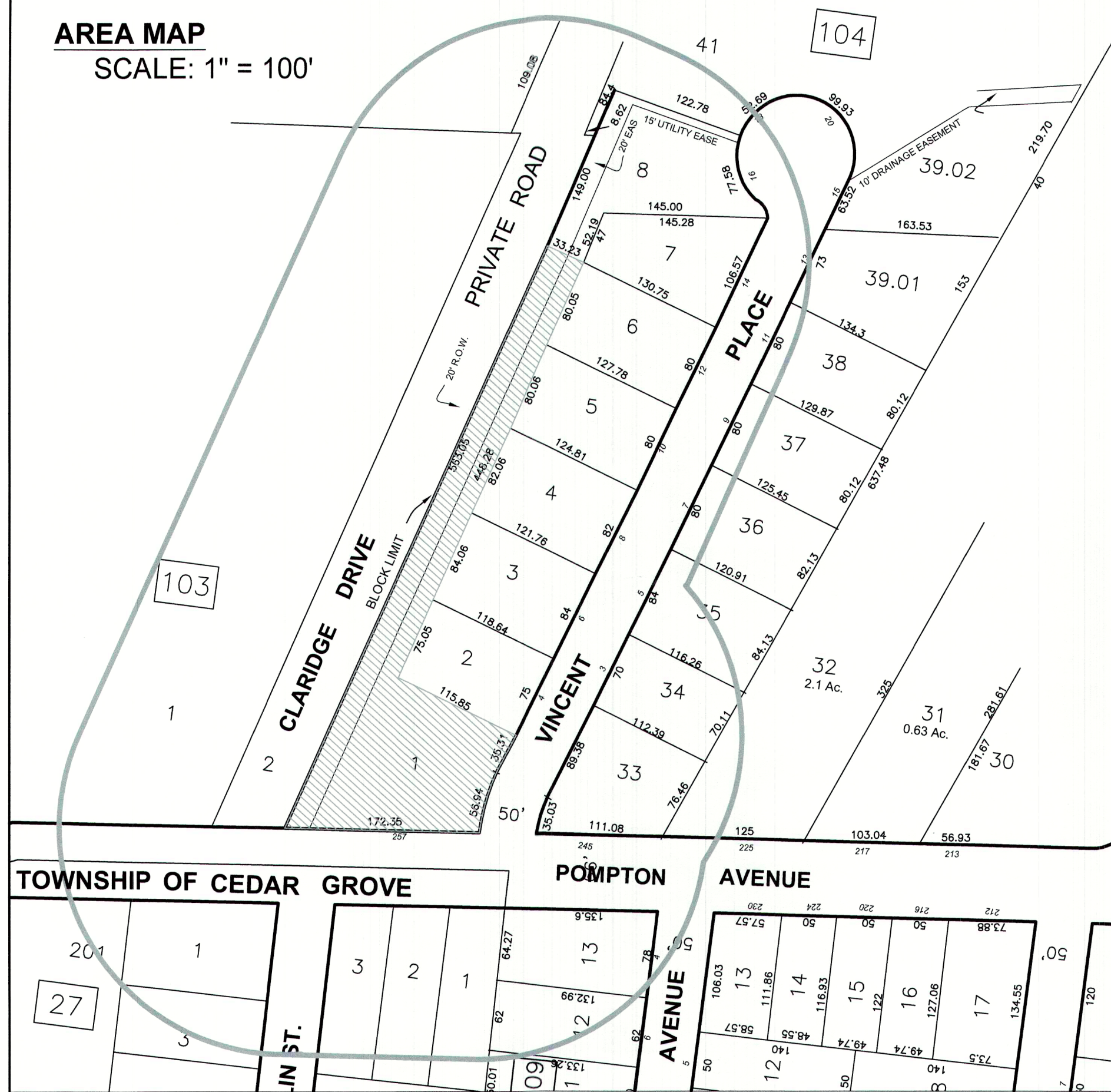
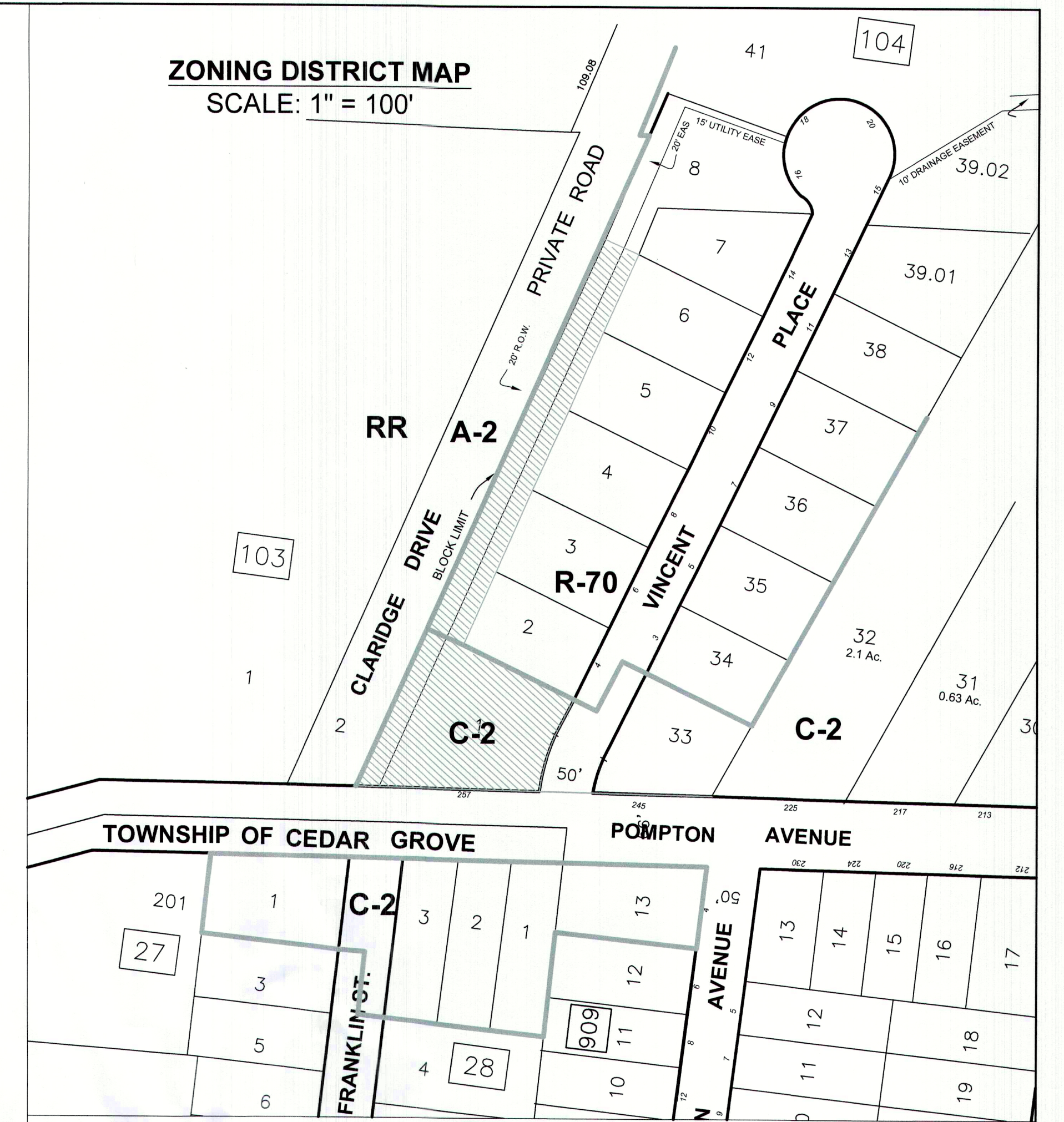


