

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY
PLANNING BOARD APPLICATION

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
973-857-4773

APPLICATION DATE: 9/8/2026 CASE # _____

PROPERTY ADDRESS 599 Bloomfield Avenue
BLOCK 1806 LOT 15 ZONE TC

APPLICANT'S NAME Global Nomad, Inc.

PHONE # _____ CELL PHONE# 817-913-6839

EMAIL sameer.targe@gmail.com

PROPERTY OWNER'S NAME Bloom & Center, LLC

PROPERTY OWNER'S ADDRESS 457 Bloomfield Avenue, Verona, NJ 07044

PROPERTY OWNER'S PHONE # _____ CELL # 973-568-0600

PROPERTY OWNER'S EMAIL pags66@me.com

RELATIONSHIP OF APPLICANT TO OWNER Landlord

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Change of use to permit Paris Baguette Cafe adding outdoor seating

CONTRARY TO THE FOLLOWING (IF VARIANCES ARE SOUGHT):

APPLICATION INCLUDES A MINOR SUBDIVISION: MINOR SUBDIVISION APPLICATION FORM
N/A

LOT SIZE: EXISTING 24,312 sf PROPOSED Same TOTAL Same

HEIGHT: EXISTING 22.8 ft. PROPOSED Same

PERCENTAGE OF BUILDING COVERAGE: EXISTING 13.45% PROPOSED Same
PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 84.14% PROPOSED 85.44%

PRESENT USE Bank PROPOSED USE Cafe

SET-BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>0</u>	<u>14.4 ft.</u>	<u>Same</u>
REAR YARD	<u>20 ft.</u>	<u>62.45 ft.</u>	<u>Same</u>
SIDE YARD (1)	<u>0</u>	<u>103.2 ft.</u>	<u>Same</u>
SIDE YARD (2)	<u>0</u>	<u>62.45 ft.</u>	<u>Same</u>

DATE PROPERTY WAS ACQUIRED March 1, 2024

TYPE OF CONSTRUCTION PROPOSED:

No exterior change to building except new sign

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

New sign to be installed on existing front gable of building. Sign will be "Paris Baguette" and be sized as per Township ordinance

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u>3,594 sf.</u>	<u>Same</u>	<u>Same</u>
FIRST FLOOR	<u>3,594 sf.</u>	<u>Same</u>	<u>Same</u>
SECOND FLOOR	<u>N/A</u>	<u></u>	<u></u>
ATTIC	<u>N/A</u>	<u></u>	<u></u>

NUMBER OF DWELLING UNITS: EXISTING N/A PROPOSED

NUMBER OF PARKING SPACES: EXISTING 32 PROPOSED Same

History of any previous appeals to the Board of Adjustments and the Planning Board

Bank use since 1970 most recently Wells Fargo Bank in or about 2010

If applicable, what are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

Supply a statement of facts showing how relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance

History of any deed restrictions:

Right of patrons of Our Lady of the Lake Church dated May 5, 1970 to utilize parking area between 8:00 a.m. and 2:00 p.m. on Sundays in Deed Book 4342, Page 73.

PROPOSAL INCLUDES REMOVAL OF THREE OR MORE TREES:

YES NO X

IF YES, DOWNLOAD AND FILE: LAND USE TREE REMOVAL APPLICATION FORM

PROPOSED DEVELOPMENT: Tenant fit-out of a new Paris Baguette Cafe adding outdoor seating.

ADDS BETWEEN 400 AND 5,000 FT² OF IMPERVIOUS SURFACE OR DISTURBS $\geq 2,500$ FT² (MINOR DEVELOPMENT) YES _____ NO X

ADDS > 5,000 FT² OF IMPERVIOUS SURFACE OR DISTURBS $\geq \frac{1}{2}$ ACRE (MAJOR DEVELOPMENT) YES _____ NO X

IF YES, DOWNLOAD AND FILE: STORMWATER APPLICATION

A legible plot plan or survey to scale (not less than 1"=100') of the property indicating the existing and/or proposed structure and scale drawings of the existing and/or proposed structure must be provided.

A copy of any conditional contract relating to this application must be filed with this application.

If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided.

