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April 11, 2024

Kathleen Miesch, Secretary
Verona Planning Board
880 Bloomfield Avenue
Verona, NJ 07044

Re: EVI Realty, Inc. – Verona Planning Board
30 Pompton Avenue, Verona, NJ; Block 202, Lot 44

Dear Ms. Miesch;

I represent the applicant in a request for site plan and variance approvals to permit the occupancy of Starbucks Coffee Co. at the above address. The use is to be changed from a bank to a restaurant, a permitted use, in the existing building at 30 Pompton Avenue in Verona. The building was formerly occupied by Chase Bank.

In addition to a USB flash drive containing all documents, I enclose herewith sixteen (16) sets of the following:

1. Site Plan Application with Checklist
2. Planning Board Application Fee Calculation Sheet for Site Plan
3. Verona Form Affidavit of Service (blank)
4. Applicant's Certification of Mailing, with Notice List Attached (ready for use)
5. Verona Form of Legal Notice, 2 pages (blank)
6. Applicant's Form of 200' Owner Notice (ready for use)
7. Notice Procedures
8. Survey of Property by Pronesti Surveying, Inc. dated March 3, 2011 (reduced)
9. Site Plan of the Property, sheet 4 of 7, prepared by Bright View Engineering dated April 9, 2024 (reduced)
10. Starbucks Coffee Co. "Furniture Fixture & Equipment Plan," prepared by Bergman Architectural Associates, Inc. (reduced)
11. Applicant Photo Array of the Property (3 pages)
12. Starbucks Coffee Co. renderings of the site (5 pages)
13. Starbucks Coffee Co. sign designs (4 pages)
14. Variance Application Instructions with Fee Schedule
15. Board of Adjustment form of Variance Application
16. Addendum to Application
17. Traffic Study prepared by Bright View Engineering dated February 21, 2024.
18. Affidavit of Ownership
19. Owner Authorization (in blank – Applicant is the Owner)
20. Statement of 10% Owners for EVI Realty, Inc.
21. Copy of letter to Essex County Planning Board

22. Authorization to Inspect Property
23. Check in the amount of \$2,150.00 for the site plan and variance fees.
24. Check in the amount of \$4,100.00 for your escrow towards professional fees.
25. A full sized set of the Site Plans of the Property prepared by Bright View Engineering dated April 9, 2024, consisting of 7 sheets.
26. A full size print of the Pronesti Surveying, Inc. survey dated March 3, 2011.
27. A full size print of the Starbucks Coffee Co. "Furniture Fixture & Equipment Plan," prepared by Bergman Architectural Associates, Inc.

Let me know if the calculated fees are correct. If not I will get you a corrected/additional check(s) immediately. We hope to be on the agenda for the public meeting on April 25, 2024. Please advise me if you require anything further.

Very truly yours,



John R. Dusinberre

JRD/jd

cc: EVI Realty, Inc., Applicant

SITE PLAN APPLICATION

VERONA PLANNING BOARD
10 Commerce Court, Verona, NJ 07044
Phone 857-4805

PRELIMINARY APPLICATION FEE: \$400 min; \$400 for 1st 1,000 sq. ft.;
\$500 1,000-2,500 sq. ft.; \$700 2,500 – 5,000 sq. ft.; \$1000 over 5,000 sq. ft.

FINAL: 1/2 preliminary

CHECKS PAYABLE TO TOWNSHIP OF VERONA

Please answer the following questions:

1. Is there a Zoning Variance Pending? Yes _____ No X
If so, what type? _____
2. Does the developer intend to request, at a future date, a Zoning Variance in connection with the Site Plan? Yes X No _____

Applicant

Name EVI Realty, Inc.
Address 1093 Smith Manor Boulevard
City West Orange, NJ 07052
Phone # (862) 240-6221

Owner

Name Same
Address _____
City _____
Phone # _____

Architect

Name Bergmann Architectural Associates, Inc.
Address 2 Penn Center, Suite 624
City Philadelphia, PA 19102
Phone # _____

Licensed Land Surveyor

Name Pronesti Surveying, Inc.
Address 870 Pompton Avenue, Suite B1
City Cedar Grove, NJ 07009
Phone # 973-857-3319

Municipal Tax Map No. _____ Block No. 202 Lot No. 44
Municipality Verona Tax Sheet No. _____

Name of Local Building Official Kathleen Miesch

Commercial XX Multi-Family _____ Residential _____

Type of Construction:

Light Industry _____ Mixed Use _____ Misc. _____

Description of Construction

Applicant seeks to convert the former Chase Bank building, on the corner of Pompton Avenue and Claremont Avenue, into a Starbucks limited use restaurant. The drive-thru banking lanes and canopy will be removed. No drive-thru is proposed for the Starbucks. A new traffic light will be installed at the intersection of Pompton and Claremont Avenues.

TOWNSHIP OF VERONA

SITE PLAN REVIEW
SECTION 118

CHECK LIST FOR SITE PLAN APPLICATION

APPLICANT : EVI Realty, Inc. TELEPHONE NO. (862) 240-6221
OWNER: Same TELEPHONE NO. _____
ADDRESS: 1093 Smith Manor Boulevard TAX MAP BL. 202 LOT 44
West Orange, NJ 07052

- A) Type of Site Plan
1. Repairs (interior) Yes
 2. Renovation or Alteration (exterior) Yes
 3. Change of Use Yes
 4. Excavation Removal of Soil, Clear of Site No
 5. Additions No
 6. Percent (%) or Size of Addition N/A
 7. New Structure No
 8. New Accessory Structures No
 9. Other N/A
- B) Waiver Request No
- 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. | <input type="checkbox"/> C | D | WS |
| 2. | Date, scale and north point and date of any revision | <input type="checkbox"/> C | D | WS |
| 3. | Place for signature of Chairman and Secretary of approving Board. | <input type="checkbox"/> C | D | WS |
| 4. | Tax map lot and block numbers and address of property | <input type="checkbox"/> C | D | WS |
| 5. | Bearing of all property lines with reference to North and South and length of these lines. Area of subject property. | <input type="checkbox"/> C | D | WS |
| 6. | Zone district and zone district of adjoining properties within 200 feet. | <input type="checkbox"/> C | D | WS |
| 7. | Zoning schedule. | <input type="checkbox"/> C | D | WS |
| 8. | All entrances and exits to public streets on site and within 200 feet thereof. | <input type="checkbox"/> C | D | WS |
| 9. | All property lines, streets, roads, buildings, retaining walls, rock outcrops, marsh areas, ponds, and streams within 200 feet. | <input type="checkbox"/> C | D | WS |
| 10. | The location of principal and accessory structures with dimensions of the structures and distances to lot lines. | <input type="checkbox"/> C | D | WS |
| 11. | All set-back dimensions, landscaped areas, fencing and trees over 6" caliper. | <input type="checkbox"/> 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. | <input type="checkbox"/> 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 | <input type="checkbox"/> C | D | WS |
| 14. | Sanitary sewerage disposal system by existing and proposed and calculation. | <input type="checkbox"/> C | D | WS |
| 15. | Water supply system and all other utilities both existing and proposed. | <input type="checkbox"/> C | D | WS |
| 16. | All curbs, sidewalks, driveways, parking space layout, and off-street loading areas with dimension. | <input type="checkbox"/> C | D | WS |
| 17. | Right-of-way, easements and all lands dedicated to the Township, County, and State. | <input type="checkbox"/> 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. | <input type="checkbox"/> C | D | WS |
| 19. | Site Plan drawn on sheet size: (Circle One) | <input type="checkbox"/> C | D | WS |
| | 8.5 x 14 inches | | | |
| | 15 x 21 inches | | | |
| | <input type="checkbox"/> 24 x 36 inches | | | |
| 20. | The entire property shall be shown, on the required sheet size a key map. | <input type="checkbox"/> 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 | <input type="checkbox"/> WS |
| 22. | Proposed finished grade spot elevations at all corners of existing and proposed buildings. | <input type="checkbox"/> C | D | WS |
| 23. | The proposed use of building. | <input type="checkbox"/> C | D | WS |
| 24. | The proposed use of outdoor area. | <input type="checkbox"/> C | D | WS |
| 25. | The floor space of each building and total number of parking spaces. | <input type="checkbox"/> C | D | WS |

- | | | | | |
|-----|---|--------------------------|---|----|
| 26. | Distances along right-of-way lines of existing streets abutting property to nearest intersection. | <input type="checkbox"/> | D | WS |
| 27. | All existing easements, deed restrictions, other covenants and previous variances granted for the property. | <input type="checkbox"/> | D | WS |
| 28. | Floor plan of proposed structures with accompanying front, rear and side elevations drawn to scale. | <input type="checkbox"/> | D | WS |
| 29. | Landscaping plan, buffer plan, landscaping schedule showing number, size and species of plantings. | <input type="checkbox"/> | D | WS |
| 30. | Soil erosion and sediment control plan. | <input type="checkbox"/> | D | WS |
| 31. | Application filed with Essex County Planning Board | <input type="checkbox"/> | D | WS |
| 32. | Notice to all neighbors within 200 feet. | <input type="checkbox"/> | D | WS |
| 33. | Notification to Fire, Police, Health Department, Township Manager, and Shade Tree. | <input type="checkbox"/> | D | WS |
| 34. | Refuse, disposal (storage), dumpster screening | <input type="checkbox"/> | D | WS |
| 35. | Storage height (gross sq. footage) | <input type="checkbox"/> | D | WS |
| 36. | Drainage arrows. | <input type="checkbox"/> | D | WS |
| 37. | Site Lighting Plan with isolux patterns to indicate intensity of site lighting. | <input type="checkbox"/> | D | WS |
| 38. | Location HVAC Equipment and screening. | <input type="checkbox"/> | D | WS |
| 39. | NJDEP Freshwater Wetlands Approval. | <input type="checkbox"/> | D | WS |
| 40. | Complies with escrow ordinance. | <input type="checkbox"/> | D | WS |

Applicant's Remarks:

This Application is being submitted based upon the plans furnished to the Applicant/Owner by Starbucks Coffee. This application is based upon Starbucks as the final user.



IRIS MOSKOVITZ, President

PLANNING BOARD
TOWNSHIP OF VERONA
Planning Board Applications Fees

Date: April, 2024

INITIAL
ESCROW FOR
PROFESSIONAL
REVIEW

List Requested	\$10.00	
<u>CONDITIONAL USE</u>		
Application	\$500.00	\$1,000.00
Townhouse, additional per unit	\$ 50.00	\$ 200.00
<u>SITE PLAN APPLICATION</u>		
<u>Preliminary</u>		
Minimum	\$400.00	\$ 750.00
0 to 1,000 sq. ft.	\$400.00	\$ 750.00
1,000 to 2,500 sq. ft.	\$500.00	\$1,000.00
2,500 to 5,000 sq. ft.	\$700.00	\$1,500.00
over 5,000 sq. ft.	\$1,000.00	\$2,000.00
<u>Final</u>	½ Preliminary	½ Preliminary
<u>MAJOR SUBDIVISION</u>		
Minimum	\$550.00	\$1,000.00
Plus (per lot)	\$150.00	\$ 550.00
<u>MINOR SUBDIVISION</u>		
<u>1 family residential</u>		
No new lot created	\$250.00	None
1 to 3 lots	\$500.00	\$ 500.00
<u>Other, residential or commercial</u>		
1 to 3 lots	\$250.00 per lot	\$ 500.00
<u>Special meeting</u>		
Requested by applicant	\$800.00	

Enclosed is a check in the amount of \$ \$700.00 for application \$1,500.00 for escrow for the application circled above, to the Planning Board of the Township of Verona for approval of the following: EVI Realty, Inc. application for site plan with variances for a restaurant to replace the Chase Bank known on the Verona Tax Map as Map Block 202 Lot 44.
Included in the check is an additional \$10.00 where indicated for the list of property owners within 200 feet of subject property. -- This has already been obtained.

Name of applicant EVI Realty, Inc.

1093 Smith Manor Boulevard
Address of applicant West Orange, NJ 07052 Telephone # (862) 240-6221

Name of property owner EVI Realty, Inc.

See Form Attached

AFFIDAVIT OF PROOF OF SERVICE

PLANNING BOARD

TOWNSHIP OF VERONA

Case No. _____ Filed _____

PROOF OF SERVICE OF NOTICES REQUIRED BY STATUTE MUST BE FILED AND VERIFIED WITH THE CLERK OF THE PLANNING BOARD AT LEAST THREE (3) DAYS PRIOR TO THE MEETING OR CASE WILL NOT BE HEARD.

STATE OF NEW JERSEY
COUNTY OF _____)ss.

_____, of full age, being duly sworn according to law, state that: (s)he resides at _____ in the municipality of _____, County of _____, and State of _____; that (s)he is the Applicant in a proceeding before the Planning Board of the Township of Verona, New Jersey, having submitted an application under the Subdivision/ Site Plan/ Zoning Ordinance, which has the Case No. _____ and relates to the premises _____; that on _____, 20____, (s)he gave written notice of the hearing on this application to all persons on the attached form owning property affected by the application by registered or certified mail or personal service.

Applicant's Signature

Sworn to and Subscribed before me
This _____ day of _____
20 _____.

EXHIBIT "A"
Notice List

Buffer Report

TOWNSHIP OF VERONA
 Office of the Assessor
 880 Bloomfield Avenue
 Verona New Jersey 07044
 Telephone: (973) 857-4837

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
Verona Township	202	44		100 BLOOMFIELD AVENUE	EVI REALTY INC / M. UZIEL	1093 SMITH MANOR BLVD	WEST ORANGE, NJ	07052

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjacent Properties (47)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
Verona Township	201	15.01		141-151 BLOOMFIELD AVENUE	D&R VERONA URBAN RENEWAL, LLC	570 COMMERCE BOULEVARD	CARLSTADT, NJ	07072
Verona Township	201	19		133 BLOOMFIELD AVENUE	133 BLOOMFIELD AVE, LLC	179 WALNUT STREET	MONTCLAIR, NEW JESREY	07042
Verona Township	201	20		129 BLOOMFIELD AVENUE	GENCO ENTERPRISES OF	161 SATTERTWAITE AVENUE	NUTLEY, NJ	07110
Verona Township	201	21		125 BLOOMFIELD AVENUE	AMADEO, STEVEN	24 HAMILTON DR E	NORTH CALDWELL, NJ	07006
Verona Township	201	22		109 BLOOMFIELD AVENUE	NJ ENERGY REALTY LLC	536 MAIN ST	NEW PALTZ, NY	12561
Verona Township	202	27		144 BLOOMFIELD AVENUE	V.J PLAZA II, LLC	2035 ROUTE 27 SUITE 2150	EDISON, NJ	08817
Verona Township	202	28		17 MONTCLAIR AVENUE	VENEZIA, GINA (TRUSTEE R PRATOLA)	17 MONTCLAIR AVENUE	VERONA, NJ	07044
Verona Township	202	29		19 MONTCLAIR AVENUE	DAGGETT, MICHAEL & MARY ANN	19 MONTCLAIR AVENUE	VERONA, NJ	07044
Verona Township	202	30		21 MONTCLAIR AVENUE	SHORTEN, ELIZABETH J.	21 MONTCLAIR AVE	VERONA, NJ	07044
Verona Township	202	31		23 MONTCLAIR AVENUE	YANNON, ROBERT & LAUREN	23 MONTCLAIR AVENUE	VERONA, NJ	07044
Verona Township	202	32		25 MONTCLAIR AVENUE	HUZE, HEIDI & ET AL.	25 MONTCLAIR AVENUE	VERONA, NJ	07044
Verona Township	202	33		27 MONTCLAIR AVENUE	KNOETIG, LOUIS& RIVERA, SARINA	27 MONTCLAIR AVENUE	VERONA, NJ	07044
Verona Township	202	35		93 CLAREMONT AVENUE	FERENC, MARCIN M & JOANNA K	93 CLAREMONT AVE	VERONA, NJ	07044
Verona Township	202	35.01		89 CLAREMONT AVENUE	ANTOLINO, MATTHEW JOSEP	89 CLAREMONT AVENUE	VERONA, NEW JERSEY	07044

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
Verona Township	202	36		85 CLAREMONT AVENUE	JOHNSON,MICHAEL GLENN & LAUREN M	85 CLAREMONT AVENUE	VERONA, NJ	07044
Verona Township	202	37		81 CLAREMONT AVENUE	DENUTO, ROBERT & MOLINARO T.	81 CLAREMONT AVENUE	VERONA, NEW JERSEY	07044
Verona Township	202	38		77 CLAREMONT AVENUE	HILL, JAMES P.	77 CLAREMONT AVENUE	VERONA, NJ	07044
Verona Township	202	39		73 CLAREMONT AVENUE	ZHOU, QUAN & CHI, XIANG	73 CLAREMONT AVENUE	VERONA, NJ	07044
Verona Township	202	40		69 CLAREMONT AVENUE	NJENGA, ANN N & MOHABIR, NARN D	69 CLAREMONT AVENUE	VERONA, NJ	07044
Verona Township	202	41		65 CLAREMONT AVENUE	COSTANTINI, MICHAEL	65 CLAREMONT AVENUE	VERONA, NEW JERSEY	07044
Verona Township	202	42		61 CLAREMONT AVENUE	ZAMMITO, LINA	61 CLAREMONT AVENUE	VERONA, NEW JERSEY	07044
Verona Township	202	43		57 CLAREMONT AVENUE	CHEN, CINDY K	57 CLAREMONT AVENUE	VERONA, NEW JERSEY	07044
Verona Township	202	44		100 BLOOMFIELD AVENUE	EVI REALTY INC / M. UZIEL	1093 SMITH MANOR BLVD	WEST ORANGE, NJ	07052
Verona Township	202	46		142 BLOOMFIELD AVENUE	IVM REALTY, LLC	1093 SMITH MANOR BLVD	WEST ORANGE, NEW JERSEY	07052
Verona Township	203	20		15 MT. PROSPECT AVENUE	ROZSA, ANDREW & THERESA	15 MT. PROSPECT AVENUE	VERONA, NEW JERSEY	07044
Verona Township	203	21		1 MT. PROSPECT AVENUE	FRITZ REALTY LLC	1 MT. PROSPECT AVENUE	VERONA, NJ	07044
Verona Township	203	22		65 BLOOMFIELD AVENUE	ABBRUZZI REALTY	PO BOX 1162	REHOBOTH BEACH, DE	19971
Verona Township	204	1		15 POMPTON AVENUE	15 POMPTON, LLCC/O PEP BOYS	108 TOWN PARK DRIVE NW	KENNESAW, GA	30144
Verona Township	204	2		32 BLOOMFIELD AVENUE	KINGSMAN CO. INC % KIN PROPERTIES	185 NW SPANISH RIVER BLVD	BOCA RATON, FLORIDA	33431
Verona Township	206	1		25 POMPTON AVENUE	25 POMPTON AVENUE	25 POMPTON AVENUE	VERONA, NEW JERSEY	07044
Verona Township	206	1	C0002	25 POMPTON AVENUE C001A	GREENFIELD MANAGEMENT LLC	25 POMPTON AVENUE	VERONA, NJ	07044
Verona Township	206	1	C0003	25 POMPTON AVENUE C0002	T.M.F. COMMERCIAL PROPERTIES	P.O. BOX 43480	UPPER MONTCLAIR, NJ	07043
Verona Township	206	1	C0004	25 POMPTON AVENUE C0003	T.M.F. COMMERCIAL PROPERTIES	P.O. BOX 43480	UPPER MONTCLAIR, NJ	07043
Verona Township	206	1	C0005	25 POMPTON AVENUE C0004	T.M.F. COMMERCIAL PROPERTIES	P.O. BOX 43480	UPPER MONTCLAIR, NJ	07043
Verona Township	206	1	C0006	25 POMPTON AVENUE C0005	T.M.F. COMMERCIAL PROPERTIES	P.O. BOX 43480	UPPER MONTCLAIR, NJ	07043
Verona Township	206	1	C0008	25 POMPTON AVENUE C0007	T.M.F. COMMERCIAL PROPERTIES	P.O. BOX 43480	UPPER MONTCLAIR, NJ	07043
Verona Township	206	1	C0009	25 POMPTON AVENUE C0008	T.M.F. COMMERCIAL PROPERTIES	P.O. BOX 43480	UPPER MONTCLAIR, NJ	07043
Verona Township	206	1	C0010	25 POMPTON AVENUE C0009	T.M.F. COMMERCIAL PROPERTIES	P.O. BOX 43480	UPPER MONTCLAIR, NJ	07043