AREA MAP
SCALE: 1" = 100'

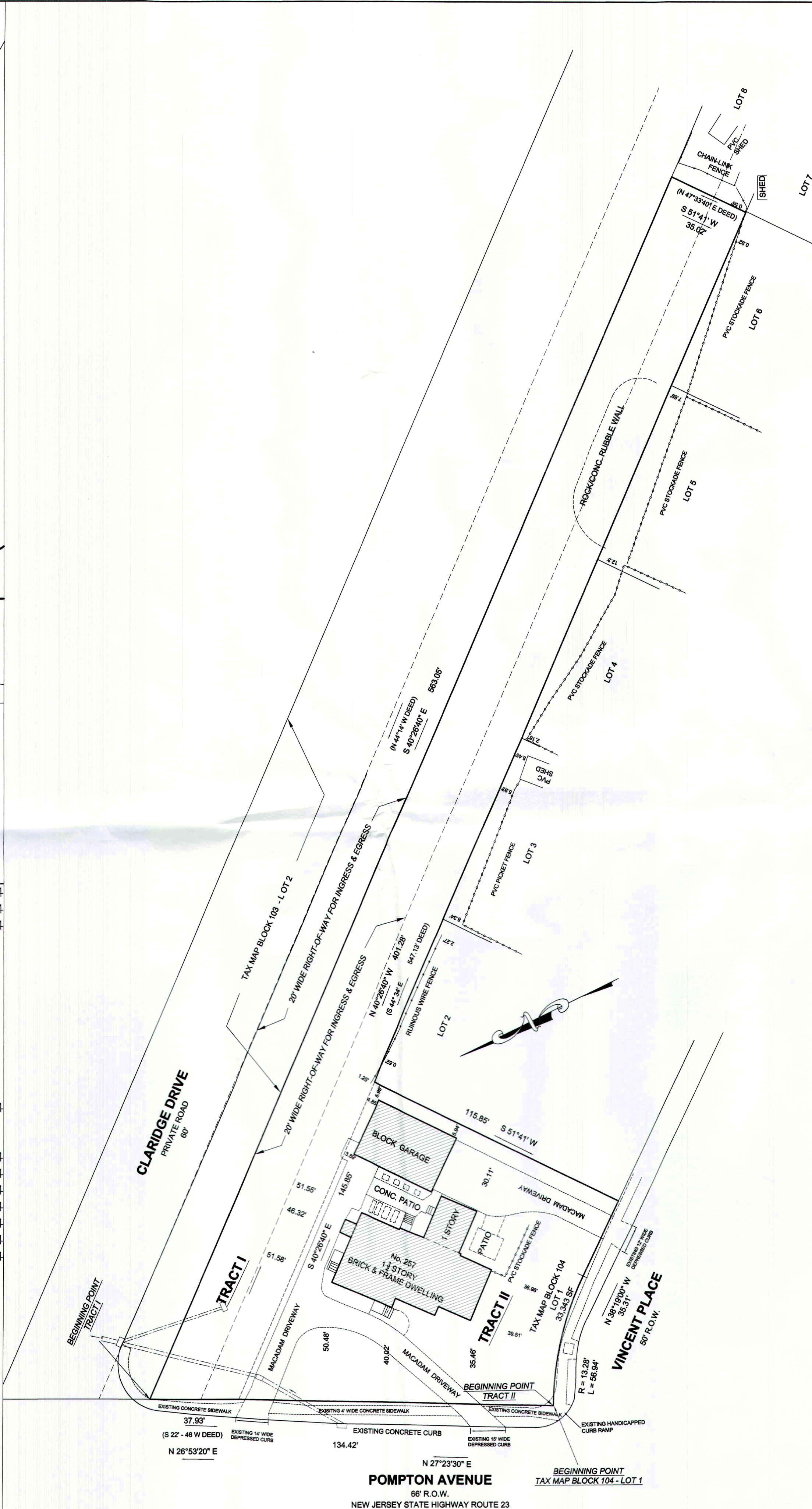


ZONING DISTRICT MAP
SCALE: 1" = 100'



LIST OF PROPERTY OWNERS WITHIN 200' RADIUS

Block/Lot	Owners	Property Address	Property Address
104 / 1	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	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
104 / 34	FASANELLA, JAMES & C. PHAEDONOS	3 VINCENT PLACE	VERONA, NJ 07044 3022
104 / 35	GARDNER, ANTHONY M & LORRAINE	5 VINCENT PLACE	VERONA, NJ 07044 3022
104 / 36	MUSTACCHIO, VINCENT & MONICA	7 VINCENT PLACE	VERONA, NJ 07044 3022
104 / 37	OCHLAN, MELISSA ANN	9 VINCENT PLACE	VERONA, NJ 07044 3022
104 / 38	CARNEY, BARRY T. & LAMB, ELAINE	11 VINCENT PLACE	VERONA, NJ 07044 3022
104 / 39.01	BOGDADY, MOISES	13 VINCENT PLACE	VERONA, NJ 07044 3022
104 / 39.02	ALVAREZ, FRANCISCO & MICHELLE T	15 VINCENT PLACE	VERONA, NJ 07044 3022
104 / 4	ARDIZZONE, MICHAEL	8 VINCENT PLACE	VERONA, NEW JERSEY 07044
104 / 40	PRIMMER, SCOTT & RENEE	20 VINCENT PLACE	VERONA, NJ 07044 3022
104 / 41	PATEL, NAVNIT R & ALKA N	18 VINCENT PLACE	VERONA, NJ 07044 3022
104 / 5	CRUISE, JEFFREY R. & BRITTANY	10 VINCENT PLACE	VERONA, NEW JERSEY 07044
104 / 6	WANG, XUANLYN	12 VINCENT PLACE	VERONA, NEW JERSEY 07044
104 / 7	ZHANG, XUXIN & LING, CHEN	14 VINCENT PLACE	VERONA, NEW JERSEY 07044
104 / 8	CASTELLANO, JOHN & MARGARET	16 VINCENT PLACE	VERONA, NEW JERSEY 07044
