599 Bloomfield Avenue - Block 1806, Lot 15
Township of Verona, Essex County, New Jersey
TC ("Town Center") Zone

Requirement	Ordinance	Standard	Existing	Proposed	Status
Permitted Land Uses	§150-17.14A	Various	Bank with Drive-Thru	Restaurant	Complies
Min. Lot Area (s.f.)	§150-17.14C(1)	2,000 s.f.	24,312.24 s.f.	24,312.24 s.f.	Complies
Min. Lot Width (ft.)	§150-17.14C(2)	50 ft.	200.22 ft.	200.22 ft.	Complies
Min. Front Yard Setback (ft.)	§150-17.14C(3)	0 ft.	4.87 ft.	4.87 ft.	Complies
Min. Side Yard Setback - One (ft.)	§150-17.14C(4)	0 ft.	45.69 ft.	45.69 ft.	Complies
Min. Side Yard Setback - Both (ft.)	§150-17.14C(5)	0 ft.	45.69 ft. + 57.59 ft. = 103.28 ft.	45.69 ft. + 57.59 ft. = 103.28 ft.	Complies
Min. Rear Yard Setback (ft.)	§150-17.14C(7)	20 ft.	62.45 ft.	62.45 ft.	Complies
Min. Building Height (ft.)	§150-17.14C(8)	50 ft.	< 50 ft.	< 50 ft.	Complies
Min. Building Height (stories)	§150-17.14C(8)	3 stories	1 story	1 story	Complies
Min. Accessory Building Height (ft.)	§150-17.14C(9)	15 ft.	n/a	n/a	Complies
Max. Building Coverage (%)	§150-17.14C(10)	80%	3,355.45 s.f. / 24,312.24 s.f. = 13.80%	3,534.19 s.f. / 24,312.24 s.f. = 14.54%	Complies
Max. Improved Lot Coverage (%)	§150-17.14C(11)	100%	20,986.69 s.f. / 24,312.24 s.f. = 86.32%	21,413.25 s.f. / 24,312.24 s.f. = 88.08%	Complies
Min. Landscape Buffer to Residential (ft.)	§150-17.14C(12)	15 ft.	n/a	n/a	Complies

Other Zoning Requirements

- 150-7.23 - Accessory Use Requirements - Outdoor restaurant seating permitted in the HC Zone subject to the following:
  - A - The applicant for outdoor restaurant seating must prepare a site plan that clearly indicates the maximum size of the seating area, the maximum number of seats and tables, and the layout of the seating area and access aisles. - Complies
  - B - Outdoor restaurant seating, other than a sidewalk cafe, is prohibited within any public right-of-way and is prohibited in any front yard, except in the front yards of properties fronting Bloomfield Avenue, and may be located in any other side or rear yard. - Complies
  - C - Outdoor restaurant seating area shall not be located in nay required parking and/or loading areas and shall not impede pedestrians or vehicle traffic. - Complies
  - D - The outdoor restaurant seating area must be directly accessible to the interior eating area and located on the first floor level. - Complies
  - E - No more than 49% of the total on-site seating may be provided outdoors, including the seating supplied as part of a sidewalk cafe. - Complies
  - F - No more than 49% of the floor area of the restaurant use shall be utilized for outdoor seating, including the area supplied as part of a sidewalk cafe. - Complies
  - G - Outdoor storage, cooking or preparation of food is prohibited in the outdoor seating area.
  - H- A six-foot high enclosed fence and evergreen screening shall be provided if the outdoor seating area is adjacent to a residential zone. - Not Applicable
  - I - All outdoor areas shall be kept litter- and refuse-free and maintained on a daily basis. - Will Comply
  - J - Outdoor restaurant lighting is limited to one foot-candle over the seating area with the source of light not visible from any adjoining residential uses. - Complies
- 150-12.1B(3) - Min. Parking Requirement - In the Town Center zoning district, parking requirements shall not apply except in the case of additions and/or new construction of greater than 1,000 square feet gross floor area or for cafeterias, full-service restaurants, snack and nonalcoholic beverage bars and limited service restaurants with a seating capacity of greater than 50 patrons. - 0 parking spaces required, 34 parking spaces existing/proposed - Complies
- 150-12.2A - Min. Parking Dimensions - 9 ft. by 20 ft. required, < 9 ft. by 20 ft. proposed - Existing Non-Conformity

Zoning Notes

1. Improved Lot Coverage - The percentage of lot area which is improved with principaal and accessory buildings and structures, including al impervious surface areas such as buildings, driveways, parking ltos and garages and other man-made improvements, and swimming pools.
2. Lot Coverage (Building Coverage) - That portion of a lot which is occupied by buildings and accessory buildings, but not including other areas of impervious surfaces such as walkways, driveways, pations and open parking lots.

