TOWNSHIP MANAGER
JOSEPH D'ARCO

TOWNSHIP CLERK JENNIFER KIERNAN

VERONA COMMUNITY CENTER

880 BLOOMFIELD AVENUE

VERONA NEW TERSEY 07844

TOWNSHIP OF VERONA

COUNTY OF ESSEX, NEW JERSEY



MUNICIPAL BUILDING 600 BLOOMFIELD AVENUE VERONA, NEW JERSEY 07044

> (973) 239-3220 www.VeronaNt.org

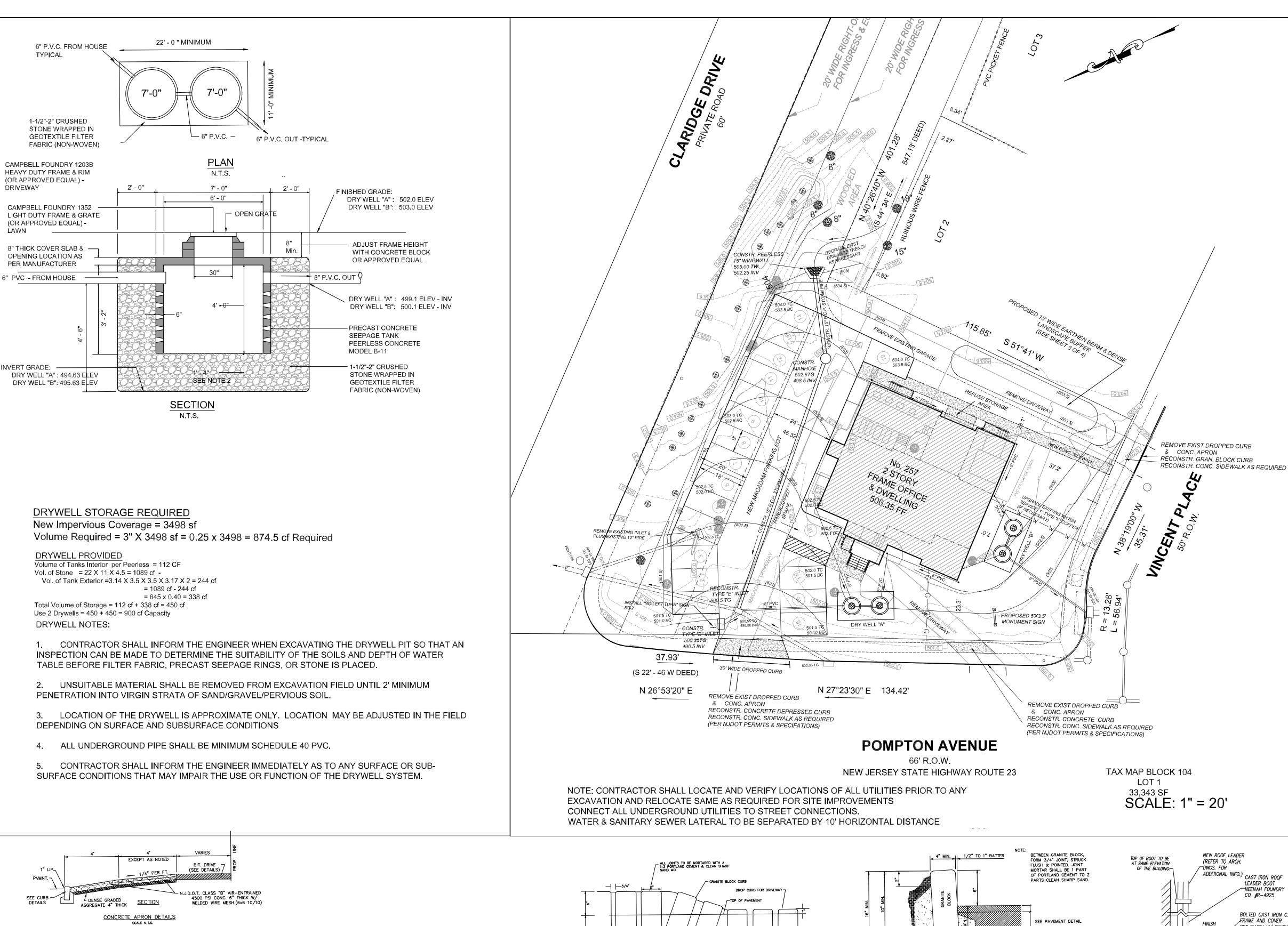
DEPUTY MANAGER KEVIN O'SULLIVAN

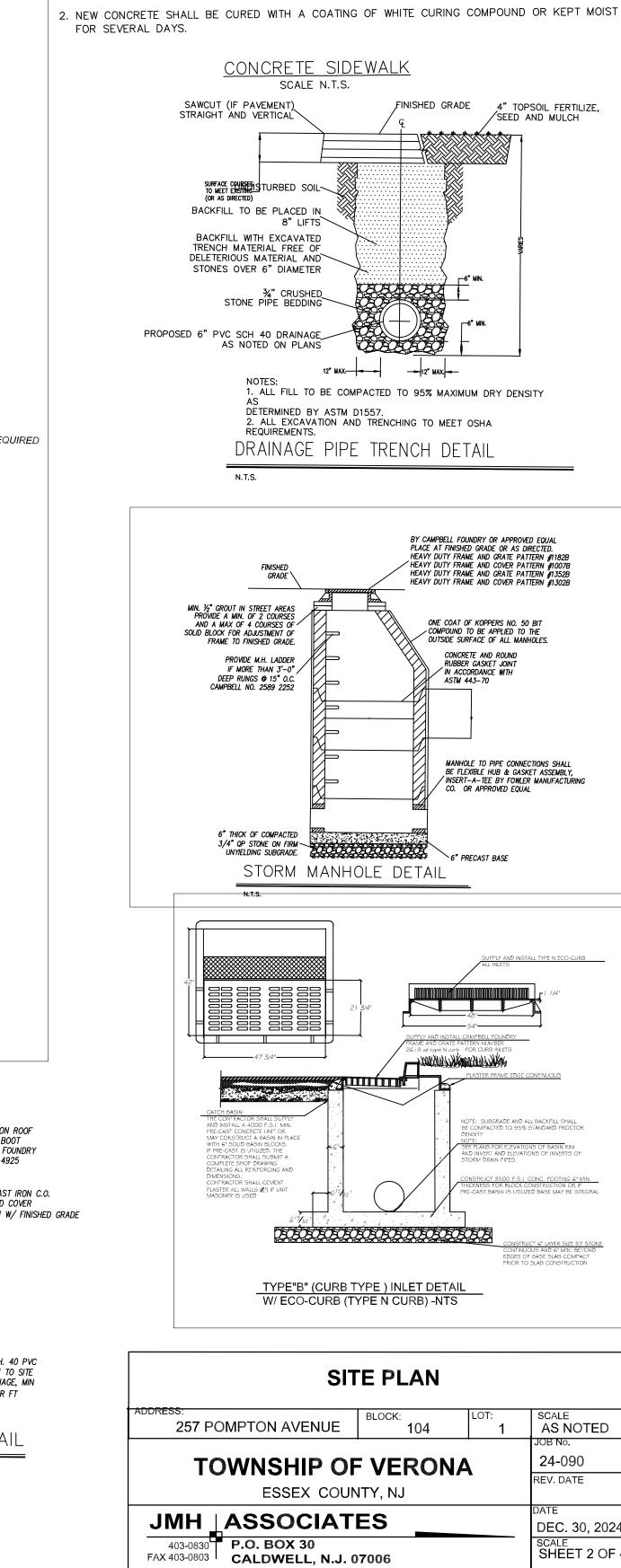
TOWNSHIP ATTORNEY BRIAN J. ALOIA, ESQ.