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
Verona Township	207	1		BEACON HILL	BEACON HILL ASSOCIATES	BEACON HILL	VERONA, NEW JERSEY	07044
Verona Township	207	1	C0042	3 LOUISBURG SQUARE	MOLLOY, ROBERT & DENISE	3 LOUISBURG SQUARE	VERONA, NJ	07044
Verona Township	207	1	C0043	2 LOUISBURG SQUARE	LIPSCOMB, DAMON M. & BRANDI D.	2 LOUISBURG SQ.	VERONA, NJ	07044
Verona Township	207	1	C0044	1 LOUISBURG SQUARE	STEPHEN, FLORENCE & JAMES, STEPHEN	1 LOUISBURG SQ	VERONA, NJ	07044
Verona Township	807	17		50 POMPTON AVENUE	50 POMPTON AVENUE LLC	50 POMPTON AVENUE	VERONA, NEW JERSEY	07044
Verona Township	807	18		56 CLAREMONT AVENUE	UMANA, CHRISTOPHER	56 CLAREMONT AVE	VERONA, NJ	07044
Verona Township	807	19		60 CLAREMONT AVENUE	MARIA TERESA FABRIZIO IRREVOCABLE	60 CLAREMONT AVENUE	VERONA, NJ	07044
Verona Township	807	20		64 CLAREMONT AVENUE	PEREIRA, NATALIE	64 CLAREMONT AVENUE	VERONA, NJ	07044
Verona Township	807	21		68 CLAREMONT AVENUE	KACZMAREK, EDWARD & DONALD & STEVEN	68 CLAREMONT AVE	VERONA, NJ	07044

Buffer Report - Map



LIST OF UTILITIES TO BE NOTIFIED
•New Jersey Bell Telephone Co. Attn: Corporate Secretary
540 Broad Street Room 1005, Newark, NJ 07101
•American Telephone & Telegraph Co. Attn:Karl Grossmann
50 Patricia Drive, Flanders, NJ 07836
•Public Service Electric & Gas Co. Attn: Manager Corporate Properties
80 Park Place, T6B, Newark, NJ 07102
•Passaic Valley Water Commission Attn: Corporate Secretary
1525 Main Avenue, Clifton, NJ 07011
•MCI 10 Marcello Ave., Attn: John Scoccola
West Orange, NJ 07052
•Comcast Cable
800 Rahway Avenue, Union, New Jersey 07083

EXHIBIT "B"
Postal Service "White Slips"

EXHIBIT "C"
Notice

EXHIBIT "D"
Affidavit of Publication

See Form Attached

NOTE TO APPLICANT:
Revised 7/01

Attach a list of all persons served, copy of the letter and method of service.

LEGAL NOTICE

Please Take Notice that on the _____ day of _____, 20____, at the Community Center, 880 Bloomfield Avenue, Verona, New Jersey, the Planning Board will hold a hearing on the application of the undersigned, at which time and place all interested person will be given an opportunity to be heard. Said meeting will take place at 7:30 P.M.

The location of the premises in question is located in the _____ Zoning District, Tax Map _____, Block _____, Lot _____, and is more commonly known as _____ (street address). The applicant is seeking _____ for the purpose of _____

(Provide detailed information including type of application and any variances requested)

A copy of said application and documents is on file with the Clerk of Verona Planning Board and may be inspected between the hours of 8:30 a.m. and 4:30 p.m. in the office of the Planning Board, 10 Commerce Court, Verona, NJ 07044 by all interested parties prior to said meeting.

(Applicant)

Note: This Notice shall be given by publication in the Verona – Cedar Grove Times or in a newspaper of general circulation in the municipality at least ten (10) days prior to the date of the hearing and Proof of Publication shall be given to the Secretary/Clerk of the Planning Board at least three (3) days before the hearing.

Verona, New Jersey

Date _____, 20____

Case No. _____

See Form Attached

NOTICE OF HEARING TO PROPERTY OWNERS
(Delete Inapplicable Sections)

To Whom It May Concern:

In compliance with Section _____ of the Subdivision/Site Plan/Zoning Ordinance of the Township of Verona, New Jersey, notice is hereby given to you that (I)

(We) _____
propose to _____

(Provide detailed information including type of application and any variances requested)

at _____

Tax Map _____, Block No. _____, Lot No. _____.

Anyone affected by this application may have an opportunity to be heard at a meeting to be held _____, 20_____, at 7:30 p.m. in the Community Center, 880 Bloomfield Avenue, Verona, New Jersey.

All documents relating to this application may be inspected by the public between the hours of 8:30 a.m. and 4:30 p.m. in the office of the Secretary of the Planning Board, 10 Commerce Court, Verona, NJ.

Signature

Notice: This notice must be personally served or sent by certified or registered mail at least ten (10) days before the day of hearing, and proof of service given to the Secretary/Clerk of the Planning Board at least three (3) days before the day of the hearing. A copy of said letter is to be submitted to the Clerk.

**TOWNSHIP OF VERONA
PLANNING BOARD NOTICE**

TAKE NOTICE that on the 25th day of April, 2024, at 7:30 o'clock P.M., a public hearing will be held in person before the Township of Verona Planning Board at the Community Center, 880 Bloomfield Avenue, Verona, New Jersey on the application of EVI Realty, Inc., a New Jersey Corporation, requesting (a) site plan approval in accordance with the Township Code and the Municipal Land Use Law (N.J.S.A. 40:55D-37) and change of occupancy to permit a Starbucks restaurant to locate on the site; (b) a variance to permit a free standing pylon sign prohibited by Section 150-7.9x.12 of the Township Code; and, (c) any and all variances, waivers or exceptions that may come before the Planning Board during the course of public hearing.

The property that is the subject of the application is known as 30 Pompton Avenue, Verona, New Jersey and is shown on the Tax Map as Block 202, Lot 44. The space was previously occupied by Chase Bank.

This notice is sent to you as a property owner within 200 feet of the subject property. Any person or persons affected by this application may have an opportunity to be heard at the public hearing. When the case is called you may appear in person or by agent or attorney and present any objections, questions or comments which you may have to the granting of the relief sought in the application.

The application, plans and reports for which approval is sought are available for public inspection between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except holidays, in the office of the Secretary of the Planning Board, 10 Commerce Court, Verona, New Jersey.

JOHN R. DUSINBERRE, ESQ., LLC,
Attorney for the Applicant, EVI Realty, Inc.

Dated: April ____, 2024

By: _____
JOHN R. DUSINBERRE, ESQ.

NOTICE PROCEDURES

Planning Board/Zoning Board
Of Adjustment

Verona
Municipality

Essex County, NJ

THE APPLICANT IS REQUIRED TO GIVE PUBLIC
NOTICE AT LEAST TEN (10) DAYS PRIOR TO THE
DATE OF THE HEARING IN THE FOLLOWING
MANNER (N.J.S.A. 40:55D-12)

- a) Upon the written request of an applicant and the payment of a fee of \$10.00, the administrative officer shall make and certify a list from said current tax duplicates of names and addresses of owners within the municipalities to whom the applicant is required to give notice. The applicant shall be entitled to rely upon the information contained in such list, and failure to give notice to any owner not on the list shall not invalidate any hearing or proceeding.
- b) The notice shall state the date, time and place of the hearing and the nature of the matters to be considered, and an identification of the property proposed for development by street address, if any, or by reference to lot and block numbers as shown on the current tax duplicate in the municipal Tax Assessor's Office, and the location and times at which any maps or documents for which approval is sought are available for inspection. Any variances should be noted.
- c) To all owners of real property as shown on the current tax duplicate located within 200 feet in all directions of the property which is the subject of the hearing, which notice shall be given by serving a copy thereof on the property owner as shown on the current tax duplicate or his agent in charge of the property; or by mailing a copy thereof by certified mail to the property owner at his address as shown on the current tax duplicate. It is not required that a return receipt be obtained. Notice is deemed complete upon mailing (N.J.S.A. 40:55D-14).
- d) To the Clerk of any adjoining municipality or municipalities and to the County Planning Board when the property involved is located within 200 feet of said adjoining municipality or municipalities, which notice shall be given by personal service or certified mail. For the names and address of property

owners in adjacent municipalities, when required, contact the respective Clerks.

- e) By publication in the official newspaper of the municipality, if there be one, or in a newspaper of general circulation in the municipality.
- f) To the County Planning Board when the application for development involved property adjacent to an existing county road or proposed road shown on the official county map of county Master Plan or adjoins other county land.
- g) To the Commissioner of Transportation of the State of New Jersey when the property abuts a state highway.
- h) To the Director of the division of State and Regional Planning in the Department of Community Affairs when the hearing involved an application for development of property which exceeds 150 acres or 500 dwelling units, in which case the notice shall include a copy of any maps or documents required to be on file with the administrative officer pursuant to N.J.S.A. 40:55D-10b.
- i) Notice to a partnership owner may be made by service upon any partner; notice to a corporate owner may be made by service upon its president, a vice president, secretary or other person authorized by appointment or by law to accept service on behalf of the corporation.
- j) Certified, by the assessor, list of notice to property owners within 200 feet.
- k) File proof of publication of notice in local newspaper.
- l) An affidavit of proof of service to all property owners within 200 feet from the proposed development, at least one day prior to the public meeting with the Administrative Officer.

NOTICE PROCEDURES

Planning Board/Zoning Board
Of Adjustment

Verona
Municipality

Essex County, NJ

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NOTICE AT LEAST TEN (10) DAYS PRIOR TO THE
DATE OF THE HEARING IN THE FOLLOWING
MANNER (N.J.S.A. 40:55D-12)

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SITE PHOTOS

C-1 GENERAL BUSINESS	REQUIRED
MINIMUM LOT AREA (S.F.)	25,000
MINIMUM LOT WIDTH (FT)	175
MINIMUM FRONT YARD (FT)	30
MINIMUM REAR YARD (FT)	30
MINIMUM SIDE YARD (FT) (ONE/BOTH)	20/40
MAXIMUM PRINCIPAL BUILDING HEIGHT (STORIES/FT)	3/30
MAXIMUM ACCESSORY BUILDING HEIGHT (STORIES/FT)	1.5/15
MAXIMUM PRINCIPAL & ACCESSORY BUILDING COVERAGE (%)	40
MAXIMUM LOT COVERAGE (%)	40
MAXIMUM FLOOR AREA RATIO (%)	100
MAXIMUM DENSITY - UNITS PER ACRE	N/A
MAXIMUM FACADE HEIGHT	N/A

SOURCE: VERONA ZONING ORDINANCE

GENERAL NOTES

- Total lot area = 142,952 sq. ft. or 3.262 acres.
- This survey is subject to the rules and findings of a competent title abstracting company. First American Title Insurance Company, File No. SVT-7308.
- This survey is not valid unless signed and sealed by the licensed surveyor.
- For the National Flood Insurance Program Map No. 34013C (10) 1 with an effective date of June 4, 2007 the property shown here on lots in Zone C and does not fall in a Special Flood Hazard Area.

DESCRIPTION

BEGINNING at the corner formed by the intersection of the (to be westerly) side of Pompton Avenue, east corner of 102 Span Highway Route 22, and the westerly side of Claremont Avenue, thence running

- Southerly along the said westerly side of Pompton Avenue, South 25 degrees 00 minutes 00 seconds West, 167.83 feet to a point of corner, thence
- Southeasterly on a curve to the right having a radius of 63.24 feet and an arc length of 132.03 feet to the point of beginning, said point being on the westerly side of Bloomfield Avenue, thence
- Westerly along said side of Bloomfield Avenue, North 64 degrees 17 minutes 00 seconds East, 208.76 feet to a point, thence
- North 47 degrees 14 minutes 00 seconds East, 308.32 feet to a point, thence
- North 42 degrees 26 minutes 00 seconds West, 301.80 feet to a point, thence
- North 47 degrees 14 minutes 00 seconds East, 102.37 feet to a point, thence
- South 34 degrees 03 minutes 00 seconds East, 291.14 feet to a point, thence
- North 47 degrees 14 minutes 00 seconds East, 184.24 feet to a point on the westerly side of Claremont Avenue, thence
- Easterly along said side of Claremont Avenue, South 17 degrees 46 minutes 00 seconds East, 17.26 feet to the POINT AND PLACE OF BEGINNING.

The above description contains 142,952 square feet or 3.262 acres of land.

RETRACT TO A 10' wide water line easement along the westerly side of the above described parcel and thence further described as follows:

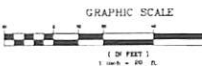
BEGINNING at a point on the westerly side of Bloomfield Avenue, said point being South 64 degrees 17 minutes 00 seconds East 34.23 feet from the beginning of the above described first course which is the above the corner to line of lot 44 and lot 46 west Bloomfield Avenue, thence running

- North 23 degrees 38 minutes 15 seconds East, 36.93 feet to a point, thence
- North 42 degrees 26 minutes 27 seconds East, 107.30 feet to a point, thence
- North 49 degrees 12 minutes 49 seconds East, 142.29 feet to a point, thence
- North 28 degrees 36 minutes 33 seconds West, 9.91 feet to a point, thence
- North 49 degrees 22 minutes 49 seconds East, 150.00 feet to a point, thence
- South 34 degrees 14 minutes 33 seconds West, 154.51 feet to a point, thence
- South 49 degrees 32 minutes 49 seconds West, 100.00 feet to a point, thence
- North 42 degrees 26 minutes 27 seconds West, 100.00 feet to a point, thence
- South 25 degrees 00 minutes 00 seconds West, 35.46 feet to a point on the westerly side of Bloomfield Avenue, thence
- Westerly along said side of Bloomfield Avenue, North 64 degrees 17 minutes 00 seconds East, 167.83 feet to the POINT AND PLACE OF BEGINNING.

A utility meter and junction box to get other meters has been obtained from the utility user pursuant to P.L. 2002, c.11 (N.J.A.C. 10-9-20.2) and N.J.A.C. 13-40-3.2(b).

No.	Date	Description	By

POMPTON AVENUE
(10' W VARIES)
(AKA NEW JERSEY STATE HIGHWAY ROUTE 22)



CERTIFICATION

To: Riv Realty, Inc., Third Abstract Title Agency, LLC, 161 Republic National Title Insurance Company, Beach Station, L.L.C., Blue Bell Station, Pa., University Park, PA 16804
This is to certify that this map is true and the survey as shown is based thereon made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly promulgated and adopted by ALTA and NSPS in 2002, and includes items 1, 4, 6, 9, 10, 11, 13, 14 & 16-19 of Title A Standard. Portions of the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, unless noted, further certify that in my professional opinion, as a land surveyor registered in the State of New Jersey, the Subject Particular Accuracy of the survey does not exceed that which is specified herein.

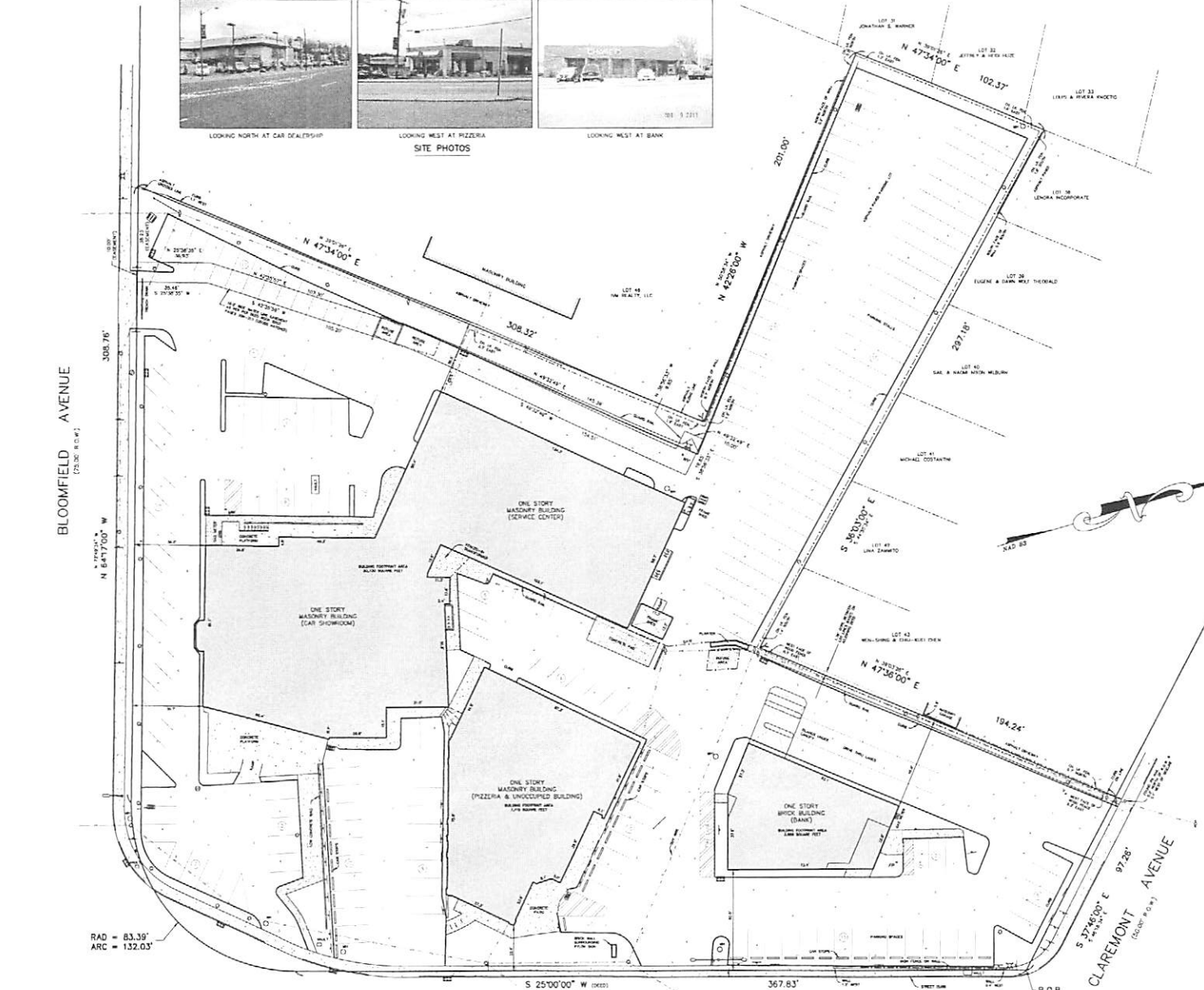
DATE	BY

ALTA/ACSM SURVEY
OF
100-120 BLOOMFIELD AVENUE
120-30 POMPTON AVENUE
LOT 44 IN BLOCK B ON TAX MAPS OF
TOWNSHIP OF VERONA ESSEX COUNTY NEW JERSEY

PREPARED FOR
RIV REALTY, INC.

