \$400 for 1st 1,000 sq. ft.;
\$500 1,000-2,500 sq. ft.; \$700 2,500 – 5,000 sq. ft.; \$1000 over 5,000 sq. ft.

FINAL: ½ preliminary

CHECKS PAYABLE TO TOWNSHIP OF VERONA

Please answer the following questions:

1. Is there a Zoning Variance Pending? Yes _____ No x
If so, what type? _____
2. Does the developer intend to request, at a future date, a Zoning Variance in connection with the Site Plan? Yes _____ No x

Applicant

Name Gomes Consulting LLC
Address 91 Kossuth Sreet
City Newark, NJ 07105
Phone # 973-732-0125

Owner

Name V & J Realty Associates LLC
Address 420 Bloomfield Avenue
City Verona, NJ 07044
Phone # 973- 239-6234

Architect

Name Matthew B. Jarmel, AIA
Address 42 Okner Parkway
City Livingston, NJ 07039
Phone # 973-994-9669

Licensed Land Surveyor

Name Michael Pronesti, PLS
Address 870 Pompton Avenue
City Cedar Grove, NJ 07009
Phone # 97- 857-3319

Municipal Tax Map No. C0701 Block No. 701 Lot No. 3
Municipality Verona Tax Sheet No. C0701

Name of Local Building Official Len Mendola Construction Official

Commercial _____ Multi-Family x Residential _____

Type of Construction:

Light Industry _____ Mixed Use x Misc. _____

Description of Construction See attached Project Description

TOWNSHIP OF VERONA

SITE PLAN REVIEW
SECTION 118

CHECK LIST FOR SITE PLAN APPLICATION

APPLICANT : Gomes Consulting LLC TELEPHONE NO. 973-732-0125
OWNER: V & J Realty Associates LLC TELEPHONE NO. 973 - 239- 6234
ADDRESS: 420 Bloomfield Avenue TAX MAP BL. 701 LOT 3

- A) Type of Site Plan
1. Repairs (interior) _____
 2. Renovation or Alteration (exterior) _____
 3. Change of Use _____
 4. Excavation Removal of Soil, Clear of Site _____
 5. Additions _____
 6. Percent (%) or Size of Addition _____
 7. New Structure _____
 8. New Accessory Structures _____
 9. Other _____
- B) Waiver Request _____ x
- C) 15 Copies of Application and Site Plan _____ x- 5
- D) Application Fee Paid (amount) _____ x
- E) Verification of Taxes Paid _____ x- Condition of approval
- F) Date Received Application _____
- G) Date Certified as Completed _____

- H) All plans submitted shall be drawn at a scale not smaller than one (1") inch equals twenty (20') feet, signed and sealed by a professional engineer, architect or professional planner and shall bear the signature and seal of the licensed land surveyor as to topography and boundary survey data and shall contain the following:

Circle One:

C = Complies
D = Deficient
WS = Waiver Sought

- | | | | | |
|-----|--|-----|---|----|
| 1. | Name and title of applicant, owner and person preparing map. | (C) | D | WS |
| 2. | Date, scale and north point and date of any revision | (C) | D | WS |
| 3. | Place for signature of Chairman and Secretary of approving Board. | (C) | D | WS |
| 4. | Tax map lot and block numbers and address of property | (C) | D | WS |
| 5. | Bearing of all property lines with reference to North and South and length of these lines. Area of subject property. | (C) | D | WS |
| 6. | Zone district and zone district of adjoining properties within 200 feet. | (C) | D | WS |
| 7. | Zoning schedule. | (C) | D | WS |
| 8. | All entrances and exits to public streets on site and within 200 feet thereof. | (C) | D | WS |
| 9. | All property lines, streets, roads, buildings, retaining walls, rock outcrops, marsh areas, ponds, and streams within 200 feet. | (C) | D | WS |
| 10. | The location of principal and accessory structures with dimensions of the structures and distances to lot lines. | (C) | D | WS |
| 11. | All set-back dimensions, landscaped areas, fencing and trees over 6" caliper. | (C) | D | WS |
| 12. | Location of all signs and exterior lighting with size and height of signs and light fixtures and strength in lumens and direction of illumination. | (C) | D | WS |