DEPARTMENT OF PUBLIC WORKS 10 COMMERCE COURT VERONA. NEW TERSEY 07044

Township of Verona Building Department Stormwater Permit Application

Applicant's Name: BRIAN AcoiA	
Block: 104 Lot: (
Address: 257 POMPTON AVENUE	UERONA NJ 07044
The Township of Verona has established a stormwand minor developments within the Township in S	vater management requirements and control for major Section §150, Article 25 of the Township Code.
As per Township Ordinance 2024-06, the Stormwa	ater Permit Fees are as follows:
*Annual Stormwater Permit Maintenance	Fee \$ 150.00
Stormwater Permit Review Escrow (Minor	Development) \$ 750.00
Stormwater Permit Review Escrow (Major *Major Developments	Development) \$1,500.00
The application shall include all submission requi Ordinance, as found in <u>§150, Article 25</u> .	rements as outlined in the Stormwater Control
I certify that the above information is correct to t	-
•	and Ordinances through the Township of Verona and
the State of New Jersey. Name of Applicant/Owner BRIAN ALO	<i>2. A</i>
Name of Applicantly Owner	
Signature of Applicant/Owner	froia Date: 2/4/25
This stormwater permit is classified: Minor Deve	elopment 🗆 Major Development 🗆
The Applicant intends to install which type of Gree	en Infrastructure(GI): (check all that apply)
☐Rain Garden / Bioretention Basin	□Cistern
☐ mall Scale Infiltration System ☐	Pervious Paving System
□Grass Swale	☐Sand Filter
□Vegetative Filter Strip(s)	☐Manufactured Treatment Device
☐Extended Detention Basin	☐Blue Roof
☐Wet Pond	□Green Roof





PROFESSIONAL PLANNER

CONCRETE TO BE

CLASS 'B' AIR-ENTRAINED

- COMPACTED

SUBGRADE

4" TOPSOIL FERTILIZE,

SEED AND MULCH

BY CAMPBELL FOUNDRY OR APPROVED EQUAL PLACE AT FINISHED GRADE OR AS DIRECTED. HEAVY DUTY FRAME AND GRATE PATTERN #1182B HEAVY DUTY FRAME AND COVER PATTERN #1007B HEAVY DUTY FRAME AND GRATE PATTERN #1352B HEAVY DUTY FRAME AND COVER PATTERN #1302B

ONE COAT OF KOPPERS NO. 50 BIT COMPOUND TO BE APPLIED TO THE OUTSIDE SURFACE OF ALL MANHOLES.

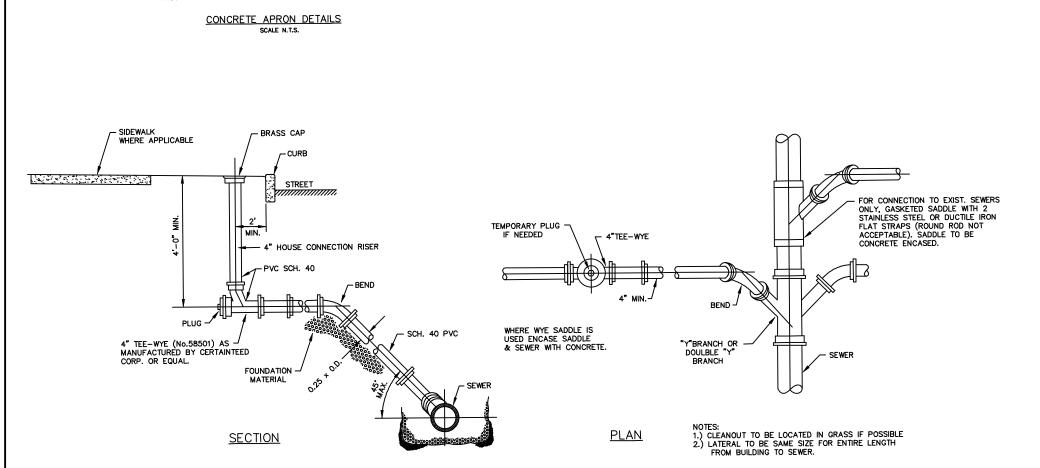
MANHOLE TO PIPE CONNECTIONS SHALL BE FLEXIBLE HUB & GASKET ASSEMBLY, / INSERT-A-TEE BY FOWLER MANUFACTURING

NJ LICENSE No 3832

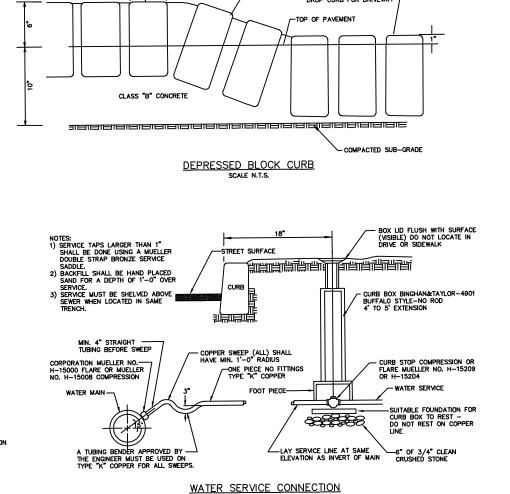
CONCRETE AND ROUND RUBBER GASKET JOINT IN ACCORDANCE WITH ASTM 443-70

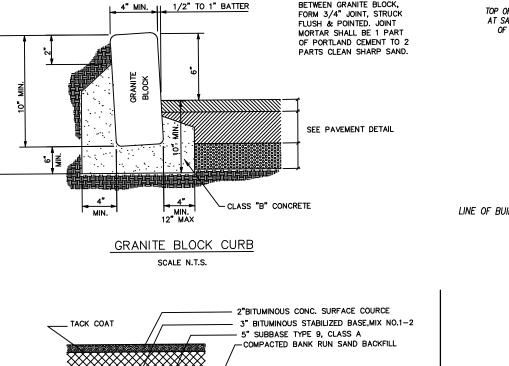
AND WHERE SIDEWALK ABUTS EXISTING SIDEWALK PROVIDE DUMMY JOINTS AT 4' TO 5' INTERVALS.

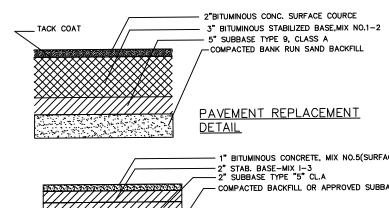
1. PROVIDE 1/2" PREFORMED EXPANSION JOINT, BITUMINOUS CELLULAR TYPE @ 20' C.C.