PRONEXTI
SURVEYING, INC.
PROFESSIONAL LAND SURVEYOR

450 HANOVER AVENUE, SUITE 101
CLARKSON PARK, NJ 07066
TEL: (973) 761-1100 FAX: (973) 851-3608
WWW.PRONEXTI.COM
MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NO. 10,000



LEGEND

—	PROJECT BOUNDARY LINE	■	CATCH BASIN	○	UNMARKED VALVE
—	OVERHEAD WIRE	□	INLET	○	OIL FILL CAP
—	CURB LINE	—	FENCE	○	WATER VALVE
—	DROP CURB	—	TRAFFIC LIGHT	○	GAS VALVE
○	TELEPHONE MANHOLE	—	DEODOROUS TREE (TREE DIAMETER)	○	FIRE HYDRANT
○	ELECTRIC MANHOLE	—	EVERGREEN TREE (TREE DIAMETER)	○	SIGN POST
○	SANITARY MANHOLE	—	CONCRETE	○	LIGHT POLE
○	UNMARKED MANHOLE	—	ASPHALT	○	UTILITY POLE
○	STORM DRAIN MANHOLE				



STARBUCKS
2001 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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STARBUCKS TEMPLATE VERSION: 2023.01.30

BERGMANN
ARCHITECTS ENGINEERS & DESIGN
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1500 John F. Kennedy Blvd.
2 Penn Center, Suite 524
Philadelphia, PA 19102
www.bergmannpc.com

LANDLORD REVIEW - NOT INTENDED FOR CONSTRUCTION USE

PROJECT NAME:
VERONA, NJ

PROJECT ADDRESS:
30 POMPTON AVE.
VERONA, NJ 07044

STORE #: TBD
PROJECT #: 95663-001
ISSUE DATE: 10/6/2023
DESIGN MANAGER: BERGMANN
PRODUCTION DESIGNER: CHS/M
CHECKED BY: AL

Revision Schedule		
Rev	Date	Description

SHEET TITLE:
FF & E PLAN

SCALE: AS SHOWN

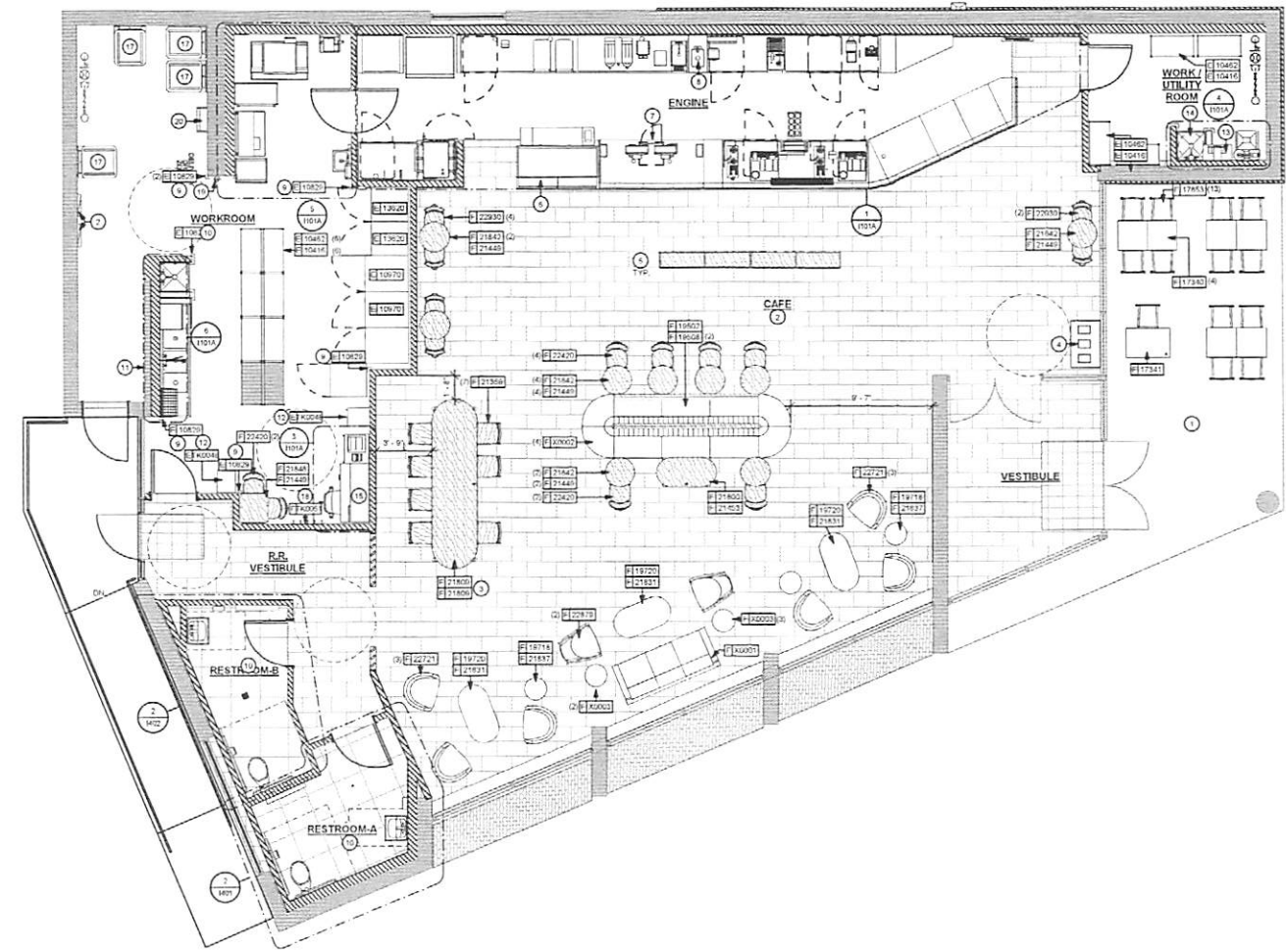
SHEET NUMBER:
1101

GENERAL NOTES

- A. GENERAL CONTRACTOR TO SCHEDULE WITH LOCAL REFRIGERATION CONTRACTOR TO CONDUCT INITIAL FOOD CASE START-UP AND TESTING. FOR LIST OF APPROVED START-UP CONTRACTORS, CONTACT PROJECT CONSTRUCTION REPRESENTATIVE.
- B. THE SITE IS SERVED BY THE MUNICIPAL WATER AND SEWER SYSTEM UNLESS OTHERWISE NOTED.
- C. ALL FLOOR AND WALL JUNCTIONS IN STORAGE AND PREP AREAS SHALL HAVE A 4" COVERED BASE.
- D. ALL FOOD STORAGE SHALL BE 6" (150mm) A.F.F.
- E. ALL WOOD SURFACE (DOORS, TRIM, SHELVES, CABINETS) SHALL BE SEALED.
- F. FLOORS, WALLS AND CEILING FINISHES IN FOOD PREP AREAS SHALL BE SMOOTH, NON-POROUS, DURA, ABSORBENT, DURABLE AND EASILY CLEANABLE. PAINT SHALL BE WASHABLE AND SEMI-GLOSS OR HIGH-GLOSS FINISH.
- G. ALL EQUIPMENT AND INSTALLATION WILL MEET NATIONAL SANITATION FOUNDATION STANDARDS OR EQUIVALENT.
- H. ALL EQUIPMENT AND CABINETRY WILL BE FLUSH MOUNTED TO COUNTERTOPS, WALLS OR FLOORS OR BE RAISED TO ALLOW FOR CLEANING.
- I. CONFIRM ALL NECESSARY CLEARANCES PER PRODUCT CUT SHEET REQUIREMENTS FOR ALL EQUIPMENT (E.G. ICE MACHINE).
- J. FOR LOCATION OF COUNTERTOP EQUIPMENT REFER TO CASEWORK ELECTRICAL DETAILS.
- K. EQUIPMENT UNITS SHALL CONTAIN NO EXPOSED THREADS, EMBELLISHMENTS OR OVERHANGING EDGES THAT SERVE AS PLACES FOR ACCUMULATION OF DUST AND DEBRIS.
- L. WARNING DEVICES SHOWN FOR PERMITTING PURPOSES. INSTALLATION AT STORE OPENING TO BE VERIFIED BY STARBUCKS CONSTRUCTION REPRESENTATIVE.
- M. EACH HAND WASHING SINK WILL HAVE A SINGLE SERVICE TOWEL AND SOAP DISPENSER, AND ALL HAND SINKS TO HAVE A COMBINATION FAUCET OR PRESSING FAUCET.
- N. FOR FINISHING FEATURES, REFER TO THE PLUMBING DESIGN PLAN. FOR DATA DEVICE SCHEDULE, REFER TO THE ELECTRICAL DESIGN PLAN.
- O. SEE ELEVATIONS FOR DISTRIBUTION OF CUP DISPENSERS.
- P. GENERAL CONTRACTOR TO COORDINATE NEIGHBORING FEATURE ORDERING. CONTACT TRIM MANUFACTURER BY EMAIL: starbucks@bergmann.com OR BY PHONE: (214-351-0265) TO ARRANGE SHIPMENT OF THE FEATURE. ALLOW (5) DAY LEAD-TIME.

KEYED NOTES

1. INSTALL EXTERIOR FURNITURE THROUGHOUT AS SHOWN.
2. INSTALL CAFE FURNITURE THROUGHOUT AS SHOWN.
3. COMMUNITY TABLE. SEE FURNITURE SCHEDULES.
4. COMBINATION CART. SEE CASEWORK PLAN AND SCHEDULES.
5. MERCHANDISE DISPLAY. SEE SCHEDULES FOR DETAILS.
6. DO NOT BLOCK FOOD CASE INTAKE/SHALVEIT!
7. CAFE LOCATED AT POS CABINET. SEE ELECTRICAL FOR ADDITIONAL INFORMATION.
8. HAND SINK W/ INTEGRAL W/ ASH GUARD.
9. INSTALL CORNER GUARD AS INDICATED. SEE INTERIOR FINISH ELEVATIONS.
10. REFER TO ENLARGED RESTROOM PLANS AND ELEVATIONS (SHEET 1601) FOR FEATURE LOCATIONS AND MOUNTING HEIGHTS.
11. LOCATION OF SWITCH GEAR AND THERMOSTAT CONTROLS.
12. SECURE LOCKERS TO WALL.
13. VENDOR TO INSTALL WATER FILTRATION SYSTEM PER MANUFACTURER'S REQUIREMENTS. G.C. TO PROVIDE PLUMBING AND ELECTRICAL REQUIREMENTS.
14. WATER HEATER LOCATION ABOVE PLUMBING DRAWINGS.
15. MANAGER'S DESK. SEE MANAGER'S ENVIRONMENT TRACK ELECTRICAL DETAIL FOR ADDITIONAL INFORMATION.
16. ELECTRICAL PANELS. SEE ELECTRICAL PLANS, MANTAIN 3" CLEARANCE AT FRONT.
17. TRASH BIN.
18. COAT RACK MOUNTED AT 48" AFF.
19. PLACE FIRE EXTINGUISHER IN WORKROOM PER FIRE INSPECTOR.
20. EXISTING ROOF LADDER.
21. FUTURE SHOWN EQUIPMENT. SEE ELECTRICAL DRAWINGS TO INCLUDE POWER IF APPLICABLE.



1 FURNITURE, FIXTURES, AND EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"



EVI REALTY, LLC
Verona Planning Board Application
Restaurant Site Plan & Change of User

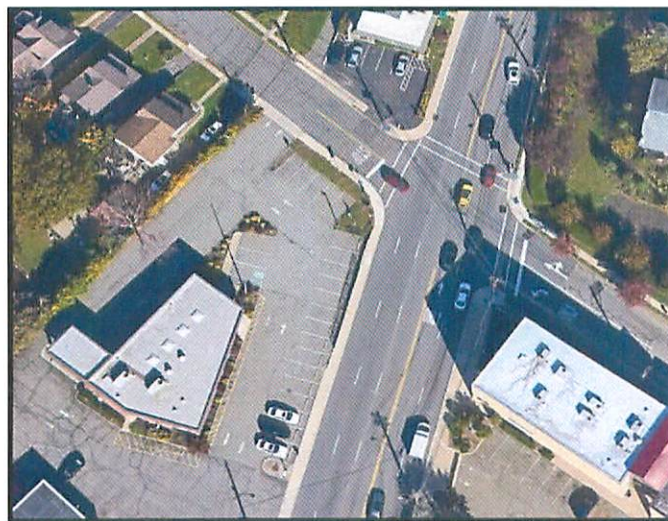


Aerial View: Subject Property

Black & Red = Entire Tax Lot

Black = Acura Auto Dealership Functionally Separate

Red = That Portion of Site Functionally Separate



Pompton Avenue and Claremont Avenue Intersection



Subject Property at Ground Level Looking Southwest From Pompton Avenue & Claremont Avenue Intersection



Ground Level at Pompton and Claremont Looking East (Subject Property to the immediate right side)



Ground Level at Claremont & Pompton Looking West
(Subject Property on far left corner.)



Ground Level From Easterly Side of Pompton Ave
Looking Across Intersection to Subject Property

SCOPE OF WORK

- 1 NEW 60" DIA. ILLUMINATED FLUSH MOUNTED LOGO DISK SIGN.
- 2 NEW 20" WORDMARK FLUSH MOUNTED SIGN.
- 3 BLACK METAL COLUMN
- 4 BRICK FINISH - PAINT TO MATCH NERO SMOOTH
- 5 TONGUE AND GROOVE ACCOYA WOOD SIDING
- 6 WALL SCONCE
- 7 NEW OUTDOOR SEATING
- 8 NEW METAL CANOPY
- 9 NEW RAMP

MATERIALS



reSawn TIMBER - CANOPY UNDERSIDE
COLOR: RAILAY 1C



PAINT
COLOR: NERO SMOOTH



SIDE ELEVATION

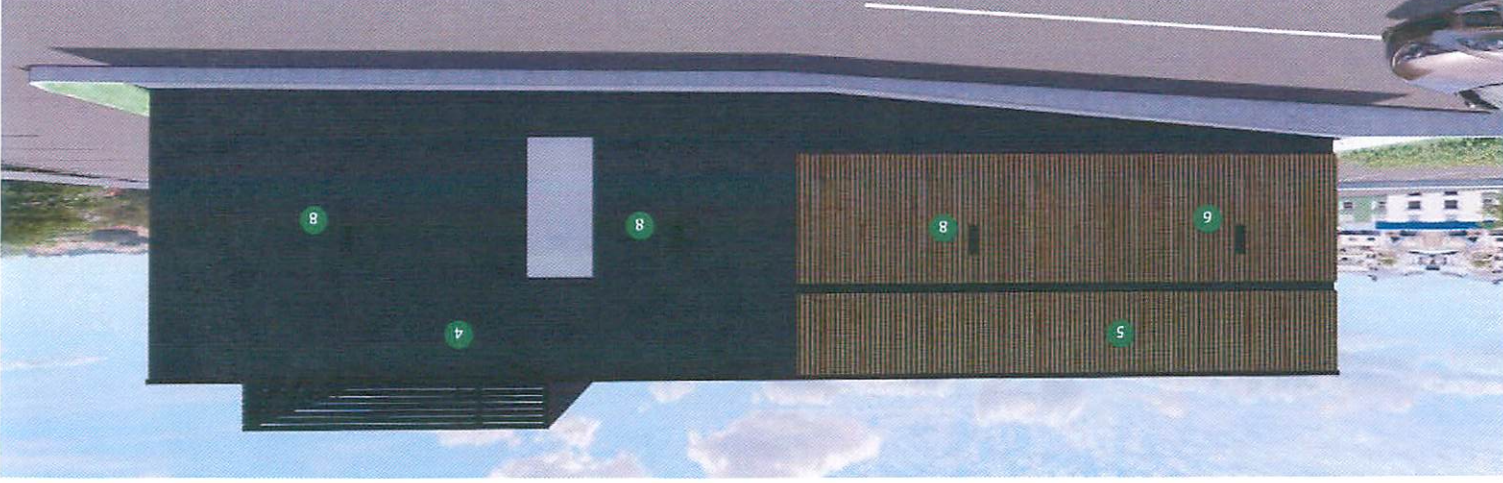


FRONT ELEVATION





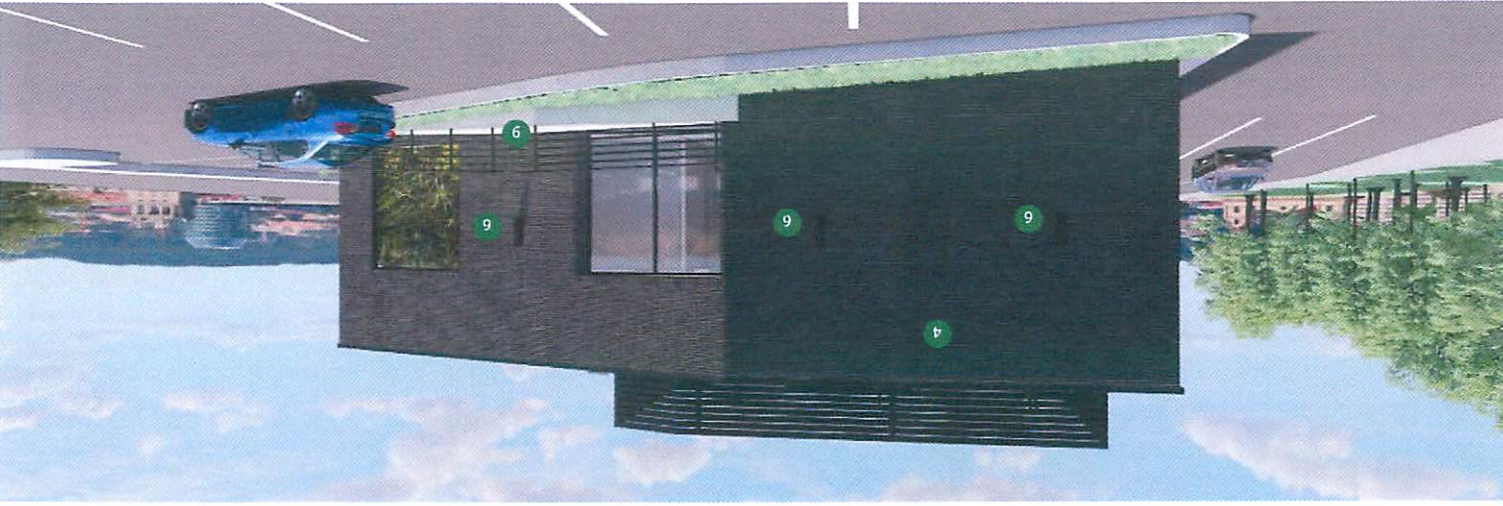
FRONT ELEVATION



MATERIALS

- PAINT
COLOR: NERO SMOOTH
- RESAWN TIMBER -
CANOPY UNDERSIDE
COLOR: RAILAY 1C

SIDE ELEVATION



- SCOPE OF WORK**
- 1 NEW 60" DIA. ILLUMINATED FLUSH MOUNTED LOGO SIGN.
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 - 4 BRICK FINISH - PAINT TO MATCH NERO SMOOTH
 - 5 TONGUE AND GROOVE ACCOVA WOOD SIDING
 - 6 WALL SCOTCH
 - 7 NEW OUTDOOR SEATING
 - 8 NEW MEAL CANOPY
 - 9 NEW RAMP