- | | | | | |
|-----|--|-----|---|----|
| 13. | Storm water system, including calculations and design data supporting adequacy of the system to handle storm run-off as required by the Township Engineer | (C) | D | WS |
| 14. | Sanitary sewerage disposal system by existing and proposed and calculation. | (C) | D | WS |
| 15. | Water supply system and all other utilities both existing and proposed. | (C) | D | WS |
| 16. | All curbs, sidewalks, driveways, parking space layout, and off-street loading areas with dimension. | (C) | D | WS |
| 17. | Right-of-way, easements and all lands dedicated to the Township, County, and State. | (C) | D | WS |
| 18. | Names of owners and use of property of all lands within 200 feet to the property and block and lot numbers. | (C) | D | WS |
| 19. | Site Plan drawn on sheet size: (Circle One) | (C) | D | WS |
| | 8.5 x 14 inches | | | |
| | 15 x 21 inches | | | |
| | 24 x 36 inches | | | |
| 20. | The entire property shall be shown, on the required sheet size a key map. | (C) | D | WS |
| 21. | Existing and proposed contours, with contour interval not more than two feet (2') slopes less than 10% and interval of five feet (5') for slopes greater than 10%. Existing contours by dashed lines, proposed by solid lines. | (C) | D | WS |
| 22. | Proposed finished grade spot elevations at all corners of existing and proposed buildings. | (C) | D | WS |
| 23. | The proposed use of building. | (C) | D | WS |
| 24. | The proposed use of outdoor area. | (C) | D | WS |
| 25. | The floor space of each building and total number of parking spaces. | (C) | D | WS |

- | | | | | |
|-----|---|-----|---|--------------------------|
| 26. | Distances along right-of-way lines of existing streets abutting property to nearest intersection. | (C) | D | WS |
| 27. | All existing easements, deed restrictions, other covenants and previous variances granted for the property. | (C) | D | WS |
| 28. | Floor plan of proposed structures with accompanying front, rear and side elevations drawn to scale. | (C) | D | WS |
| 29. | Landscaping plan, buffer plan, landscaping schedule showing number, size and species of plantings. | (C) | D | WS |
| 30. | Soil erosion and sediment control plan. | (C) | D | WS |
| 31. | Application filed with Essex County Planning Board | C | D | WS Condition of approval |
| 32. | Notice to all neighbors within 200 feet. | (C) | D | WS |
| 33. | Notification to Fire, Police, Health Department, Township Manager, and Shade Tree. | (C) | D | WS |
| 34. | Refuse, disposal (storage), dumpster screening | (C) | D | WS |
| 35. | Storage height (gross sq. footage) | (C) | D | WS |
| 36. | Drainage arrows. | (C) | D | WS |
| 37. | Site Lighting Plan with isolux patterns to indicate intensity of site lighting. | (C) | D | WS |
| 38. | Location HVAC Equipment and screening. | (C) | D | WS |
| 39. | NJDEP Freshwater Wetlands Approval. | (C) | D | WS |
| 40. | Complies with escrow ordinance. | (C) | D | WS |

Applicant's Remarks:

Applicant's Signature
Pedro Gomes, Sole Member

Updated 2/08

PLANNING BOARD
TOWNSHIP OF VERONA
Planning Board Applications Fees

Date: _____

INITIAL
ESCROW FOR
PROFESSIONAL
REVIEW

List Requested	\$10.00	
<u>CONDITIONAL USE</u>		
Application	\$500.00	\$1,000.00
Townhouse, additional per unit	\$ 50.00	\$ 200.00
<u>SITE PLAN APPLICATION</u>		
<u>Preliminary</u>		
Minimum	\$400.00	\$ 750.00
0 to 1,000 sq. ft.	\$400.00	\$ 750.00
1,000 to 2,500 sq. ft.	\$500.00	\$1,000.00
2,500 to 5,000 sq. ft.	\$700.00	\$1,500.00
over 5,000 sq. ft.	\$1,000.00	\$2,000.00
<u>Final</u>	½ Preliminary	½ Preliminary
<u>MAJOR SUBDIVISION</u>		
Minimum	\$550.00	\$1,000.00
Plus (per lot)	\$150.00	\$ 550.00
<u>MINOR SUBDIVISION</u>		
<u>1 family residential</u>		
No new lot created	\$250.00	None
1 to 3 lots	\$500.00	\$ 500.00
<u>Other, residential or commercial</u>		
1 to 3 lots	\$250.00 per lot	\$ 500.00
<u>Special meeting</u>		
Requested by applicant	\$800.00	

Enclosed is a check in the amount of \$ 4,500.00 for the application
circled above, to the Planning Board of the Township of Verona for approval of the
following: Mixed-use building with 65 residential units

known on the Verona Tax
Map as Map _____ Block 701 Lot 3

Included in the check is an additional \$10.00 where indicated for the list of property
owners within 200 feet of subject property.

Name of applicant Gomes Consulting LLC

Address of applicant Gomes Consulting LLC Telephone # 973-732-0125

Name of property owner V & J Realty Associates LLC

OWNER AUTHORIZATION AND AFFIDAVIT OF OWNERSHIP

State of New Jersey
County of Essex

Jude Roppatte of full age, being duly sworn according to law on oath deposed and says, that deponent has a business address at 420 Bloomfield Avenue and that V & J Realty Associates LLC is the owner in fee of all that certain lot, piece of land, situated, lying and being in the Township of Verona aforesaid and known and designated as Block 701 and Lot 3 as shown on the Tax Maps of the Township of Verona and commonly known as 420 Bloomfield Avenue (the "Property").

