



75 Main Street, Suite 201  
Millburn, NJ 07041

**Law Offices of  
Richard Schkolnick, LLC**

Rick@SchkolnickLaw.com  
SchkolnickLaw.com

973-232-5061

May 18, 2021

**VIA Overnight Delivery and Email**

Ashley Neale, Planning Board Secretary  
Township of Verona Municipal Building  
600 Bloomfield Avenue  
Verona, NJ 07044

**Re: Cam Gar at Verona, LLC**  
**34 Linn Drive**  
Block 2301 Lot 1 (Additional Lots: Block 2301, Lot 20; Block 2302, Lot 1; and  
Block 2304, Lot 11)

Dear Ms. Neale:

This Firm represents Cam Gar at Verona, LLC (“Cam Gar”), owner of the existing apartment complex at the above location.

Cam Car proposes to construct two new apartment units (previously approved by the Board of Adjustment in 2015 but not ultimately constructed), and an outdoor amenity area consisting of a fireplace with seating area, fire pit, grill area, and six new parking spaces all located on Block 2303 Lot 1.

In support of this application for amended preliminary and final site plan approval and ‘d’ (density) variance and related relief, enclosed please find the following:

1. Board of Adjustment Application Form, with Affidavit of Ownership.
2. Site Plan Checklist, with Checklist Summary/Waiver explanation.
3. Zoning Denial letter from Michael DeCarlo, Zoning Official of the Township of Verona, dated March 18, 2021.

Ashley Neale, Planning Board Secretary  
May 18, 2021  
Page Two

4. 2019 Board of Adjustment resolution approving an application to convert an interior portion of an existing garage into an exercise room for residents of the apartment complex.
5. 2015 Board of Adjustment resolution approving construction of a new building to contain a fitness facility and two new residential units, along with a 'd-5' density variance. As discussed further below, the owner did not construct the improvements contemplated by this approval.
6. Tree Protection, Removal and Replacement Application, dated May 13, 2021.
7. W-9 form.
8. Boundary and Topographic Survey, prepared by George J. Anderson, LLC, dated April 10, 2008.
9. Architectural Plans prepared by Fox Architectural Design (2 sheets), last revised January 4, 2021.
10. Site Plan, prepared by Roth Engineering (10 sheets) last revised April 28, 2021. Sheet 10 of the site plan labeled 'Planting Plan' was prepared by Bowman Consulting, last revised April 28, 2021.

We have enclosed \$850.00 for the application fee; \$1,400.00 for the escrow fee; and \$250.00 for the court reporter fee.

The parcel is located in the Township's A-1 zone.

In addition amended preliminary and final site plan approval, we believe that the sole deviation from the Township's Zoning and Land Use and Development Regulations is from Section 150-17.7D(9). This ordinance permits a maximum density of 10 dwelling units per acre, with a density of 14.65 units per acre existing and 14.99 units per acre proposed. We note that this variance was previously approved in 2015, with a condition that the approval would expire if construction did not commence in two years. That project did not go forward. The net effect of the two new proposed units would be expand the apartment complex from 252 units to 254 units.

Ashley Neale, Planning Board Secretary  
May 18, 2021  
Page Three

A waiver from the standards in the Residential Site Improvement Standards (RSIS) is also required for the number of parking spaces. A total of 464 parking spaces are required; 421 spaces are existing and 427 spaces are proposed, an increase of six spaces.

Testimony to support the above variances and other will be provided at the hearing on this matter.

Please contact me if you have any questions or need additional information.

Thank you for consideration of this matter.

Very truly yours,



Richard S. Schkolnick

S/lp  
Enclosures  
Cam Gar at Verona, LLC  
cc: Charles Thomas, P.E. (Cam Gar at Verona, LLC)

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION \_\_\_\_\_ CASE # \_\_\_\_\_

PROPERTY ADDRESS 34 Linn Drive

BLOCK 2303 Lot 1 \* LOT \*Block 2301 Lot 20; Block 2302 Lot 1; and Block 2304 Lot 11 ZONE: A-1 \_\_\_\_\_

APPLICANT'S NAME Cam Gar at Verona, LLC

PHONE # (908) 686-0488 CELL PHONE # \_\_\_\_\_

EMAIL JFeldman@rentnjapts.com

PROPERTY OWNER'S NAME Same as applicant

PROPERTY OWNER'S ADDRESS 16 Microlab Road, Suite C, Livingston, N.J. 07039

PROPERTY OWNER'S PHONE # (908) 686-0488 CELL # \_\_\_\_\_

PROPERTY OWNER'S EMAIL JFeldman@rentnjapts.com

RELATIONSHIP OF APPLICANT TO OWNER Same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

On Lot 1 of Block 2303, construct a two-story apartment building containing two (2) units; construct an outdoor amenity area containing a fireplace/seating area, fire pit, grill and seating area; a dumpster enclosure and a new surface parking area containing six (6) parking spaces.

CONTRARY TO THE FOLLOWING:

(1) Maximum density permitted in the A-1 zone: 10 du/acre: proposed is 14.99 du/acre (Bl.2303 Lot 1); and existing is 14.65 du/acre. A D(5) variance is required. (2) A waiver of the RSIS parking standards is required: 468 spaces required; 427 spaces proposed; and 421 spaces existing.

LOT SIZE: EXISTING 5.87 acres PROPOSED same TOTAL 5.87 acres

HIEGHT: EXISTING 29.5 feet PROPOSED 27.8 feet

PERCENTAGE OF BUILDING COVERAGE: EXISTING 16.1% PROPOSED 16.6%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 45.3% PROPOSED 45.2%

PRESENT USE Apartment complex PROPOSED USE same

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>40</u>	<u>41.5</u>	<u>41.5</u>
REAR YARD	<u>25</u>	<u>45.97</u>	<u>45.97</u>
SIDE YARD (1)	<u>22.5</u>	<u>27.32</u>	<u>27.32</u>
SIDE YARD (2)	<u>NA</u>	<u>NA</u>	<u>NA</u>

DATE PROPERTY WAS ACQUIRED 1965

TYPE OF CONSTRUCTION PROPOSED:

Two-story, two-unit apartment building using siding and brick materials to match the existing used in the complex.

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

NA

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT			
FIRST FLOOR	41,281 sf. - all	1,088 sf.	42,369 sf.
SECOND FLOOR	buildings at grade	1,115 sf.	
ATTIC			

NUMBER OF DWELLING UNITS: EXISTING 252 units PROPOSED 254 units

NUMBER OF PARKING SPACES: EXISTING 421 spaces PROPOSED 427 spaces

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

See attached resolutions of approval from the Verona Zoning Board of Adjustment from 2015 and 2019

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

Testimony will be presented at the public hearing.

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

Testimony will be presented at the public hearing.