- 1 NEW 60" DIA. ILLUMINATED FLUSH MOUNTED LOGO DISK SIGN.
- 2 NEW 20" WORDMARK FLUSH MOUNTED SIGN.
- 3 BLACK METAL COLUMN
- 4 BRICK FINISH - PAINT TO MATCH NERO SMOOTH
- 5 TONGUE AND GROOVE ACCOYA WOOD SIDING
- 6 WALL SCONCE

- 7 NEW OUTDOOR SEATING
- 8 NEW MEAL CANOPY
- 9 NEW RAMP

MATERIALS



resawn timber - canopy underside color: railay 1c



paint color: nero smooth





- SCOPE OF WORK
- 1 NEW 60" DIA. ILLUMINATED FLUSH MOUNTED LOGO DISK SIGN.
 - 2 NEW 20" WORDMARK FLUSH MOUNTED SIGN.
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 - 4 BRICK FINISH - PAINT TO MATCH NERO SMOOTH
 - 5 TONGUE AND GROOVE ACCOYA WOOD SIDING
 - 6 WALL SCENCE

- 7 NEW OUTDOOR SEATING
- 8 NEW MEAL CANOPY
- 9 NEW RAMP



PAINT COLOR: NERO SMOOTH



resawn TIMBER - CANOPY UNDERSIDE COLOR: RAILAY 1C

MATERIALS





SCOPE OF WORK

- 1 NEW 60" DIA. ILLUMINATED FLUSH MOUNTED LOGO DISK SIGN.
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- 7 NEW OUTDOOR SEATING
- 8 NEW MEAL CANOPY
- 9 NEW RAMP

MATERIALS



reSawn TIMBER -
CANOPY UNDERSIDE
COLOR: RAILAY 1C



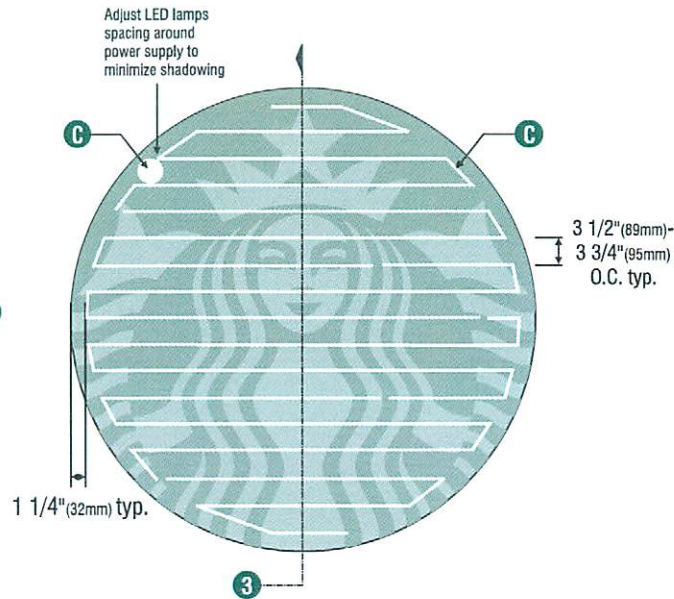
PAINT
COLOR: NERO SMOOTH





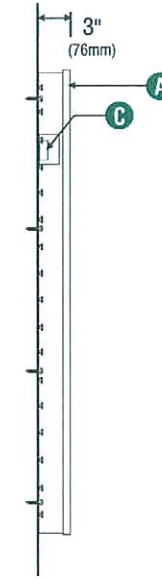
1 Front View

Scale: 1/2" = 1'-0"



2 LED Detail

Scale: 1/2" = 1'-0"



3 Section View

Scale: 1/2" = 1'-0"



4 Side View

Scale: 1/2" = 1'-0"

SPECIFICATIONS:

- A** 60" (1524mm) Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) Acrylite 015-2GP. 1" (25mm) black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminate logo disk with Lumificent™ white LED's installed to back of disk. Power with self-contained Lumificent™ power supply contained with an U.L. enclosure covered in white vinyl film. Fasten to wall with required fasteners.

Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3(B) 600-2, 600-4. Primary electrical source 1/2" (13mm) conduit minimum) REF: NEC 600-6, 600-21 (provided by installer).

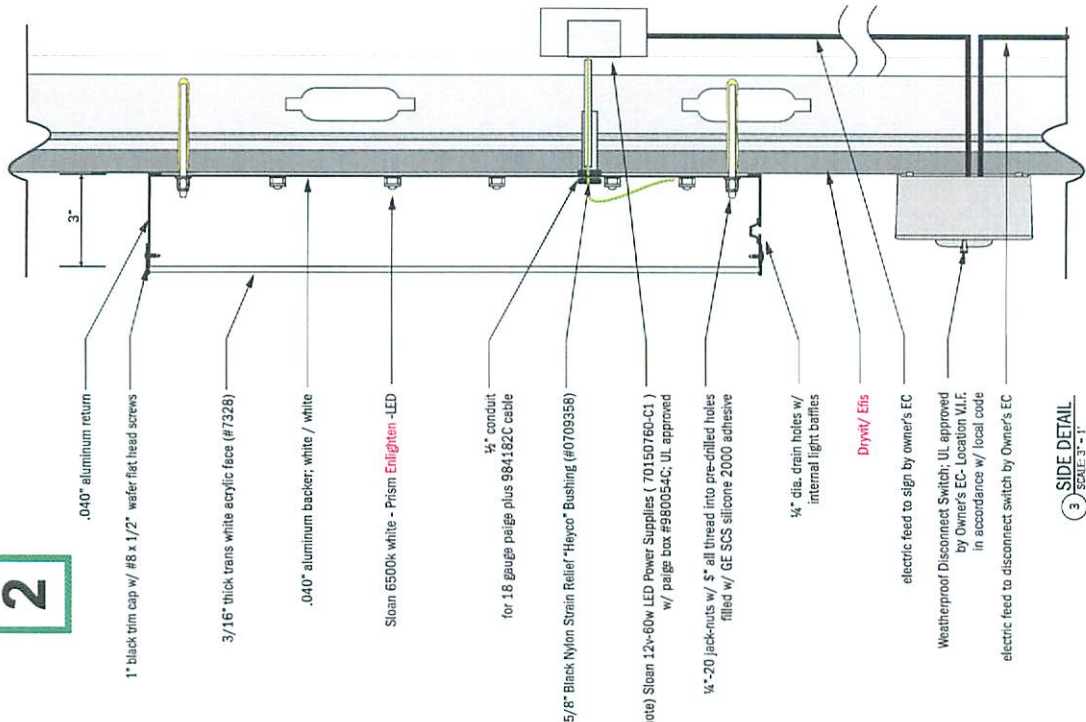


Disk 60in S/F Illuminated wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.62	1.82	120

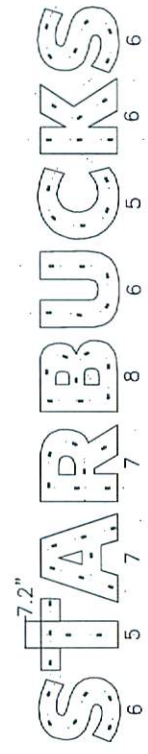
Design ID #13164



2



1 ELEVATION DETAIL SCALE: 3/8" = 1' 27.06 Sq. Ft.



2 LED DETAIL SCALE: 3/8" = 1' 56 LED Modules

ELECTRICAL SPECIFICATIONS	
VOLTAGE	120v
AMPERAGE	.80
CIRCUIT INFO	(1) 20amp
TOTAL POWER SUPPLIES	1



A VISUAL SOLUTIONS COMPANY.
7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE	STARBUCKS		
OWNER	STARBUCKS		
CITY/STATE	TBD		
PHONE NUMBER			
DRAWING DATE	04.24.19		
SALES REP	ECR		
PROJECT NO.	000		
REVISION HISTORY			
NO.	DATE	PREP DRAWN	DESCRIPTION

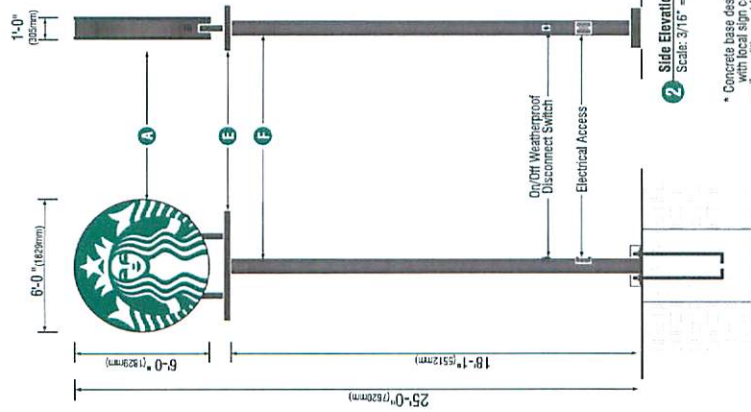
This drawing remains the exclusive property of Gable. It is submitted for your consideration in the hope that you will accept the work shown hereon. The design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable. Except as may be otherwise indicated, all work is to be done in accordance with the applicable code.

SIGN TYPE: 20in Channel - STARBUCKS* only- Flush mount - LED Illuminated

DWG. TYPE	Concept
PROJECT NO.	000000
TASK NO.	000000
QTY.	1
DWG. NO.	
SHEET	1 of 1

MUST BE CHECKED BEFORE PRODUCTION
EXTERIOR APPLICATION
INTERIOR APPLICATION
V
BY: [Signature]

FOR SIGN LOCATION SEE PAGE 1



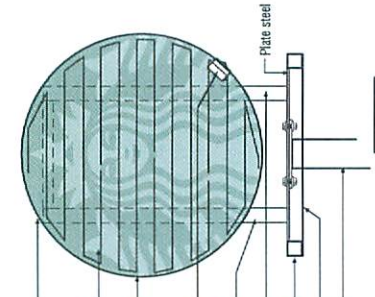
1 Front Elevation View
Scale: 3/16" = 1'-0"

* Concrete base design varies with local sign code & soil condition and frost line.

2 Side Elevation View
Scale: 3/16" = 1'-0"

- A** SF flat channel aluminum cabinets mounted to square tube with .033" aluminum sheet filler between
- B** Grid work of Lumilicent-HRLSP-6500 white LED's.
- C** Replace Material: White with vinyl graphics
- D** Weather Proof disconnect switch
- E** 4" (102mm) x 4" (102mm) x 3/16" (5mm) steel square tube
- F** Water Proof electrical conduit 4" (102mm) x 4" (102mm) x 3/16" (5mm) steel square tube
- 20 gauge sheet metal cover
- 8 5/8" (219mm) dia. x 1/4" (6mm) steel pipe

3 Front Section View
Scale: NTS



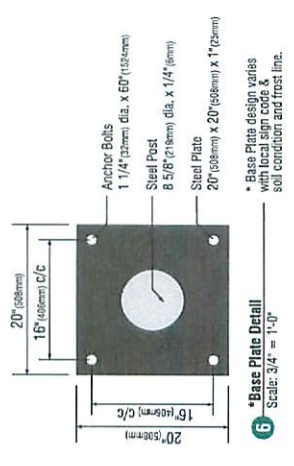
4 Partial Section View Top
Scale: NTS

- SPECIFICATIONS: Quantity - ()**
- A** (2) Single faced internally illuminated logo disk cabinets. Logo disk cabinets to be 4" (102mm) deep, filler covering to be .033" aluminum, painted EIS-MIT-3 Charcoal.
 - B** Faces to be translucent flex face material: White. Graphics of logo to be 1st surface 3M translucent Scratchless vinyl: Holly Green #363D-76. Silver to show thru White.
 - C** Internally illuminate logo disk with a grid work of Lumilicent- HRLSP- 6500 white LED's.
 - D** Power with Hypertec R-Lite power supplies cover painted white. Primary wire to run thru 1/2" (13mm) rigid conduit from steel post. Weather proof disconnect switch. Power supplies are located between cabinets in filler space, service through cabinet filler access panels.
 - E** Decore under logo to be constructed from 4" (102mm) x 4" (102mm) steel pipe welded to steel plate. 4" (102mm) x 4" (102mm) steel rods from logo disk are welded on 1/2" (13mm) steel plate. Decore to be painted EIS-MIT-3 Charcoal and bolted on steel pipe.
 - F** 8 5/8" (219mm) dia. x 1/4" (6mm) steel pole welded on 20" (508mm) x 20" (508mm) x 1/2" (13mm) steel base plate painted EIS-MIT-3 Charcoal. 6" (152mm) x 22" (559mm) x 22" (559mm) fabricated. 125 aluminum plate cover painted EIS-MIT-3 Charcoal.

*Base plate and Footing may vary based on local sign code and existing soil conditions and frostline.

Sign must be approved by:

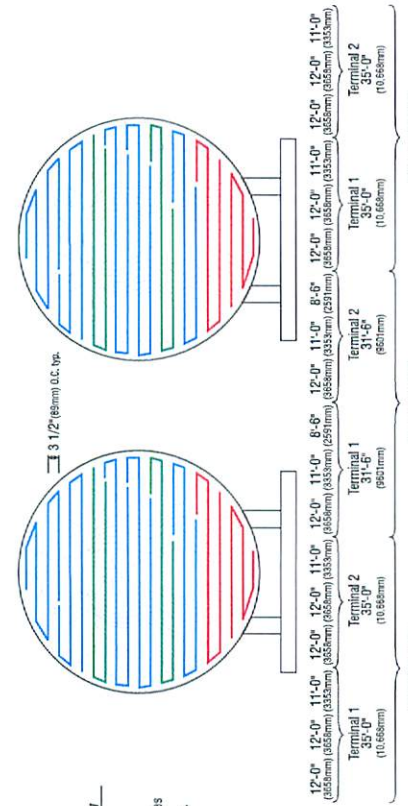
Sign must be approved by the National Electrical Code, the International Brotherhood of Electrical Workers, OSHA, and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure). REF: NEC 110-3(B) 800.2, 800.4; NFPA 70E 130.1 (A) (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) 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6 Base Plate Detail
Scale: 3/4" = 1'-0"

* Base Plate design varies with local sign code & soil condition and frost line.

5 LED Layout Details
Scale: 1/2" = 1'-0"



Power Supply A
70'-0" (21.33mm)

Power Supply B
65'-0" (19.81mm)

Power Supply C
70'-0" (21.33mm)

Size	Power supply	Volts	Amps
72" (max)	Hypertec R-Lite	120	1.0 max

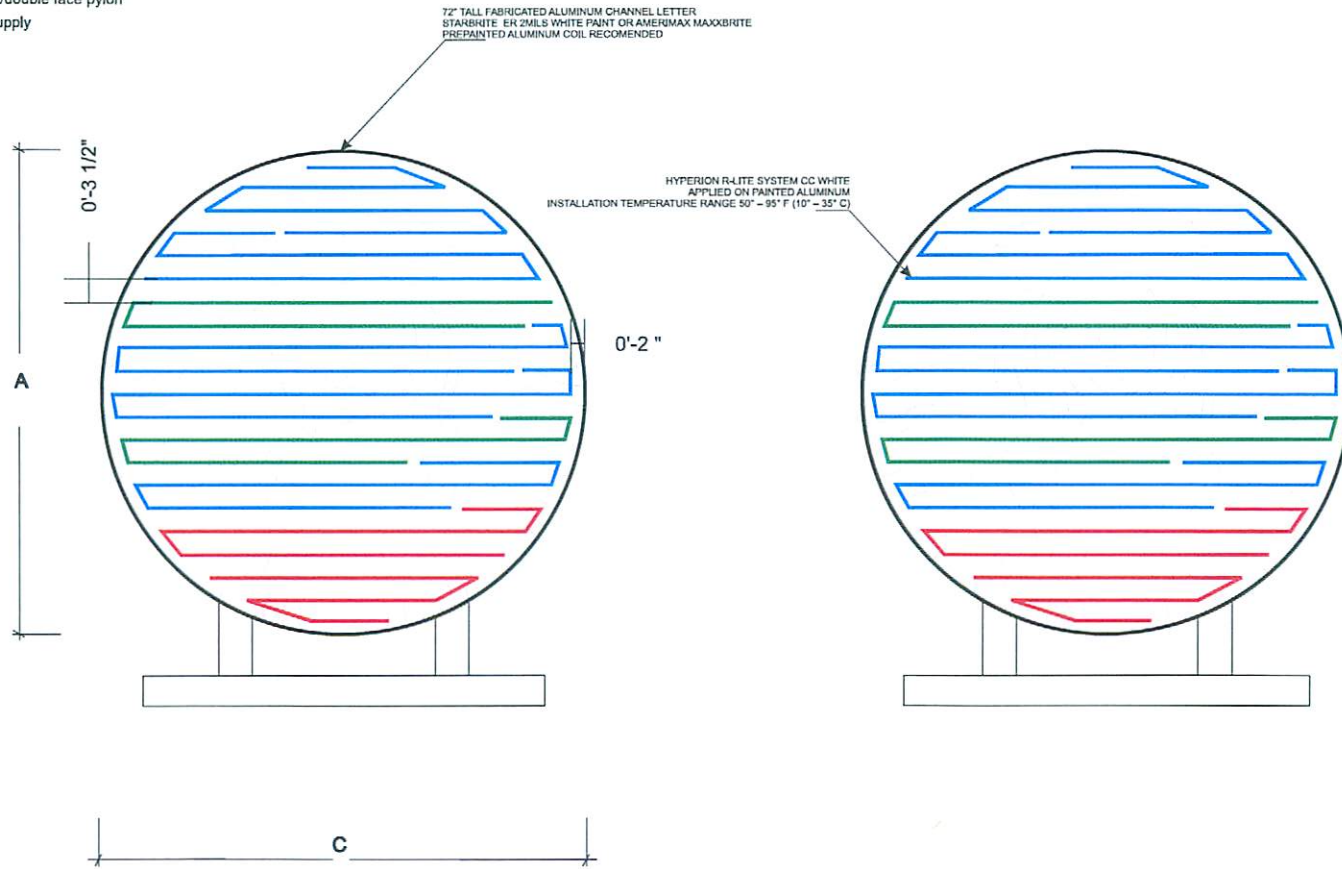
Disk 72in max - D/F Illuminated Plyer Size EVOLVED

Design ID #13192



ID# 13192

NOTE: The Hyperion R-Lite™ strip is sold in 12.5ft & 25ft strips.
 direct illumination/face lit/double face pylon
 self - contained power supply
 remote power supply



NOTE: INDIVIDUAL FOOTAGE ARE ESTIMATES. ACTUAL LENGTHS MAY VARY.
 DO NOT PRECUT STRIPS. ALWAYS WORK FROM the R-Lite REEL to avoid shortages
 and unnecessary use of jumpers.

