TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
JENNIFER KIERNAN

DEPUTY MANAGER
MICHAEL KRAUS
TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
(973) 239-3220
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

Zoning Office **880 Bloomfield Avenue, Verona, NJ 07044** **973-857-4772**

November 6, 2026

Planning Board Case 2026-07- Site Plan

Applicant (Tenant Use):	**Global Nomad, Inc.** **Paris Baguette**
Property Owner:	**Bloom & Center, LLC** **457 Bloomfield Avenue** **Verona, NJ 07044**
Attorney:	**Michael D. Sullivan, Esq.** **Stickel, Koenig, Sullivan & Drill, LLC** **571 Pompton Avenue** **Cedar Grove, New Jersey 07009**
Property:	**599 Bloomfield Avenue; Block 1806, Lot 15**
Zone:	**TC (Town Center) Zone District**

Submittals:
This office is in receipt of the following:

- Township of Verona Site Plan Application;
- Overview letter from Stickel, Koenig, Sullivan & Drill, LLC, Michael D. Sullivan, Esq., dated November 4, 2026;
- Site plan prepared William P. Stimmel, P.E. consisting of two sheets dated November 4, 2026;
- Architectural Plans prepared by Christopher Juchnik, R.A. of Nevis Architecture & Design, LLC Sheets SOO1 and S002 dated November 4, 2026, Sheets S003 and S004 dated September 2, 2026;
- Signed and sealed boundary survey prepared by Michael Pronesti, P.LS. Of 3. Pronesti Surveying, Inc. consisting of one sheet dated November 22, 2023.

ZONING REQUEST:
Based upon the zoning permit application, the applicant is seeking approval as a new tenant for Paris Baguette Café with outdoor seating. This review for Zoning only.

WAIVERS REQUESTED:

- All property lines, streets, roads, buildings, retaining walls, rock outcrops, marsh areas, ponds, and streams within 200 feet;
- Location of all signs and exterior lighting with size and height of signs and light fixtures and strength in lumens and direction of illumination;
- Storm water system, including calculations and design data supporting adequacy Of the system to handle storm run-off as required by the Township Engineer;
- Sanitary sewerage disposal system by existing 2nd proposed and calculation;
- Water supply system and all other utilities both existing and proposed;
- Right-of-way, easements and all lands dedicated to the Township, County, and State.
- Existing and proposed contours, with contour interval not more than two feet slopes less that and interval of five feet (5') for slopes greater than 10%. Existing contours by dashed lines, proposed by solid lines;
- Proposed finished grade spot elevations at all corners of existing and proposed buildings.
- Distances along right-of-way lines of existing streets c abutting property to nearest intersection.
- Soil erosion and sediment control plan.
- Notification to Fire, Police, Health Department, Township Manager, and Shade Tree;
- Drainage arrows;
- Site Lighting Plan with isolux patterns to indicate intensity of site lighting;
- NJDEP Freshwater Wetlands Approval.

ZONING DETERMINATION:

- The property is located in the TC (Town Center) Zone District;
- Building use was a financial institution (Wells Fargo Bank) until approximately 2022;
- Deed Restriction: Right of patrons of Our Lady of the Lake Church dated May 5, 1970 to utilize parking area between 8:00 am and 2:00 pm on Sundays, Deed Book 4342, Page 73;
- Per § 150-17.14 B. 1 (c) Full-service restaurants, cafes, bakeries, and **similar food service establishments**, snack and non-alcoholic beverage bars, and confectionary and nut stores. are permitted uses**;** Use is deemed a limited service restaurant by definition per § 150-2.3 - Any establishment primarily engaged in providing food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating. Food and drink may be consumed on the premises, taken out, or delivered to the consumer's location. Some establishments in this category may provide these food services in combination with selling alcoholic beverages.
- Per § 150-17.14 C. (2) Outdoor restaurant seating in accordance with § 150-7.23.
- Per § 150-17.14 C. (3) Sidewalk cafe in accordance with § 150-7.22.
- Per § 150-17.14 D. (1) lot size: 2,000 square feet; existing is 24,312.24 square feet;
- Per § 150-17.14 D. (2) Minimum lot width: 50 feet; existing is 200.22 feet;
- Per § 150-17.14 D. (3) Minimum front yard setback: zero feet;
- Per § 150-17.14 D. (4) Maximum front yard setback: 10 feet; 4.87 feet to proposed restaurant;
- Per § 150-17.14 D. (5) Minimum side yard setback (one): zero feet;
- Per § 150-17.14 D. (6) Minimum side yard setbacks (both): zero feet;
- Per § 150-17.14 D. (7) Minimum side yard setbacks (both) percentage of lot width: N/A;
- Per § 150-17.14 D. (8) Minimum rear yard setback: 20 feet; existing 62.45 feet from building; pre-existing condition of 4 feet from parking space curb to rear lot line;

- Per § 150-17.14 D. (9) Maximum height for principal building (stories/feet): 3/50; existing is 1 / <50 feet with no proposed change to existing structure;
- Per § 150-17.14 D. (10) Maximum height for accessory structures: 15 feet.
- Per § 150-17.14 D. (11) Maximum building coverage: 80%; existing is 13.80% and proposed is 14.54%;
- Per § 150-17.14 D. (12) Maximum improved lot coverage: 100%; existing is 86.32% and proposed is 88.08%;
- Per § 150-17.14 D. (13) Minimum landscaped buffer along residential zone: 15 feet; N/A as property is bordered by TC (Town Center) and SP (Semi Public) Zone;
- Per § 150-17.14 D. (14) Maximum allowable residential density is as follows: N/A