History of any deed restrictions:

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

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

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

Name	Larry Pantirer	Address	16 Microlab Road, Livingston, N.J. 07039	Phone #	
Name	Betty Schwartz	Address	16 Microlab Road, Livingston, N.J. 07039	Phone #	
Name	Elisa Pines	Address	16 Microlab Road, Livingston, N.J. 07039	Phone #	
Name	Rella Feldman	Address	16 Microlab Road, Livingston, N.J. 07039	Phone #	

Name 3Z, LLC\*\* 50 E. Mt. Pleasant Avenue, Livingston, N.J. 07039

10% or more stock in 3Z: Ruth Katz; Wayne Zuckerman; and Alan Sklar Trust. Address: 50 E. Mt. Pleasant Avenue, Livingston, N.J. 07039

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

Attorney: Name Richard Schkolnick  
Address Law Office of Richard Schkolnick, 75 Main Street, Suite 201, Millburn, N.J. 07041  
Phone # (973) 232-5061  
Fax # \_\_\_\_\_  
Email rick@schkolnicklaw.com

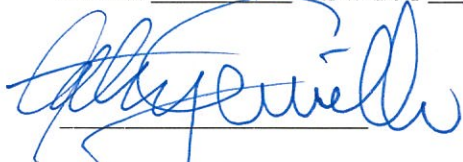
Architect/~~Engineer~~: Name Kenneth J. Fox, AIA, P.P.  
Address Fox Architectural Design, P.C., 546 State Route 10 West, Ledgewood, N.J. 07852  
Phone # (973) 970-9355  
Fax # \_\_\_\_\_  
Email fwawra@foxarch.com

Engineer Name Michael J. Roth, P.E.  
Address Roth Engineering, 52 Quail Run, Long Valley, N.J. 07853  
Phone # (973) 715-7427 / email: mike@rothengineers.com  
Fax # \_\_\_\_\_

AFFIDAVIT OF OWNERSHIP

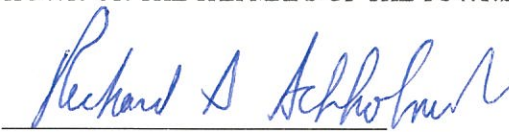
STATE OF NEW JERSEY  
COUNTY OF ESSEX

Richard S. Schkolnick OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT <sup>business address</sup> 75 Main Street, IN THE CITY OF  
Milburn IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT  
Cam Bar at Verona, LLC IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,  
SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS  
BLOCK 2301 AND LOT 1 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY

**ANTHONY CERCIELLO**  
Attorney-At-Law of N.J.




OWNER'S Attorney

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

Richard S. Schkolnick 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 24<sup>th</sup> DAY OF March

2020  


NOTARY

**ANTHONY CERCIELLO**  
Attorney-At-Law of N.J.



APPLICANT'S Attorney

# MIKE ROTH NOTES 03/23/21

H) All plans submitted shall be drawn at a scale not smaller than one (1") inch equals twenty (20") feet, signed and sealed by a professional engineer, architect or professional planner and shall bear the signature and seal of the licensed land surveyor as to topography and boundary survey data and shall contain the following:

Circle One:

C = Complies  
 D = Deficient  
 WS = Waiver Sought

- |     |  |     |   |      |
|-----|--|-----|---|------|
| 1.  | Name and title of applicant, owner and person preparing map.   | (C) | D | WS   |
| 2.  | Date, scale and north point and date of any revision   | (C) | D | WS   |
| 3.  | Place for signature of Chairman and Secretary of approving Board.  | (C) | D | WS   |
| 4.  | Tax map lot and block numbers and address of property  | (C) | D | WS   |
| 5.  | Bearing of all property lines with reference to North and South and length of these lines. Area of subject property.                               | (C) | D | WS   |
| 6.  | Zone district and zone district of adjoining properties within 200 feet.   | (C) | D | WS   |
| 7.  | Zoning schedule.   | (S) | D | WS   |
| 8.  | All entrances and exits to public streets on site and within 200 feet thereof.   | C   | D | (WS) |
| 9.  | All property lines, streets, roads, buildings, retaining walls, rock outcrops, marsh areas, ponds, and streams within 200 feet.                    | C   | D | (WS) |
| 10. | The location of principal and accessory structures with dimensions of the structures and distances to lot lines.                                   | C   | D | (WS) |
| 11. | All set-back dimensions, landscaped areas, fencing and trees over 6" caliper.  | C   | D | (WS) |
| 12. | Location of all signs and exterior lighting with size and height of signs and light fixtures and strength in lumens and direction of illumination. | C   | D | (WS) |



- |     |  |   |   |    |
|-----|--|---|---|----|
| 13. | Storm water system, including calculations and design data supporting adequacy of the system to handle storm run-off as required by the Township Engineer  | C | D | WS |
| 14. | Sanitary sewerage disposal system by existing and proposed and calculation.  | C | D | WS |
| 15. | Water supply system and all other utilities both existing and proposed.  | C | D | WS |
| 16. | All curbs, sidewalks, driveways, parking space layout, and off-street loading areas with dimension.  | C | D | WS |
| 17. | Right-of-way, easements and all lands dedicated to the Township, County, and State.  | C | D | WS |
| 18. | Names of owners and use of property of all lands within 200 feet to the property and block and lot numbers.  | C | D | WS |
| 19. | Site Plan drawn on sheet size: (Circle One)  | C | D | WS |
|     | 8.5 x 14 inches  |   |   |    |
|     | 15 x 21 inches   |   |   |    |
|     | 24 x 36 inches   |   |   |    |
| 20. | The entire property shall be shown, on the required sheet size a key map.  | C | D | WS |
| 21. | Existing and proposed contours, with contour interval not more than two feet (2') slopes less than 10% and interval of five feet (5') for slopes greater than 10%. Existing contours by dashed lines, proposed by solid lines. | C | D | WS |
| 22. | Proposed finished grade spot elevations at all corners of existing and proposed buildings.   | C | D | WS |
| 23. | The proposed use of building.  | C | D | WS |
| 24. | The proposed use of outdoor area.  | C | D | WS |
| 25. | The floor space of each building and total number of parking spaces.   | C | D | WS |

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

Applicant's Remarks:

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Applicant's Signature

## Checklist Summary

### **Improvements to Runnymede Gardens at Verona Block 2303, Lot 1 Township of Verona, Essex County, New Jersey**

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8. A waiver is requested based to the small scope of the project. The location and zoning map on Sheet 1 shows the surrounding area.
9. A waiver is requested based to the small scope of the project. The location and zoning map on Sheet 1 shows the surrounding area.
10. A waiver is requested based to the small scope of the project. The location and zoning map on Sheet 1 shows the surrounding area.
11. A waiver is requested based to the small scope of the project. The overall map on Sheet 2 shows the subject property.
12. The project does not propose any new signs and a lighting plan is provided on Sheet 7.
13. The project proposes storm sewer piping for the proposed improvements to connect to the existing storm sewer piping. The project results in a decrease in impervious coverage therefore the proposed runoff rates and volumes are less than existing.
14. The project proposes sanitary sewer piping for the proposed building to connect to the existing sanitary sewer piping.
15. The project proposes a water service for the proposed building to connect to the existing water line.
16. The existing and proposed features are shown within the area of the proposed improvements only. Refer to the overall map on Sheet 2 for more information.
26. A waiver is requested based to the small scope of the project. The overall map on Sheet 2 shows the subject property.
35. A storage area is not proposed. A refuse enclosure is proposed, and a detail is provided on Sheet 8.
39. A waiver is requested based to the small scope of the project. The improvements are proposed in a previously disturbed area within the apartment complex where there was previously a swimming pool.