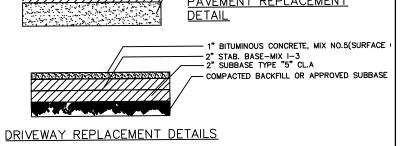


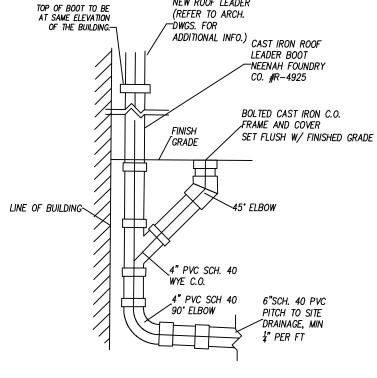
SANITARY SEWER SERVICE CONNECTION





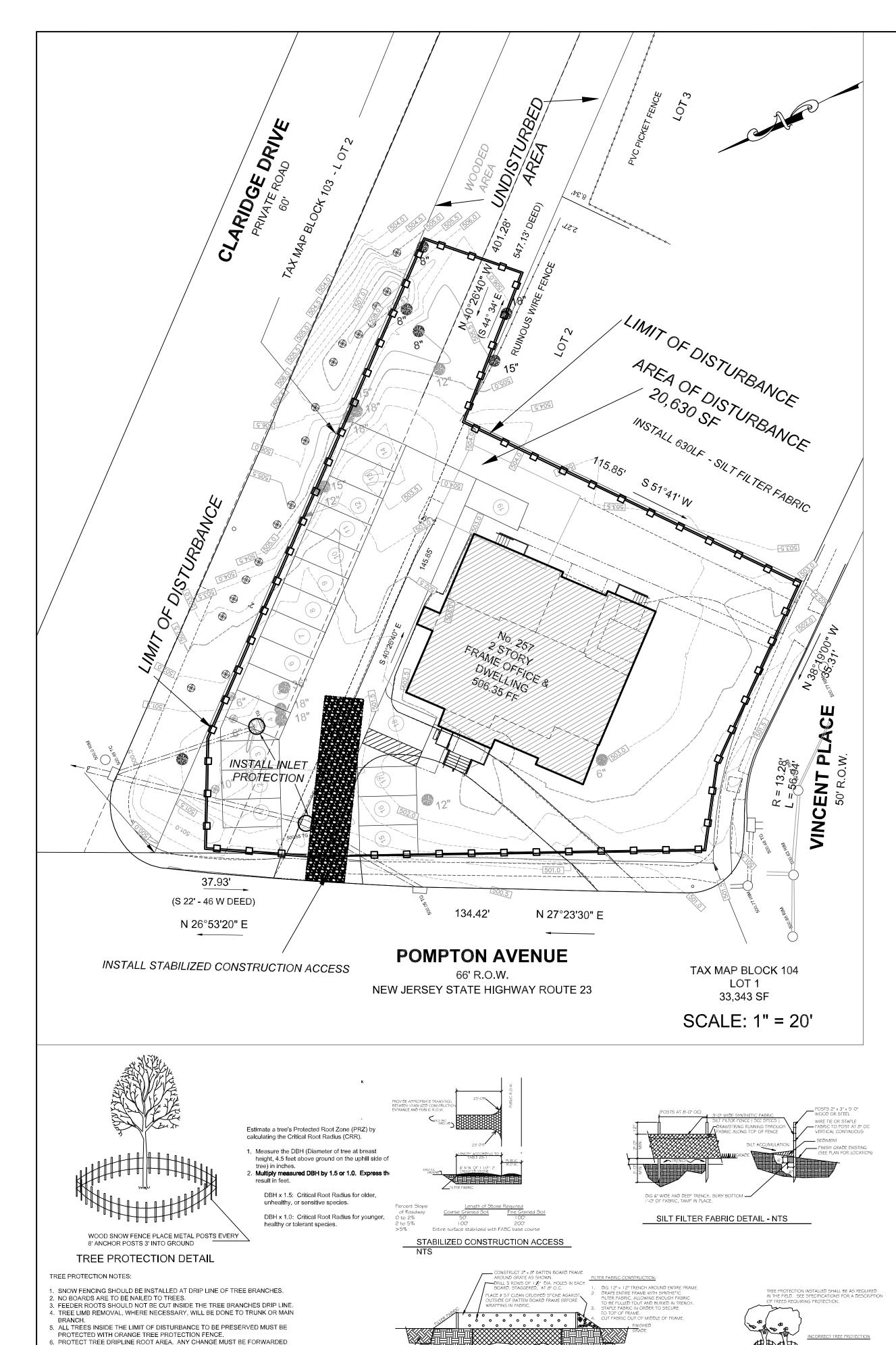






ROOF LEADER DETAIL

SITE PLAN SCALE AS NOTED 24-090 **TOWNSHIP OF VERONA** REV. DATE ESSEX COUNTY, NJ DEC. 30, 2024 SHEET 2 OF 4 JAMES M. HELB, PE,PLS,PP PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR NJ LICENSE No 24272



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INLET PROTECTION DETAIL

EXIST AND PROPOSED INLET LOCATIONS - NTS

(PRIOR TO WORK BEING COMPLETED) TO THE TOWNSHIP FORESTER FOR

TEMPORARY

STOCKPILE~

TEMPORARY SOIL STOCKPILE

N.T.S.

GRADE

<u>GENERAL</u>

THE CONTRACTOR SHALL SCHEDULE AND CONDUCT HIS OPERATIONS TO MINIMIZE EROSION OF SOIL AND PREVENT SILTING AND MUDDYING OF STREAMS, RIVERS, IRRIGATION SYSTEMS AND PERFORMANCE OF THEIR CONTRACT WORK WHICH WILL CONTRIBUTE TO THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE CARRIED OUT IN CONJUNCTION WITH EARTHWORK OPERATIONS OR AS SOON THEREAFTER AS PRACTICABLE. THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME BY CONSTRUCTION OPERATIONS SHALL BE KEPT TO

PRIOR TO A SUSPENSION OF CONSTRUCTION OPERATIONS FOR A PERIOD OF 14 DAYS OR MORE, ANY AREA THAT HAS BEEN DISTURBED AND LEFT EXPOSED SHALL RECEIVE TEMPORARY STABILIZATION.

WHEN BORROWED MATERIAL IS OBTAINED FROM OTHER THAN COMMERCIALLY OPERATED SOURCES, EROSION OF THE BORROW SITE SHALL BE SO CONTROLLED BOTH DURING AND AFTER COMPLETION OF THE WORK THAT EROSION WILL BE MINIMIZED AND SEDIMENT WILL NOT ENTER STREAMS OR OTHER BODIES OF WATER. WASTE OR DISPOSAL AREAS AND CONSTRUCTION ROADS SHALL BE LOCATED AND CONSTRUCTED IN A MANNER THAT WILL KEEP SEDIMENT FROM ENTERING STREAMS.

FREQUENT FORDING OF LIVE STREAMS WILL NOT BE PERMITTED; THEREFORE, TEMPORARY BRIDGES OR OTHER STRUCTURES SHALL BE USED WHEREVER AN APPRECIABLE NUMBER OF STREAM CROSSINGS ARE NECESSARY. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEERS, MECHANIZED EQUIPMENT SHALL NOT BE OPERATED IN LIVE STREAMS.

WHEN WORK AREAS OR GRAVEL PITS ARE LOCATED IN OR ADJACENT TO LIVE STREAMS, SUCH AREAS SHALL BE SEPARATED FROM THE MAINSTREAM BY A DIKE OR OTHER BARRIER TO KEEP SEDIMENT FROM ENTERING A FLOWING STREAM. CARE SHALL BE TAKEN DURING THE CONSTRUCTION AND REMOVAL OF SUCH BARRIERS TO MINIMIZE THE MUDDYING OF A STREAM.

WATER FROM AGGREGATE WASHING OR OTHER OPERATIONS CONTAINING SEDIMENT SHALL BE TREATED BY FILTRATION, A SETTLING BASIN OR OTHER MEANS SUFFICIENT TO REDUCE THE SEDIMENT CONTENT TO NOT MORE THAN THAT OF THE STREAM INTO WHICH IT IS DISCHARGED.

POLLUTANTS SUCH AS FUELS. LUBRICANTS. BITUMENS, RAW SEWAGE AND OTHER HARMFUL MATERIALS SHALL NOT BE DISCHARGED INTO OR NEAR RIVERS, STREAMS AND IMPOUNDMENTS OR INTO NATURAL OR MANMADE CHANNELS LEADING THERETO. WASH WATER OR WASTE FROM CONCRETE MIXING OPERATIONS SHALL BE ALLOWED TO ENTER LIVE STREAMS.

