BOSWELL
EST 1924

Headquarters
330 Phillips Avenue
South Hackensack, NJ 07606

O 201 641 0770
info@boswellengineering.com
boswellengineering.com

November 24, 2026

Planning Board
Township of Verona
880 Bloomfield Avenue
Verona, New Jersey 07044

Attention: Ms. Dolores Carpinelli, Zoning Board Secretary

Re: Global Nomad, Inc.
Planning Board Application
599 Bloomfield Avenue
Block 1806, Lot 15
Township of Verona
Our File No. 26VAP106

Dear Board Members:

We have received copies of the following documents relative to the above referenced application:

a. Township of Verona Planning Board Application, dated September 8, 2026 including the following:

- Affidavit to Ownership, dated September 3, 2026;
- Application Authorization, dated September 3, 2026;
- Township of Verona Site Plan Review Checklist, undated, and;
- Tax Certification, dated August 31, 2026.

b. Township of Verona Zoning Review prepared by Kathleen Miesch, dated November 6, 2026.

c. Site Plans (2 sheets) entitled, "Site Plan prepared for Global Nomad, Inc., 599 Bloomfield Avenue, Block 1806, Lot 15, Township of Verona, Essex County, New Jersey", prepared by Stimmel Associates, PA, dated November 4, 2026.

d. Architectural Plans (4 sheets) entitled, "Paris Baguette Bakery Cafe, 599 Bloomfield Avenue, Verona, New Jersey 07044", prepared by Neves Architecture and Design, LLC, dated November 4, 2026.

e. Survey (1 sheet) entitled, "Boundary Survey of 599 Bloomfield Avenue, Lot 15 in Block 1806 on Tax Maps of Township of Verona, Essex County, New Jersey", prepared by Pronesti Surveying, Inc., dated November 22, 2023.

Based on our review of the submitted documents, we offer the following comments:

Application

1. The Applicant in this matter is:

   Global Nomad, Inc.
   457 Bloomfield Avenue
   Verona, NJ 07044

The Owner in this matter is:

Bloom and Center, LLC
457 Bloomfield Avenue
Verona, NJ 07044

The Applicant must notify the Township of any changes in this information.

2. The site (Block 1806, Lot 15) is an interior lot located on the south side of Bloomfield Avenue. It should be noted that Bloomfield Avenue is a County Road (CR 506).

3. The property lies within the Town-Center (TC) Zone.

4. The property is currently developed with an existing one-story commercial building, previously occupied by Wells Fargo Bank and now vacant, along with a paved parking lot.

5. The Applicant is proposing to change the tenancy of the existing building to a Paris Baguette Café with new outdoor seating area, trash enclosure, signage, and associated landscaping.

6. As per Section 150-17.14 B(1)(c), the proposed Paris Baguette is a permitted use in the TC Zone.

<u>Variances and Waivers</u>

7. No variances are requested as part of this application.

8. The following waiver are required and/or requested as part of this application:

Item 9 – Property lines and structures within 200 feet of the property.

- A waiver is requested for this item. A 200-foot radius map depicting the property lines has been provided on Sheet S002. We take no exception to the Applicant not showing the structures within 200 feet of the property as the proposed exterior site improvements are minimal in nature.

Item 12 – Location of all signs and exterior lighting

- A waiver is requested for this item. The location and detail of proposed sign is shown on Sheet S004. It is noted on Sheet S001 that all existing exterior site lighting is to remain. The Applicant shall provide testimony regarding the adequacy of the existing lighting.

Item 13 – Storm water system details

- A waiver is requested for this item. The Applicant shall confirm no changes are proposed to the existing stormwater system on site and provide testimony regarding its adequacy.

Item 14 – Sanitary sewer system details

- A waiver is requested for this item. The Applicant shall confirm no changes are proposed to the existing sanitary system on site and provide testimony regarding its adequacy.

Item 15 – Water supply system details

- A waiver is requested for this item. The Applicant shall confirm no changes are proposed to the existing water supply system on site and provide testimony regarding its adequacy.

Item 17 – Easements and Land Dedications

- A waiver is requested for this item. The application indicates that the property is subject to a deed restriction allowing Our Lady of the Lake Church to utilize the parking area from 8:00 AM to 2:00 PM on Sundays. The Applicant shall provide testimony regarding this deed restriction and its potential impact on parking availability for visitors to the property.

