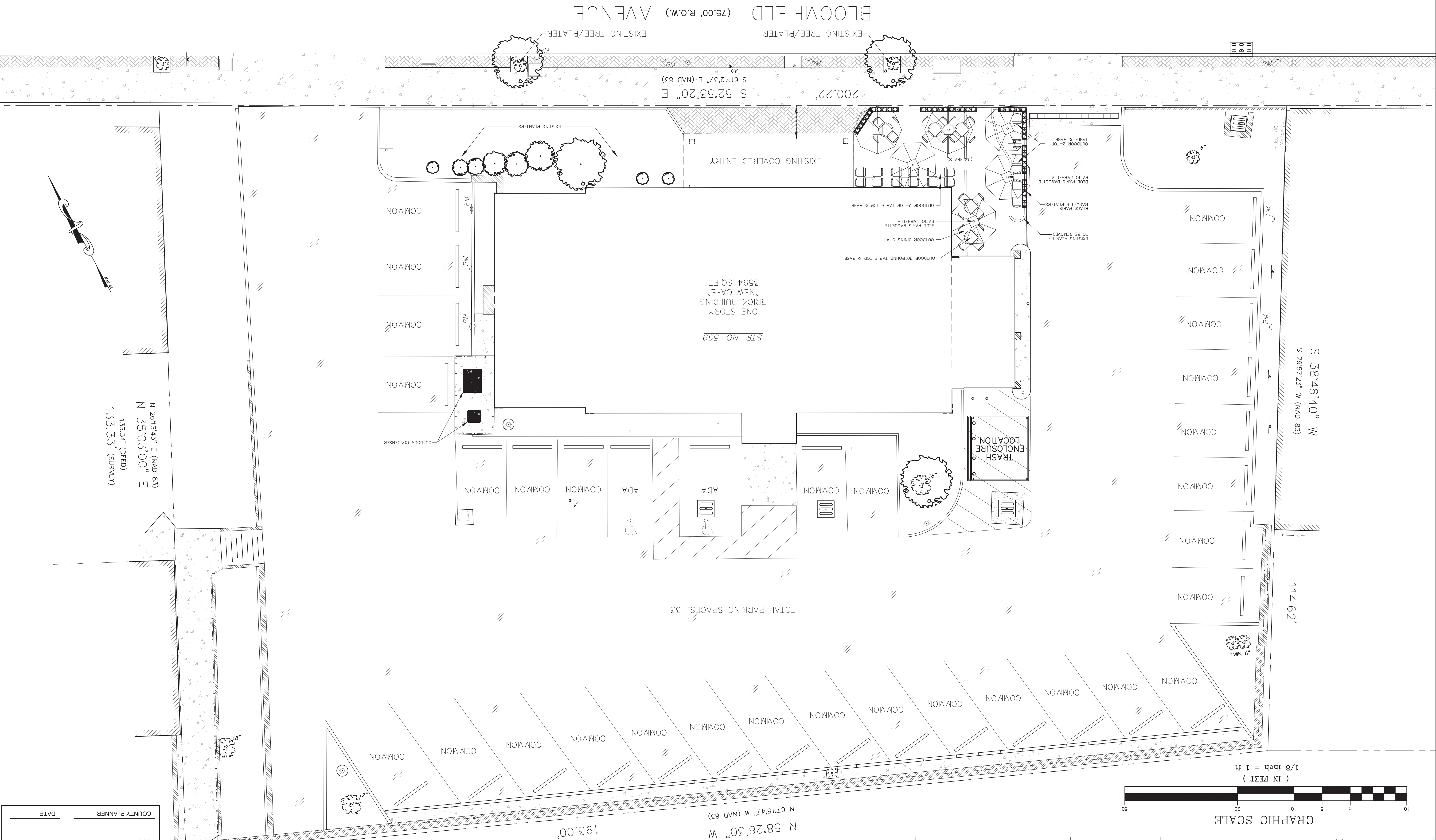




GRAPHIC SCALE



(1/8 inch = 1 ft)

ZONING SCHEDULE FOR TC ZONE				
REQUIREMENT	REQUIRED/	EXISTING	PROPOSED	COMMENTS
MINIMUM LOT AREA (SF)	2,000	24,312	24,312	NO CHANGE - CONFORMING
MINIMUM LOT WIDTH (FEET)	50	200.22	200.22	NO CHANGE - CONFORMING
MINIMUM FRONT YARD SETBACK (FEET)	0	14.4	14.4	NO CHANGE - CONFORMING
MINIMUM SIDE YARD SETBACK (FEET) BOTH	0	45.7	103.2	NO CHANGE - CONFORMING
MINIMUM REAR YARD SETBACK (FEET)	20	62.45	62.45	NO CHANGE - CONFORMING
MAXIMUM HEIGHT (FEET)	50	32.8	32.8	NO CHANGE - CONFORMING
MAXIMUM LOT COVERAGE (%)	80	13.45 (3,270.81 SF // 24,312 SF)	13.45 (3,270.81 SF // 24,312 SF)	NO CHANGE - CONFORMING
MAXIMUM IMPROVED LOT COVERAGE (%)	100	84.14 (20,456.11 SF // 24,312 SF)	85.44 (20,772.17 SF // 24,312 SF)	PROPOSED - CONFORMING
MAXIMUM FLOOR AREA RATIO (%)	N/A	N/A	N/A	NO CHANGE - CONFORMING