ALL APPLICABLE REGULATIONS OF FISH AND WILDLIFE AGENCIES AND STATUTES RELATING TO THE PREVENTION AND ABATEMENT OF POLLUTION SHALL BE COMPILED WITHIN THE PERFORMANCE OF THE

<u>MAINTENANCE</u>

ALL WATERWAYS SHALL BE CLEARED AS SOON AS PRACTICABLE OF FALSEWORK, PILING, DEBRIS AND OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS AND NOT A PART OF THE FINISHED

SEDIMENTATION COLLECTED IN THE DETENTION BASIN SHALL BE REMOVED AFTER IT HAS BUILT UP TO THE ELEVATION OF THE BEGINNING OF THE PERFORATIONS IN THE RISER PIPE. ALL SILT COLLECTED SHALL BE PLACED BACK UP ON THE SITE.

SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED, AS NECESSARY, AND THEN RESEEDED. ADDITIONAL HAY MULCHING SHALL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE

AREAS THAT CONTAIN SOD SHALL BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINTS BETWEEN THE SOD STRIPS ARE TIGHT AND SECURE. WHERE JOINT SEPARATION IS IN EVIDENCE, A CAREFUL INSPECTION OF EACH JOINT SHALL BE MADE TO DETERMINE WHETHER UNDERMINING OF THE STRIPS IS OCCURRING. IF IT IS, THE STRIPS SHALL BE ROLLED UP, THE SUBSURFACE SHALL BE FILLED AND GRAZED, AS REQUIRED, AND THE SOD STRIPS SHALL BE RE-LAID WITH THE RIGHT JOINTS AND PEGGING.

THE ABOVE PROCEDURE FOR SEEDED AND SODDED AREAS SHALL BE REPEATED AFTER EACH RUNOFF PRODUCING RAIN UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT.

A GOOD STAND OF VEGETATION SHALL BE DEFINED AS THE MANUFACTURER'S RECOMMENDED HEIGHT.

SHOULD UNFORESEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. SPECIAL ATTENTION SHOULD BE GIVEN TO FROZEN SLOPES. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION. DURING CONSTRUCTION THE CONTRACTOR WILL BE RESPONSIBLE FOR SOIL EROSION CONTROL MAINTENANCE. AFTER CONSTRUCTION THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE FACILITIES.

TEMPORARY EROSION AND SEDIMENTATION CONTROL

TEMPORARY INLET PROTECTION SHALL BE APPLIED TO EACH INLET. THEY SHALL REMAIN IN PLACE UNTIL

SEED SHALL BE APPLIED ACCORDING TO THE ENCLOSED CHART. THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDED SEEDING DATES WHEN SELECTING TEMPORARY SEED TYPES, FERTILIZER, LIME AND MULCH IN ACCORDANCE WITH RATES AND MATERIALS INDICATED IN PERMANENT STABILIZATION SECTION. TEMPORARY SEEDINGS AND SEEDING DATES

	SEEDING RATE		SEEDING DATES		
CROP	PER ACRE	PER 1000 SQ.FT.	NORTH JERSE	Y SOUTH JERSE	
OATS (SPRING)	1 1/2 BU.	2 LBS.	BEFORE APR. 25	BEFORE APR. 1	
RYE BARLEY (WINTER)	2 BU. 2 BU.	2.4 LBS. 2.2 LBS.	SEPT. 1-0CT. 15 SEPT. 20-30	SEPT. 1-NOV. 1 SEPT. 20-OCT. 15	
RYEGRASSES (ANNUAL)	40 LBS.	0.9 LB.	BEFORE MAY 20 AUG. 15-OCT. 15	BEFORE MAY 15 AUG. 25 - NOV. 1	
KOREAN LESPEDEZA*	25 LBS.	0.6 LB		FEB. 1-JULY 5	
MILLET (FOXTAIL*)	30 LBS.	0.7 LB.	MAY 10-JUNE 20	MAY 1-JULY 1	
SUDANGRASS* WEEPING LOVE-	60 LBS. 3 LBS.	1.4 LB. 0.1 LB.	MAY 20-JUNE 20 JUNE 1-AUG. 1	MAY 1-JULY 5 MAY 1-AUG. 15	

*MAY BE PLANTED THROUGH SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED

DUST CONTROL SHALL BE ACCOMPLISHED BY PERIODIC SPRINKLING OF DISTURBED AREAS AS REQUIRED. <u>METHODS</u>

- 1. WORK LIME AND FERTILIZER INTO SOIL WITH A SPRING TOOTH OR DISC HARROW. 2. APPLY SEED AT THE GIVEN RATE AND FIRM WITH A ROLLER OR LIGHT DRAG.
- 3. APPLY SALT HAY IN AN UNIFORM FASHION UNTIL 80% OF THE GROUND IS COVERED. A SLIGHTLY HEAVIER APPLICATION IS NECESSARY ON STEEP SLOPES.
- 4. ANCHOR SALT HAY IN PLACE SPRAYING MULCH BINDER AT GIVEN RATES.

PERMANENT STABILIZATION

ALL EXPOSED EARTH SURFACES SHALL BE PERMANENTLY STABILIZED AFTER COMPLETION OF CONSTRUCTION OF ALL SITE IMPROVEMENTS

PERMANENT STABILIZATION SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS

MATERIALS	TYPE	APPLICATION RATES
LIME	PULVERIZED 50% C 0 M 0	2 TONS/ACRE
FERTILIZER	P ₁₀ K ₁₀ N ₁₀	600 LB./ACRE
SEED	TURF TYPE—TALL FESCUE (BLEND OF 3 CULTIVARS) TURF TYPE—TALL FESCUE KY BLUEGRASS (BLEND) PERENNIAL RYEGRASS (BLEND)	152 LB./ACRE 160 LB./ACRE 20 LB./ACRE 20 LB./ACRE
MULCH	SALT HAY	1.5 TO 2 TONS/ACRE
MULCH BINDER USE ONLY WITH SALT HAY	ASPHALT EMULSION (SS-1, CCS, CMS-2, MS-2, RS-1, RS-2, CRS-1 OR CRS-2 OR CUT BACK ASPHALT RAPID CURING RC-70, RC-250 OR MC 800)	194 GAL./ACRE ON FLAT SLOPES 363 GAL./ACRE ON SLOPES OF 8 FEET HIC OR MORE

VEGETATION SHALL BE BETWEEN 05/01 AND 08/14, PER TABLE 4-3 OF THE NJ STANDARDS FOR SOIL NOTE: PROJECTS LOCATED IN PLANT HARDINESS ZONES, 7A, 7B, PLANT DATES FOR PERMANENT

EROSION AND SEDIMENT CONTROL

EXISTING CANOPY OR CANOP LINE AT EXISTING TREE

TREE PROTECTION DETAIL -NTS

AS AN ALTERNATIVE TO THE PRECEDING, AREAS TO RECEIVE PERMANENT VEGETATIVE COVER CAN BE HYDROSEEDED USING THE PREVIOUS FERTILIZATION, SEEDING AND LIMING RATES WITH THE ADDITION OF PAPER FIBER MULCH (400 LBS/ACRE) AND TERITAC MULCH BINDER (1 CASE/ACRE). THE USE OF PAPER FIBER MULCH AND BINDER IN THE SEEDING SLURRY WOULD NEGATE THE NEED FOR WOOD CHIPS, SALT HAY AND ASPHALT MULCH BINDER UNDER METHODS 3 AND 4.

4" OF CLEAN TOP SOIL SHALL BE PROVIDED ON ALL AREAS OF DISTURBANCE WHERE TOP SOIL DOES NOT

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised July 2017, effective December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.