Item 21 – Existing and proposed contours

- A waiver is requested for this item. It is noted on Sheet S001 that all existing grading is to remain. The Applicant shall provide testimony regarding the existing topography on site.

Item 22 –Proposed Finished Grade Building Elevations

- A waiver is requested for this item. We take no exception to this waiver as no changes are proposed to the existing building footprint.

Item 26 – Right-of-Way Setback from Nearest Intersection

- A waiver is requested for this item. The nearest intersection to the property is the intersection of Bloomfield Avenue and Montrose Avenue, located approximately 63 feet from the property, as shown on the survey. We take no exception to the requested waiver.

Item 30 – Soil Erosion and Sediment Control

- A waiver is requested for this item. We take no exception to the waiver, as the proposed disturbance of 600 SF is below the 5,000 SF threshold for Soil Conservation District approval.

Item 33 – Notification to Fire, Police, Health Departments, Township Manager, and Shade Tree

- A waiver is requested for this item. The Applicant shall provide plans to the applicable departments for review and address any comments issued.

Item 36 – Drainage Arrows

- A waiver is requested for this item. It is noted on Sheet S001 that all existing grading is to remain. The Applicant shall provide testimony regarding the existing topography on site.

Item 37 – Site Lighting Plan

- A waiver is requested for this item. It is noted on Sheet S001 that all existing exterior site lighting is to remain. The Applicant shall provide testimony regarding the adequacy of the existing lighting.

Item 39 – NJDEP Freshwater Wetlands Approval

- A waiver is requested for this item. There are no wetlands on property so we take no exception to this waiver.

Site Plan

9. The Applicant shall provide testimony regarding how the proposed site layout and circulation is designed to support the proposed use.

10. The Zoning Requirement Table on Sheet 1 of 2 indicates an increase in building coverage of approximately 179 square feet. The Applicant shall clarify where the additional building coverage is proposed.

11. The Zoning Requirement Table on Sheet 1 of 2 indicates an increase in impervious coverage of approximately 427 square feet. The Applicant shall confirm this is correct.

    Please note per Section 150-25.2, minor developments are defined as any development resulting in 400 or more square feet of new impervious surface. If the proposed increase in impervious coverage exceeds 400 square feet, the project will qualify as a minor development, and stormwater management will be required in accordance with Section 150-25.9 of the Township Code.

12. The Applicant shall provide testimony regarding the condition of the existing parking lot and if any resurfacing or repairs are proposed.

13. The Applicant is proposing a new 11'x 11' trash enclosure on the west side of the building. The Applicant shall provide testimony regarding trash pickup and recycling operations, including frequency, time, and who provides same.

14. The Applicant should provide testimony with regards to access and turning movements for emergency vehicles.

15. The Applicant should address how snow plowing operations are to be handled.

16. The Applicant shall provide testimony regarding the condition of the existing curb and concrete sidewalk along property frontage.

17. The Applicant shall be aware of their responsibility to repair any damage to improvements within the Bloomfield Avenue Right-of-Ways including, but not limited to, any sidewalk, curb, and asphalt, caused by construction activities associated with the improvements on the subject lot.

Architecture

18. The Applicant shall provide testimony regarding any proposed changes to the exterior façade of the existing building that faces Bloomfield Avenue.

19. The Applicant shall provide testimony regarding the proposed outdoor seating area and compliance with Section 150-7.23 of the Township Code, including details of any accessory items proposed to be installed, such as music boxes, heat lamps, service counters, umbrellas, etc.

20. The Applicant shall provide testimony if any new mechanical equipment (HVAC units or generator) is proposed for the new use. If so, architectural screening shall be provided for all mechanical equipment and compliance with Section 150-7.13 of the Township Code is required.

21. The Applicant shall provide testimony as to the proposed hours of operation and the anticipated number of employees during peak hours for the proposed use.

Parking

22. As per Section 150-12.1 B(3), parking requirements in the TC Zone do not apply to the proposed development.

23. The site plan on Sheet 1 shows the existing parking lot contains a total of 34 parking spaces whereas the plan on Sheet S001 shows 33 parking spaces. The Applicant shall confirm the total number of parking spaces and revise plans for consistency.

24. The parking lot contains two (2) ADA spaces including one (1) van accessible space. Please clarify if new signing is proposed for the ADA spaces.