Name Sameer Targe Address 203 Vaughn Drive Princeton, NJ 08550 Phone # 817-913-6839
Name _____ Address _____ Phone # _____
Name _____ Address _____ Phone # _____
Name _____ Address _____ Phone # _____

Expert witness(es) that will present evidence on behalf of this application:

Attorney: Name Michael D. Sullivan, Esq.
Address: 571 Pompton Avenue, Cedar Grove, NJ 07009
Phone # 973-239-8800
Fax # 973-239-0369
Email skslawns@aol.com

Engineer: Name _____
Address _____
Phone # _____
Fax # _____
Email _____

Architect: Name Christopher Juchnik, RA
Address 405 Kearny Avenue, Suite 2A, Kearny, NJ 07032
Phone # 201-246-7979 Ext. 103
Fax # 201-246-0235
Email cjuchnik@nevesarchitecture.com

Planner: Name _____
Address _____
Phone # _____
Fax # _____

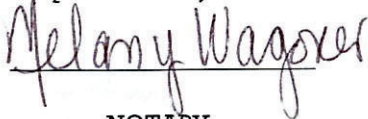
AFFIDAVIT OF OWNERSHIP

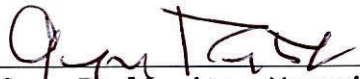
STATE OF NEW JERSEY
COUNTY OF ESSEX

Greg Paglianite OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
Located at
OATH DEPOSED AND SAYS, THAT DEPONENT ~~RESIDES~~ AT 457 Bloomfield Avenue, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT
Bloom & Center, 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 1806 AND LOT 15 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

September 3, 2026

Bloom & Center, LLC



By: 
Greg Paglianite, Managing Member
OWNER

NOTARY

MELANY WAGONER.

A Notary Public of New Jersey

My Commission Expires January 15, 2029

AFFIDAVIT OF APPLICANT

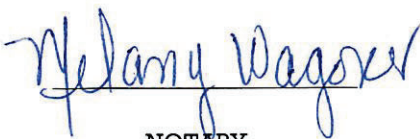
COUNTY OF ESSEX
STATE OF NEW JERSEY

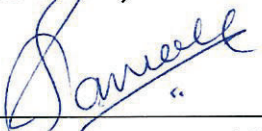
Sameer Targe

OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON

OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED
HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 3 DAY OF September
2026.

Global Nomad, Inc.



By: 
Sameer Targe, President
APPLICANT

NOTARY

MELANY WAGONER.

A Notary Public of New Jersey

My Commission Expires January 15, 2029

AUTHORIZATION

IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

TO THE PLANNING BOARD

Global Nomad, Inc. IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF September 2026.


NOTARY

Bloom & Center, LLC
By: 
Greg Paglianite, Managing Member
~~APPLICANT~~ OWNER

MELANY WAGONER,
A Notary Public of New Jersey
My Commission Expires January 15, 2029

TOWNSHIP OF VERONA

SITE PLAN REVIEW
SECTION 118

CHECK LIST FOR SITE PLAN APPLICATION

APPLICANT: Global Nomad, Inc. TELEPHONE NO. 817-913-6839
OWNER: Bloom & Center, LLC TELEPHONE NO. 973-568-0600
ADDRESS: 599 Bloomfield Avenue TAX MAP BL. 1806 LOT 15

A) Type of Site Plan

1. Repairs (interior) _____
2. Renovation or Alteration (exterior) _____
3. Change of Use _____ X _____
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 _____

C) 15 Copies of Application and Site Plan * _____ X _____

D) Application Fee Paid (amount) _____

\$1,500 App./\$3,000 Escrow

E) Verification of Taxes Paid _____ X _____

F) Date Received Application _____

G) Date Certified as Completed _____

* 7 copies plus digital copy

- 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 |

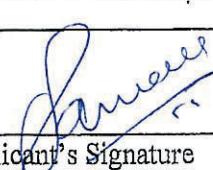
* List of property owners within 200 feet of the property to be provided

Updated 2/08

- | | | | | |
|-----|---|---|---|-------|
| 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 |
| 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:

** To be completed upon scheduling of hearing date


Applicant's Signature

VERONA

Township of Verona, New Jersey



**Municipal Building
600 Bloomfield Avenue
Verona, New Jersey 07044
Website: www.VeronaNJ.org**

**OFFICE OF FINANCE / TAXES
Telephone: (973) 857-4777 Fax: (973) 857-8551**

August 31, 2026

Michael Sullivan
571 Pompton Avenue
Cedar Grove, NJ 07009

Re: Tax Certification
1806-15
599 Bloomfield Avenue

Dear Michael;

Please be advised that the taxes on 599 Bloomfield Avenue are paid through 3rd quarter 2026.

They are also current through 3rd quarter on their water/sewer bill.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Muscara". The signature is written in a cursive, flowing style.

Jennifer Muscara
Tax Collector