- 2. Soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, may be required to be temporarily mulched, and seeded or otherwise provided with vegetative cover as per Appendix A3. This temporary cover shall be maintained until such time whereby permanent restabilization is
- 3. **Seeding Dates**: The following seeding dates are best recommended to establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/1-5/15 and Fall - 8/15 - 10/1
- 4. Sediment fences are to be properly trenched and maintain until permanent vegetative cover is established
- 5. All storm drainage inlets shall be protected by one of the practices accepted in the Standards and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
- 6. Mulch materials shall be un-rotted salt hay or small grain straw applied at the rate of 70-90 pounds per 1000 square feet and anchored with a mulch anchoring tool, liquid much binders, or netting tie dow. Other suitable materials may be used if approved by the Soil Conservation Distrct.
- 7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
- 8. The Hudson- Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax (862)- 333-4507 or Email - information@HEPSCD.ORG.
- 9. The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ-DCA or any other controlling agency. Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the restabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
- 10. Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediment that must be removed prior to discharging to receiving bodies of water using removal pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
- 11. All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding of planting. A depth of 5.0 inches, firmed in place, is **reguired**, as per the Standards for Top Soiling and Land Grading, sffective December, 2017.
- 12. All plan revisions must be submitted to the District for proper review and approval.
- 13. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 ½- 1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
- 14. Steep slopes incurring disturbance may required additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
- 15. The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.

STABILIZED CONSTRUCTION ACCESS NOTES:

- 1. STONE SIZE: USE AASHTO # 2 OR 3. (2 1/2" TO 1")
- 2. LENGTH: AS REQUIRED BUT NOT LESS THAN FIFTY (50) FEET.
- 3. THICKNESS: NOT LESS THAN SIX (6) INCHES.
- 4. WIDTH: NOT LESS THAN THE FULL WIDTH AT POINT WHERE INGRESS OR EGRESS OCCURS.
- 5. FILTER CLOTH: WILL BE PLACED OVER ENTIRE AREA PRIOR TO
- PLACING OF STONES.
- 6. SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- 7. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONES AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN APPROVED SEDIMENT TRAPPING DEVICE. INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

48 HOURS PRIOR TO ANY SOIL DISTURBANCE.

NOTICE IN WRITING, SHALL BE GIVEN TO THE

HUDSON-ESSEX PASSAIC SOIL CONSERVATION

DISTRICT AND A PRE-CONSTRUCTION MEETING

HELD.

SEQUENCE OF CONSTRUCTION

- 1. SET UP MAINTENANCE AND PROTECTION OF TRAFFIC DETOUR WITH SIGNS. 2. ESTABLISH SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- INSTALL SILT FILTER FABRIC (SEE DETAIL) CONSTRUCT STABILIZED CONSTRUCTION ACCESS (SEE DETAIL) 3. REMOVE THE EXISTING SIDEWALKS AND EXISTING DRIVEWAY
- AS NECESSARY
- INSTALL TREE PROTECTION MEASURES. REMOVE EXISTING VEGATATION
- REMOVE TREES IDENTIFIED TO BE REMOVED.
- EXCAVATE FOR E FOUNDATION AND DRY WELLS (3) INSTALL HOUSE FOUNDATION AND DRY WELLS
- TOPSOIL, FERTILIZE, SEED, AND MULCH AREAS OF DISTURBANCE. INSTALL NEW MACADAM DRIVEWAY, CURB AND HARD SURFACES
- 11. INSTALL IRREGATION AND LANDSCAPING 11. REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- 12. COMPLETE CONSTRUCTION

SOIL COMPACTION EXEMPTION NOTE AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON-WOODY

VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED" AND BY USE OF DISTURBED AREAS AS DEFINED BY "STANDARDS FOR SESC IN NJ", PAGE 19-2

SOIL EROSION & SEDIMENT CONTROL PLAN

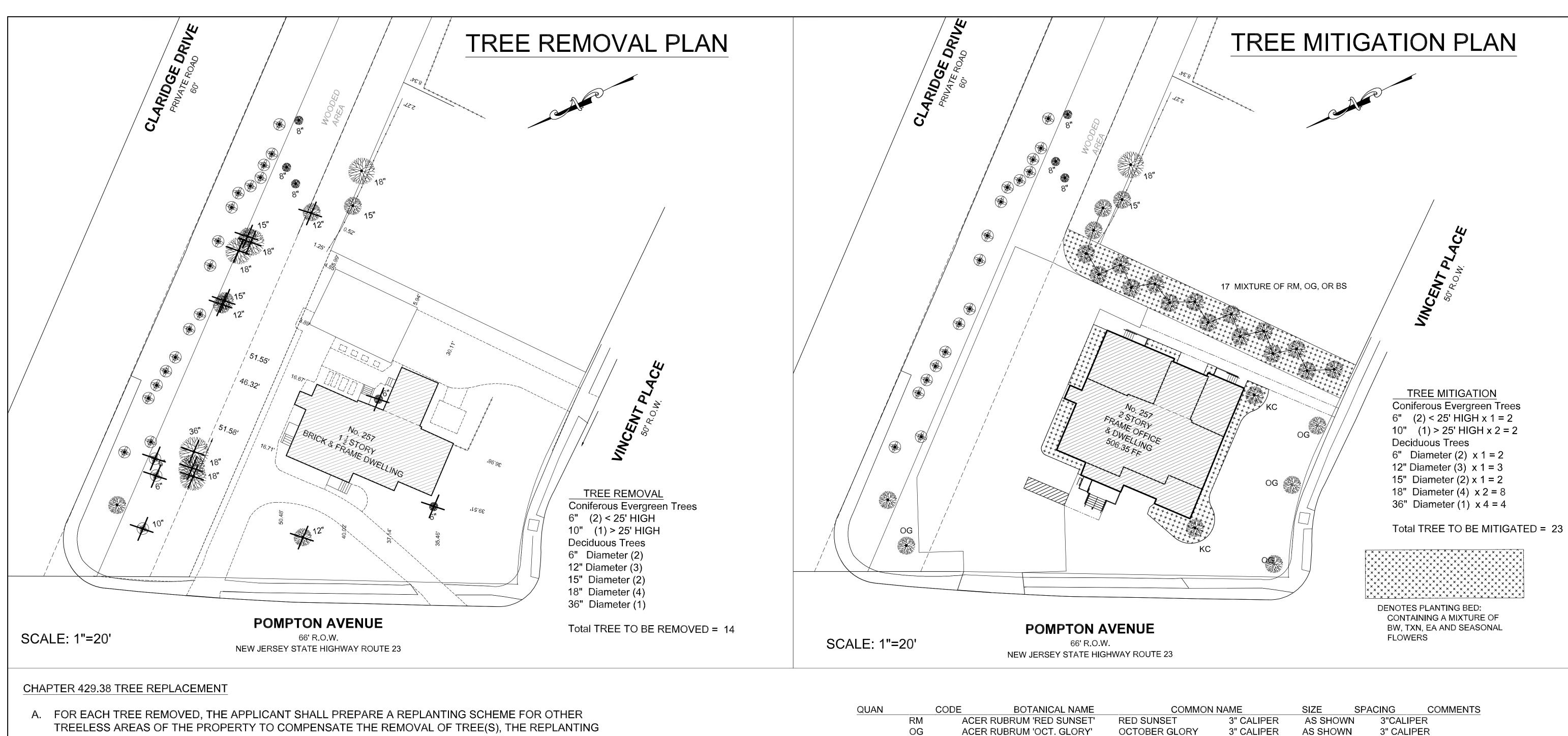
257 POMPTON AVENUE AS NOTED 24-090 **TOWNSHIP OF VERONA** REV. DATE ESSEX COUNTY, NJ JMH | ASSOCIATES DEC. 30, 2024 P.O. BOX 30

FAX 403-0803 | CALDWELL, N.J. 07006 JAMES M. HELB, PE,PLS,PP PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR

PROFESSIONAL PLANNER

NJ LICENSE No 24272 NJ LICENSE No 3832

SHEET 4 OF 4



A. FOR EACH TREE REMOVED, THE APPLICANT SHALL PREPARE A REPLANTING SCHEME FOR OTHER TREELESS AREAS OF THE PROPERTY TO COMPENSATE THE REMOVAL OF TREE(S), THE REPLANTING SHALL REFLECT A ONE-TO-ONE TREE REPLACEMENT UNLESS OTHERWISE STATED HEREIN. ALL REPLACEMENT DECIDUOUS TREES SHALL HAVE A DPM OF NOT LESS THAN A TWO-INCH CALIPER. FOR DECIDUOUS TREE THAT IS REMOVED:

1) 6" DPM BUT LESS THAT 16" - 1 REPLACEMENT TREE.
2) 16" DPM BUT LESS THAN 24" - 2 REPLACEMENT TREES

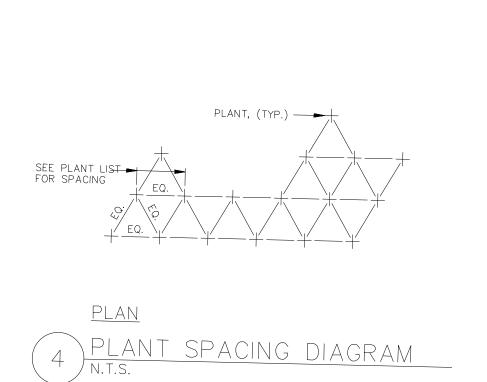
2) 16" DPM BUT LESS THAN 24" - 2 REPLACEMENT TREES
3) 24" DPM AND GREATER - 4 REPLACEMENT TREES

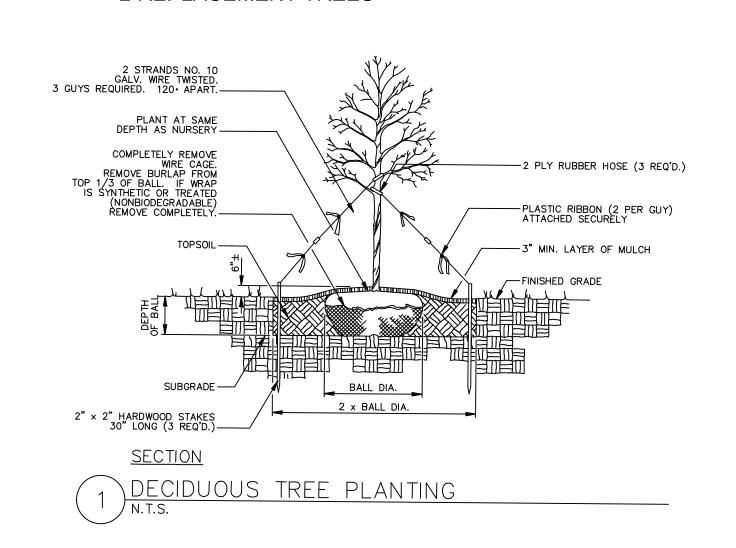
FOR CONIFEROUS (EVERGREEN) TREE THAT IS REMOVED:

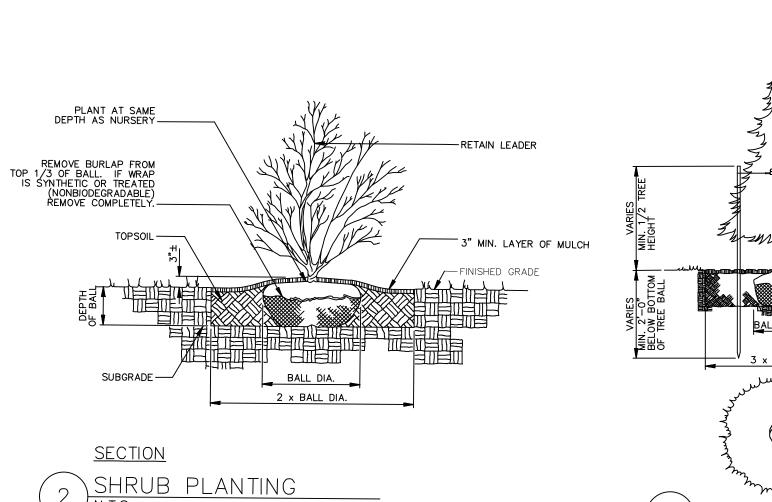
1) 10' IN HEIGHT AND LESS THAT 25' IN HEIGHT - 1 REPLACEMENT TREE

2) 25' IN HEIGHT AND GREATER

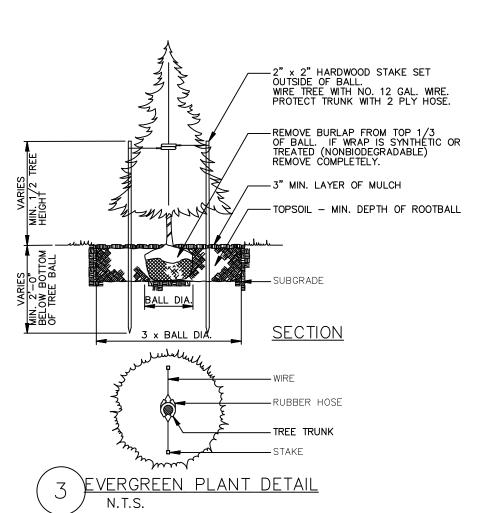
- 2 REPLACEMENT TREES







BS



WHITE PINE

BLUE SPRUCE

BURNING BUSH

WINTERGREEN BOXWD 5 GAL

PINUS STROBUS/WHITE PINE

PRUNUS SERRULATA 'KWANZAN' KWANZAN CHERRY

PICEA PUNGENS

BUXUS MICRIOOHYLLA

EUONYMUS ALATUS

TAXUS CUSPIDATA 'NANA'

TREE REMOVAL	. & MITIGA	TION F	PLAN
ADDRESS:	BLOCK:	TLOT:	SCALE
257 POMPTON AVENUE	104	1	AS NOTED
TOWNSHIP OF	= VFRON	A	24-090
ESSEX COU		1	REV. DATE
JMH _ASSOCIAT	ES		DEC. 30, 2024
403-0830 P.O. BOX 30 CALDWELL, N.J. (7006		SCALE SHEET 3 OF 4
JAMES M. HE	ELB, P	-	S,PP
PROFESSIONAL ENGINEER & PROFESSION/ PROFESSIONAL PLANNER	AL LAND SURVETUR		ICENSE No 3832
	D	ATE	

8'-10' HEIGHT AS SHOWN FULL UNIFORM SPEC.