GENERAL NOTES:
TOTAL LOT AREA = 24,312 SQ. FT. OR 0.558 ACRES.

ALL EXTERIOR LIGHTING EXISTING TO REMAIN.

ALL EXISTING GRADING TO REMAIN. NO PROPOSED CHANGES.

GRADING NOTES:

TALL CURBS, SIDEWALKS, DRIVEWAYS, PARKING SPACE LAYOUT, AND OFF-STREET LOADING AREAS ARE EXISTING.

SITE PLAN BASED ON SURVEY PREPARED BY:

PRONESTI SURVEYING, INC.

870 POMPTON AVENUE, SUITE B1, CEDAR GROVE, NJ 07009

GEORGE R. PRONESTI (NJ LICENSE NO.16202)

PROFESSIONAL LAND SURVEYOR

NOVEMBER 22, 2023

APPROVED BY THE TOWN OF VERONA PLANNING BOARD		BOARD CHAIRPERSON	DATE
		BOARD SECRETARY	DATE
		MUNICIPAL ENGINEER	DATE
		COUNTY ENGINEER	DATE
		COUNTY PLANNER	DATE

Copyright © 2013 NEVES ARCHITECTURE LLC
No Resale or Reproduction Without Written
Permission from MARCO ALEXANDRE NEVES, R.A.

1

ENLARGED PLAN

1/8"=1'-0"

DRAWING NUMBER: S001

SITE PLAN

DRAWING TITLE:

DRAWN BY: JUCHNIK, R.A.

CHECKED BY: CJ

DATE: 09-02-2026

SCALE: AS INDICATED

PROJECT NO.: 26-PB-CD-O

STATUS:

REVISIONS

PARIS BAGUETTE BAKERY CAFE

599 BLOOMFIELD AVE.
VERONA, NEW JERSEY 07044

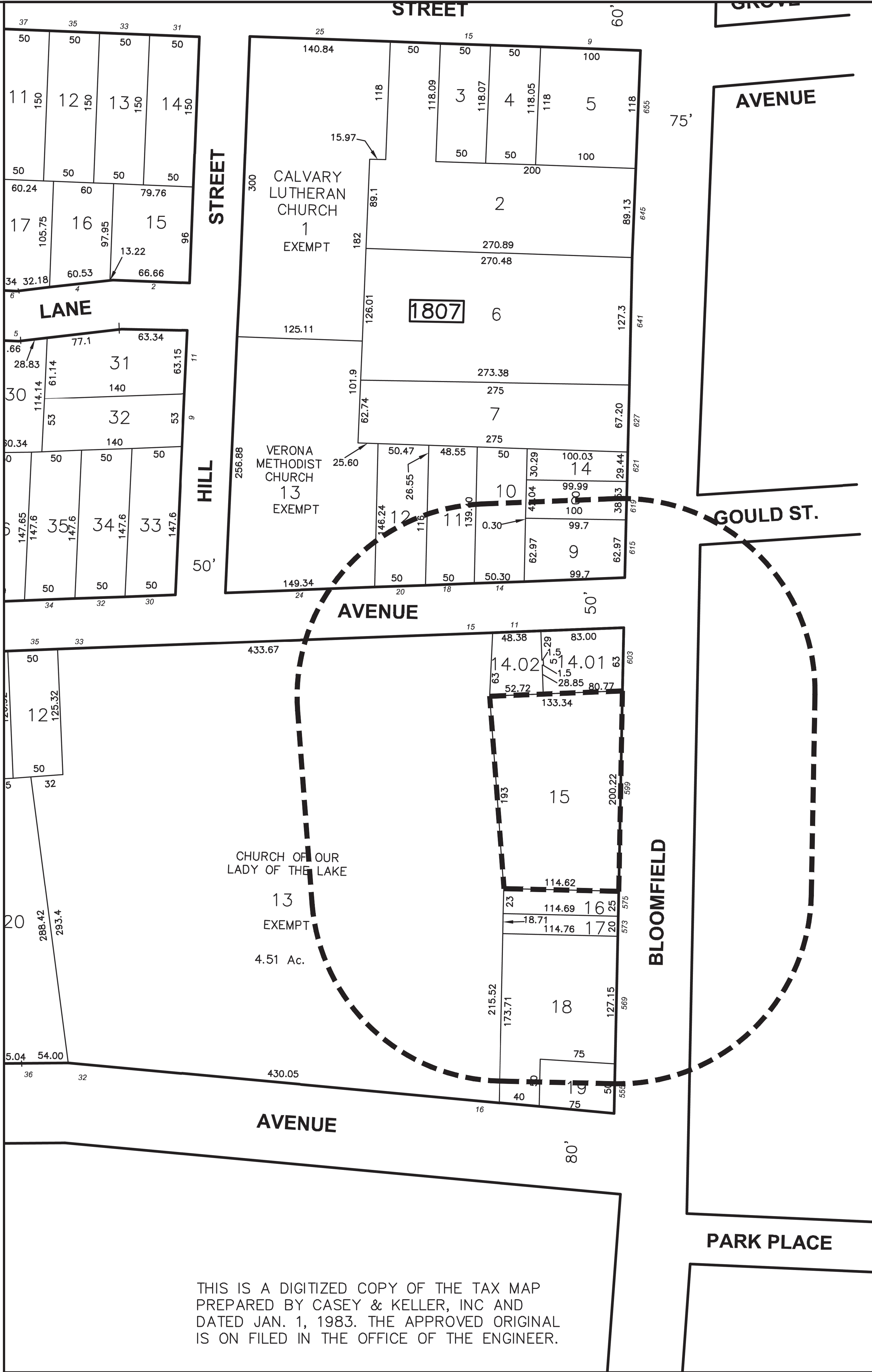
LOT 15
BLOCK: 1806

APPLICANT: GLOBAL NOMAD INC.

NEVES ARCHITECTURE & DESIGN, LLC

405 KEARNY AVE., SUITE #2
KEARNY, NEW JERSEY 07032
TEL: (201) 246-7879 FAX: (201) 246-0239
WEBSITE: NEVESARCHITECTURE.COM

CHRISTOPHER JUCHNIK, R.A.,
NJ ARCH A2-12953
NY ARCH 026948



200 FOOT RADIOUS – VERONA TAX MAP 18

1/64"=1'-0"
ENLARGED PLAN

1

NEVES ARCHITECTURE
& DESIGN, LLC
405 KEARNY AVE., SUITE #2
KEARNY, NEW JERSEY 07032
TEL: 201.246.7979 • FAX: 201.246.0235
WEBSITE: NEVESARCHITECTURE.COM

CHRISTOPHER JUCHNIK, R.A.,
NJ ARCH A2-12953
NY ARCH 026948

PARIS BAGUETTE BAKERY CAFE

598 BLOOMFIELD AVE.
VERONA, NEW JERSEY 07044

LOT: 15
BLOCK: 1806

APPLICANT: GLOBAL NOMAD INC.