MAYOR  
JACK MCEVOY  
DEPUTY MAYOR  
ALEX ROMAN  
COUNCIL MEMBERS  
KEVIN J. RYAN  
EDWARD GIBLIN  
CHRISTINE MCGRATH

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER  
MATTHEW CAVALLO  
TOWNSHIP CLERK  
JENNIFER KIERNAN  
TOWNSHIP ATTORNEY  
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING  
600 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

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

March 18, 2021

(973) 239-3220  
WWW.VERONANJ.ORG

Township of Verona  
Engineering & Zoning Dept.  
10 Commerce Court  
Verona, NJ 07044

**RE: Zoning Letter of Denial**

**Owner/Applicant:** Cam Gar at Verona, LLC  
34 Linn Drive  
Verona, NJ 07044

**Property:** 34 Linn Drive  
Lot 1 Block 2301 (Additional Lots are Lot 20 Block 2301,  
Lot 1 Block 2302 & Lot 11 Block 2304)

**Zone:** A-1 (Low Rise)

**Zoning Request:**

The applicant is seeking zoning approval to construct a new 2 unit apartment building (1,505± sq.ft.) an outdoor fire pit and patio, an outdoor grilling area with seating and a new lounging area. The plans also call for the construction of a new parking and refuse/recycling area.

**Plans – Documents Reviewed:**

- Zoning Permit Application signed and dated 02/05/21
- Cover Letter from Cam Gar at Verona, LLC dated 02/08/21
- Architectural Plans entitled “Proposed New Two Unit Apartment Building for, Runnymede Gardens, 34 Linn Drive, and Block 2303 Lot 1, Essex County, New Jersey.” Prepared by Fox Architecture Design, PC. Plans dated 12/09/21, sheet numbers SD6 1 and 2 of 2.
- ALTA/ACSM Land Title Survey – Cam Gar at Verona, LLC. Prepared by George J. Anderson, LLC signed and dated 04/10/2008
- Engineering Plans Entitled “Zoning Plans for Improvements to Runnymede Gardens – Overall Map/Zoning Table” Prepared by Roth Engineering, signed and dated 01/08/21
- Engineering Plans Entitled “Zoning Plans for Improvements to Runnymede Gardens – Layout and Dimension Plan” Prepared by Roth Engineering, signed and dated 01/08/21

**Existing Conditions:**

The existing site is currently a garden apartment use (permitted) with associated parking and recreation areas throughout the complex. The site consists of approximately 5.87 acres and at present has a total of 86 apartment units and a grand total of 421 parking spaces (garage and surface parking combined).

**Zoning Review:**

1. The maximum density for the A-1 Zone is 10 units/acre. The current site has a density of 14.65 units per acre. With the addition of the 2 new units the applicant is requesting a density of 14.99 units per acre. Therefore;  
**VARIANCE REQUIRED §150-17.7 (D) (9) exceed the maximum density. This a “USE” variance pursuant to N.J.S.A. 40:55D-70 (d) (5).**
2. The existing on-site parking is calculated to be 421 spaces which includes all garage and surface parking. There are 252 apartments. The required parking based on RSIS Standards are;  
202 one bedroom units. x 1.88 spaces/unit = 364 Spaces  
50 two bedroom units. x 2.0 spaces/unit = 100 Spaces  
The required number of parking (existing) is 464 spaces and only 421 spaces exist. (43 space deficiency)

The proposed new apartment building will have 2 two bedroom units.  
2 two bedroom units x 2.0 spaces/unit = 4 spaces. (6 spaces are proposed)

This will bring the total number of required on-site parking to 468 spaces and only 427 will be proposed overall (41 space deficiency) Therefore:

**VARIANCE REQUIRED §150-12.6 (B) All residential uses must follow the RSIS standards. This a "Bulk" variance pursuant to N.J.S.A. 40:55D-70 (c).**

**NOTE:**

- The zoning permit application indicates that trees shall be required to be removed as part of this application. All tree removal conducted within the Township requires that a tree removal permit be filed and approved prior to the disturbance/cutting/pruning of any tree 6 inches in diameter and larger.
- The township has recently adopted new stormwater rules and regulations. This project may be affected by those new requirements. We suggest your design professionals review the new ordinance and make any necessary changes prior to submitting your plans to the Board of Adjustment for review and consideration.

**Zoning Decision:**

Based on the zoning review and variances required this office has **DENIED** the applicants request for zoning approval at this time. If a formal application is made to the Township of Verona Board of Adjustment the applicant may need to address the following as well.

- Address any comments as per the Township Engineer. (If any)
- Address any comments as per the Township Building Department. (If any)
- Address any comments or additional variances as per the Township Board of Adjustment. (If any)

Should you require any additional information, please contact our office.

*Michael C. DeCarlo*

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Michael C. DeCarlo  
Engineering Manager – Zoning Official

**Note:**

Appeals to the zoning board of adjustment from the decision of an administrative officer must be taken within 20 days by filing a notice of appeal with the officer from whom the appeal is taken specifying the grounds of such appeal.

N.J.S. 40:55D-72a. Failure to adhere to the time for appeal will result in the zoning board not having jurisdiction to consider the appeal.

10/16/19

**IN THE MATTER OF THE APPLICATION**

**OF**

**CAM GAR AT VERONA, LLC**

**BOARD OF ADJUSTMENT  
TOWNSHIP OF VERONA  
ESSEX COUNTY, NEW JERSEY**

**WHEREAS**, the Applicant, Cam Gar at Verona, LLC (the “Applicant”) is the Owner of the property at 34 Linn Drive, Verona, New Jersey, said property also being known as Block 2301, Lot 20; Block 2301, Lot 1; Block 2303, Lot 1 and Block 2304, Lot 11 (collectively the “Property”), and located in the A-1 Multi-Family Low Rise Zone;

**WHEREAS**, the Applicant, submitted an application for variance relief to the Verona Zoning Board of Adjustment in order to convert the interior portion of an existing garage into a new exercise room for residents of the apartment complex;

**WHEREAS**, the Applicant provided adequate notice of the public hearing in accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et. seq.* and the requirements of the Township of Verona;

**WHEREAS**, the Verona Zoning Board of Adjustment (the “Board”) had jurisdiction to consider the application;

**WHEREAS**, a single public hearing was conducted with regard to this application on October 10, 2019;

**WHEREAS**, the Applicant was represented by New Jersey Attorney Joshua M. Gorsky, Esq. with an address of 3 Becker Farm Road, Suite 105 in Roseland, NJ 07068 and appearing on behalf of Applicant were Vice President of Cam Gar at Verona, LLC and New Jersey Licensed Architect and Planner Kenneth Fox with an address of 546 State Route 10 West, Ledgewood, NJ 07852;