IMPORTANT! Required for ALL FIELD RETROFITS:

- 1.) Thoroughly Clean surface area with non-oil based solvent (409, alcohol or heptan).
- 2.) To ensure adhesion of LED strip to channel letter / cabinet place a support clamp across the LED strip every 4 inches. It is required that you utilize support clamps and / or use silicone adhesive across the LED strip every 4 inches. See page 1 of installation manual for detailed retrofit instructions.

INSTALLATION NOTE: PLEASE READ INSTALL MANUAL BEFORE INSTALLATION.
 IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR SALES REPRESENTATIVE OR
 OUR CUSTOMER SUPPORT TEAM. 763-424-3702

Layouts/quotes/estimates are based upon Lumificient standards for typical usage. We utilize information that is provided to us, apply our standards, and provide you with layouts/quotes/estimates for the materials typically required to complete the project. Guidelines do not take into account individual preferences or end customer preferences. FINAL MATERIAL REQUIREMENTS ARE THE RESPONSIBILITY OF THE SIGN MANUFACTURER.

NOTE: It is recommended to test one or more letters before installation
 for acceptable color and illumination.

IMPORTANT: Prices and quantities are estimates which are subject to change.
 When sending files for quotes all files must be in vector file format. Raster images,
 photos or bitmaps are not recommended due to low resolution and non-scalability
 which can have an affect on product selection, quantities, application and illumination.



General Info		
	Unit of Measure feet/inches	Unit of Measure meter/millimeter
LETTER HEIGHT (A):	72"	1828.8mm
LETTER HEIGHT (B):	0.00"	0mm
SIGN LENGTH (C):	6' - 0.00"	1.82m - 0mm
LETTER DEPTH:	3" - 6"	76mm-127mm
MAX LETTER STROKE:	0.00"	0mm
MIN LETTER STROKE:	0.00"	0mm

Power Requirements		
INPUT VOLTS:	120V	
INPUT AMPERES:	1.8 max	
TOTAL WATTAGE:	203 Watts	
HRL-W-72-Starbucks DF pylon-ID 13189_cdr		
File		
Quote# 13221		
No.	Revision / Issue	Date

Material List		
	Unit of Measure feet	Unit of Measure meter
TOTAL LINEAR FOOTAGE:	203 ft	68.28m
HRLSB-6500 White	203 ft	68.28m
HRLSB-HC Power Connector:	18	
HRLSB-JC JUMPER:		
HRLSB-24 Power Unit:		
HRLSB-24-BOGO		
HRLSB-96 Power Unit:	3	
HRLSB-277 Power Unit:		

Added Material List for Retrofits		
HRLSB-SC	669	

Customer Name and Address
 Starbucks Coffee Company
 2401 Utah Avenue South 8th floor
 Seattle, WA 98134
 Customer Contact: Katie O'Donnell

Project: 72in Starbucks Coffee DF Pylon
 TAG ID# - 13192 72in (1828 mm)
 Location / Store#: XX
 Date: 09/14/2011
 Scale: 1:18
 1/3 Sheet

LUMificient™
 A Nexus Lighting Company

Lumificient
 8752 Monticello Lane N.
 Maple Grove, MN 55369
 Phone: (763) 424 3702
 Fax: (763) 390 3135

Designed By: LeeAnn

INSTRUCTIONS FOR A VARIANCE APPLICATION

Application must be submitted with payment no later than one month prior to meeting to be put on the agenda (see list of application & meeting dates and list of fees)

THE BOARD REQUIRES (1) ORIGINAL APPLICATION PACKET WITH RAISED SEALS AND 16 COPIES OF THE PACKET TO INCLUDE THE FOLLOWING:

- 1. BASIC APPLICATION**
 - 2. SURVEY**
 - 3. TAX MAP WITH PROPERTY HIGHLIGHTED**
 - 4. PLANS-FOLDED**
 - 5. LETTER OF DENIAL**
-

THE AFFIDAVIT OF OWNERSHIP MUST BE NOTARIZED

TWO SETS OF COLOR PHOTOS TO REFLECT THE FRONT, SIDE AND REAR OF PROPERTY ARE REQUIRED OR ONE SET AND COPIES IN EACH PACKET

ALL CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY

ALL "D" or USE VARIANCE APPLICANTS MUST HAVE A COURT REPORTER & PROFESSIONAL PLANNER

AFTER APPLICATION IS IN AND PAID - THE COLLECTOR WILL PREPARE A LIST OF PROPERTY OWNERS WITHIN 200 FEET TO BE NOTIFIED AND INSTRUCTIONS FOR SERVING NOTICE TO NEIGHBORS AND LEGAL NOTICE TO THE PAPER WILL BE GIVEN BY THE BOARD SECRETARY TO APPLICANT

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
XX	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
XX	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
XX	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	

Calculation of Fees:

"C" Variance =	\$550.00
Sign Variance =	200.00
Site Plan <5,000sf =	700.00
Total =	\$1,450.00

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION: **April 11, 2024** CASE # _____

PROPERTY ADDRESS: **30 Pompton Avenue**

BLOCK **202**, LOT **44** ZONE **ETC Extended Town Center**

APPLICANT'S NAME: **EVI REALTY, INC.**

PHONE # _____ CELL PHONE # **(862) 240-6221**

EMAIL: **iris@eviivmrealty.com**

PROPERTY OWNER'S NAME: **EVI REALTY, INC.**

PROPERTY OWNER'S ADDRESS: **1093 Smith Manor Boulevard, West Orange, NJ 07052**

PROPERTY OWNER'S PHONE # _____ CELL # **(862) 240-6221**

PROPERTY OWNER'S EMAIL **iris@eviivmrealty.com**

RELATIONSHIP OF APPLICANT TO OWNER: **Same**

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Bulk variances in conjunction with a change of use and minor site plan application to permit Starbucks to occupy the premises.

CONTRARY TO THE FOLLOWING:

Bulk Variances Requested:

- 1. Add a free standing pylon sign on Pompton Avenue in front of an existing building (formerly Chase Bank), where pylon signs are prohibit by Section 150-7.9X.12; and,**
- 2. Have a building sign 5' high in violation of Section 150-_____**

LOT SIZE: EXISTING **142,952 sf** PROPOSED **142,952 sf** TOTAL **142,952 sf**

HEIGHT: EXISTING **less than 50' - 1 Story** PROPOSED **No change**

PERCENTAGE OF BUILDING COVERAGE: EXISTING **24.6%** PROPOSED **No change**

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING **89.9%** PROPOSED **No change**
(pre-existing non-conformity)

PRESENT USE **Bank** PROPOSED USE **Restaurant**

SET BACKS OF BUILDING: REQUIRED EXISTING PROPOSED

See Detailed ETC Zone District Requirements on SP-1 of the Plans.

DATE PROPERTY WAS ACQUIRED: **20+ years ago.**

TYPE OF CONSTRUCTION PROPOSED: **Renovate existing bank building, remove bank drive-through and canopy; and, re-stripe parking lot to serve a Starbucks Coffee House.**

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

**Existing signs remain unchanged. Onsite movement signs are on the plans.
A 25' high Starbucks pylon sign is proposed. Variance required,
A 5' Starbucks medallion sign is proposed on the side of the building. Variance required.**

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	N/A	N/A	N/A
FIRST FLOOR	3,437 sf	3,437 sf	3,437 sf
SECOND FLOOR	N/A	N/A	N/A
ATTIC	N/A	N/A	N/A

NUMBER OF DWELLING UNITS EXISTING: **None** PROPOSED: **None**

NUMBER OF PARKING SPACES EXISTING: PROPOSED: **113 entire site, 73 for this section.**

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

See attached.

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

The existing conditions of the property, the road geometry of Pompton Avenue, and the configuration of the Pompton and Bloomfield Avenues intersection cause the hardship, and need for variance relief. Both signs are needed to advise motorists of the business in a timely manner.

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

See Attached Addendum

History of any deed restrictions: **There are none known to the Applicant.**

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. - **Attached**

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

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.

See Attached Certification of owners having more than a 10% interest.

Expert witnesses that will present evidence on behalf of this application:

Attorney: Name: **John R. Dusinberre, Esq.**
 Address **155 Passaic Avenue, Suite 320, Fairfield, NJ 07004**
 Phone # **973-227-1212, cell 973-477-8646**
 Fax # **973-227-4099**
 Email **jdsinberre@jrdnjlaw.com**

Engineer: Name **Aaron J. Schrage, PE**
 Address **Bright View Engineering**
 Address **70 South Orange Avenue, Suite 109, Livingston, N.J. 07039**
 Phone # **(973) 228-0999**
 Fax # **(201) 753-3904**
 Email **aschrager@bvengr.com**

Architect: Name
 Address **Bergmann Architectural Associates, Inc.**
 Address **1500 John F. Kennedy Boulevard**
 Address **2 Penn Center, Suite 624**
 Address **Philadelphia, PA 19102**
 Phone #
 Fax #
 Email

Professional
Planner: Name **Aaron J. Schrage, PP**
 Address **Bright View Engineering**
 Address **70 South Orange Avenue, Suite 109, Livingston, N.J. 07039**
 Phone # **(973) 228-0999**
 Fax # **(201) 753-3904**
 Email **aschrager@bvengr.com**

Starbucks Senior
Store Development
Manager: Name **Lizanne Kile**
 Address **Starbucks Coffee Co.**
 Address
 Phone # **703-955-6270**
 Email **lkile@starbucks.com**

**EVI REALTY, INC.
VERONA PLANNING BOARD
ADDENDUM TO APPLICATION**

Variance Relief Requested

1. **Section 150-7.9 X (12) Prohibits Free Standing Signs.** A bulk variance is requested to permit a 25' high pylon sign solely for the Starbucks logo and brand. The sign is necessary for motorists to adequately see the Starbucks location in time to safely slow down and turn into the site. This is true from all directions from which the sign will be seen. The pylon sign will be located near the new southwesterly traffic signal and needs to be high enough so as not to be hidden by the signal.

2. **Section 150-12.1B.(1) Prohibits Building Signs Higher than 4'.** A bulk variance is requested to permit a 5' high Starbucks logo and brand on the side of the building facing Claremont Avenue. Starbucks standard building sign is 5' high, and Starbucks has requested the Applicant to seek relief in order that it may be used. The same arguments apply to this sign, on the Pompton Avenue end of the building, as apply to the pylon sign when viewed by vehicles coming from Cedar Grove heading to Verona.

The applicant will provide professional planning testimony to the effect that the relief for both signs can be granted with substantial impairment of the Master Plan and that relief will not be contrary to the public good.

Description of Proposed Use

Starbucks Coffee is the proposed tenant in the building previously occupied by the Chase Bank at the corner of Pompton Avenue and Claremont Avenue. The nature of the use is well known to the public, and is generally characterized as a retail restaurant having counter service for the retail sale of coffee and related items. There is no table service. Patrons are provided Internet Wi-Fi access and a lounge area for socializing. Outside seating is proposed. It is to be emphasized that there will not be any form of drive-through service.

The Starbucks hours of operation will be Monday through Saturday 5:30 am to 10:00 pm; and on Sunday 6 am to 9 pm. Trash pickup typically occurs 2 or 3 times a week, during off peak business time hours, using a new dumpster enclosure to be constructed at the rear center of the site. A loading area is shown for deliveries against the rear wall of the building, and deliveries occur between 6:30 pm and 5:30 am. Delivery trucks have store keys and generally spend 30 minutes unloading. Deliveries for this site will be by box truck, and there will not be any large tractor trailers. There will be three shifts of employees with 5 to 8 employees on each shift.

Parking

Parking requirements for the entire site are shown on the site plan provided. However, the shape of the entire lot, and the large use by the Acura Dealership, leaves the easterly end of the property as a discreet area that functions as a separately from any of the Acura activity. The existing Famous Ray's Pizzeria, the empty space where Huntingdon Learning Center was located and the Pompton Spa work with the subject property as a single unit (the "Pompton Avenue Site"). The Acura Dealership operates independently from the four (4) other uses, and makes the property when viewed in total deficient with respect to parking.

When looking at the Pompton Avenue Site only, the parking is compliant with zoning requirements. They are broken down as follows:

Famous Ray's	19 required
Huntingdon	15 required
Pompton Spa	12 required
Starbucks	27 required
Total	73 required and 73 provided on the new plans.

Traffic

The Applicant, at the Applicant's expense has received all of the municipal, county and State approvals for the installation of a traffic light at the intersection of Pompton and Claremont Avenues. A traffic study has been provided with the application for the Board's edification. Although construction of the footings for the signals has commenced, delays in the availability of the actual components for the bases, poles and fixtures has prevented the completion of the work. The installation of the signals will improve safety for the general public beyond what Starbucks needs to have its patrons served. These new signals are so important that Starbucks has indicated that it wants them completed before becoming fully operational.

There are several key points with respect to the installation of the new traffic signals. First, traffic will be able to make a left out of Claremont Avenue to head north on Pompton Avenue. Second, vehicles travelling north on Pompton from Bloomfield Avenue will now, safely, be able to make a left turn onto Claremont. The gaps generated by the new signal will make it easier for vehicles leaving the subject site to make a right turn onto Pompton Avenue heading towards Bloomfield Avenue. The warrants issued by the NJDOT for the new signals insure that the new signals will be totally coordinated with the existing traffic controls at the Bloomfield and Pompton Avenue intersection.



Bright View Engineering
Moving you forward


Traffic Impact Study

Proposed Coffee Shop
30 Pompton Avenue
Verona Township
Essex County, New Jersey


February 21, 2024

Prepared For
Kathleen Miesch
Board Secretary
880 Bloomfield Avenue
Verona Township, New Jersey

Prepared By
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I. INTRODUCTION

Bright View Engineering, LLC (BVE) was tasked with performing a traffic impact study for the proposed coffee shop located on 30 Pompton Avenue in Verona Township, Essex County, New Jersey. This site encompasses approximately 3,893-SF. The lot is currently a vacant bank with a drive-through that is approximately 4,300-SF. The site is located on the southwest corner of Pompton Avenue and Claremont Avenue and site access is provided via the existing driveways on both Pompton Avenue and Claremont Avenue. A site location map is included within **Figure 1** on the following page.


This study presents an evaluation of the current and future traffic conditions in the vicinity of the development and provides an analysis of the traffic impacts of the proposed development. Specific elements included in this study are:

- An inventory of the roadway facilities in the vicinity of the project, including the existing physical and traffic operating characteristics;
- Data Collection of Existing Traffic Conditions;
- Site Generated Trips;
- Trip Distribution and Assignment of the new vehicle trips and pass-by trips;
- Peak Hour Capacity Analysis for the Existing, No Build, and Full Build Conditions; and
- Summary and Conclusions.



Figure 1 – Site Location Map



 <p>Bright View Engineering <i>Moving you forward</i></p>	<p>PROPOSED COFFEE SHOP 30 POMPTON AVE, VERONA TOWNSHIP, ESSEX COUNTY, NJ</p>	<p>FIGURE 1</p>
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II. EXISTING CONDITIONS

A field investigation was conducted adjacent to the project site to obtain an inventory of existing roadway conditions, posted traffic controls, adjacent land uses, lane configurations of the roadways in the study area, and existing vehicular and pedestrian traffic patterns. The following is a brief description of the roadways:

Pompton Avenue (NJ Route 23) is a north to south oriented roadway which spans approximately 0.84 miles within the Township of Verona. The roadway is classified as an Urban Principal Arterial. Pompton Avenue is under the jurisdiction of the NJDOT per the available NJDOT Straight Line Diagram (*last inventoried March 2020*). The speed limit on Pompton Avenue within the vicinity of Claremont Avenue is 30 MPH. Pompton Avenue provides an approximate pavement width of 48 ft.

The northbound approach provides two (2) through-only lanes and two (2) receiving lanes. The southbound approach provides one (1) through-right lane, one (1) through lane and three (3) receiving lanes. On-street parking is not permitted within the vicinity of the Pompton Avenue & Claremont Avenue intersection. We observed that the land uses in the area were a mix of residential and commercial uses.

Claremont Avenue – is an east to west oriented roadway which spans approximately 0.95 miles within the Township of Verona. The roadway is classified as an Urban major Collector. Claremont Avenue is under Municipal jurisdiction per the available NJDOT Straight Line Diagram (*last inventoried August 2015*). The speed limit on Claremont Avenue is posted at 25 MPH. Claremont Avenue provides an approximate pavement width of 28 ft.

Claremont Avenue to the east of Pompton Avenue is a one-way street westbound with one (1) through-right lane and one (1) dedicated left-turn lane. The eastbound approach provides one (1) travel lane and one (1) receiving lane. Both approaches are STOP-controlled at its intersection with Pompton Avenue. On-street parking is permitted along both sides of the roadway. We observed that the land uses in the area were a mix of residential and commercial uses.