REVISIONS		
No.	DESCRIPTION	DATE

STATUS:
PARIS BAGUETTE

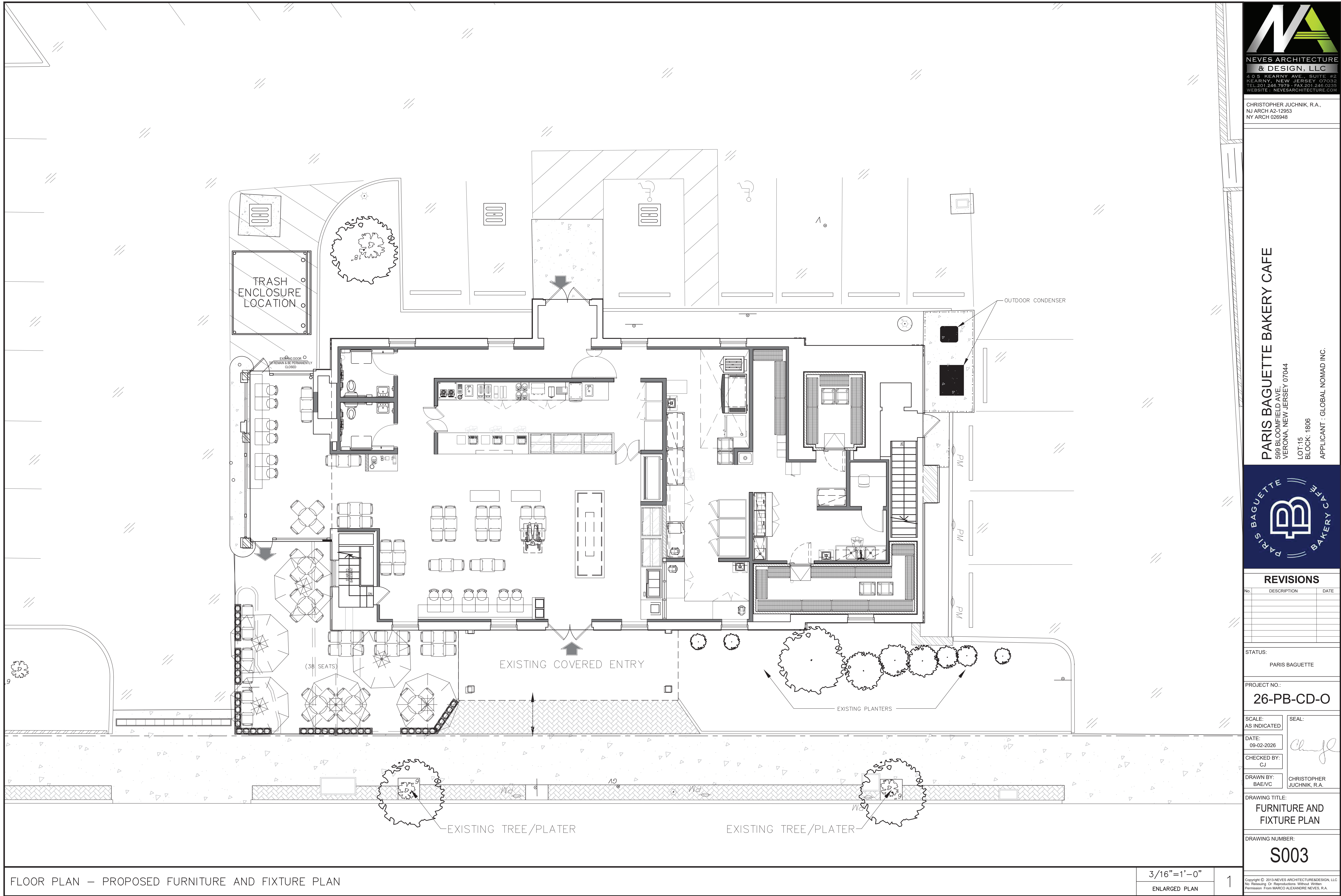
PROJECT NO.:
26-PB-CD-O

SCALE: AS INDICATED	SEAL:
DATE: 09-02-2026	
CHECKED BY: CJ	
DRAWN BY: BAE/VC	CHRISTOPHER JUCHNIK, R.A.

DRAWING TITLE:
FURNITURE AND
FIXTURE PLAN

DRAWING NUMBER:
S002

Copyright © 2015 NEVES ARCHITECTURE & DESIGN, LLC
No Reissuing Or Reproductions Without Written
Permission From MARCO ALEXANDRE NEVES, R.A.



PARIS BAGUETTE BAKERY CAFE

595 BLOOMFIELD AVE.
VERONA, NEW JERSEY 07044
LOT: 15
BLOCK: 1806

APPLICANT: GLOBAL NOMAD INC.



REVISIONS

No.	DESCRIPTION	DATE

STATUS: PARIS BAGUETTE

PROJECT NO:
26-PB-CD-O

SCALE: AS INDICATED

DATE: 09-02-2026

CHECKED BY: CJ

DRAWN BY: BAEVC

DRAWING TITLE:
**FURNITURE AND
FIXTURE PLAN**

DRAWING NUMBER:
S003

DRAWING NUMBER:
S003

Copyright © 2015 NEVES ARCHITECTURE & DESIGN, LLC
No Releasing Or Reproductions Without Written
Permission From MARCO ALEXANDRE NEVES, R.A.

309"

24"

PARIS BAGUETTE

SIGN DIMENSION

N.T.S
SCALE

2



FRONT EXTERIOR ELEVATION

1/4" = 1'0"
SCALE

1

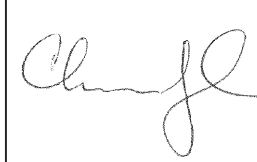
PARIS BAGUETTE BAKERY CAFE
598 BLOOMFIELD AVE.
VERONA, NEW JERSEY 07044
LOT: 15
BLOCK: 1806
APPLICANT: GLOBAL NOMAD INC.



REVISIONS		
No.	DESCRIPTION	DATE

STATUS:
PARIS BAGUETTE

PROJECT NO:
26-PB-CD-O

SCALE: AS INDICATED	SEAL:
DATE: 09-02-2026	
CHECKED BY: CJ	
DRAWN BY: BAE/VC	
CHRISTOPHER JUCHNIK, R.A.	

DRAWING TITLE:
EXTERIOR
ELEVATION

DRAWING NUMBER:
S004