**WHEREAS**, a copy of the application together with supporting documentation was filed with the Board as well as their professionals and the Board considered the testimony presented by these experts and their reports in reaching a decision on this application;

**WHEREAS**, the Applicant requested approval of a use variance pursuant to N.J.S.A. 40:55D-70(d)(1) in order to permit the conversion of the interior portion of an existing garage into a new fitness center where the proposed use is prohibited by Verona Chapter 150-17.4.A;

**WHEREAS**, the Board having fully heard the testimony of the witnesses, who were sworn and accepted as experts in their respective fields, and examined the exhibits presented at the hearings as well as the reports issued by the township and board professionals, and having heard the arguments of the parties for and against the requested relief, including Joseph Feldman

and New Jersey Licensed Architect and Planner Kenneth Fox during the public hearing held on October 10, 2019, and giving due consideration to any questions and/or comments having been raised by residents who were properly notified, has made the following findings:

- (1) The Applicant proposes to convert the interior portion of an existing garage into a new exercise room for residents of the apartment complex only. The Runnymede Gardens apartment complex occupies four tax lots within the Township of Verona and is located in an A-1 Multi-Family Low Rise Zone;
- (2) Verona Ordinance §150-17.4.A does not permit fitness center uses in the A-1 (Multi-Family Low Rise) Zone thus necessitating use variance relief;
- (3) The Applicant's Attorney Joshua M. Gorsky, Esq. made an appearance on behalf of the Applicant and discussed the application in detail and the variance being requested;
- (4) Applicant's Attorney Joshua M. Gorsky, Esq. called the Applicant's first witness Kenneth Fox who was sworn in and accepted as an expert in the fields of architecture and planning;
- (5) Kenneth Fox began his testimony by stating that the Applicant was seeking to provide a small exercise room for the use of the residents of the apartment complex only. Mr. Fox explained that the exercise room would have five pieces of exercise equipment to one side and free weights to the other. According to Mr. Fox, the exercise room would occupy an approximately 30 foot by 30 foot space and a single stall unisex bathroom would also be provided;
- (6) Kenneth Fox further explained that the design of the exercise room would incorporate insulation and other construction materials in order to limit the noise for the residential dwelling unit above the exercise room;
- (7) According to Kenneth Fox, the location of the exercise room would be a short walk for many residents of the apartment complex but that residents would also be able to drive to the exercise room and park nearby as the parking spaces adjacent to the exercise room are not assigned and are mostly unused;
- (8) Moving into his planning testimony, Kenneth Fox stated that the proposed exercise use meets several of the purposes of zoning and would be a benefit to the residents of the apartment complex;

- (9) Kenneth Fox further testified that he did not see any negative impacts which would result from the proposed use to the neighborhood or the zone plan and that there would be no impact on the neighboring properties as the exercise room would not be visible to adjacent properties;
- (10) In response to questions from Board Member Al D'Alessio, Kenneth Fox testified that the existing garage door would be removed and replaced with a regular door with windows, there would be wall air conditioning units installed and heat would be provided by hot water baseboard and that there would be an exterior light at the door of the exercise room which would be activated by motion sensor;
- (11) In response to a question from Board Member Scott Weston as to how access to the exercise room would be restricted to residents only Kenneth Fox testified this would be accomplished by either access code or key fob;
- (12) In response to a question from Verona Zoning Official Michael DeCarlo about whether the parking spaces in front of the exercise room would remain Kenneth Fox testified that it was the intent of the Applicant that they would remain but that a barrier would be provided if necessary;
- (13) In response to a question from Verona Zoning Official Michael DeCarlo as to whether any signage was proposed for the exercise room Kenneth Fox testified that a small identification sign only was proposed;
- (14) Applicant's Attorney Joshua M. Gorsky, Esq. called the Applicant's second witness Vice President of Cam Gar at Verona, LLC Joseph Feldman who was sworn in as a lay witness;
- (15) Joseph Feldman began his testimony by explaining that there were 252 total residential dwelling units in the apartment complex and Building 12 where the exercise room was proposed had 12 residential dwelling units with 1 unit directly above the proposed exercise room;
- (16) Joseph Feldman also testified that signs would be posted inside of the exercise room requesting that users not make excessive noise and further that children were not allowed in the exercise room area;
- (17) Joseph Feldman stated that the he had received and reviewed the comments from the Verona Fire Official regarding the proposed exercise use and that the Applicant would comply with any building code requirements in connection with fire prevention and otherwise;



- (18) Board Member Al D'Alessio expressed the need to limit the hours of operation of the exercise room so as to prevent its use from disrupting those living in the nearby residential dwelling units. Board Members Larry Lundy and Sean Sullivan further supported limiting the hours of operation of the exercise room and discussed what hours would be acceptable to the Board.

**WHEREAS**, the following exhibits were introduced into evidence:

**Exhibit A-1 (10-10-19)**, Aerial photograph of the site from Google Earth showing the area of the proposed exercise room at the center;

**Exhibit A-2 (10-10-19)**, Aerial photograph of the site from Google Earth showing the parking areas near the proposed exercise room;

**Exhibit A-3 (10-10-19)**, Property survey with a red x adjacent to where the proposed exercise room would be located at the Property;

**AND WHEREAS**, the Board having made the following legal conclusions:

- (1) The proposed new exercise room would violate the provisions of the Verona Zoning Ordinance;
- (2) The Property is particularly suited to incorporating the proposed exercise room into its current use;
- (3) The proposed new exercise room will advance the purposes of the Municipal Land Use Law in that it will promote public health, safety, and welfare while at the same time improving the aesthetics of the Property;
- (4) The proposed new exercise room will not cause a substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

**NOW THEREFORE**, be it resolved by the Board of Adjustment of the Township of Verona that the Applicant's request for variance relief pursuant to N.J.S.A. 40:55D-70(d)(1) in order to permit the conversion of the interior portion of an existing garage into a new exercise room for residents of the apartment complex where the proposed use is prohibited by Verona Chapter 150-17.4.A, based upon testimony taken and exhibits presented on October 10, 2019, be hereby **GRANTED** subject to the following conditions:

- (1) The Applicant shall be bound by the content of his testimony as if this testimony was incorporated herein;

- (2) All construction shall be completed in accordance with the plans submitted and/or the testimony of the Applicant;
- (3) The Applicant shall obtain all outside agency approvals necessary for the development proposed. It shall be the responsibility of the Applicant to determine which, if any, outside agency approvals are necessary;
- (4) The approvals granted herein shall expire unless construction is begun within two years of the date of the memorializing resolution;
- (5) The use of the exercise room shall be restricted to residents of the apartment complex only;
- (6) Access to the exercise room shall be provided by either access code keypad or key fobs in order to ensure that the exercise room is used by residents of the apartment complex only;
- (7) The hours of operation for the exercise room shall be limited to 5 am to 11 pm daily;
- (8) A striking and protection plan shall be provided to the Verona Municipal Engineer in order to ensure that adequate barriers are installed to prevent a car from going through the front door of the exercise room. The striking and protection plan required by this resolution shall be subject to the review and approval of the Verona Municipal Engineer.