25. The Applicant shall provide testimony regarding the adequacy of the proposed parking layout and circulation.

26. The Applicant shall provide testimony if any new loading spaces are proposed.

Traffic

27. Based on the Institute of Transportation Engineers (ITE) ***Trip Generation Manual, 12th Edition***, the proposed development may fall within several land uses. These include:

    - Land Use Code (LUC) 930: Fast Casual Restaurant;

- LUC 933: Fast Food Restaurant without Drive Thru Window; and/or
- LUC 936: Coffee/Donut Shop without Drive Thru Window.

Based on these land uses, the vehicle trips have a great deal of variability between the weekday AM peak hour, weekday PM peak hour, and Saturday peak hour. The projected vehicle trips of each are shown in the table below:

Land Use Code	AM Peak Hour Trips	PM Peak Hour Trips	Saturday Peak Hour Trips
Fast Casual Restaurant LUC 930	6	52	117
Fast Food Restaurant Without Drive-Thru Window LUC 933	142	132	-
Coffee/Donut Shop Without Drive-Thru Window LUC 936	327	113	200

As shown in the table above, the number of vehicle trips may vary widely for the land uses mentioned above. The proposed Paris Baguette would most closely align with LUC 936. Per New Jersey Department of Transportation (NJDOT) considerations, any development that would generate 100 or more vehicle trips during any analysis peak hour may result in a degradation of traffic operations, and would be subject to further scrutiny and review. As a result, it is advised that a traffic impact statement (TIS) be developed to further analyze the potential impacts to traffic operations along Bloomfield Avenue and adjacent intersections.

28. An alternative to providing a TIS utilizing LUC 936 would be for the Applicant to provide a traffic study utilizing trip generation information associated with other Paris Baguette developments of similar size and scope in the region. This may reflect a more applicable trip generation perspective that may not be captured by ITE.

29. The Site Plan provided a STOP sign for the exit driveway. Please clarify if the intent would be to permit left turns from the driveway onto Bloomfield Avenue (CR 506).

30. The Site Plan appeared to permit prospective patrons from westbound Bloomfield Avenue (CR 506) to make left turns into the site driveway. Please note that depending on the patronage of the proposed development, there may be the possibility of queuing along the left lane of westbound Bloomfield Avenue, immediately west of the signalized intersection of Bloomfield Avenue and Lakeside Avenue.

31. As Bloomfield Avenue is a roadway under the jurisdiction of Essex County, it is recommended that the Applicant and Township coordinate with the County to determine if there may be any stipulations or concerns related to traffic circulation associated with the proposed development. In particular, there should be discussions regarding whether exiting left turns from the site driveway and entering left turns from westbound Bloomfield Avenue would be permitted. These are the two primary movements that may cause disruptions to Bloomfield Avenue vehicular traffic operations.

32. The Site Plan did not provide intersection sight distance measurements for the exit driveway. The location of the outdoor seating area may limit/hinder sight distance of vehicles seeking to make right turns.

33. Please note that per the Manual on Uniform Traffic Control Devices (MUTCD), ground mounted traffic control signs should have a minimum vertical clearance of seven (7) feet between at grade and bottom of sign.

Utilities

34. The Applicant shall provide testimony if they will be utilizing the existing water, sewer, gas, etc. services to the building. If so, the Applicant shall confirm the existing utilities have sufficient capacity to handle flow from proposed development.

35. Any existing services to be utilized will require a video inspection to confirm they are not clogged or damaged, and are operating properly. The Applicant should make any repairs that are required.

36. The Applicant shall provide testimony if a grease trap will be required for the proposed use.

Tree Removal

37. The Site Plan shows a total of four (4) trees previously removed on site. The Applicant shall indicate if a tree removal permit was obtained from Township for this tree removal.

38. The Township of Verona has a Tree Removal Ordinance (Chapter 493, Article II) and any trees to be removed are subject to review and approval by permit only. The permit application is available on-line at the Township website and shall be reviewed independently of this review letter by the Township Zoning Official.

Lighting

39. It is noted on Sheet S001 that all existing lighting on site in to remain. The Applicant shall provide testimony as to the adequacy of the existing lighting for the building and parking areas.

40. The Applicant shall provide the hours of operation for the parking lot lighting.

41. The Township reserves the right to require modification and changes in the lighting for a six (6) month assessment period after construction of the project is completed and a Certificate of

Occupancy is issued so that the Township officials have the opportunity to determine what, if any, changes are necessary to lighting improvements.