Deponent hereby states to: the Planning Board of the Township of Verona the Essex County Planning Board, the County of Essex, the State of New Jersey and/or their related agencies, boards and divisions that **Gomes Consulting LLC** has the consent and authorization of the Owner to make applications for the purpose of obtaining site plan approval, variances and/or waivers, pertaining to the Property. I hereby authorize inspection of the site which is the subject of this application.

Owner: V & J Realty Associates LLC

By:


Name: Jude Roppatte
Title:

Dated:

5-26-26

Signed and sworn before me
this 26 day of MAY, 2026


Notary Public
State of New Jersey



Attachment to Application- Project Description
420 Bloomfield Avenue, Verona, New Jersey

The subject property, located at 420 Bloomfield Avenue, Verona, New Jersey, is currently improved with the existing Richfield Regency Catering Hall. The property is identified as Block 701, Lot 3 on the Township of Verona Tax Maps and contains approximately 43,484 square feet. The property is situated along Bloomfield Avenue within the 420 Bloomfield Avenue Non-Condemnation Redevelopment Plan area.

The Applicant, Gomes Consulting LLC proposes to redevelop the site by demolishing the existing structures and constructing a new four-story mixed-use building. The proposed development will include approximately 1,400 square feet of ground-floor retail space, intended for restaurant/café use, along with a total of 65 residential units.

Off-street parking will be provided within a structured garage located on the first floor and lower (basement) level, accommodating 118 parking spaces, including 18 designated electric vehicle charging spaces.

The proposed building, totaling approximately 38,583-square feet, will consist of 52 one-bedroom units, 10 two-bedroom units, and 3 three-bedroom units. Of these, 10 units will be designated as affordable housing in accordance with applicable income restrictions, including one (1) one-bedroom unit, six (6) two-bedroom units, and three (3) three-bedroom units.

The development will also feature a comprehensive suite of resident amenities, including approximately 1,200 square feet of co-working space, a 1,200-square-foot fitness/Pilates studio, and a 1,200-square-foot yoga studio on the ground floor. Additional amenities include an 800-square-foot resident lounge on the second floor and a fitness center and outdoor training area on the third floor.

Additional Expert:

Licensed Civil Engineer:

Anthony Facchino, PE, PLS

Jarmel Kizel Architects and Engineers Inc.

42 Okner Parkway

Livingston, NJ 07039

afacchino@jkarch.com

DISCLOSURE STATEMENT

Name of Company Gomes Consulting LLC

Principal Place of Business New Jersey

Name of Registered Agent Pedro Gomes

Address 91 Kossuth Street, Newark NJ 07105

Incorporated in State of New Jersey

NAME	ADDRESS	PERCENT OWNED (%)
Pedro Gomes	91 Kossuth Street Newark, NJ 07105	100%

I certify that the above represents the name(s) and address(es) of all members or partners of a 10% or greater interest in the above company.

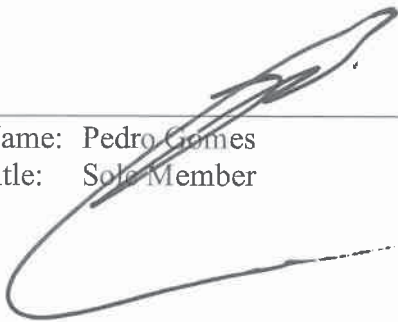
I certify that the foregoing statements made by me are true. I am aware that if any of the going statements made by me are willfully false, I am subject to punishment.

Date: 6/2/26

By: _____

Name: Pedro Gomes

Title: Sole Member



NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

GOMES CONSULTING LLC
0450302982

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 09/05/2018 and was assigned identification number 0450302982. Following are the articles that constitute its original certificate.

1. **Name:**
GOMES CONSULTING LLC
2. **Registered Agent:**
PEDRO GOMES
3. **Registered Office:**
91 KOSSUTH ST
NEWARK, NEW JERSEY 07105
4. **Business Purpose:**
PROVIDE CONSULTING
5. **Effective Date of this Filing is:**
09/05/2018
6. **Members/Managers:**
PEDRO GOMES
91 KOSSUTH ST
NEWARK, NEW JERSEY 07105
7. **Main Business Address:**
91 KOSSUTH ST
NEWARK, NEW JERSEY 07105

Signatures:

PEDRO GOMES
AUTHORIZED REPRESENTATIVE



Certificate Number : 4061240990

Verify this certificate online at

https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

IN TESTIMONY WHEREOF, I have
hereunto set my hand and
affixed my Official Seal
5th day of September, 2018

A handwritten signature in black ink, appearing to read "Elizabeth Maher Muoio".

Elizabeth Maher Muoio
State Treasurer