**IN THE MATTER OF THE APPLICATION**

**OF**

**CAM GAR AT VERONA, LLC**

**BOARD OF ADJUSTMENT  
TOWNSHIP OF VERONA  
ESSEX COUNTY, NEW JERSEY**

**WHEREAS**, the Applicant, Cam Gar at Verona, LLC (the "Applicant"), represented by New Jersey Attorney Barry R. Mandelbaum, Esq. with an address of 155 Prospect Avenue in West Orange, NJ 07052, is the Owner of the property at 34 Linn Drive, Verona, New Jersey, said property also being known as Block 125, Lot 1 ("Lot 1") and Block 128, Lots 25 ("Lot 25"), 26 ("Lot 26") and 27 ("Lot 27") respectively (collectively the "Property"), and located in the A-1 Multi-Family Low Rise Zone;

**WHEREAS**, the Applicant, submitted an application for variance relief to the Verona Zoning Board of Adjustment in order to construct a new building on the site for a new fitness facility and two new residential apartments;

**WHEREAS**, the Applicant provided adequate notice of the public hearing in accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et. seq.* and the requirements of the Township of Verona;

**WHEREAS**, the Verona Zoning Board of Adjustment (the "Board") had jurisdiction to consider the application;

**WHEREAS**, a single public hearing was conducted with regard to this application on November 13, 2014;

**WHEREAS**, the Applicant was represented by New Jersey Attorney Barry R. Mandelbaum, Esq. with an address of 155 Prospect Avenue in West Orange, NJ 07052 and appearing on behalf of Applicant were Vice President of Cam Gar at Verona, LLC Joseph Feldman, New Jersey Licensed Architect Christopher Szymczak with an address of 2444 Morris Avenue, Union NJ 07083, New Jersey Licensed Professional Engineer Eric L. Keller with an address of 54 Horsehill Road, Cedar Knolls, NJ 07927 and New Jersey Licensed Professional Planner William Hamilton with an address of 54 Horsehill Road, Cedar Knolls, NJ 07927;

**WHEREAS**, a copy of the application together with supporting documentation was filed with the Board as well as their professionals and the Board considered the testimony presented by these experts and their reports in reaching a decision on this application;

**WHEREAS**, the Applicant requested approval of a use variance pursuant to N.J.S.A. 40:55D-70(d)(5) in order to permit the construction of a new building on the site to contain a fitness facility and two new residential apartments which exceeds the maximum allowable residential density in the zone of 10 dwelling units per acre where 14.65 units is the current

condition and 14.99 units are proposed in addition to the approval of bulk variances pursuant to N.J.S.A. 40:55D-70(c) to permit one barrier free parking space 8 feet x 20 feet where a minimum parking stall size of 9 feet x 20 feet is required pursuant to Verona Ordinance §150-12.2.A, to permit a minimum distance of 0 feet between an accessory and principal structure where a minimum distance of 10 feet is required between an accessory and principal structure pursuant to Verona Ordinance §150-17.8.E.3, to permit an accessory building 17 feet in height where a maximum accessory building height of 15 feet is permitted pursuant to Verona Ordinance §150-17.8.E.5 and the granting of a waiver of the loading space requirement pursuant to Verona Ordinance §150-12.5.C;

**WHEREAS**, the Board having fully heard the testimony of the witnesses, who were sworn and accepted as experts in their respective fields, and examined the exhibits presented at the hearings as well as the reports issued by the township and board professionals, and having heard the arguments of the parties for and against the requested relief, including Joseph Feldman (Applicant's Representative), New Jersey Licensed Architect Christopher Szymczak (Applicant's architectural expert), New Jersey Licensed Professional Engineer Eric L. Keller (Applicant's engineering expert) and New Jersey Licensed Professional Planner William Hamilton (Applicant's planning expert) during the public hearing held on November 13, 2014, and giving due consideration to any questions and/or comments having been raised by residents who were properly notified, has made the following findings:

- (1) The Applicant proposes to construct a new building on the Property which is presently used as a garden apartment complex known as Runnymede Gardens. The new building will contain a fitness facility and two new apartments. Runnymede Gardens currently consists of 252 dwelling units which were constructed in 1960. The area on the site where the new building is proposed was originally used as a pool area which was abandoned and filled in around 1980. As a result of the two new residential dwelling units proposed, the residential density on the Property will be increased from 14.65 units per acre to 14.99 units per acre necessitating variance relief. The Runnymede Gardens apartment complex occupies four tax lots within the Township of Verona and is located in an A-1 Multi-Family Low Rise Zone;
- (2) The new building proposed will have an area used as a fitness center on the first floor which will be 1,806 square feet in size and will consist of a reception / waiting area, the fitness room itself which will contain exercise equipment, handicap accessible toilets, one men's and one women's shower area with changing rooms and a maintenance room for mechanical equipment;
- (3) The new building proposed will also have two 1-bedroom apartments each 738 square feet in size with one on both the first and second floors of the building, one on top of the other. These apartments will not be rented but instead will be occupied by maintenance staff who live on site at

Runnymede Gardens;

- (4) Although not depicted on the plans submitted, the Applicant also proposed to incorporate a natural gas fired emergency generator into the application which would be installed on south side of the proposed building by the mechanical room near the HVAC Unit. The emergency generator proposed would be of similar size to that used to power an average single family residence and would conform to all applicable setback requirements;
- (5) According to the Applicant, the proposed generator would be used only for the new building and would allow the building to serve as a place of refuge for the residents of Runnymede Gardens in the event of a power outage;
- (6) Vice President of Cam Gar at Verona, LLC Joseph Feldman testified as to the proposed use of the new building stating that the fitness center would be available for use only by residents of Runnymede Gardens in return for a certain additional monthly fee. Mr. Feldman also testified as to the proposed residents of the two new 1 bedroom apartments stating that the apartments would be occupied by maintenance staff who live on site;
- (7) New Jersey Licensed Professional Engineer Eric L. Keller presented certain exhibits and testified as to the variances requested. Mr. Keller explained the prior use of the area in question as a fenced in pool which had since been filled in and that the area is presently occupied by dumpsters used to aid the maintenance of the property. Mr. Keller further described the proposed use of the area, the parking to be provided for the new building, the new enclosure for the dumpsters as well as the landscaping and lighting improvements proposed;
- (8) New Jersey Licensed Professional Engineer Eric L. Keller also discussed several issues raised by Verona Township Engineer James Helb's review letter dated November 12, 2014. In particular, Mr. Keller addressed Comment #5 opining that no variance for parking spaces is required as there is no change in the current parking calculation. The Property was prior to and remains after the application 43 spaces short of the requirement. Comment #6 will be addressed by changing the location of the handicap parking and size of the access aisle to eliminate the dead end parking aisle. In regard to Comment #7, Mr. Keller requested a waiver from the Board to eliminate the requirement of a loading space as little or no deliveries are anticipated for the new building. Lastly, as to Comments #9 and 16 dealing with provision of a guide rail along the parking area between the proposed curb and existing wall and the inclusion of a note on the plans that "All roof leaders must connect to the storm sewer system"

respectively, Mr. Keller agreed to comply with these recommendations.