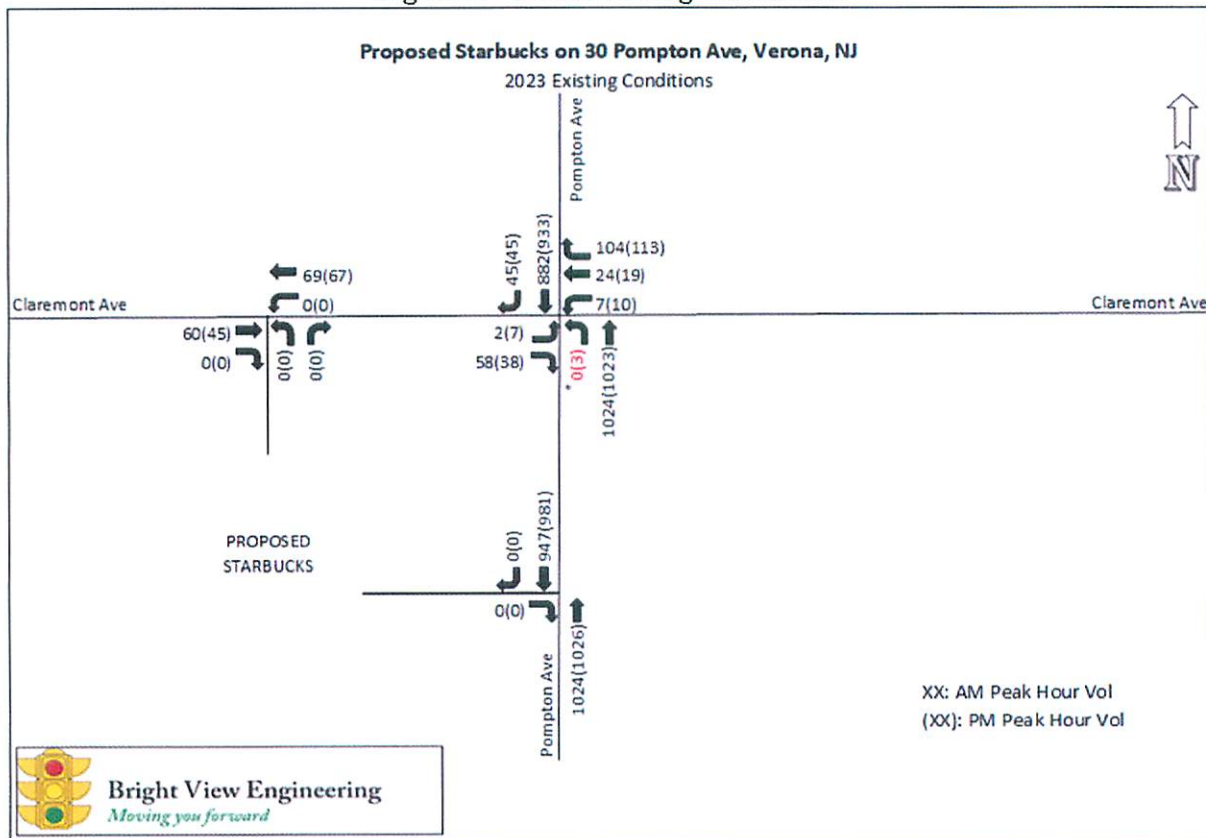


2023 Existing Traffic Conditions

In order to gain a better understanding of existing traffic conditions, Bright View Engineering collected traffic data at the intersection of Passaic Avenue & Brook Avenue. Manual Turning Movement Counts (MTMC) at the Pompton Avenue & Claremont Avenue intersection were conducted on Tuesday, December 12, 2023, between the weekday hours of 7:00 AM and 9:00 AM in the morning and 4:00 PM and 6:00 PM in the evening. The AM Peak Hour is 8:00 AM to 9:00 AM and the PM Peak Hour is 4:15 PM to 5:15 PM.

The 2023 existing traffic volumes are detailed in **Figure 2** for the morning and evening peak hours.

Figure 2 – 2023 Existing Conditions



**Illegal Left-turn movement*



III. HCM CAPACITY ANALYSIS

The peak hour traffic operations were evaluated for the proposed study area. The analyses were performed using the latest version of *Synchro, Version 12*; a traffic analysis and simulation program. The results of these analyses provide Level of Service (LOS), volume/capacity descriptions and average seconds of delay for the intersection movements.

The efficiency with which an intersection operates is a function of volume and capacity. The capacity of an intersection is the volume of vehicles it can accommodate during a peak hour. Level of Service is a qualitative measure describing operational conditions within a traffic stream in terms of traffic characteristics such as freedom to maneuver, traffic interruption, comfort, and convenience. Six LOS are defined for each type of facility with analysis procedures available. Levels of Service range from "A" through "F", with "A" representing excellent conditions with no delays and failure and deficient operations denoted by Level "F". The HCM 7th Edition LOS criteria for intersections are summarized in **Table 1**.

Table 1 – HCM 7th Edition: Signalized and Unsignalized LOS/Delay Criteria

Level of Service	Average Control Delay (sec/veh)	
	Signalized Intersection	Unsignalized Intersection
A	< 10	< 10
B	> 10 - 20	> 10 - 15
C	> 20 - 35	> 15 – 25
D	> 35 – 55	> 25 – 35
E	> 55 – 80	> 35 – 50
F	> 80	> 50



2023 Existing Conditions HCM Capacity Analysis

The existing peak hours of operation were evaluated at the study intersections for the morning and evening peak hour traffic volumes. The results of these analyses provide Level of Service and average seconds of delay for the study intersection. Levels of Service (LOS) are briefly detailed for the 2023 existing conditions in **Table 2** below. Further details regarding the operating level of service and approach delays may be observed within the Synchro Reports found within the appendices at the end of this report.

Table 2 – 2023 Existing Conditions LOS/Delay

Intersection	Approach	AM	PM
Claremont Avenue	EB	C/18.7	E/45.7
	WB	F/74.2	F/54.6
Pompton Avenue	NB	*free	*free
	SB	*free	*free
<i>Intersection</i>	<i>Overall</i>	-	-

*free – There is no traffic control for the approach.

Based on our analysis of the Existing Conditions, the eastbound approach on Claremont Avenue operates at a Level of Service ‘C’ and ‘E’ during the morning and evening peak hours, respectively. The westbound approach operates at a Level of Service ‘F’ for both morning and evening peak hours. There is no traffic control at the northbound and southbound approaches of Pompton Avenue.

2026 No-Build Conditions HCM Capacity Analysis

The No-Build traffic volumes refer to the existing traffic volumes, plus background traffic growth and any additional traffic from projects in the area, not including the subject project. An overall growth rate of 1.25% (as per the current NJDOT annual background growth rate table) to the existing traffic volumes over a span of three (3) years yields the 2026 No Build traffic volumes.

A new traffic signal at Claremont Avenue & Pompton Avenue is being installed by the applicant and shall be included in the No-Build Conditions. Levels of Service (LOS) are briefly detailed for the 2026 no-build conditions in **Table 3** below. Further details regarding the operating level of service and approach delays may be observed within the Synchro Reports found within the appendices at the end of this report.

Table 3 – 2026 No-Build Conditions LOS/Delay

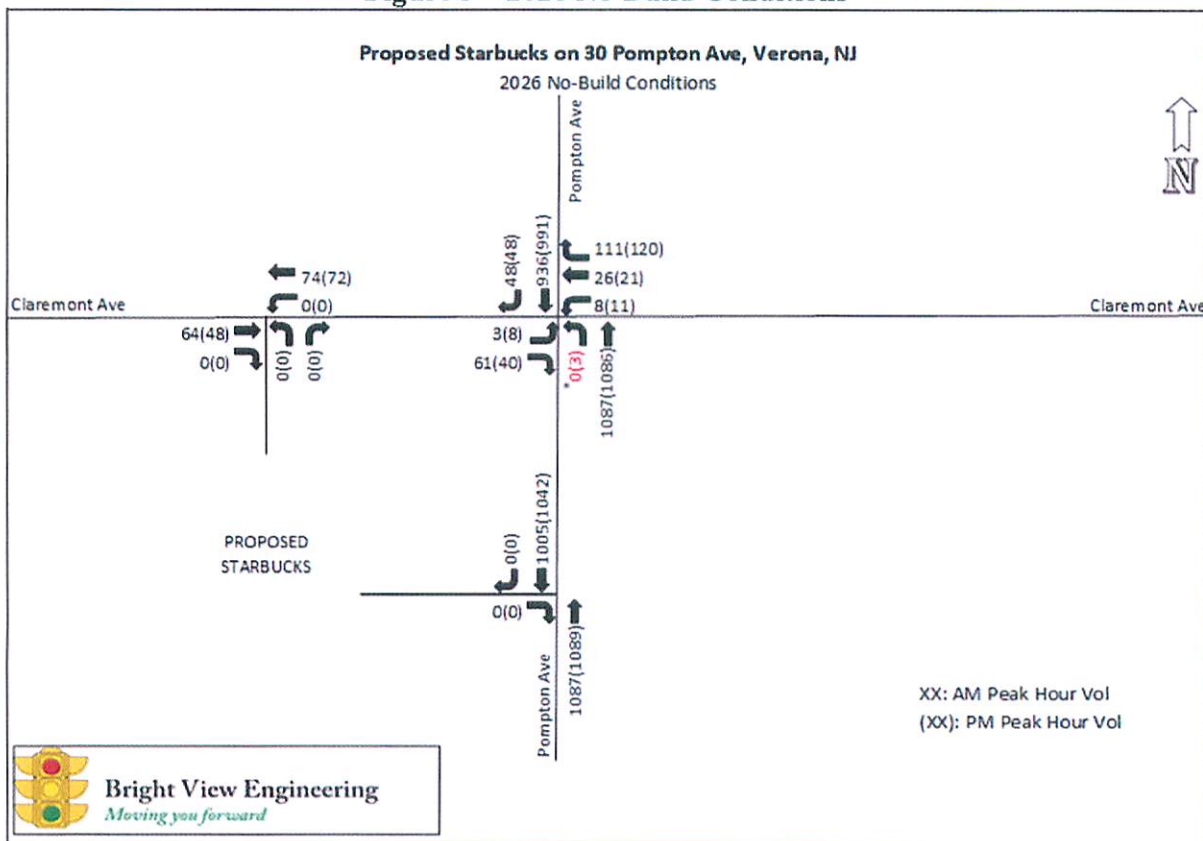
Intersection	Approach	AM	PM
Claremont Avenue	EB	B/14.5	B/14.1
	WB	C/31.3	C/30.6
Pompton Avenue	NB	A/4.7	A/4.7
	SB	A/4.4	A/4.4
<i>Intersection</i>	<i>Overall</i>	<i>A/6.5</i>	<i>A/6.5</i>



Based on our analysis of the No-Build Conditions, the level of service improves along Claremont Avenue with the installation of the new traffic signal at the study intersection. The eastbound approach on Claremont Avenue operates at a Level of Service 'B' during both the morning and evening peak hours. The westbound approach operates at a Level of Service 'C' during both morning and evening peak hours. The northbound and southbound approaches on Pompton Avenue operate at a Level of Service 'A' during both morning and evening peak hours.

The resulting no-build volumes are indicated in **Figure 3** below.

Figure 3 – 2026 No-Build Conditions



**Illegal Left-turn movement*



IV. TRIP GENERATION AND DISTRIBUTION

Trip Generation

In order to better understand the trip generation for the proposed used, we examined various land use codes within the 11th Edition of the ITE Trip Generation Manual and determined that Land Use Code 936, Coffee/Donut Shop without Drive-Through Window is the most appropriate land use for the proposed development. A coffee/donut shop typically holds long store hours with an early morning opening (*ITE Trip Generation Manual, 11th Edition*).

The NJDOT pass-by rates for a coffee/donut shop is 63% for the morning peak hour and 66% for the evening peak hour. **Table 4a** below depicts the total site trips, pass-by trips and the new trips utilized in the analysis. **Table 4b** below depicts the net change between the trips generated by the existing Bank with drive through and the proposed coffee shop with drive through.

Table 4a – ITE 11th Edition Trip Generation Rates*

ITE LUC 936	SIZE	TRIP	AM Peak Hour			PM Peak Hour		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Coffee Shop w/o Drive-Through	3,893-sf	Pass-by Trips	114	114	228	42	42	84
		New Trips	71	63	134	21	21	42
		Total Site Trips	185	177	362	63	63	126

*Trip Generation Rates utilized in the analysis

Table 4b – ITE 11th Edition Trip Generation Rates

ITE LUC 936	SIZE	AM Peak Hour			PM Peak Hour		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Existing: Bank w/ Drive Through	4,300-sf	25	18	43	45	45	90
Proposed: Coffee Shop w/o Drive-Through	3,893-sf	185	177	362	63	63	126
Net Change in Trips		+160	+159	+319	+18	+18	+36



Trip Distribution

The proposed site is located at 30 Pompton Avenue. The area surrounding the project was observed to be a mix of residential and commercial land uses. As part of our analysis, we examined the surrounding land uses in order to gain a better understanding as to the trip distribution in the project area. Trip distribution is based on a variety of factors. These factors include the size and type of the land use generating trips, the existing travel patterns within the adjacent roadway network and the proximity of major arterials within the project vicinity.

Based on the traffic data collected, we determined the following trip distribution for the project:

To/From the south on Pompton Ave	46.00%
To/From the north on Pompton Ave	48.00%
To/From the east on Claremont Ave	4.00%
To/From the west on Claremont Ave	<u>2.00%</u>
Total:	100.00%

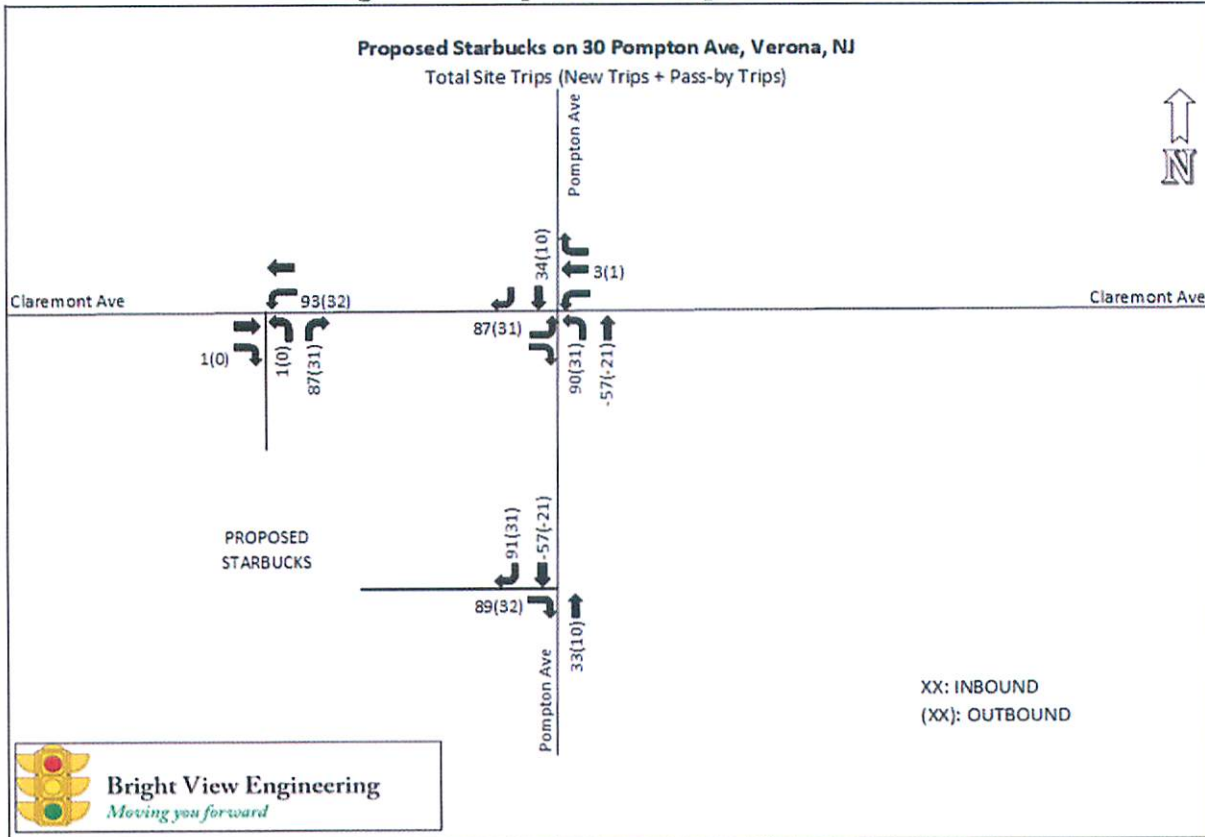
Pass-by trips were calculated based on the NJDOT pass-by rates for Coffee Shops with a drive through. Pass-by trips were assumed to come from the traffic stream on Pompton Avenue according to the following distribution:

To/From the south on Pompton Ave	50.00%
To/From the north on Pompton Ave	<u>50.00%</u>
Total:	100.00%

The resulting Site Generated Trips are illustrated in **Figure 4**.



Figure 4 – Proposed Site Trip Generation





V. 2026 FULL-BUILD TRAFFIC CONDITIONS

In the Full Build scenario, access to the site is provided via a full-movement driveway along Claremont Avenue and a right-in/right-out driveway along Pompton Avenue.

A new traffic signal is proposed at the intersection of Pompton Avenue & Claremont Avenue. The new lane configuration at the study intersection includes allowing northbound left turns from Pompton Avenue onto Claremont Avenue. Levels of Service for the intersections of Pompton & Claremont Avenue, Pompton Avenue & Site Driveway, and Claremont Avenue & Site Driveway are briefly detailed in **Table 5** for the morning peak hour and **Table 6** for the evening peak hour. Further details regarding the operating level of service and approach delays may be observed within the Synchro Reports found within the appendices at the end of this report.