2' - ON CTR

24"-30" HEIGHT 2'-6" ON CTR CONTAINER

8'-10' HEIGHT

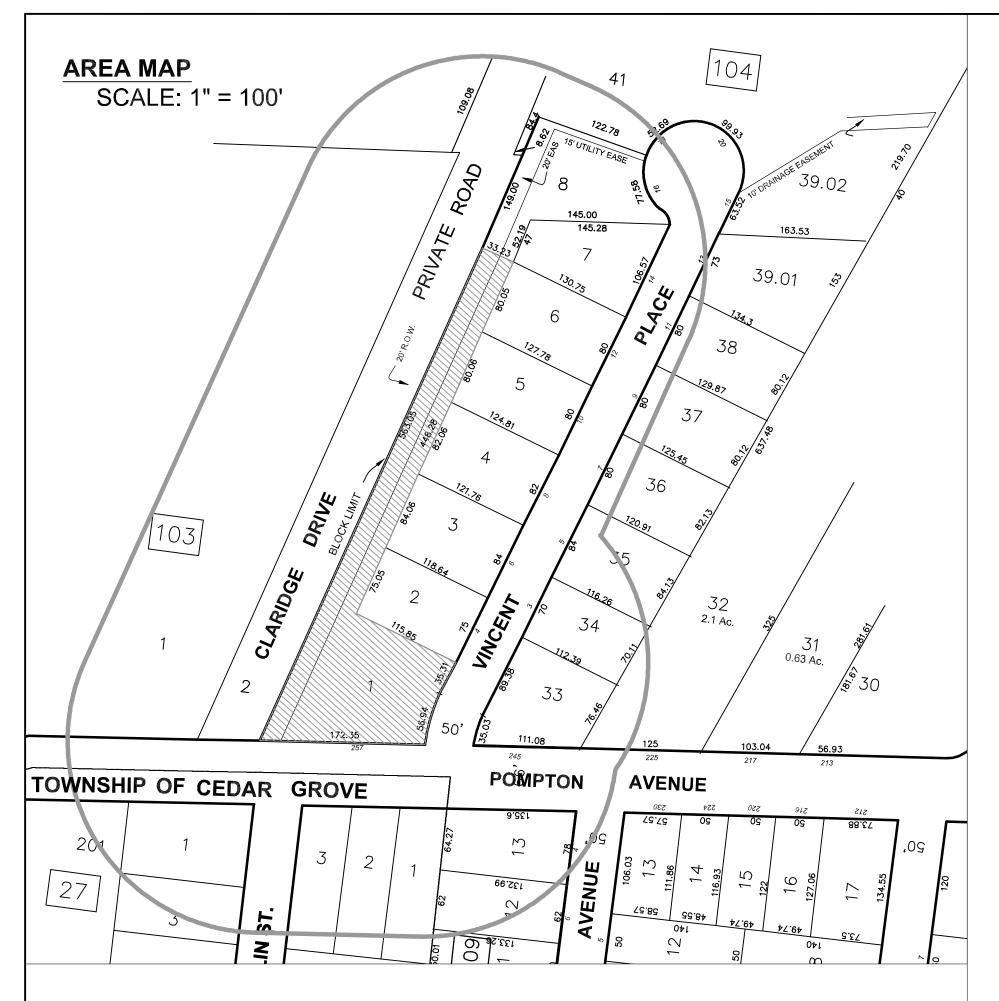
DWARF JAPANESE YEW 24"-30" HEIGHT 2'-6" ON CTR

8'-10' HEIGHT $2\frac{1}{2}$ " CALIPER

AS SHOWN FULL UNIFORM SPEC.