103 / 1	PILGRIM PLAZA LLC	265-345 POMPTON AVENUE	VERONA, NEW JERSEY 07044
103 / 2	CLARIDGE L.L.C. C/O MAN'T OFF.	CLARIDGE DRIVE	VERONA, NEW JERSEY 07044
103 / 3	THE CLARIDGES, LLC	3 CLARIDGE DRIVE	VERONA, NEW JERSEY 07044
909 / 11	FUSARO, ANNA	10 WOODLAND AVENUE	VERONA, NJ 07044 2813
909 / 12	SANTULLI, MARTINO & CARMELA	6 WOODLAND AVENUE	VERONA, NJ 07044 2813
909 / 13	250 POMPTON AVENUE ASSOC	250 POMPTON AVENUE	VERONA, NJ 07044 3020
20 / 1	MOKRIS MICHAEL & BELTRANE STEFAS	17 FRANKLIN STREET	CEDAR GROVE NJ 07009
20 / 2	ALBRECHT GREGG T	2 ELMWOOD ROAD	CEDAR GROVE NJ 07009
20 / 3	NIELSEN JUSTIN & BROOKE	65 FRANKLIN STREET	CEDAR GROVE NJ 07009
27 / 1	ST KARAS REALTY LLC	2 FRANKLIN STREET	CEDAR GROVE NJ 07009
27 / 201	30 POMPTON HOLDINGS LLC	30 POMPTON AVENUE	CEDAR GROVE NJ 07009
27 / 3	CALIZAYA DAVID	10 FRANKLIN STREET	CEDAR GROVE NJ 07009



PROPERTY SURVEY
SCALE: 1" = 30'

PERFORMED BY JAMES M. HELB, P.E./P.L.S./P.P.
DATED: NOV. 22, 2024

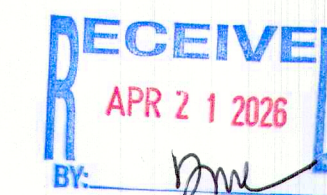
No liability is assumed by the certifying surveyor for the use of this survey by any other party not shown on the certification hereon or for use of this survey with a survey affidavit. Certifications are not transferable to additional institutions or subsequent owners. This survey plat used without 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.