Landscaping

42. The Applicant must provide testimony with respect to the landscaping proposed.

43. The Applicant shall provide testimony if the proposed landscaping complies with Verona's Recommended Plant Selection List.

44. The proposed landscaping must be reviewed and approved by the Verona Shade Tree Commission.

Soil Movement

45. The proposed site disturbance is noted to be 600 square feet as indicated on Sheet 1 of 2. The application will not require Soil Erosion Sediment Control Plan Certification from the Hudson-Essex-Passaic Soil Conservation District.

46. The Township of Verona has a Soil Removal Ordinance (Section 440) and any soil to be moved is subject to review and approval by Township Council.

47. Any damage to the Township roadway, curb or storm drainage will be the responsibility of the property owner to satisfactorily address as per the Township Engineer. The contractor must maintain soil erosion and sediment control measures throughout the duration of construction.

Signage

48. The Applicant shall provide testimony regarding proposed signage and its compliance with Section 150-7.9 of the Township Code.

49. The Borough reserves the right to require changes on the lighting intensity for signage for a period of up to six (6) months after installation.

Roof Leaders, Sump Pump Discharge, Grading and Property Maintenance Guidelines

50. The Owner/Applicant must submit an As-Built Survey, post construction, mapping all the improvements, including the stormwater system. This survey must include all existing and finished grades.

51. Sump pump, roof leaders and storm water pipe drain discharge shall preferably be directed onto an absorbent surface as grass, mulch, rock or soil so the discharge will be dissipated and not immediately drain to the Township Right-of-Way or adjacent properties. The discharge location shall be as approved by the Engineer or Public Works Manager or his/her designee. In the event it is not feasible to direct discharge on to an absorbent surface, the discharge may be directed to a storm sewer, swale, ditch, detention basin, drainage basin or other drainage facility or location as approved by the Engineer, Public Works Manager or his/her designee. If a connection to the storm sewer is approved, a permit will be required from the Engineer, Public Works Manager prior to installation. The connection must also be inspected by the Engineer or Public Works Manager.

52. The discharge location shall not create a public nuisance. This includes any condition or act which is or may become injurious or hazardous to the public.

53. The discharge shall not create a build-up of icing, standing water or algae growth on the street, sidewalk or public Right-of-Way.

54. The discharge shall not be directed towards an adjacent property in such a manner as to cause damage to the adjacent property or create a nuisance.

55. No person shall connect, or cause or permit to be connected, any sump pump, pipe drain, floor drain, surface drain, subsoil drain or leader pipe with the house sanitary sewer, or to use the sanitary sewer connection or any pipe or drain connected therewith for the purpose of receiving and discharging drainage of any kind other than from plumbing fixtures.

56. Sump pump and pipe drain discharges may not be directed into a Township Street or Right-of-Way unless permission is granted by the Engineer, Public Works Manager or his/her designee.

57. Roofs and outdoor areas shall be sloped to direct water away from buildings. Roof drains shall be connected to an approved storm water drainage system where and when possible. If a subterranean leader system is to be utilized, the system must be approved by the Township Engineer.

58. Please note the following:

    a. Water runoff which historically flowed from one property to another prior to an uphill home or developed area being built may continue to flow in the same direction after the home is built or area developed only if:

        - There is no diversion or channeling which results in the water flow being concentrated in one area, and;

        - There is no substantial construction on the uphill lot resulting in increased rates of surface run-off.

    b. If a detrimental change in the natural pattern of drainage on an uphill lot has occurred, the uphill property owner is responsible for interception and piping or directing surface water to a natural drainage area or a storm water drainage system.

    c. The downhill property owner is responsible for providing proper drainage for water flow that occurs in accordance with natural drainage patterns, which existed prior to construction.

    d. Due to the inherent difficulty in accurately predicting post-construction water flow from a property, changes in water flow may not be discovered until well after the construction is completed. In such cases, if it is determined the lot is generating an additional flow or intensity of storm-water across an adjacent property, in excess of what existed prior to construction, the Applicant, at the Applicant's expense, will be responsible for all measures necessary to abate the excess flow of stormwater.

Thank you for your kind attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,



Sarfeen Tanweer, PE

ST/da
cc: Kathleen Miesch – via email
Michael Caggiano, PE – via email