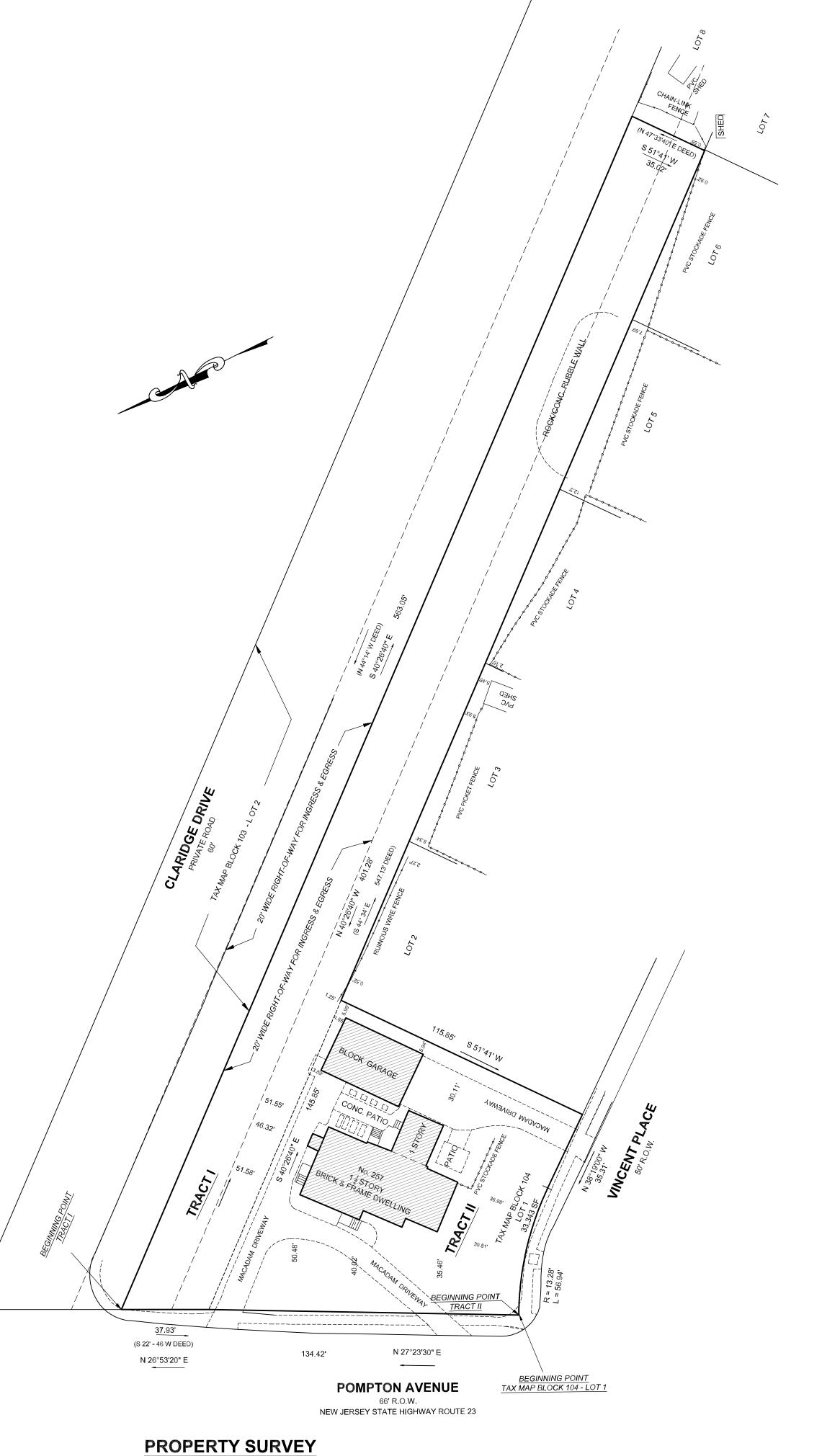
CONTAINER

B & B



LIST OF PROPERTY OWNERS WITHIN 200' RADIUS

Block/Lot	Owners	Property Address		
	FERNICOLA, EUGENE R. & KRIS	257 POMPTON AVE	VERONA,	NEW JERSEY 07044
104 / 2	JOHN, SAMUEL	4 VINCENT PLACE	VERONA,	NEW JERSEY 07044
104 / 3	ABDEL—JABBAR, FARAH	6 VINCENT PLACE	VERONA,	NEW JERSEY 07044
104 / 31	Township Of Verona Township Of Verona	217 POMPTON AVE	VERONA,	NJ 07044
104 / 32	Township Of Verona	225 POMPTON AVE	VERONA,	NJ 07044 3018
104 / 33	SANDLER, STEPHEN T. & KAREN	245 POMPTON AVE	VERONA,	NJ 07044 3012
•	FASANELLA, JAMES & C. PHAEDONOS	3 VINCENT PLACE	VERONA,	NJ 07044 3022
104 / 35	GARDNER, ANTHONY M & LORRAINE	5 VINCENT PLACE	VERONA,	NJ 07044 3022
	MUSTACCHIO, VINCENT & MONICA		VERONA,	NJ 07044 3022
104 / 37	OCHLAN, MELISSA ANN	9 VINCENT PLACE	VERONA,	NJ 07044 3022
	CARNEY, BARRY T. & LAMB, ELAINE		VERONA,	NJ 07044 3022
104 / 39.01	BOGDADY, MOISES	13 VINCENT PLACE	VERONA,	NJ 07044 3022
	2 ALVAREZ, FRANCISCO & MICHELLE T		VERONA,	NJ 07044 3022
104 / 4	ARDIZZONE, MICHAEL PRIMMER, SCOTT & RENEE	8 VINCENT PLACE	VERONA,	NEW JERSEY 07044
			VERONA,	NJ 07044 3022
104 / 41	PATEL, NAVNIT R & ALKA N	18 VINCENT PLACE	VERONA,	NJ 07044 3022
104 / 5	CRUISE, JEFFREY R.& BRITTANY		•	NEW JERSEY 07044
104 / 6		12 VINCENT PLACE		
104 / 7	ZHANG, XUXIN & LING, CHEN			
104 / 8	CASTELLANO, JOHN & MARGARET	16 VINCENT PLACE		
103 / 1	PILGRIM PLAZA LLC	265-345 POMPTON A		
103 / 2	CLARIDGE L.L.C. C/O MAN'T OFF.			
103 / 3	THE CLARIDGES, LLC	3 CLARIDGE DRIVE	•	
•		10 WOODLAND AVENUE	•	
909 / 12	SANTULLI, MARTINO & CARMELA	6 WOODLAND AVENUE		
909 / 13	250 POMPTON AVENUE ASSOC	250 POMPTON AVENUE	EVERONA,	NJ 07044 3020
20 / 1	MOKRIS MICHAEL & BELTRANE STEFA	ANT PERANKLIN STREET	CEDAR G	ROVE NJ 07009
20 / 2	ALBRECHT GREGG T	2 FLMWOOD ROAD	CEDAR G	ROVE NJ 07009
20 / 3	ALBRECHT GREGG T NIELSEN JUSTIN & BROOKE	65 FRANKLIN STREET	CEDAR G	ROVE NJ 07009
27 / 1	ST KARAS REALTY LLC	2 FRANKLIN STREET	CEDAR G	ROVE NJ 07009
27 / 201	30 POMPTON HOLDINGS LLC	30 POMPTON AVENUE	CEDAR G	ROVE NJ 07009
27 / 3		10 FRANKLIN STREET		
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No liabilty is assumed by the certifying surveyor for the use of this survey by any other party not shown on the certification hereon or for use of this survey with a survey affidavit. Certifications are not transferable to additional

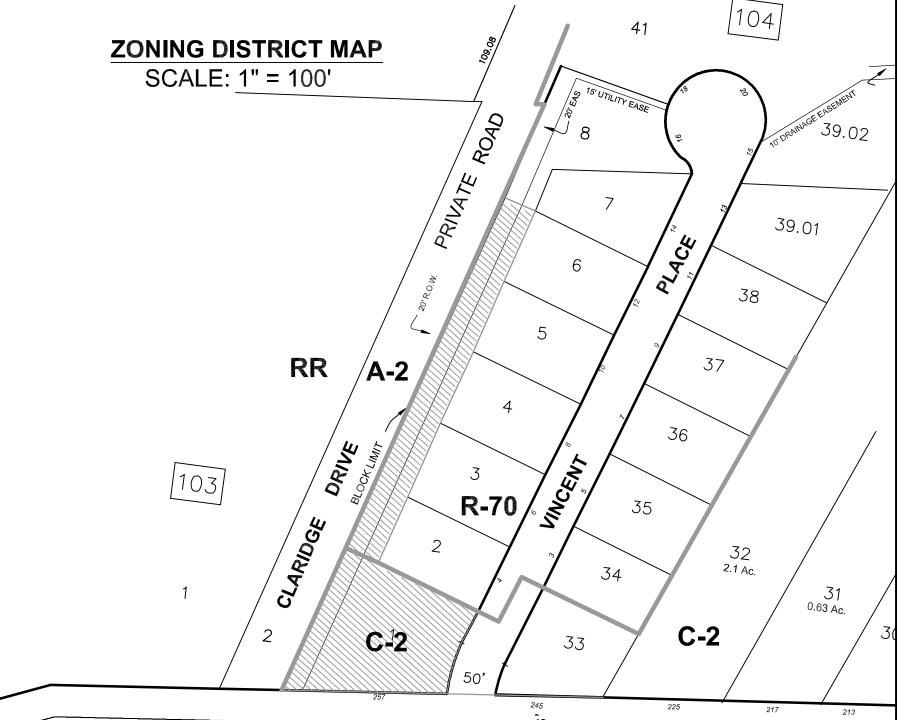
institutions or subsequent owners. This survey plat used without the impression of a raised seal of the surveyor

shall invalidate this survey plat. The use of this survey along with a survey affidavit is prohibited.

SCALE: 1" = 30'

PERFORMED BY JAMES M. HELB, P.E./P.L.S./P.P.

DATED: NOV. 22, 2024



TOWNSH	HP OF CE	DAR GROVE	POMPTON	AVENUE	
201	1 3 5 6	C-2 3 2 1	10 11 12 13 N AVENUE 3	21 21 41 065 252	10 10 10 10 10 10 10 10 10 10 10 10 10 1

ZONE: C-2	BLOCK: 104 LOT: 1			
USE: PROFESSIONAL OFFICE/BUSINESS	& RESIDENTIAL - MIXED USE			
ZONING CRITERIA:	REQUIREMENT:	EXISTING:	PROPOSED:	COMMENT:
MINIMUM LOT AREA:	15,000 S.F.	33,343.7 S.F.	33,343.7 S.F.	COMPLIES
MINIMUM LOT WIDTH:	100 FEET	172.3 FEET	172.3 FEET	COMPLIES
SETBACKS OF PRINCIPAL BUILDING:				
FRONT YARD:	20 FEET	35.46 FEET	23.3 FEET	COMPLIES
SIDE YARD:	15 FEET EACH 35 FEET COMBINED	30.11 FEET 76.43 FEET COMBINED	28.12 FEET 74.44 FEET COMBINED	COMPLIES
REAR YARD:	50 FEET	NA - Corner Lot	NA — Corner Lot	COMPLIES
MAXIMUM BUILDING HEIGHT:	2 ½ STORIES / 35 FEET	1 1/2 STORIES / < 35 FEET	2 STORIES/<35 FEET	COMPLIES
MAXIMUM BUILDING COVERAGE:	30%	9.12 %	10.4 %	COMPLIES
MAXIMUM IMPROVED LOT COVERAGE:	65 %	21.64%	32.1 %	COMPLIES
MAXIMUM FLOOR-AREA RATIO	50 %		20.8%	COMPLIES
MINIMUM LANDSCAPE BUFFER	15 FEET		15 FEET	COMPLIES
PARKING MINIMUM:	OFFICE: 6 SPACES / 1000 S RESIDENTIAL (RSIS): 1BDR: 1.0 2BDR; 2	3	OFFICE 3468/1000/6 = 20.8 1BDR: 1.8 x 1 = 1.8 2BDR: 2 x 2 = 4 TOTAL : = 26.6=27	VARIANCE REQUIRED 27 - 19 = 8

OWNER & APPICANT: BRIAN J. ALOIA, ESQ. ALOIA LAW FIRM, LLC 2 BROAD STREET, SUITE 510 BLOOMFIELD, NEW JERSEY 07003

ZONING & AREA PLAN

TOWNSHIP OF VERONA

ESSEX COUNTY, NJ

257 POMPTON AVENUE

DEC. 30, 2024 SCALE SHEET 1 OF 4

SCALE AS NOTED

24-090

REV. DATE

JAMES M. HELB, PE, PLS, PP
PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER

NJ LICENSE No 24272
NJ LICENSE No 3832

JMH ASSOCIATES

403-0830 P.O. BOX 30
CALDWELL, N.J. 07006