General Notes

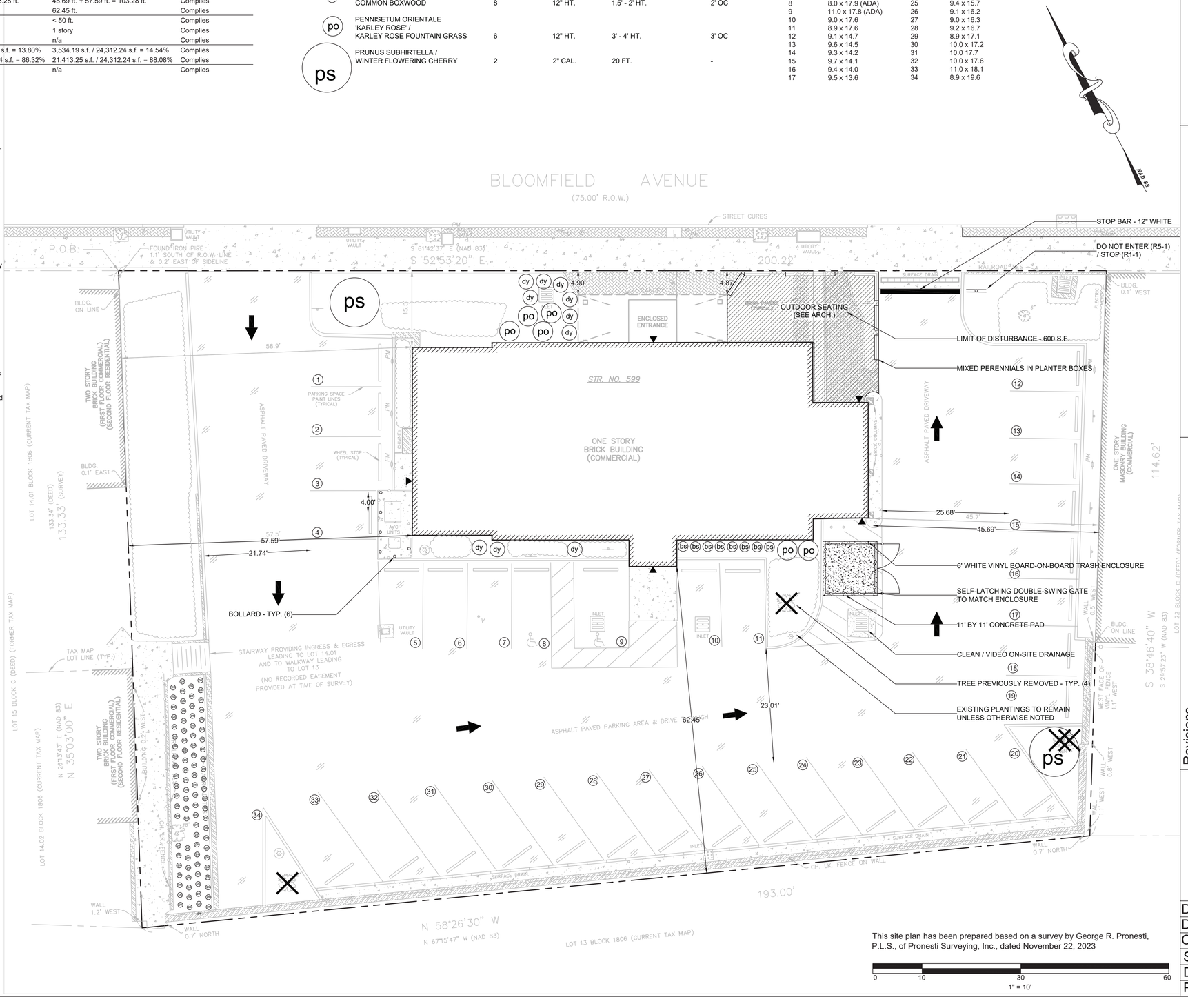
1. The applicant is responsible to obtain all outside agency approvals for the proposed development, including, but not limited to, New Jersey Department of Transportation, New Jersey Department of Environmental Protection, Essex County Planning Board, Hudson-Essex-Passaic Soil Conservation District, Utility Authorities/Companies, and Municipal Police and Fire Departments. It is the applicant's responsibility to determine which outside agency approvals are required.
2. The contractor is responsible for all requirements outlined in the New Jersey State Uniform Construction and International Building Code, latest edition, as well as in local codes and ordinances.
3. All structural, electrical, and mechanical work shall comply with the governing codes as administered by the local building officials and shall be considered as part of the construction documents. Any changes to, or deviation from these drawings shall not be made without written consent from the Engineer. Any deviations from the plans shall be at the contractor's own risk.
4. The contractor shall check and verify all dimensions, notes and conditions at the site before any construction work is started. the contractor shall notify the Engineer of any discrepancies or conflicts between these drawings and field conditions. The discovery of discrepancies after the beginning of work will be evidence of faulty work and shall be the full responsibility of the Contractor to correct.
5. These drawings are the property of the Engineer and shall not be used without his written consent. Drawings shall not be used for issuing of a building permit unless signed and sealed by the Engineer.
6. All construction work shall be performed in compliance with applicable safety codes, including, but not limited to those promulgated by the United States Department of Labor's Occupational Safety and Health Administration and the New Jersey Department of Labor.
7. Debris shall not be buried on site and shall be disposed of in a manner which complies with applicable regulations.
8. Existing utility valves, utility poles, traffic signal equipment, fire hydrants, traffic signage/striping and other similar elements which are located in the public right-of-way shall be left undisturbed.
9. The contractor is responsible for maintenance and protection of traffic during any construction which extends into the public right-of-way and shall coordinate with municipal/county/state police as necessary.
10. The contractor shall obtain all necessary approvals and documentation for the import/export of soil and construction materials and provides copies of same to the property owner.
11. The finished grade at the limit of construction shall meet the existing grade at that location.
12. The contractor shall verify the location and size of existing utility services during construction.
13. The applicant shall obtain the necessary easement or other agreement to facilitate any construction which encroaches onto adjoining properties or rights-of-way.
14. All proposed traffic signs and markings shall conform to the Manual on Uniform Traffic Control Devices.

