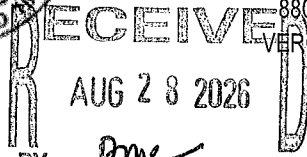


TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY
PLANNING BOARD APPLICATION

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



APPLICATION DATE BY: Dme

CASE # 2026-05

PROPERTY ADDRESS 885 Bloomfield Avenue
BLOCK 2205 LOT 6 ZONE See Rider

APPLICANT'S NAME A&R SKYLINE PROPERTIES URBAN RENEWAL, LLC

PHONE # _____ CELL PHONE# _____

EMAIL ray.rice@comcast.net

PROPERTY OWNER'S NAME A&R SKYLINE PROPERTIES URBAN RENEWAL, LLC

PROPERTY OWNER'S ADDRESS 704 Passaic Ave, West Caldwell, NJ

PROPERTY OWNER'S PHONE # _____ CELL # _____

PROPERTY OWNER'S EMAIL ray.rice@comcast.net

RELATIONSHIP OF APPLICANT TO OWNER _____

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

See attached rider.

CONTRARY TO THE FOLLOWING (IF VARIANCES ARE SOUGHT):
N/A

APPLICATION INCLUDES A MINOR SUBDIVISION: MINOR SUBDIVISION APPLICATION FORM

LOT SIZE: EXISTING 72,538 PROPOSED 72,538 TOTAL 72,538

HEIGHT: EXISTING N/A PROPOSED 3 stories/ 40 ft

PERCENTAGE OF BUILDING COVERAGE: EXISTING 0.18% PROPOSED 34.94%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 0.37% PROPOSED 69.97%

PRESENT USE See attached rider PROPOSED USE See attached rider

SET-BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>See attached site plans</u>	_____	_____
REAR YARD	_____	_____	_____
SIDE YARD (1)	_____	_____	_____
SIDE YARD (2)	_____	_____	_____

DATE PROPERTY WAS ACQUIRED 12/18/2006

TYPE OF CONSTRUCTION PROPOSED:
See attached rider

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

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u>See attached plans</u>		
FIRST FLOOR			
SECOND FLOOR			
ATTIC			

NUMBER OF DWELLING UNITS: EXISTING N/A PROPOSED 28
NUMBER OF PARKING SPACES: EXISTING N/A PROPOSED 68 (81 with EV Credits)

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

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

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
N/A

History of any deed restrictions:

PROPOSAL INCLUDES REMOVAL OF THREE OR MORE TREES:

YES X NO

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

PROPOSED DEVELOPMENT:

ADDS > 5,000 FT² OF IMPERVIOUS SURFACE OR DISTURBS ≥ ½ ACRE (MAJOR DEVELOPMENT)
YES X NO

Planner: Name N/A
Address _____
Phone # _____
Fax # _____

TOWNSHIP OF VERONA

**SITE PLAN REVIEW
SECTION 118**

CHECK LIST FOR SITE PLAN APPLICATION

A&R SKYLINE PROPERTIES

APPLICANT : URBAN RENEWAL, LLC **TELEPHONE NO.** _____

OWNER: Same as applicant **TELEPHONE NO.** _____

ADDRESS: 704 Passaic Ave. West **TAX MAP BL.** _____ **LOT** 6

Caldwell, NJ 07006

A) Type of Site Plan

1. Repairs (interior)

No

2. Renovation or Alteration (exterior)

No

3. Change of Use

No

4. Excavation Removal of Soil, Clear of Site

Yes

5. Additions

Yes

6. Percent (%) or Size of Addition

69.6% coverage increase

7. New Structure

Yes

8. New Accessory Structures

No

9. Other

B) Waiver Request

C) 15 Copies of Application and Site Plan

D) Application Fee Paid (amount)

E) Verification of Taxes Paid

F) Date Received Application

G) Date Certified as Completed

- 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

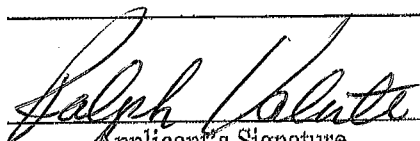
15 x 21 inches

(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

- | | | | | | |
|-----|---|-----|---|------|-------------|
| 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 | Will comply |
| 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:


 Applicant's Signature

Type			Fee	Initial Escrow for Professional Review
Fee for furnishing list of property owners			\$10.00	
Applications requiring court reporter			\$250.00 per meeting	
Zoning Board of Adjustment fees				
	Administrative appeals pursuant to N.J.S.A. 40:55D-70a		\$100.00	\$100.00
	Interpretation of zoning regulation pursuant to N.J.S.A. 40:55D-70b		\$200.00	\$100.00
	Bulk variance applications (one-family pursuant to N.J.S.A. 40:55D-70c)		\$150.00	\$500.00
	Bulk variance applications (other) pursuant to N.J.S.A. 40:55D-70c		\$550.00	\$1,000.00
	Use variances pursuant to N.J.S.A. 40:55D-70d		\$750.00	\$1,000.00
	Sign		\$200.00	\$100.00
	Site plan application			
	Residential - preliminary			
		Minimum	\$400.00	\$750.00
		Apartment, townhouse or condominium	\$50.00 per unit	\$200.00 per unit
	Commercial preliminary			
		Minimum	\$400.00	\$750.00
		0 to 1,000 square feet of gross floor area	\$400.00	\$750.00
		1,001 to 2,500 square feet of gross floor area	\$500.00	\$1,000.00
		2,501 to 5,000 square feet of gross floor area	\$700.00	\$1,500.00
		Over 5,001 square feet of gross floor area	\$1,000.00	\$2,000.00