Table 5 – 2026 No-Build vs 2026 Full Build LOS/Delay-AM

Intersection	Approach	No-Build	Full Build
Pompton Ave & Site Driveway	EB	-	A/9.6
<i>Intersection</i>	-	-	-
Claremont Ave & Site Driveway	NB	-	A/9.5
<i>Intersection</i>	-	-	-
Claremont Avenue	EB	B/14.5	C/34.3
	WB	C/31.3	C/29.9
Pompton Avenue	NB	A/47.7	B/10.6
	SB	A/4.4	A/6.8
<i>Intersection</i>	<i>Overall</i>	<i>A/6.5</i>	<i>B/11.6</i>

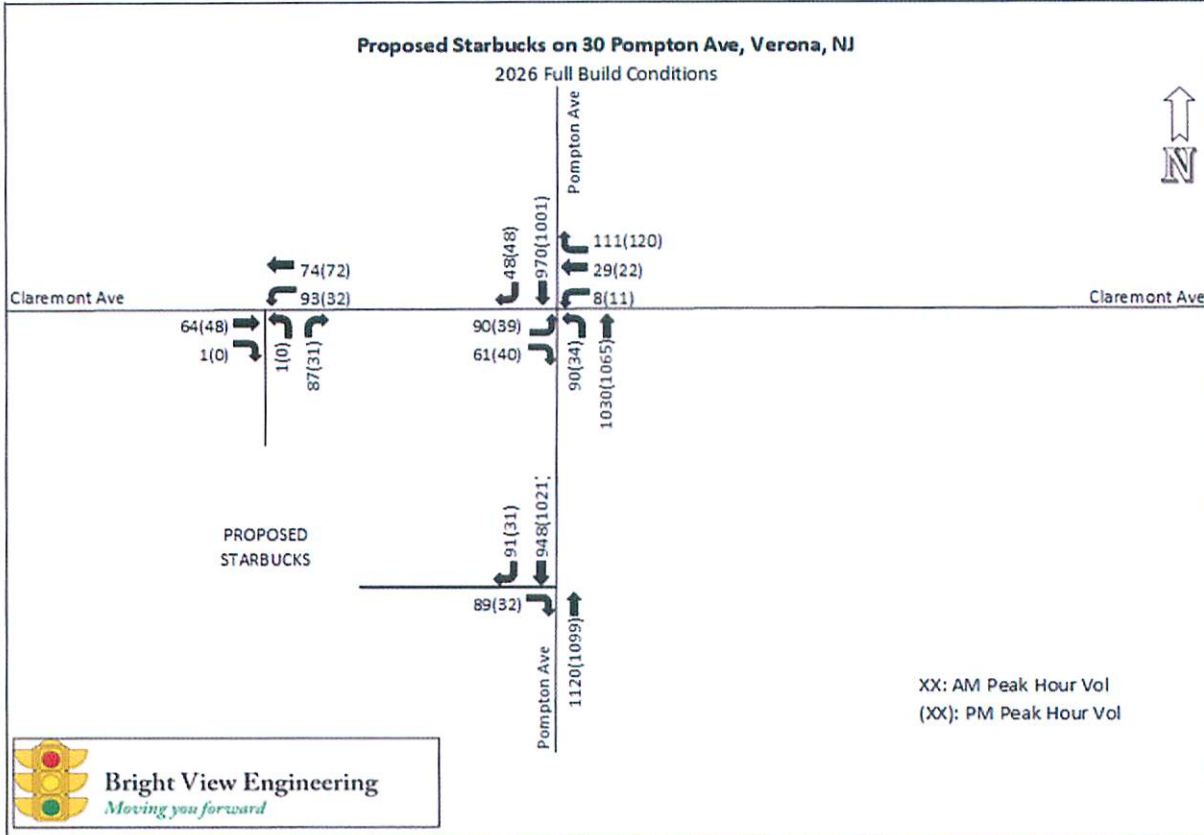
Table 6 – 2026 No-Build vs 2026 Full Build LOS/Delay-PM

Intersection	Approach	No-Build	Full Build
Pompton Ave & Site Driveway	EB	-	A/9.1
<i>Intersection</i>	-	-	-
Claremont Ave & Site Driveway	NB	-	A/8.8
<i>Intersection</i>	-	-	-
Claremont Avenue	EB	B/14.1	C/31.0
	WB	C/30.6	C/29.8
Pompton Avenue	NB	A/4.7	A/5.1
	SB	A/4.4	A/4.4
<i>Intersection</i>	<i>Overall</i>	<i>A/6.5</i>	<i>A/7.3</i>

Based on our analysis of the Full Build Conditions, all movements at the study intersection will operate at a Level of Service ‘C’ or better for the studied peak hours. The intersection of Pompton Avenue & Claremont Avenue will operate at an overall Level of Service ‘A’ during both the morning peak hour and evening peak hour. The driveways on Pompton Avenue and Claremont Avenue will operate safely and efficiently at acceptable levels of service.



Figure 5 – 2026 Full Build Conditions





VI. SUMMARY AND CONCLUSIONS

The proposed development consists of a coffee shop without a drive through window with a total area of approximately 3,893-sf. Access to the site is provided via the existing driveways, one (1) full movement driveway along Claremont Avenue and one (1) right-in/right-out driveaway along Pompton Avenue. The applicant proactively installed a new traffic signal at the intersection of Claremont Avenue and Pompton Avenue to address the existing operational and safety issues at the intersection.

- The full build condition includes improvements at the intersection of Pompton Avenue & Claremont Avenue which consists of the new traffic signal and allowing left turn movements on the northbound approach of Pompton Avenue.
- We find that the site driveways for the proposed site along Claremont Avenue and Pompton Avenue will operate at acceptable levels of service. Based upon our analysis, it is our engineering judgement that the driveways associated with the development of the subject site will operate safely and efficiently as currently proposed.
- Operational analysis of the study intersection of Pompton Avenue & Claremont Avenue within the vicinity of site will also operate at acceptable levels of service under the full build condition.

JJJ/as

<https://bvengr.sharepoint.com/sites/bvengr/proj/235411-Rose-EVI-Starbucks/7-Reports-Analysis/TIS-2024-02-21.docx>

APPENDIX A

2023 PEAK HOUR COUNT DATA

235411-PomptonAve-ClaremontAve.

0 0

Tuesday, December 12, 2023

AM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL						
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total							
8:00 AM	0	0	233	9	2	242	0	3	7	27	2	37	0	0	267	0	0	267	0	0	0	14	0	14	0	0	0	19	1	20	580
8:15 AM	0	0	236	10	0	246	0	1	6	25	2	32	0	0	248	0	0	248	0	1	0	19	1	20	0	0	0	12	1	13	548
8:30 AM	0	0	185	6	0	171	0	2	7	24	0	33	0	0	233	0	0	233	0	1	0	12	1	13	0	0	0	13	1	13	450
8:45 AM	0	0	248	20	2	268	0	1	4	28	0	33	0	0	276	0	0	276	0	0	0	13	1	13	0	0	0	13	1	13	590
Peak Hour Total	0	0	882	45	4	927	0	7	24	104	4	135	0	0	1024	0	0	1024	0	2	0	58	3	60	0	0	0	763	0.750	0.750	2146
PHF	0.000	0.000	0.889	0.563	0.500	0.885	0.000	0.583	0.857	0.929	0.500	0.912	0.000	0.000	0.928	0.000	0.000	0.928	0.000	0.500	0.000	0.763	0.750	0.750	0.000	0.500	0.000	0.750	0.750	0.909	

PM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL						
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total							
4:15 PM	0	0	216	11	0	227	0	1	5	27	0	33	0	2	269	0	0	271	0	2	0	13	0	15	0	0	0	8	0	8	546
4:30 PM	0	0	231	10	0	241	0	2	2	23	0	27	0	0	240	0	0	240	0	3	0	5	0	8	0	0	0	10	0	10	516
4:45 PM	0	0	238	13	0	251	0	3	5	35	0	43	0	0	283	0	1	283	0	2	0	10	0	12	0	0	0	10	0	10	589
5:00 PM	0	0	248	11	0	259	0	4	7	28	0	39	0	1	231	0	0	232	0	0	0	10	0	10	0	0	0	10	0	10	540
Peak Hour Total	0	0	933	45	0	978	0	10	19	113	0	142	0	3	1023	0	1	1026	0	7	0	38	0	45	0	0	0	45	0	45	2191
PHF	0.000	0.000	0.941	0.865	0.000	0.944	0.000	0.625	0.679	0.807	0.000	0.826	0.000	0.375	0.904	0.000	0.250	0.906	0.000	0.583	0.000	0.731	0.000	0.750	0.000	0.583	0.000	0.731	0.000	0.750	0.930

Total Vehicles On Leg				7932	
Vehicles Entering Intersection			Vehicles Exiting Intersection		
3728			4204		
Southbound					
Cars	170	3488	0	0	6
Heavy	1	69	0	0	0
Total	171	3557	0	0	6



Total Vehicles on Leg 437	Vehicles Entering Intersection 186	Eastbound	Cars	Heavy	Total
			12	0	12
	0		0	0	
	Vehicles Exiting Intersection 251		Cars	Heavy	Total
13	0	13			
0	0	0			
173	0	173			

Daily Volumes

Cars	Heavy	Total	Westbound	Vehicles Entering Intersection 521	Total Vehicles on Leg 521
420	1	421			
71	2	73			
27	0	27			
0	0	0	Vehicles Exiting Intersection 0	0	0
7	0	7			

Cars	2	0	7	3721	0
Heavy	0	0	0	49	0
Total	2	0	7	3770	0
Northbound					
Vehicles Entering Intersection 3777			Vehicles Exiting Intersection 3757		
Total Vehicles On Leg			7534		

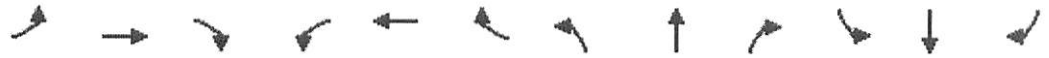
APPENDIX B

SYNCHRO REPORTS

Lanes, Volumes, Timings

3: Pompton Avenue/Pompton Avener & Claremont Avenue

01/12/2024



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔		↙	↘			↑↑			↑↑	
Traffic Volume (vph)	2	0	58	7	24	104	0	1024	0	0	882	45
Future Volume (vph)	2	0	58	7	24	104	0	1024	0	0	882	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Fr _t		0.869			0.878						0.993	
Flt Protected		0.998		0.950								
Satd. Flow (prot)	0	1615	0	1770	1635	0	0	3539	0	0	3514	0
Flt Permitted		0.998		0.950								
Satd. Flow (perm)	0	1615	0	1770	1635	0	0	3539	0	0	3514	0
Link Speed (mph)		25			25			30			30	
Link Distance (ft)		419			469			257			316	
Travel Time (s)		11.4			12.8			5.8			7.2	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	2	0	64	8	26	114	0	1125	0	0	969	49
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	66	0	8	140	0	0	1125	0	0	1018	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	42.6%
Analysis Period (min)	15
	ICU Level of Service A

Lanes, Volumes, Timings

3: Pompton Avenue/Pompton Avenuer & Claremont Avenue

01/12/2024



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↙	↘			↑↑			↑↘	
Traffic Volume (vph)	7	0	38	10	19	113	3	1023	0	0	933	45
Future Volume (vph)	7	0	38	10	19	113	3	1023	0	0	933	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.95	0.95
Frt		0.887			0.871						0.993	
Flt Protected		0.992		0.950								
Satd. Flow (prot)	0	1639	0	1770	1622	0	0	3539	0	0	3514	0
Flt Permitted		0.992		0.950								
Satd. Flow (perm)	0	1639	0	1770	1622	0	0	3539	0	0	3514	0
Link Speed (mph)		25			25			30			30	
Link Distance (ft)		419			469			257			316	
Travel Time (s)		11.4			12.8			5.8			7.2	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	8	0	41	11	20	122	3	1100	0	0	1003	48
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	49	0	11	142	0	0	1103	0	0	1051	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Area Type: Other

Control Type: Unsignalized



















Intersection Capacity Utilization 46.2% ICU Level of Service A

Analysis Period (min) 15

Lanes, Volumes, Timings

3: Pompton Avenue/Pompton Avener & Claremont Avenue

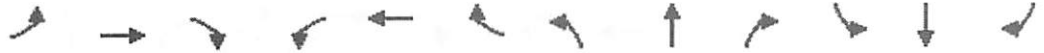
01/17/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	3	0	61	8	26	111	0	1087	0	0	936	48
Future Volume (vph)	3	0	61	8	26	111	0	1087	0	0	936	48
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	0.95
Fr _t		0.871			0.879							0.993
Flt Protected		0.998		0.950								
Satd. Flow (prot)	0	1619	0	1770	1637	0	0	3539	0	0	3514	0
Flt Permitted		0.981		0.831								
Satd. Flow (perm)	0	1592	0	1548	1637	0	0	3539	0	0	3514	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		67			83							8
Link Speed (mph)		25			25			30				30
Link Distance (ft)		127			469			193				316
Travel Time (s)		3.5			12.8			4.4				7.2
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	3	0	67	9	29	122	0	1195	0	0	1029	53
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	70	0	9	151	0	0	1195	0	0	1082	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2			2				2
Detector Template	Left	Thru		Left	Thru			Thru				Thru
Leading Detector (ft)	20	100		20	100			100				100
Trailing Detector (ft)	0	0		0	0			0				0
Detector 1 Position(ft)	0	0		0	0			0				0
Detector 1 Size(ft)	20	6		20	6			6				6
Detector 1 Type	CI+Ex	CI+Ex		CI+Ex	CI+Ex			CI+Ex				CI+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0			0.0				0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0			0.0				0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0			0.0				0.0
Detector 2 Position(ft)		94			94			94				94
Detector 2 Size(ft)		6			6			6				6
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex				CI+Ex
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0				0.0
Turn Type	Perm	NA		Perm	NA			NA				NA
Protected Phases		4			8			2				6
Permitted Phases	4			8								
Detector Phase	4	4		8	8			2				6
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0			7.0				7.0

Lanes, Volumes, Timings

3: Pompton Avenue/Pompton Avenuer & Claremont Avenue

01/17/2024

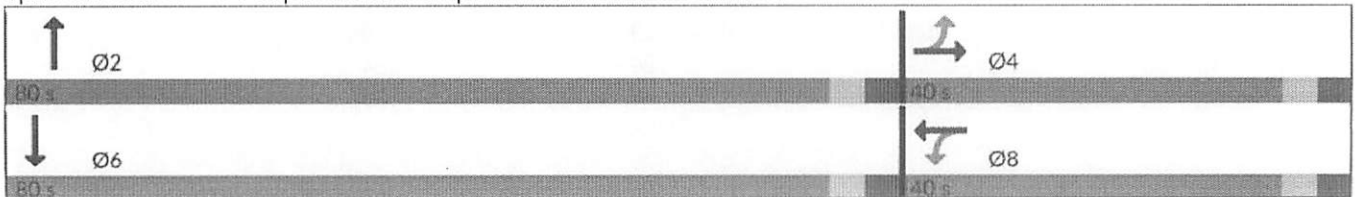


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Split (s)	29.0	29.0		29.0	29.0			80.0			80.0	
Total Split (s)	40.0	40.0		40.0	40.0			80.0			80.0	
Total Split (%)	33.3%	33.3%		33.3%	33.3%			66.7%			66.7%	
Maximum Green (s)	34.0	34.0		34.0	34.0			74.0			74.0	
Yellow Time (s)	3.0	3.0		3.0	3.0			3.0			3.0	
All-Red Time (s)	3.0	3.0		3.0	3.0			3.0			3.0	
Lost Time Adjust (s)		0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)		6.0		6.0	6.0			6.0			6.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0			3.0	
Recall Mode	None	None		None	None			Max			Max	
Walk Time (s)				7.0	7.0			23.0			23.0	
Flash Dont Walk (s)				16.0	16.0			14.0			14.0	
Pedestrian Calls (#/hr)				0	0			0			0	
Act Effct Green (s)		10.1		10.1	10.1			74.2			74.2	
Actuated g/C Ratio		0.10		0.10	0.10			0.77			0.77	
v/c Ratio		0.30		0.05	0.61			0.43			0.39	
Control Delay (s/veh)		14.5		38.5	30.8			4.6			4.3	
Queue Delay		0.0		0.0	0.0			0.0			0.0	
Total Delay (s/veh)		14.5		38.5	30.8			4.6			4.3	
LOS		B		D	C			A			A	
Approach Delay (s/veh)		14.5			31.3			4.7			4.4	
Approach LOS		B			C			A			A	

Intersection Summary

Area Type:	Other
Cycle Length:	120
Actuated Cycle Length:	96.3
Natural Cycle:	110
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	0.62
Intersection Signal Delay (s/veh):	6.5
Intersection LOS:	A
Intersection Capacity Utilization:	48.3%
ICU Level of Service:	A
Analysis Period (min):	15

Splits and Phases: 3: Pompton Avenue/Pompton Avenuer & Claremont Avenue



Lanes, Volumes, Timings

3: Pompton Avenue/Pompton Avenuer & Claremont Avenue

01/17/2024



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔		↙	↘			↑↑			↑↑	
Traffic Volume (vph)	8	0	40	11	21	120	3	1086	0	0	991	48
Future Volume (vph)	8	0	40	11	21	120	3	1086	0	0	991	48
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.95	0.95
Frnt		0.888			0.873							0.993
Flt Protected		0.991		0.950								
Satd. Flow (prot)	0	1639	0	1770	1626	0	0	3539	0	0	3514	0
Flt Permitted		0.822		0.723				0.953				
Satd. Flow (perm)	0	1360	0	1347	1626	0	0	3373	0	0	3514	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		55			88							6
Link Speed (mph)		25			25			30				30
Link Distance (ft)		127			469			193				316
Travel Time (s)		3.5			12.8			4.4				7.2
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	9	0	43	12	23	129	3	1168	0	0	1066	52
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	52	0	12	152	0	0	1171	0	0	1118	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2				2
Detector Template	Left	Thru		Left	Thru		Left	Thru				Thru
Leading Detector (ft)	20	100		20	100		20	100				100
Trailing Detector (ft)	0	0		0	0		0	0				0
Detector 1 Position(ft)	0	0		0	0		0	0				0
Detector 1 Size(ft)	20	6		20	6		20	6				6
Detector 1 Type	CI+Ex	CI+Ex		CI+Ex	CI+Ex		CI+Ex	CI+Ex				CI+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0				0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0				0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0				0.0
Detector 2 Position(ft)		94			94			94				94
Detector 2 Size(ft)		6			6			6				6
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex				CI+Ex
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0				0.0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA				NA
Protected Phases		4			8		5	2				6
Permitted Phases	4			8			2					
Detector Phase	4	4		8	8		5	2				6
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	7.0				7.0

Lanes, Volumes, Timings

3: Pompton Avenue/Pompton Avenuer & Claremont Avenue

01/17/2024

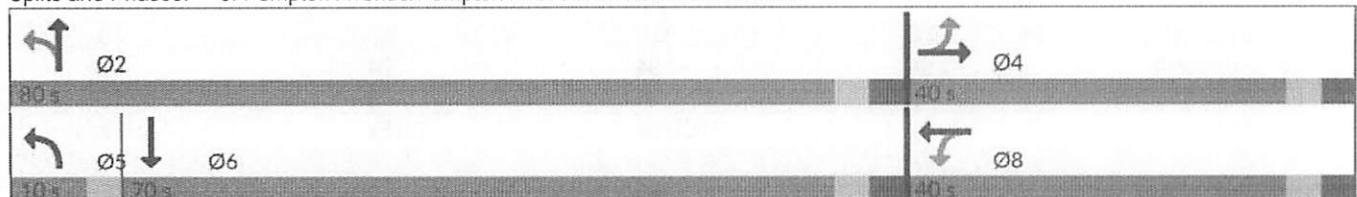


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Split (s)	29.0	29.0		29.0	29.0		10.0	80.0				69.0
Total Split (s)	40.0	40.0		40.0	40.0		10.0	80.0				70.0
Total Split (%)	33.3%	33.3%		33.3%	33.3%		8.3%	66.7%				58.3%
Maximum Green (s)	34.0	34.0		34.0	34.0		7.0	74.0				64.0
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0				3.0
All-Red Time (s)	3.0	3.0		3.0	3.0		0.0	3.0				3.0
Lost Time Adjust (s)		0.0		0.0	0.0			0.0				0.0
Total Lost Time (s)		6.0		6.0	6.0			6.0				6.0
Lead/Lag							Lead					Lag
Lead-Lag Optimize?							Yes					Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0				3.0
Recall Mode	None	None		None	None		None	Max				Max
Walk Time (s)				7.0	7.0			23.0				23.0
Flash Dont Walk (s)				16.0	16.0			14.0				14.0
Pedestrian Calls (#/hr)				0	0			0				0
Act Effct Green (s)		10.0		10.0	10.0			75.2				75.2
Actuated g/C Ratio		0.10		0.10	0.10			0.77				0.77
v/c Ratio		0.27		0.08	0.62			0.44				0.41
Control Delay (s/veh)		14.1		39.4	29.9			4.7				4.4
Queue Delay		0.0		0.0	0.0			0.0				0.0
Total Delay (s/veh)		14.1		39.4	29.9			4.7				4.4
LOS		B		D	C			A				A
Approach Delay (s/veh)		14.1			30.6			4.7				4.4
Approach LOS		B			C			A				A