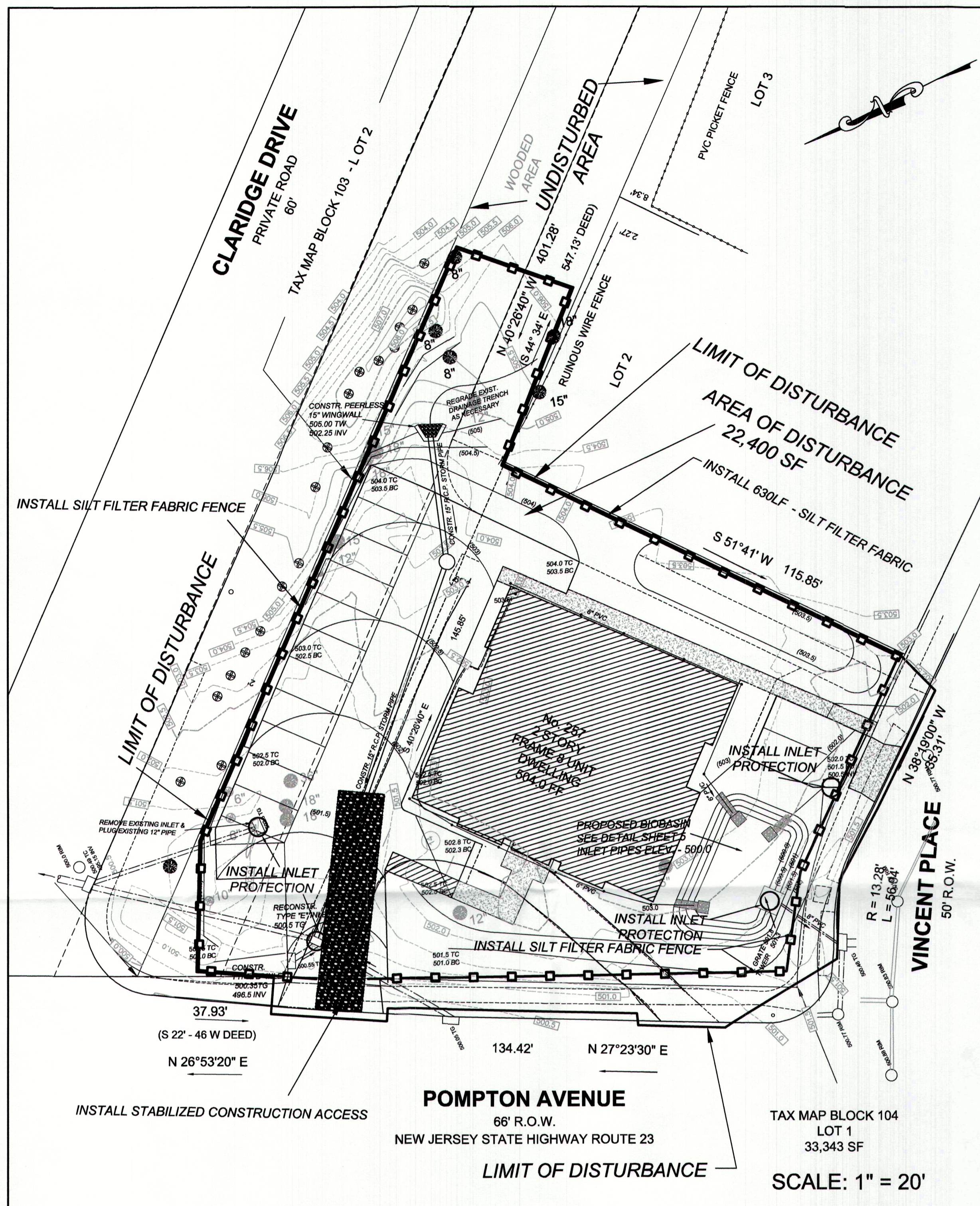
SITE AND BUILDING DATA REVISED				
ZONE: C-2 PROFESSIONAL OFFICE/BUSINESS BLOCK: 104 LOT: 1				
USE: RESIDENTIAL - 8 UNITS				
ZONING CRITERIA:	REQUIREMENT:	EXISTING:	PROPOSED:	COMMENT:
MINIMUM LOT AREA:	15,000 S.F.	33,343.7 S.F.	33,343.7 S.F.	COMPLIES
MINIMUM LOT WIDTH:	100 FEET	172.3 FEET (Pompton Ave) 92.25 FEET (Vincent Pl)	172.3 FEET (Pompton Ave) 92.25 FEET (Vincent Pl)	COMPLIES Pre-Existing
SETBACKS OF PRINCIPAL BUILDING:				
FRONT YARD:	20 FEET	35.46 FEET (Pompton Ave) 36.98 FEET (Vincent Pl)	21.54 FEET (Pompton Ave) 33.87 FEET (Vincent Pl)	COMPLIES COMPLIES
SIDE YARD:	15 FEET	30.11 FEET	25.92 FEET	COMPLIES
SIDE YARD - CORNER LOT:	22.5 FEET	30.11 FEET	25.92 FEET	COMPLIES
REAR YARD:	50 FEET	46.26 FEET	47.39 FEET	VARIANCE
MAXIMUM BUILDING HEIGHT:	2 1/2 STORIES / 35 FEET	1 1/2 STORIES / < 35 FEET	2 STORIES / < 35 FEET	COMPLIES
MAXIMUM BUILDING COVERAGE:	30%	9.12 %	12.1 %	COMPLIES
MAXIMUM IMPROVED LOT COVERAGE:	65 %	21.64%	32.7 %	COMPLIES
MAXIMUM FLOOR-AREA RATIO	50 %		24.4%	COMPLIES
MINIMUM LANDSCAPE BUFFER	15 FEET		15 FEET	COMPLIES
PARKING MINIMUM:	OFFICE: 6 SPACES / 1000 SF RESIDENTIAL (RSI): 1BR: 1.6 2BR: 2		1BR: 8 x 1.8 = 14.4 16 SPACES PROVIDED	COMPLIES