- (9) New Jersey Licensed Architect Christopher Szymczak testified in detail as to the exterior of the proposed new building. According to Mr. Szymczak, the exterior of the new building would be brick and siding with an asphalt roof and was designed to be complimentary to and match the rest of the buildings in the Runnymede Gardens apartment complex. The new building would have a footprint of approximately 1,800 square feet for the fitness center area and 738 square feet for each residential apartment one over the other. The height of the residential part of the building was to 23 feet and the fitness center area would be 17 feet in height which exceeds the maximum allowable height for an accessory structure of 15 feet thus necessitating a variance;
- (10) New Jersey Licensed Architect Christopher Szymczak testified in detail as to the interior of the proposed new building as well stating that it will have a reception area, fitness room with exercise equipment, handicapped accessible toilets as well as male and female showers and changing areas. According to Mr. Szymczak, the fitness area of the new building would be accessed by a key fob or access card and hours of operation would be from 6 am to 10 pm, seven days per week;
- (11) New Jersey Licensed Professional Planner William Hamilton testified in detail as to the variances and waiver requested and provided the necessary justification for the granting of the relief requested. Specifically, Mr. Hamilton testified as to the minimal impact of the increased residential density on the operation of the site as a whole and also opined that the site could handle the new building and the increase in residential density without much change in the current use at all. Mr. Keller further testified to the positive aspects of the proposed new building such as to keep maintenance staff on site, to provide a central location for residents of Runnymede Gardens to access emergency power in the event of an outage, to encourage physical fitness and wellness as well as upgrade the aesthetic appearance of the site by replacing the abandoned pool area with the new building and landscaping improvements proposed. Lastly, Mr. Keller stated that there was no substantial detriment to the zone plan or to the public as a result of the application due to the fact that the location of the new building was such that it would not even be visible to property owners outside of the Runnymede Gardens apartment complex and plantings were proposed to mitigate the impact of the new building on those surrounding it within the apartment complex;
- (12) Board Member Edward Conlon stated that the increase in residential density as a result of the application was minimal and the use of the new building proposed will certainly be a benefit to the area.

**WHEREAS**, the following exhibits were introduced into evidence:

Exhibit A-1 (11-13-14), Aerial photograph of the site from the New Jersey Department of Environmental Protection database;

Exhibit A-2 (11-13-14), Rendering of the proposed landscape plan in color;

Exhibit A-3 (11-13-14), Drawing depicting fire truck accessibility to the site;

**AND WHEREAS**, the Board having made the following legal conclusions:

- (1) The proposed new building and use of the Property would violate the provisions of the Verona Zoning Ordinance;
- (2) The increase in residential density proposed by the Applicant is minimal and is appropriate for the site considering its size and current use;
- (3) Sufficient proofs have been presented to the board to justify the granting of the use and bulk variances requested;
- (4) The proposed new building will advance the purposes of the Municipal Land Use Law in that it will promote public health, safety, and welfare as well as promote appropriate population densities in the community while at the same time improving the aesthetics of the Property;
- (5) The proposed new building will not disrupt or negatively impact the area;
- (6) The benefits of allowing the proposed new building outweigh any detriments;
- (7) The proposed new building will not cause a substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and zoning ordinance.

**NOW THEREFORE**, be it resolved by the Board of Adjustment of the Township of Verona that the Applicant's request for variance relief pursuant to N.J.S.A. 40:55D-70(d)(5) in order to permit the construction of a new building on the site to contain a fitness facility and two new residential apartments which exceeds the maximum allowable residential density in the zone of 10 dwelling units per acre where 14.65 units is the current condition and 14.99 units are



proposed in addition to the approval of bulk variances pursuant to N.J.S.A. 40:55D-70(c) to permit one barrier free parking space 8 feet x 20 feet where a minimum parking stall size of 9 feet x 20 feet is required pursuant to Verona Ordinance §150-12.2.A, to permit a minimum distance of 0 feet between an accessory and principal structure where a minimum distance of 10 feet is required between an accessory and principal structure pursuant to Verona Ordinance §150-17.8.E.3, to permit an accessory building 17 feet in height where a maximum accessory building height of 15 feet is permitted pursuant to Verona Ordinance §150-17.8.E.5 and the granting of a waiver of the required loading space pursuant to Verona Ordinance §150-12.5.C, based upon testimony taken and exhibits presented on November 13, 2014, be hereby **GRANTED** subject to the following conditions:

- (1) The Applicant shall be bound by the content of his testimony as if this testimony was incorporated herein;
- (2) All construction shall be completed in accordance with the plans submitted and/or the testimony of the Applicant;
- (3) The Applicant shall obtain all outside agency approvals necessary for the development proposed. It shall be the responsibility of the Applicant to determine which, if any, outside agency approvals are necessary;
- (4) The approvals granted herein shall expire unless construction is begun within two years of the date of the memorializing resolution;
- (5) Applicant shall comply with the following comments of the Township Engineer James M. Helb's review letter dated November 12, 2014: 6, 9 & 16;
- (6) The proposed emergency generator will be installed within the area indicated by New Jersey Licensed Professional Engineer Eric L. Keller on Exhibit A-2 (11-13-14) during his testimony at the hearing.
- (7) The placement of the proposed emergency generator will conform to all applicable setback requirements and other provisions of the Verona Zoning Ordinance;
- (8) The proposed emergency generator will be fueled by natural gas;
- (9) The proposed generator will be adequately screened to the satisfaction of the Verona Township Construction Official;
- (10) The proposed generator will be no larger than necessary to power the new building only. The size of the proposed generator is subject to the approval of the Verona Township Construction Official;

- (11) The proposed generator will only be tested during the hours of 11 am and 4 pm for a time no longer than necessary pursuant to the generator manufacturer's recommendation and in no event will it be tested more than once within any seven day period;
- (12) The approximately 1,800 square foot area of the new building designated for use as a fitness center may only be used as a fitness center and which will be closed during the hours of 10 pm to 6 am daily;
- (13) Exhibit A-3 (11-13-14) depicting fire truck access to the proposed new building and parking area shall be submitted to and subject to the review and approval of Office of Emergency Management Official Jeff Hay;
- (14) The proposed HVAC condenser units shall be shown on the plans and will conform to all applicable setback requirements and other provisions of the Verona Zoning Ordinance;
- (15) The proposed HVAC condenser units shall be adequately screened to the satisfaction of the Verona Township Construction Official.