Type			Fee	Initial Escrow for Professional Review
		Residential and commercial - final	1/2 preliminary	1/2 preliminary
	Major subdivision			
		Minimum	\$550.00	\$1,000.00
		Plus	\$150.00 per lot	\$550.00 per lot
	Minor subdivision (one-family residential)			
		No new lot created	\$250.00	None
		1 to 3 lots	\$500.00	\$1,000.00
	Minor subdivision (other, residential or commercial)			
		1 to 3 lots	\$250.00 per lot	\$1,000.00
	Special meeting at request of applicant		\$800.00	

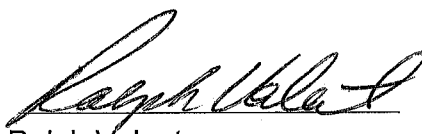
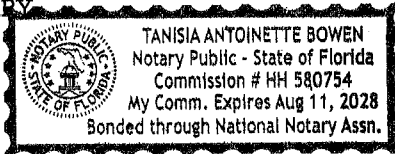
AFFIDAVIT OF OWNERSHIP

Florida
STATE OF ~~NEW JERSEY~~
COUNTY OF ~~ESSEX~~ Broward

Ralph Valente OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 704 Passaic Avenue, IN THE CITY OF
West Caldwell IN THE COUNTY OF Essex AND STATE OF NJ AND THAT
A&R SKYLINE PROPERTIES
URBAN RENEWAL, 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 2205 AND LOT 6 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY



Ralph Valente,
Authorized Signatory
A&R SKYLINE PROPERTIES URBAN RENEWAL, LLC

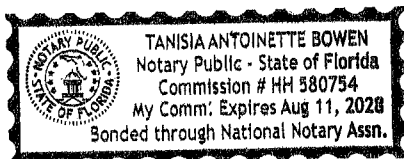
AFFIDAVIT OF APPLICANT

Broward
COUNTY OF ~~ESSEX~~
STATE OF ~~NEW JERSEY~~
Florida

Ralph Valente 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 26th DAY OF August
2026



NOTARY



Ralph Valente,
Authorized Signatory
A&R SKYLINE PROPERTIES URBAN RENEWAL, LLC

AUTHORIZATION

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

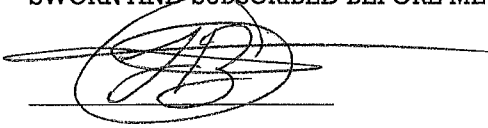
TO THE PLANNING BOARD

A&R SKYLINE PROPERTIES

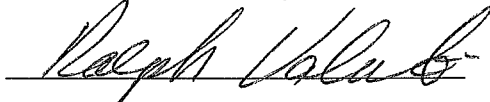
URBAN RENEWAL, LLC

IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 26th DAY OF August 2026

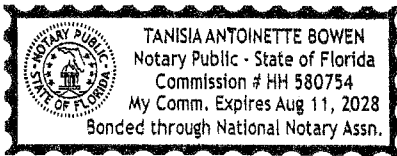


NOTARY



Ralph Valente,
Authorized Signatory

A&R SKYLINE PROPERTIES URBAN RENEWAL, LLC



Property Tax Certification

Property Address: 885 Bloomfield Avenue, Verona, NJ 07044

Block 2205, Lot 6

I, _____, certify that the property taxes and other assessments for the above referenced block and lots are current as of _____. I further certify that there are assessments levied against the property in the amount of \$_____ (put 0 if there are no assessments levied against the property).

Name: _____

Title: Township of Verona Certified Tax Collector

RIDER TO PRELIMINARY AND FINAL SITE PLAN APPLICATION

885 Bloomfield Avenue, Verona, NJ 07044

Block 2205, Lot 6

A&R SKYLINE PROPERTIES URBAN RENEWAL, LLC (the “**Applicant**”) is submitting an application (the “**Application**”) for a Preliminary and Final Site Plan for the property located at 885 Bloomfield Avenue, Verona, NJ 07044 (the “**Property**”), which is identified on the Township of Verona’s (the “**Township**”) official tax maps as Block 2205, Lot 6. The Applicant proposes to construct a multi-family residential project with twenty-eight (28) residential townhome units, including a group home unit (the “**Project**”). The Applicant is not requesting any variances for this Application.

I. The Current Use and Proposed Use of the Property

The Property is located within the A-3 Residential Townhouse Zone District (the “**District**”) and is further subject to the 885 Bloomfield Avenue Non-Condemnation Redevelopment Plan (the “**Plan**”). The property is currently unimproved. The Applicant is proposing to construct a multi-family residential project with twenty-eight (28) residential townhome units, including a group home unit. The Applicant is further proposing to construction sixty-eight (68) physical parking spaces and have a total of eighty-one (81) parking spaces with EV credits included. The Project will also include related site improvements such as landscaping, stormwater management and lighting amongst other things.

II. Applicant’s Professionals

Attorney: Steven G. Mlenak, Esq. Greenbaum, Rowe, Smith & Davis LLP 75 Livingston Avenue Roseland, NJ 07068 Telephone: 732-476-2526 Email: smlenak@greenbaumlaw.com	Engineer: E2 Project Management, LLC 87 Hibernia Avenue, Rockaway, NJ 07866 Telephone: 973-299-5200 Email: daniel.cruz@e2pm.com
Architect: Feinberg & Associates P.C. One Echelon Plaza, 227 Laurel Road, Suite 201 Voorhees, NJ 08043 Telephone: 856-782-0100	