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

ZONING & AREA PLAN

ADDRESS: 257 POMPTON AVENUE	BLOCK: 104	LOT: 1	SCALE: AS NOTED
TOWNSHIP OF VERONA ESSEX COUNTY, NJ			JOB NO: 24-090-4
JMH ASSOCIATES 403-0830 FAX 403-0803			REV. DATE: APRIL 4, 2026
P.O. BOX 30 CALDWELL, N.J. 07006			DATE: DEC. 30, 2024
JAMES M. HELB, PE, PLS, PP PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR NJ LICENSE No 24272			SHEET 1 OF 8
DATE: 4-4-2026			





GENERAL

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 A MINIMUM.

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 COMMERCIAL 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 CONTRACT.

MAINTENANCE

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 WORK.

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.

SEEDING 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 TO ROOT PROPERLY.

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 SEEDING 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 EROSION 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 SITUATIONS 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 A GOOD STAND OF VEGETATION HAS BEEN ESTABLISHED.

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

CROP	PER ACRE	PER 1000 SQ.FT.	SEEDING DATES	
			NORTH JERSEY	SOUTH JERSEY
DAISY (SPRING)	1 1/2 BU.	2 LBS.	BEFORE APR. 25	BEFORE APR. 1
RYE	2 BU.	2.4 LBS.	SEPT. 1-OCT. 15	SEPT. 1-NOV. 1
BARLEY (WINTER)	2 BU.	2.2 LBS.	SEPT. 20-30	SEPT. 20-OCT. 15
PERGRASSES (ANNUAL)	40 LBS.	0.9 LB.	BEFORE MAY 20	BEFORE MAY 15
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*	60 LBS.	1.4 LB.	MAY 20-JUNE 20	MAY 1-JULY 15
WEEPING LOVE-GRASS	3 LBS.	0.1 LB.	JUNE 1-AUG. 1	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.

METHODS

- WORK LIME AND FERTILIZER INTO SOIL WITH A SPRING TOOTH OR DISC HARROW.
- APPLY SEED AT THE GIVEN RATE AND FIRM WITH A ROLLER OR LIGHT DRAG.
- APPLY SALT HAY IN AN UNIFORM FASHION UNTIL 80% OF THE GROUND IS COVERED. A SLIGHTLY HEAVIER APPLICATION IS NECESSARY ON STEEP SLOPES.
- 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 SO ₂ 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)	152 LB./ACRE
	TURF TYPE-TALL FESCUE KY BLUEGRASS (BLEND)	160 LB./ACRE
	PERENNIAL RYEGRASS (BLEND)	20 LB./ACRE
MULCH	SALT HAY	1.5 TO 2 TONS/ACRE
MULCH BINDER USE 4% WITH SALT HAY	ASPHALT EMULSION (SS-1, CCS, CMS-2, MS-2, BS-1, PS-2, CR-1 OR CR-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 HIGH 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

EROSION AND SEDIMENT CONTROL

AS AN ALTERNATIVE TO THE PRECEDING, AREAS TO RECEIVE PERMANENT VEGETATIVE COVER CAN BE HYDROSEEDING 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 EXIST.