Intersection Summary

Area Type:	Other
Cycle Length:	120
Actuated Cycle Length:	97.2
Natural Cycle:	110
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	0.62
Intersection Signal Delay (s/veh):	6.5
Intersection LOS:	A
Intersection Capacity Utilization:	52.3%
ICU Level of Service:	A
Analysis Period (min):	15

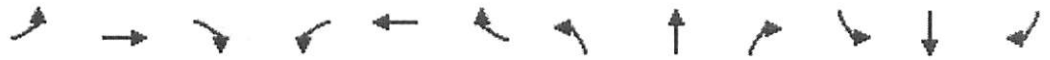
Splits and Phases: 3: Pompton Avenue/Pompton Avenuer & Claremont Avenue



Lanes, Volumes, Timings

3: Pompton Avenue/Pompton Avenuer & Claremont Avenue

01/17/2024



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔		↙	↘			↕			↕	
Traffic Volume (vph)	90	0	61	8	29	111	90	1030	0	0	970	48
Future Volume (vph)	90	0	61	8	29	111	90	1030	0	0	970	48
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.95	0.95
Fr t		0.946			0.881						0.993	
Flt Protected		0.971		0.950				0.996				
Satd. Flow (prot)	0	1711	0	1770	1641	0	0	3525	0	0	3514	0
Flt Permitted		0.725		0.659				0.734				
Satd. Flow (perm)	0	1278	0	1228	1641	0	0	2598	0	0	3514	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		55			34						5	
Link Speed (mph)		25			25			30			30	
Link Distance (ft)		127			469			193			316	
Travel Time (s)		3.5			12.8			4.4			7.2	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	99	0	67	9	32	122	99	1132	0	0	1066	53
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	166	0	9	154	0	0	1231	0	0	1119	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2			2	
Detector Template	Left	Thru		Left	Thru		Left	Thru			Thru	
Leading Detector (ft)	20	100		20	100		20	100			100	
Trailing Detector (ft)	0	0		0	0		0	0			0	
Detector 1 Position(ft)	0	0		0	0		0	0			0	
Detector 1 Size(ft)	20	6		20	6		20	6			6	
Detector 1 Type	CI+Ex	CI+Ex		CI+Ex	CI+Ex		CI+Ex	CI+Ex			CI+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0			0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex			CI+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		pm+pt	NA			NA	
Protected Phases		4			8		5	2			6	
Permitted Phases	4			8			2					
Detector Phase	4	4		8	8		5	2			6	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	7.0			7.0	

Lanes, Volumes, Timings

3: Pompton Avenue/Pompton Avenuer & Claremont Avenue

01/17/2024

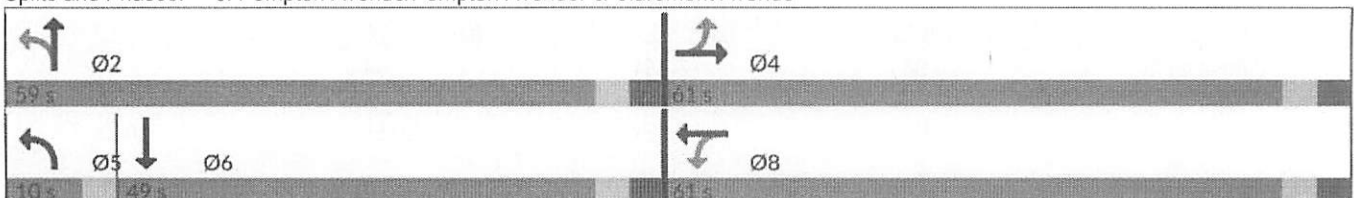


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Split (s)	29.0	29.0		29.0	29.0		10.0	59.0			49.0	
Total Split (s)	61.0	61.0		61.0	61.0		10.0	59.0			49.0	
Total Split (%)	50.8%	50.8%		50.8%	50.8%		8.3%	49.2%			40.8%	
Maximum Green (s)	55.0	55.0		55.0	55.0		7.0	53.0			43.0	
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0			3.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		0.0	3.0			3.0	
Lost Time Adjust (s)		0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)		6.0		6.0	6.0			6.0			6.0	
Lead/Lag							Lead				Lag	
Lead-Lag Optimize?							Yes				Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0			3.0	
Recall Mode	None	None		None	None		None	Max			Max	
Walk Time (s)				7.0	7.0			23.0			23.0	
Flash Dont Walk (s)				16.0	16.0			14.0			14.0	
Pedestrian Calls (#/hr)				0	0			0			0	
Act Effct Green (s)		12.1		12.1	12.1			53.1			53.1	
Actuated g/C Ratio		0.16		0.16	0.16			0.69			0.69	
v/c Ratio		0.67		0.04	0.53			0.68			0.46	
Control Delay (s/veh)		34.2		27.0	30.0			10.5			6.7	
Queue Delay		0.0		0.0	0.0			0.0			0.0	
Total Delay (s/veh)		34.2		27.0	30.0			10.5			6.7	
LOS		C		C	C			B			A	
Approach Delay (s/veh)		34.3			29.9			10.6			6.8	
Approach LOS		C			C			B			A	

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 77.3
 Natural Cycle: 90
 Control Type: Semi Act-Uncoord
 Maximum v/c Ratio: 0.69
 Intersection Signal Delay (s/veh): 11.6
 Intersection LOS: B
 Intersection Capacity Utilization 96.5%
 ICU Level of Service F
 Analysis Period (min) 15

Splits and Phases: 3: Pompton Avenue/Pompton Avenuer & Claremont Avenue



Lanes, Volumes, Timings

3: Pompton Avenue & Claremont Avenue

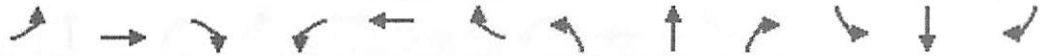
01/17/2024



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕		↙	↘			↕			↕	
Traffic Volume (vph)	39	0	40	11	22	120	34	1065	0	0	1001	48
Future Volume (vph)	39	0	40	11	22	120	34	1065	0	0	1001	48
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.95	0.95
Fr t		0.932			0.874						0.993	
Fit Protected		0.976		0.950				0.998				
Satd. Flow (prot)	0	1694	0	1770	1628	0	0	3532	0	0	3514	0
Fit Permitted		0.610		0.754				0.877				
Satd. Flow (perm)	0	1059	0	1405	1628	0	0	3104	0	0	3514	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		55			92							6
Link Speed (mph)		25			25			30				30
Link Distance (ft)		127			469			193				316
Travel Time (s)		3.5			12.8			4.4				7.2
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	42	0	43	12	24	129	37	1145	0	0	1076	52
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	85	0	12	153	0	0	1182	0	0	1128	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2				2
Detector Template	Left	Thru		Left	Thru		Left	Thru				Thru
Leading Detector (ft)	20	100		20	100		20	100				100
Trailing Detector (ft)	0	0		0	0		0	0				0
Detector 1 Position(ft)	0	0		0	0		0	0				0
Detector 1 Size(ft)	20	6		20	6		20	6				6
Detector 1 Type	CI+Ex	CI+Ex		CI+Ex	CI+Ex		CI+Ex	CI+Ex				CI+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0				0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0				0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0				0.0
Detector 2 Position(ft)		94			94			94				94
Detector 2 Size(ft)		6			6			6				6
Detector 2 Type		CI+Ex			CI+Ex			CI+Ex				CI+Ex
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0				0.0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA				NA
Protected Phases		4			8		5	2				6
Permitted Phases	4			8			2					
Detector Phase	4	4		8	8		5	2				6
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	7.0				7.0

Lanes, Volumes, Timings
3: Pompton Avenue & Claremont Avenue

01/17/2024

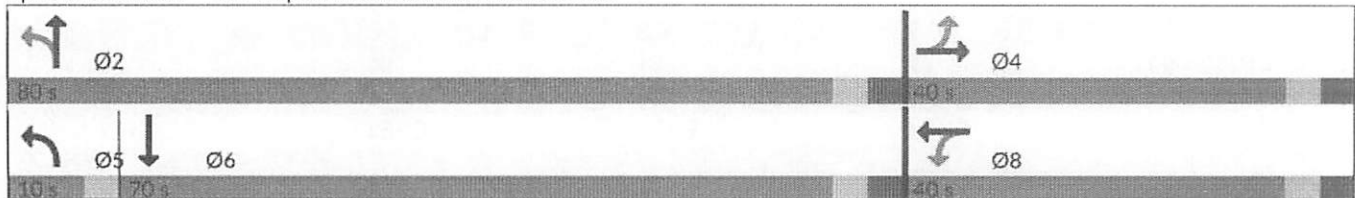


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Split (s)	29.0	29.0		29.0	29.0		10.0	80.0				69.0
Total Split (s)	40.0	40.0		40.0	40.0		10.0	80.0				70.0
Total Split (%)	33.3%	33.3%		33.3%	33.3%		8.3%	66.7%				58.3%
Maximum Green (s)	34.0	34.0		34.0	34.0		7.0	74.0				64.0
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0				3.0
All-Red Time (s)	3.0	3.0		3.0	3.0		0.0	3.0				3.0
Lost Time Adjust (s)		0.0		0.0	0.0			0.0				0.0
Total Lost Time (s)		6.0		6.0	6.0			6.0				6.0
Lead/Lag							Lead					Lag
Lead-Lag Optimize?							Yes					Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0				3.0
Recall Mode	None	None		None	None		None	Max				Max
Walk Time (s)				7.0	7.0			23.0				23.0
Flash Dont Walk (s)				16.0	16.0			14.0				14.0
Pedestrian Calls (#/hr)				0	0			0				0
Act Effct Green (s)		9.8		9.8	9.8			74.1				74.1
Actuated g/C Ratio		0.10		0.10	0.10			0.77				0.77
v/c Ratio		0.54		0.08	0.61			0.49				0.41
Control Delay (s/veh)		30.9		39.3	29.0			5.1				4.4
Queue Delay		0.0		0.0	0.0			0.0				0.0
Total Delay (s/veh)		30.9		39.3	29.0			5.1				4.4
LOS		C		D	C			A				A
Approach Delay (s/veh)		31.0			29.8			5.1				4.4
Approach LOS		C			C			A				A

Intersection Summary

Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 95.9
 Natural Cycle: 110
 Control Type: Semi Act-Uncoord
 Maximum v/c Ratio: 0.62
 Intersection Signal Delay (s/veh): 7.3
 Intersection Capacity Utilization 83.4%
 Analysis Period (min) 15
 Intersection LOS: A
 ICU Level of Service E

Splits and Phases: 3: Pompton Avenue & Claremont Avenue



APPENDIX C

TIMING DIRECTIVE

POMPTON AVENUE (NJ 23) AND CLAREMONT AVENUE

VERONA TOWNSHIP COUNTY OF ESSEX

NORMAL OPERATION

	SIGNAL HEADS					TIMING		
	<u>1-7</u>	<u>8-12</u>	<u>13-14</u>	<u>15-16</u>	<u>17-18</u>	<u>AM</u>	<u>PM</u>	<u>OFF PEAK</u>
<u>PHASE A</u>								
Pompton Ave (NJ 23) ROW	G	R	DW	DW	DW	101-74	101-74	81-60
CHANGE	Y	R	DW	DW	DW	3	3	3
CLEARANCE	R	R	DW	DW	DW	3	3	3
 <u>PHASE B</u>								
Claremont Ave ROW	R	G	DW	DW	DW	7-34	7-34	7-38
CHANGE	R	Y	DW	DW	DW	3	3	3
CLEARANCE	R	R	DW	DW	DW	3	3	3
Emergency Operation	FY	FR	DARK	DARK	DARK	50-60 Flashes per minute		
Offset						33	33	28

WITH PEDESTRIAN ACTUATION

	SIGNAL HEADS					TIMING		
	<u>1-7</u>	<u>8-12</u>	<u>13-14</u>	<u>15-16</u>	<u>17-18</u>	<u>AM</u>	<u>PM</u>	<u>OFF PEAK</u>
<u>PHASE A</u>								
Pompton Ave (NJ 23) ROW	G	R	W	DW	W	7	7	7
PEDESTRIAN CLEARANCE	G	R	FDW	DW	FDW	14	14	14
VEHICLE EXTENTION	G	R	DW	DW	DW	64-53	64-53	44-39
CHANGE	Y	R	DW	DW	DW	3	3	3
CLEARANCE	R	R	DW	DW	DW	3	3	3
 <u>PHASE B</u>								
Claremont Ave ROW	R	G	DW	W	DW	7	7	7
PEDESTRIAN CLEARANCE	R	G	DW	FDW	DW	16	16	16
VEHICLE EXTENTION	R	G	DW	DW	DW	0-11	0-11	0-5
CHANGE	R	Y	DW	DW	DW	3	3	3
CLEARANCE	R	R	DW	DW	DW	3	3	3

NOTES:

1. Vehicle extension shall be 2 seconds, manual control shall be disconnected.
2. Controller shall rest at the end of Phase A, Don't Walk.
3. AM Operation (120 second Cycle Length) shall be 6:30 AM to 9:00 AM, Monday-Friday.
4. PM Operation (120 second Cycle Length) shall be 4:00 PM to 6:30 PM, Monday-Friday.
5. OFF PEAK Operation (100 Second Cycle Length) shall be all other times.
6. The traffic signal shall be coordinated with the signal at Bloomfield Avenue & Pompton Avenue / Mt Prospect Avenue to the beginning of green to Bloomfield Avenue.

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

The site plan and floor plan of the Starbucks are submitted with this application.

AFFIDAVIT OF OWNERSHIP

**STATE OF NEW JERSEY
COUNTY OF ESSEX**

IRIS MOSKOVITZ, OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 1093 SMITH MANOR BOULEVARD, IN THE TOWNSHIP OF WEST ORANGE, IN THE COUNTY OF ESSEX, AND STATE OF NEW JERSEY, AND THAT **EVI REALTY, INC.** 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 30 POMPTON AVENUE, BLOCK 202, AND LOT 44 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



JOHN R. DUSINBERRE, ESQ.
AN ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY



IRIS MOSKOVITZ
President

AFFIDAVIT OF APPLICANT

**COUNTY OF ESSEX
STATE OF NEW JERSEY**

IRIS MOSKOVITZ, 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 11th DAY OF APRIL, 2024.



JOHN R. DUSINBERRE, ESQ.
AN ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY



IRIS MOSKOVITZ
PRESIDENT OF THE APPLICANT

AUTHORIZATION

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

TO THE BOARD OF ADJUSTMENT

AS THE SOLE MEMBERS OF _____, ARE AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2022.

NOTARY

OWNER

**TOWNSHIP OF VERONA
CORPORATION, LIMITED LIABILITY COMPANY
OR PARTNERSHIP OWNERSHIP DISCLOSURE FORM**

EVI REALTY, INC.

A Corporation, Limited Liability Company or Partnership applying to the Planning Board for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units, or for approval of a site to be used for commercial purposes shall list below the names and addresses of all stockholders, members or individual partners owning at least 10% of its stock of any class, or at least 10% of the interest in the company or partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1.

This form is being completed on behalf of EVI Realty, Inc., a New Jersey Corporation, and is submitted with its Application for Development of property known as 30 Pompton Avenue, West Caldwell, New Jersey; block 202, lot 44. The name and address of persons or entities having an interest of 10% or greater are:

Name	Address:
Dov Moskovitz	1093 Smith Manor Boulevard, West Orange, NJ 07052
Iris Moskovitz	1093 Smith Manor Boulevard, West Orange, NJ 07052

The undersigned certifies that the foregoing is true and correct.

EVI Realty, Inc., a New Jersey
corporation company

Dated: April 11, 2024

By: 

IRIS MOSKOVITZ
President

John R. Dusinberre, Esq., LLC
Attorney at Law

Business: 973-227-1212
Fax: 973-227-4099

155 Passaic Avenue Suite 320
Fairfield, New Jersey 07004

Cell: 973-477-8646
E-mail: jdusinberre@jrdnjlaw.com

April 10, 2024

David Antonio, P.P., AICP
Essex County Planning Board
900 Bloomfield Avenue
Verona, NJ 07044

Re: EVI Realty, Inc. – Verona Planning Board
30 Pompton Avenue, Verona, NJ; Block 202, Lot 44

Dear Mr. Antonio;

I represent the applicant in a request for site plan approval to permit the change of use and occupancy from a bank to a restaurant in the existing building at 30 Pompton Avenue in Verona. The building was formerly occupied by Chase Bank. There is existing access from this property to Pompton Avenue and to Claremont Avenue.

The Applicant does not propose any changes to the existing curb-cuts. No changes to the site plan are contemplated except for the removal of the existing bank drive-through canopy and the re-striping of the parking lot. We note that the new traffic light at the intersection of Pompton Avenue and Claremont has been fully approved and construction has commenced.

In light of the fact that the subject property is on Pompton Avenue, and shares other uses that front on Bloomfield Avenue, a County road, notice to you is required. In adherence to your procedures for this type of application, no formal application is being submitted. No fee is required, unless you determine from the facts set forth below that one will be necessary. A copy of the new proposed site plan is being submitted with this letter to assist you in your evaluation.

Please let us know if there is anything further that you need from us. Thank you for your cooperation and courtesies.

Very truly yours,



John R. Dusinberre

JRD/jd

cc: Kathleen Miesch, Planning Board Secretary
EVI Realty, Inc., Applicant

PLANNING BOARD
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

**AUTHORIZATION TO INSPECT PROPERTY
SUBJECT TO AN APPLICATION FOR DEVELOPMENT**

I hereby agree to permit members of the Verona Planning Board, Township officials and/or their consultants to make an on-site inspection of the property that is the subject of this application for development.

Application Number

Property Address: 30 Pompton Avenue, Verona
Block 202, Lot 44

Name of Property Owner: EVI Realty, Inc.
a New Jersey Corporation

Applicant: Same

EVI REALTY, INC.



By: IRIS MOSKOVITZ, President

Dated: April 11, 2024

EVI Realty Inc
1093 Smith Manor Blvd.
West Orange, NJ 07052



001518
55-1443/212

DATE 4-10-24

PAY TO THE ORDER OF VERONA TOWNSHIP

\$ 2150 ~~00~~

TWO THOUSANDS ONE HUNDRED AND FIFTY AND ~~00~~ DOLLARS

MEMO: SITE PLANS AND VARIANCES FEES



AUTHORIZED SIGNATURE

⑈001518⑈ ⑆021214435⑆ 0508002052⑈

EVI Realty Inc
1093 Smith Manor Blvd.
West Orange, NJ 07052



001517
55-1443/212

DATE 4-10-24

PAY TO THE ORDER OF VERONA TOWNSHIP

\$ 4100 ~~00~~

FOUR THOUSANDS ONE HUNDRED AND ~~00~~ DOLLARS

MEMO: ESCROW PROFESSIONAL FEES



AUTHORIZED SIGNATURE

⑈001517⑈ ⑆021214435⑆ 0508002052⑈