INDOOR SEATING:

- Indoor: 55 seats proposed inclusive of one wheel chair accessible seat/table;

OUTDOOR SEATING:

- Outdoor: Proposed:
  - 11 outdoor tables;
  - 38 seats;
  - 6 Blue Paris Baguette Patio Umbrellas – detail on sheet S002 of the Architectural Plans;
  - 8 Black Paris Baguette Planters (detail on sheet S002 of the Architectural Plans) bordering along 31 feet of front sidewalk on Bloomfield Avenue and 18 feet along the SW drive aisle;
    - 48”x10”x24” each
  - 360 square feet of green space to be removed and brick pavers to match the existing brick pavers to be installed for outdoor seating area;
- No protective bollards are shown along the drive aisle near the outdoor seating, only planters;
- Outdoor restaurant seating shall be permitted as an accessory use within the ETC and TC zoning districts and receive site plan approval as required by Chapter 430, Site Plan Review, of the Verona Code and shall also meet all of the requirements of a retail food establishment as required by Chapter 276, Food Establishments, Retail, of the Verona Code and in accordance with the following requirements
- Per § 150-7.23 Outdoor restaurant seating.
  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.
  B. Outdoor restaurant seating, other than a sidewalk café, 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.
  C. Outdoor restaurant seating areas shall not be located in any required parking and/or loading areas and shall not impede pedestrian or vehicle traffic.
  D. The outdoor restaurant seating area must be directly accessible to the interior eating area and located on the first floor level.
  E. No more than 49% of the total on-site seating may be provided outdoors, including the seating supplied as part of a sidewalk café. 38 outside + 55 inside = 93 where 49% is 45.57%.

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 café. 3,594 square feet indoor + 560± square feet outdoor = 4154 total square feet; where 49% is 2,035.46 square feet;
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.
I. All outdoor areas shall be kept litter- and refuse-free and maintained on a daily basis.
J. Outdoor restaurant lighting is limited to one footcandle over the seating area with the source of the light not visible from any adjoining residential uses.

PARKING:

- Per § 150-12.1 B. (3) 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 as per § 150-12.6 Off-street parking. C. Parking schedule: Eating and drinking places: 1 space per 2 seats devoted to service. The proposed establishment does not offer table service.
- 34 existing parking stalls inclusive of (2) two ADA #8 and #9;
- Per § 150-12.2 A. Each off-street parking space shall measure not less than nine feet by 20 feet exclusive of access drives and aisles and shall be of usable shape and condition. Where front overhang of the vehicle is possible onto a paved or grass area not used for vehicular or pedestrian circulation or parking, the space may be reduced to 18 feet; existing parking stalls are pre-existing, non-conforming with varying dimensions as listed on sheet 1 of the Site Plan;
- Historically, through 2021, the first three parking stalls on the SW side of the parking lot were municipal metered parking; meters were removed by 2022;
- Directional arrows are shown on sheet 1 of the site plan; with directional signage of Do Not Enter and STOP on the SW side of the drive aisle exit onto Bloomfield Avenue;
- Applicant shall testify to any restriction of a left hand turn onto Bloomfield Avenue;

CONDENSING UNITS:

- Two existing condensing units are shown on the rear, NE corner of the building;
- Units are shown at the top of parking spaces #4 and #5;
- 6 bollards are shown – Zoning defers to the Construction Department regarding bollards;

SIGNAGE:

- Wall Signage over entrance with frontage on Bloomfield Avenue;
- Per § 150-7.9 S. (2) Such signs, if displayed on a wall of a building facing a street on which the building lot has frontage, shall have a total area of all such signs not to exceed one square foot for each linear foot that such building extends along the street on which it has frontage. If the building has frontage on more than one street, a separate sign or signs may be provided for each street frontage, but the total area of all signs on each street shall be no greater in the aggregate than one square foot for each foot that the building extends along the street for which such signs are provided. In no event shall the total sign area on each street frontage

exceed 100 square feet or be more than four feet in height. Frontage on Bloomfield Avenue is 200.22 feet; proposed sign is 309 inches x 24 inches or 7,416 square inches or 51.5 square feet;

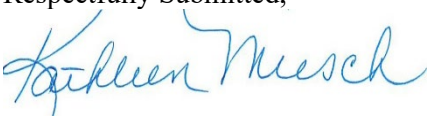
- No other signage detail was provided; Applicant should testify to signage type, lighting, etc. noting that Per § 150-7.9 S. (4) No business sign shall be illuminated between the hours of 11:00 p.m. and 6:00 a.m. the following morning, unless the business or use so advertised is open to the public later than 11:00 p.m. or earlier than 6:00 a.m.
- No other signage is proposed. Applicant should note any additional signage inclusive of window signage will require a Zoning permit and must adhere to § 150-7.9.
- A stairway exists on the NE side of the property providing ingress/egress leading to abutting lot 14.01 and walkway leading to lot 13 with no recorded easement;

TRASH ENCLOSURE:

- Trash enclosure is proposed on the SW side of the existing building;
- 11 feet x 11 feet concrete pad;
- 6 feet white board on board with self-latching double swing gate;

- Applicant should testify to the frequency and schedule of trash removal;
- Applicant shall testify to days/hours of operation;
- Applicant shall testify to snow removal plan;
- Planting schedule listed on sheet 1 of Site Plan;

Respectfully Submitted,



Kathleen Miesch
Zoning Official