SOIL EROSION AND SEDIMENT CONTROL NOTES

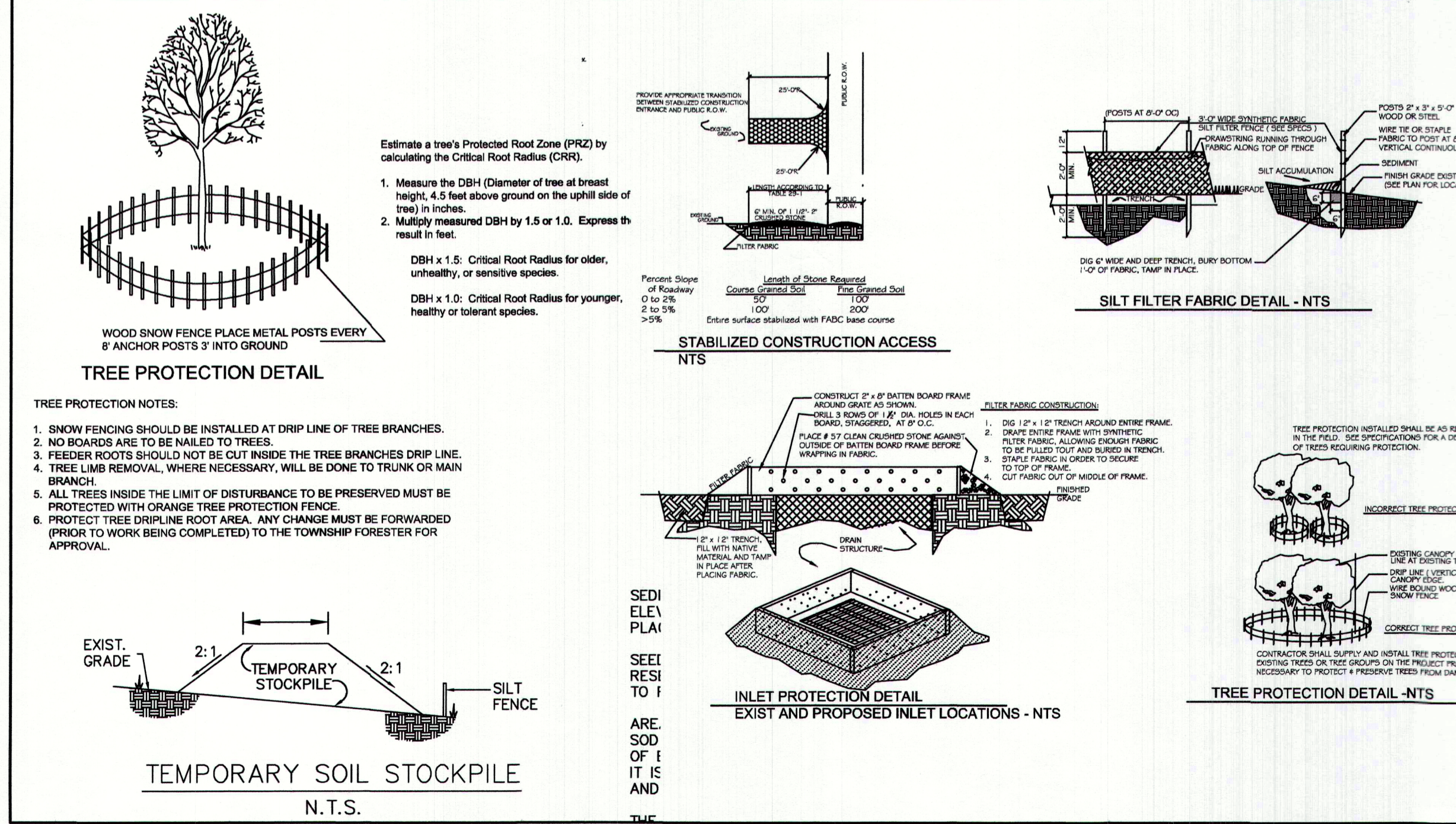
- All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised July 2017, effective December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
- 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 established.
- 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**
- Sediment fences are to be properly trenched and maintain until permanent vegetative cover is established
- 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.
- 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 mulch binders, or netting tie dow. Other suitable materials may be used if approved by the Soil Conservation District.
- All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
- 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.
- 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.
- 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.
- 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 required, as per the Standards for Top Soiling and Land Grading, effective December, 2017.
- All plan revisions must be submitted to the District for proper review and approval.
- A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 1/2" 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.
- 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.
- 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.**

SEQUENCE OF CONSTRUCTION

- SET UP MAINTENANCE AND PROTECTION OF TRAFFIC SIGNAGE.
- ESTABLISH SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- INSTALL SILT FILTER FABRIC (SEE DETAIL)
- CONSTRUCT STABILIZED CONSTRUCTION ACCESS (SEE DETAIL).
- INSTALL TREE PROTECTION MEASURES.
- INSTALL & MAINTAIN INLET PROTECTION ON EXISTING & PROPOSED INLETS
- REMOVE EXISTING VEGETATION & TREES IDENTIFIED TO BE REMOVED.
- SITE CLEARING INCLUDING REMOVAL OF DRIVEWAYS & SIDEWALKS.
- EXCAVATE FOR FOUNDATION, DRAINAGE & BIOBASIN.
- INSTALL HOUSE FOUNDATION, DRAINAGE & BIOBASIN
- CONSTRUCT NEW BUILDING ADDITION.
- EXCAVATE AND EXTEND UNDERGROUND UTILITIES.
- INSTALL NEW CURBING, PAVEMENT & HARD SURFACES.
- INSTALL NEW PLANTINGS & IRRIGATION SYSTEM.
- REMOVE REMAINING SOIL & SEDIMENT CONTROL MEASURES
- 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