PLANTING SCHEDULE

SYMBOL	NAME	QUANTITY	PLANTING SIZE	MATURE SIZE	SPACING
⊖	CREEPING PHLOX / PHLOX SUBULATA	90	6"	6" HT. / 3' SPREAD	2.5' OC
dy	TAXUS X MEDIA DENSIFORMIS / DENSE SPREADING YEW	8	8" - 12"	36" HT. / 60" SPREAD	3' OC
bs	BUXUS SEMPERVIRENS / COMMON BOXWOOD	8	12" HT.	1.5' - 2' HT.	2' OC
po	PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS	6	12" HT.	3' - 4' HT.	3' OC
ps	PRUNUS SUBHIRTELLA / WINTER FLOWERING CHERRY	2	2" CAL.	20 FT.	-

Parking Dimensions

Space #	Dimensions (ft.)	Space #	Dimensions (ft.)
1	10.1 x 16.5	18	10.1 x 13.6
2	10.1 x 16.5	19	10.0 x 15.8
3	11.0 x 16.7	20	9.1 x 19.0
4	9.9 x 13.6	21	9.1 x 14.0
5	8.5 x 17.9	22	8.8 x 14.6
6	9.0 x 17.9	23	9.3 x 14.9
7	9.0 x 17.9	24	9.7 x 15.8
8	8.0 x 17.9 (ADA)	25	9.4 x 15.7
9	11.0 x 17.8 (ADA)	26	9.1 x 16.2
10	9.0 x 17.6	27	9.0 x 16.3
11	8.9 x 17.6	28	9.2 x 16.7
12	9.1 x 14.7	29	8.9 x 17.1
13	9.6 x 14.5	30	10.0 x 17.2
14	9.3 x 14.2	31	10.0 17.7
15	9.7 x 14.1	32	10.0 x 17.6
16	9.4 x 14.0	33	11.0 x 18.1
17	9.5 x 13.6	34	8.9 x 19.6



This site plan has been prepared based on a survey by George R. Pronesti, P.L.S., of Pronesti Surveying, Inc., dated November 22, 2023

Owner
Bloom & Center, LLC
457 Bloomfield Avenue
Verona, NJ 07044

Applicant
Global Nomad, Inc.
203 Vaughn Drive
Princeton, NJ 08850

STIMMEL ENGINEERING
PO Box 280
Rutherford, NJ 07070
(201)636-2478
NJDCA Authorization #: 28215