MAYOR  
JACK McEVOY  
DEPUTY MAYOR  
ALEX ROMAN  
COUNCIL MEMBERS  
KEVIN J. RYAN  
EDWARD GIBLIN  
CHRISTINE McGRATH

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER  
MATTHEW CAVALLO  
TOWNSHIP CLERK  
JENNIFER KIERNAN  
TOWNSHIP ATTORNEY  
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING  
600 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

(973) 239-3220  
WWW.VERONANJ.ORG

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

**Tree Protection, Removal and Replacement Permit Application**

**Identifying Information**

1. Date of Application: 05/10/2021
2. Name and Address of the owner of the property from which the trees are to be removed:  
Cam Gar at Verona, LLC  
Runnymede Gardens  
34 Linn Drive, Verona, NJ 07044
3. Tax Block No. 2303 Tax Lot Number(s) 1
4. The number of trees requested to be removed 34
5. The reason for removal Proposed improvements including 2-story apartment building and amenity features.
6. Name(s), address, Telephone Number and email address of Applicant's Tree Removal Contractor  
Contractor to be determined
7. The Planned Date of Removal After approval of the project
8. Provide a copy of the Tree Removal Contractor(s) proof of liability insurance.
9. A tree removal permit for dead or diseased trees to be removed pursuant to the ordinance shall be accompanied by a certification from a licensed tree expert, hired by the applicant, verifying that any tree to be removed qualifies under the provisions of the ordinance. Has that been submitted? Yes          No X          
(If no please explain why) Not applicable

10. Does the site contain any environmentally sensitive areas including but not limited to:

- a) Floodplains: Yes \_\_\_\_\_ No X
- b) Riparian Zones, Streams, Brooks, Swales: Yes \_\_\_\_\_ No X
- c) Steep Slopes: Yes \_\_\_\_\_ No X (Refer to Verona Steep Slope Ord. 3-16 for locations by zone)
- d) Wetlands or Wetland Transition Areas (Buffer): Yes \_\_\_\_\_ No X

**Tree Removal Plan**

11. A tree removal plan (on separate sheet) consisting of a map drawn to scale showing the following information:

- The shape and dimensions of the lot or parcel, including the location of all easements.
- The limits of all existing and proposed tree line limits.
- The identification and location of all trees to be removed, specifically by an assigned number, species, and the DPM of each tree.
- The installation and limits of a temporary existing tree protection fence along the limit of proposed tree removal.
- The location of all existing and proposed structures on the property, along with the distance that the trees proposed to be removed are located from such structures and from property lines. A reproduction of the Tax Map or an existing survey modified to provide this information would be acceptable.
- Tree removal and replacement plan shall include specific information regarding the disposal of the removed trees in a manner to avoid spreading disease or pests harbored in the wood.
- Any other information which may reasonably be required to enable the application to be properly evaluated, including but not limited to a description of the purpose for which this application is to be made; e.g., clearing land for agricultural use, fire protection, private parks, scenic improvements, hardship, danger to adjacent properties, removal of diseased or damaged trees, transplanting or removal in a growing condition to other locations, installation of utilities, or drainage of surface water.
- A list of the number, species and DPM of all trees on the property.
- Location of all environmentally sensitive areas including but not limited to floodplains, riparian zones, steep slopes, transition zones, and wetlands.

**Tree Replacement Plan**

12. A tree replacement plan showing the location of all trees to be planted, the species of such trees and their caliper or size as required. Refer to Sheet 10 of Site Plans

13. Number of Tree(s) being replanted on Applicant's property: N/A - No trees are being replanted, refer to sheet 10 of Site Plans for proposed plantings

14. Species of Tree(s) being replanted: \_\_\_\_\_

\_\_\_\_\_

15. Planned date of Replanting: \_\_\_\_\_

16. Cost of Replanting: \_\_\_\_\_

17. Name(s), address, Telephone Number and email address of Applicant's Tree Replanting Contractor.

\_\_\_\_\_

\_\_\_\_\_

18. In lieu of Replanting on Applicant's Property, a check in the amount of \$ \_\_\_\_\_ made payable to the Township of Verona Tree Replacement Fund as permitted under §136-1. (Refer to Tree Protection, Removal and Replacement Ordinance, §136-10 for Replacement Tree Requirements)


**Performance Bond**


19. Whenever trees are replaced pursuant to this Chapter, the applicant shall post with the Township Clerk a performance bond for one year in an amount to be determined by the Township, but in no event to exceed the amount per tree specified in Chapter §A175 of the Municipal Code. The performance bond may be either in the form of a cashiers' check or certified check made payable to the Township or in the form of a corporate surety performance bond issued by a New Jersey corporation. No performance bond shall be released except on certification of the Zoning Official that the replacement tree(s) remain healthy one year after planting. If they are found at that time by Zoning Official or its agents to be healthy and capable of surviving, and other performance requirements have been met, then the Zoning Official shall order the bond returned. If any trees are not at that point healthy, the tree(s) shall be replaced.

20. Will a Performance Bond be submitted? Yes  X  No \_\_\_\_\_

**Certification**

*I certify that the answers to the above-referenced questions and any statements made on this application and survey/plot plan are true and complete to the best of my knowledge. I understand that this permit does not exempt bearer of responsibility to secure a Building Permit, Engineering Permits, or other permits as required by municipal, county, state or federal agencies. Any incorrect or falsified information will render this application and any approvals based on it void. Any changes to this approval or plans must be resubmitted for review prior to the installation.*

  
Applicant Signature \_\_\_\_\_  
Date  5/13/21

  
Owner Signature \_\_\_\_\_  
Date  5/13/21

\*\*\*\*\*For Office Use Only \*\*\*\*\*

Permit No. _____	Fee Calculation: Permit Fee	\$ _____
Date Issued: _____	Renewal Fee	\$ _____
Date Completed: _____	Tree Replacement Fund Fee	\$ _____
Initial Site Inspection: _____	Total Fee Collected	\$ _____
Final Site Inspection: _____	Received By	_____

List of tree(s) to be removed

Living/Healthy Trees

Refer to sheet 3 of Site Plans for trees to be removed

Number	Species	Diameter

Dead/Diseased Trees

Number	Species	Diameter

List of tree(s) to be replanted

Trees to be replanted

Refer to sheet 10 of Site Plans for proposed plantings

Number	Species	Diameter

Note:

Once a completed tree removal permit has been submitted, reviewed and if approved then the applicant shall place a one-inch wide red, yellow or blue ribbon around the tree which was approved by permit. The ribbon shall include the tree number and species as indicated on the tree removal plan which was submitted.

## Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>CamGar at Verona, LLC</b>	
2 Business name/disregarded entity name, if different from above <b>Runnymede Gardens</b>	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ <u>  P  </u> Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. <b>16 Microlab Rd, Suite C</b>	Requester's name and address (optional)
6 City, state, and ZIP code <b>Livingston, NJ 07039</b>	
7 List account number(s) here (optional)	

Print or type.  
See Specific Instructions on page 3.