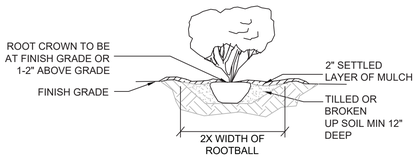
SITE PLAN

Prepared for Global Nomad, Inc.
599 Bloomfield Avenue
Block 1806, Lot 15
Township of Verona
Essex County
New Jersey

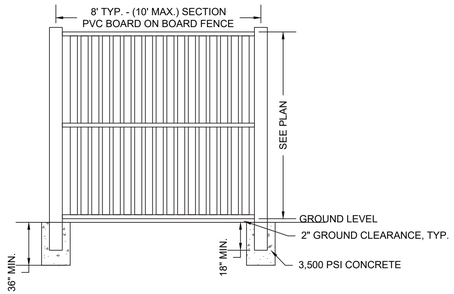
Revisions		
Rev #	Date	Description
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2		
3		
4		
5		

William P. Stimmel, P.E.
NJ License # 45161

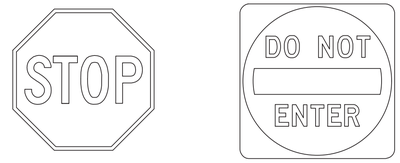
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Drawn by: WPS
Checked by: WPS
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Date: 11/04/26
Project #: N/A
Sheet #: 1 of 2



SHRUB PLANTING



PVC BOARD-ON-BOARD FENCE

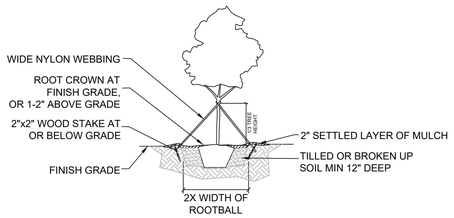


STOP SIGN
R1-1

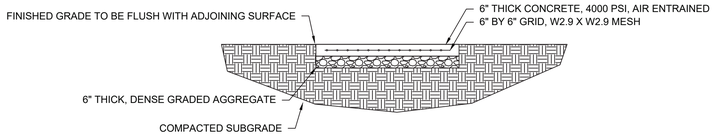
DO NOT ENTER
R5-1



TRAFFIC STRIPING / SYMBOLS AT DRIVEWAY



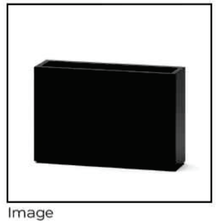
TREE PLANTING



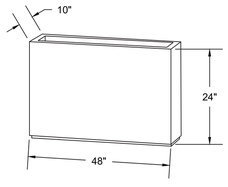
NOTES
1. REFER TO SITE PLAN FOR LENGTH/WIDTH OF PAD.
2. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT AT 12' INTERVALS, TO BE RECESSED 1/4" TO 1/2" FROM SIDEWALK SURFACE.

REINFORCED CONCRETE PAD

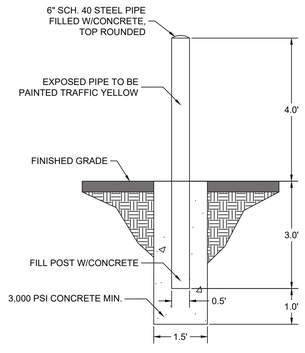
Manufacturer:	Pots Planters and More
Description:	Exterior Standalone Planter
Style:	Milano Narrow Planter Box
Color:	Infinity Black
Finish:	Low Gloss
Size:	48" x 10" x 24"
Plants:	TBD
Drainage Holes:	Yes
Price:	$422.60/Unit
Lead Time:	2 Weeks
Location:	Exterior Patio



Image



PARIS BAGUETTE BLACK FIBERGLASS PLANTER



BOLLARD, 6 IN.

STIMMEL ENGINEERING

PO Box 280
Rutherford, NJ 07070
(201)636-2478
NJDCA Authorization #: 28215

DETAILS

Prepared for Global Nomad, Inc.
599 Bloomfield Avenue
Block 1806, Lot 15

Township of Verona
Essex County
New Jersey

Revisions		
Rev #	Date	Description
1		
2		
3		
4		
5		

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NJ License # 45161

Designed by: WPS	
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Scale: 1" = 10'	Sheet #:
Date: 11/04/26	2 of 2
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