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number												
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### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶ <b>3/15/21</b>
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

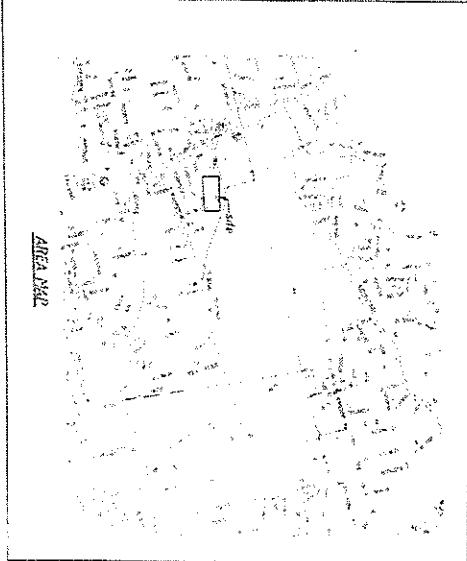
### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

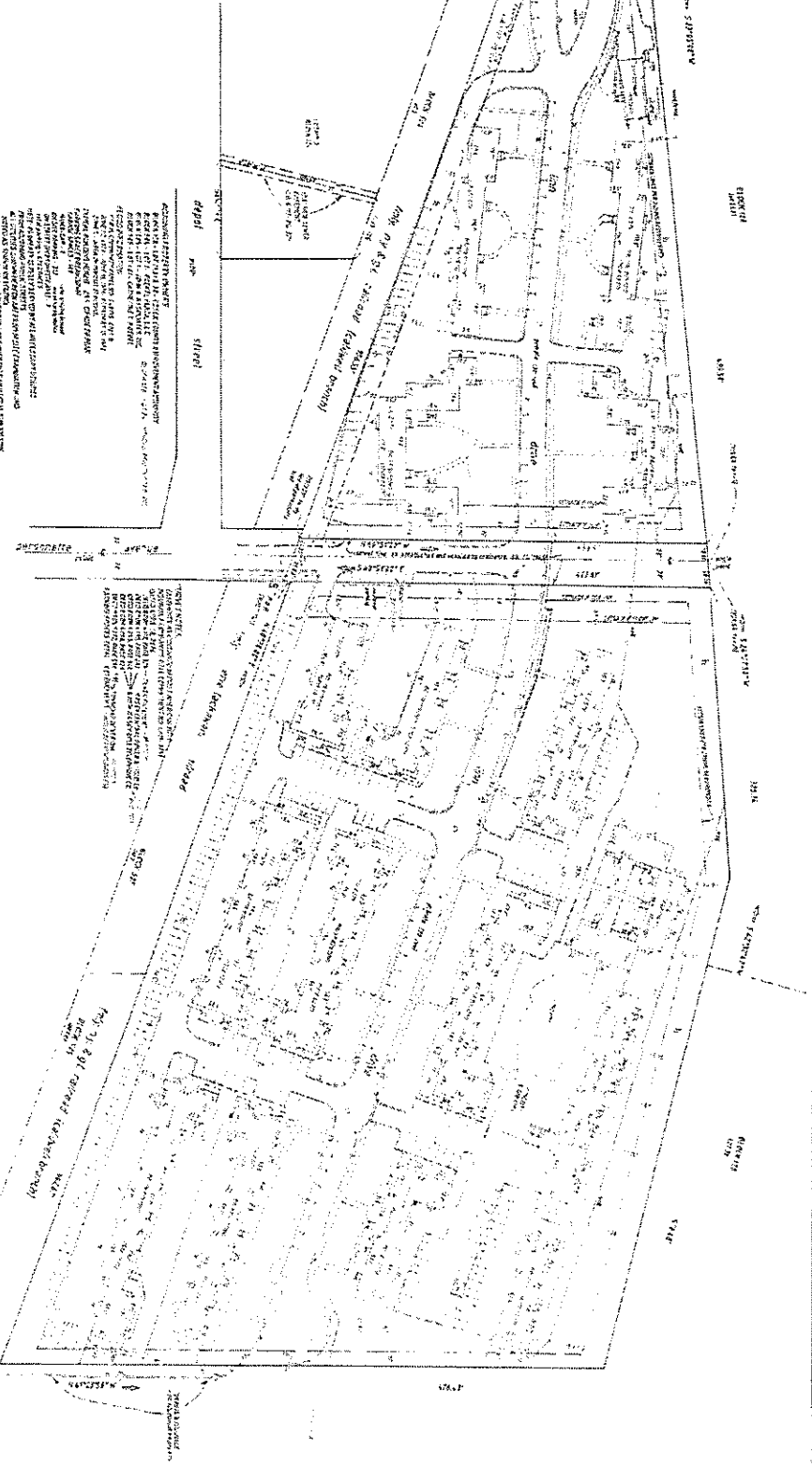
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.  
*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



NO.	DESCRIPTION	DATE	BY
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL BEARINGS ARE TRUE BEARINGS.  
 3. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR STEEL PIPES.  
 4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD OR HIGHWAY.  
 5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE RAILROAD.  
 6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE CANAL OR DITCH.  
 7. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE STREAM OR RIVER.  
 8. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE LAKE OR POND.  
 9. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE MOUNTAIN RANGE.  
 10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE HILLS OR MOUNTAINS.



THE FOLLOWING IS A SUMMARY OF THE SURVEY DATA:  
 1. THE TOTAL AREA OF THE SURVEY IS ...  
 2. THE TOTAL PERIMETER OF THE SURVEY IS ...  
 3. THE TOTAL LENGTH OF THE BOUNDARIES IS ...  
 4. THE TOTAL AREA OF THE BUILDINGS IS ...  
 5. THE TOTAL AREA OF THE ROADS IS ...  
 6. THE TOTAL AREA OF THE CANALS OR DITCHES IS ...  
 7. THE TOTAL AREA OF THE STREAMS OR RIVERS IS ...  
 8. THE TOTAL AREA OF THE LAKES OR PONDS IS ...  
 9. THE TOTAL AREA OF THE MOUNTAIN RANGES IS ...  
 10. THE TOTAL AREA OF THE HILLS OR MOUNTAINS IS ...

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 8. THE TOTAL AREA OF THE LAKES OR PONDS IS ...  
 9. THE TOTAL AREA OF THE MOUNTAIN RANGES IS ...  
 10. THE TOTAL AREA OF THE HILLS OR MOUNTAINS IS ...

ALTA/SURVEY AND TITLE SERVICE  
 CASHIAR AT YERONA, LLC  
 NUMBERED COPY NUMBER  
 DATE  
 COUNTY  
 STATE  
 COUNTY J. ANTHONY, JR.  
 DATE  
 COUNTY  
 STATE

THE FOLLOWING IS A SUMMARY OF THE SURVEY DATA:  
 1. THE TOTAL AREA OF THE SURVEY IS ...  
 2. THE TOTAL PERIMETER OF THE SURVEY IS ...  
 3. THE TOTAL LENGTH OF THE BOUNDARIES IS ...  
 4. THE TOTAL AREA OF THE BUILDINGS IS ...  
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