ADDRESS: 257 POMPTON AVENUE BLOCK: 104 LOT: 1 SCALE: AS NOTED JOB NO: 24-090-4

TOWNSHIP OF VERONA
ESSEX COUNTY, NJ

REV. DATE: APRIL 4, 2026

DATE: DEC. 30, 2024

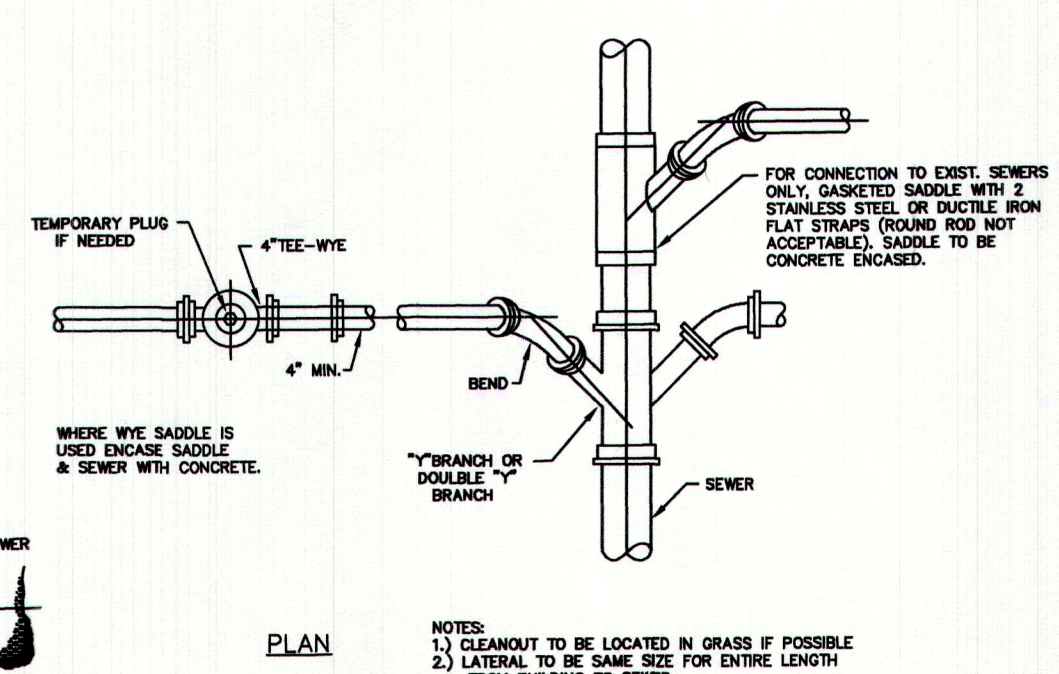
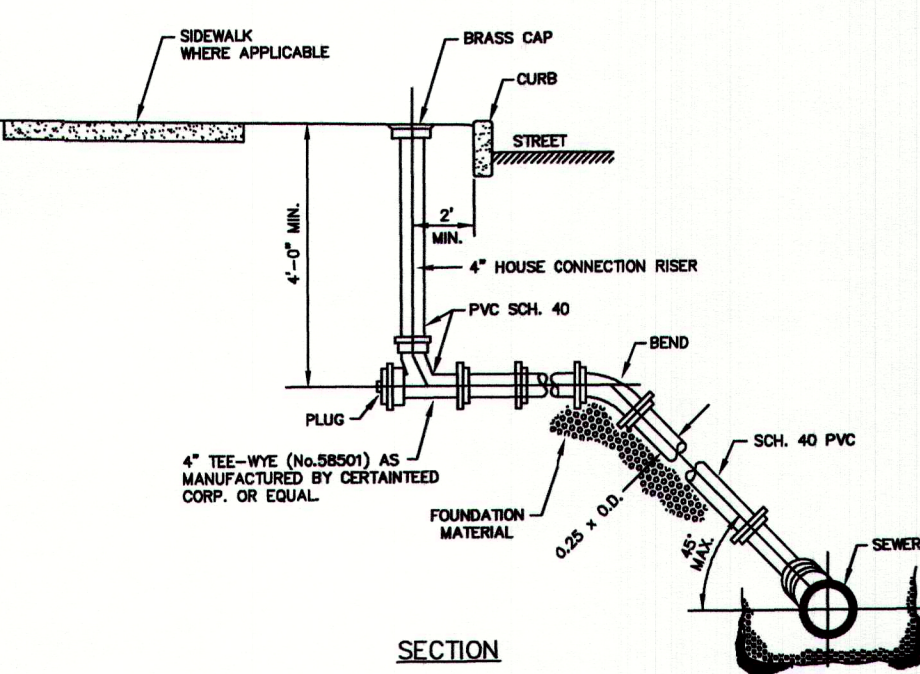
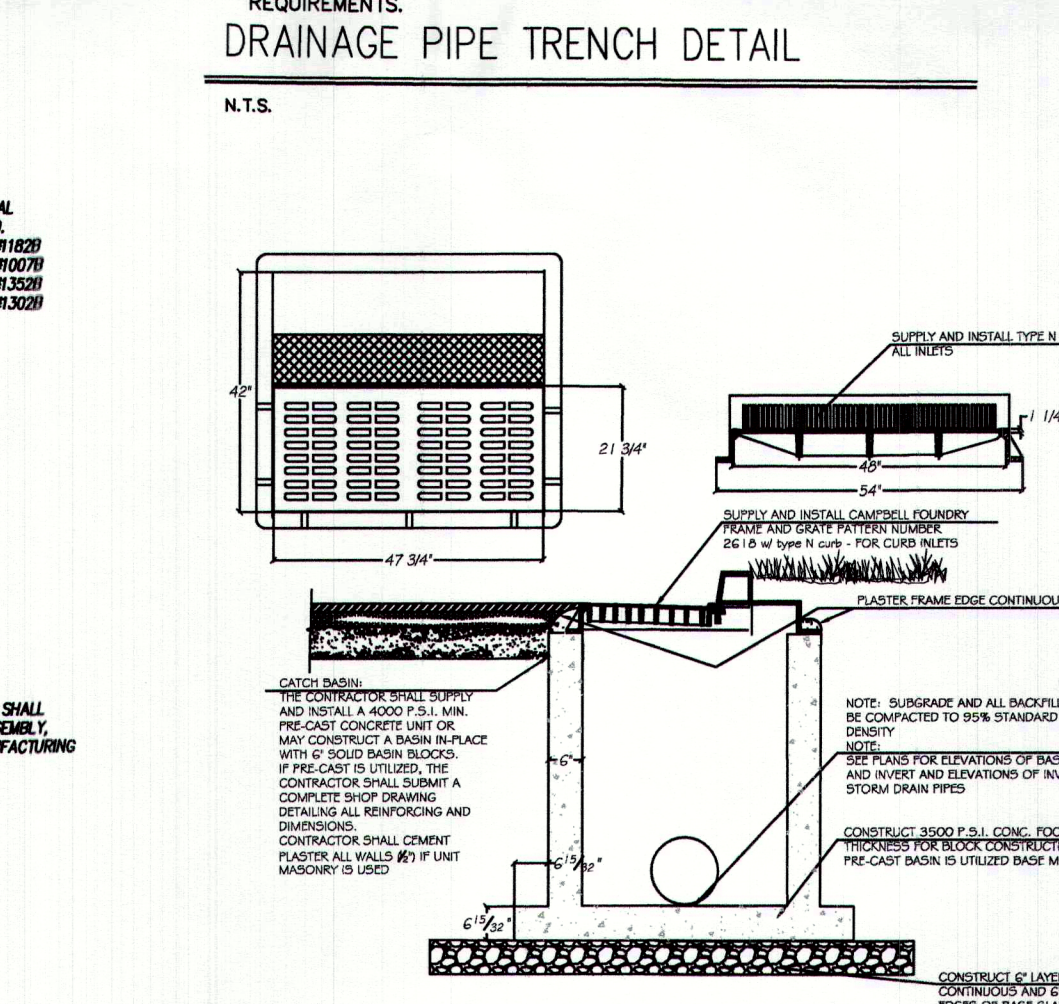
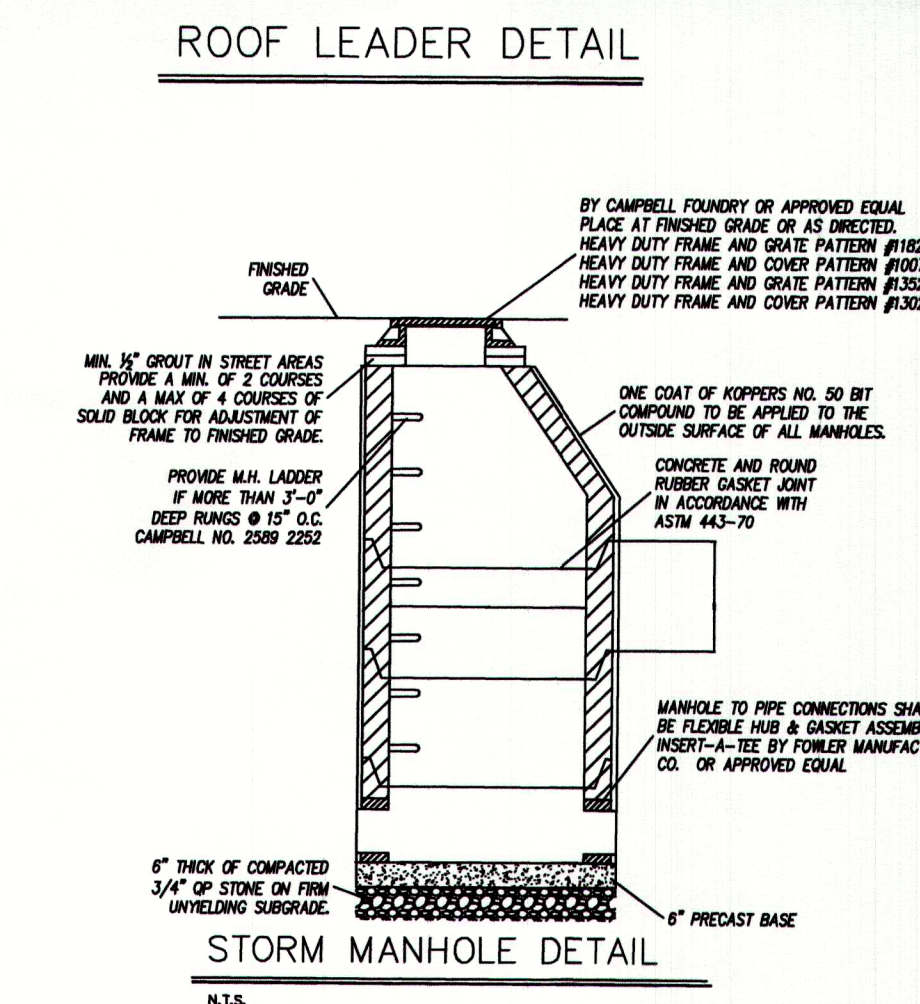
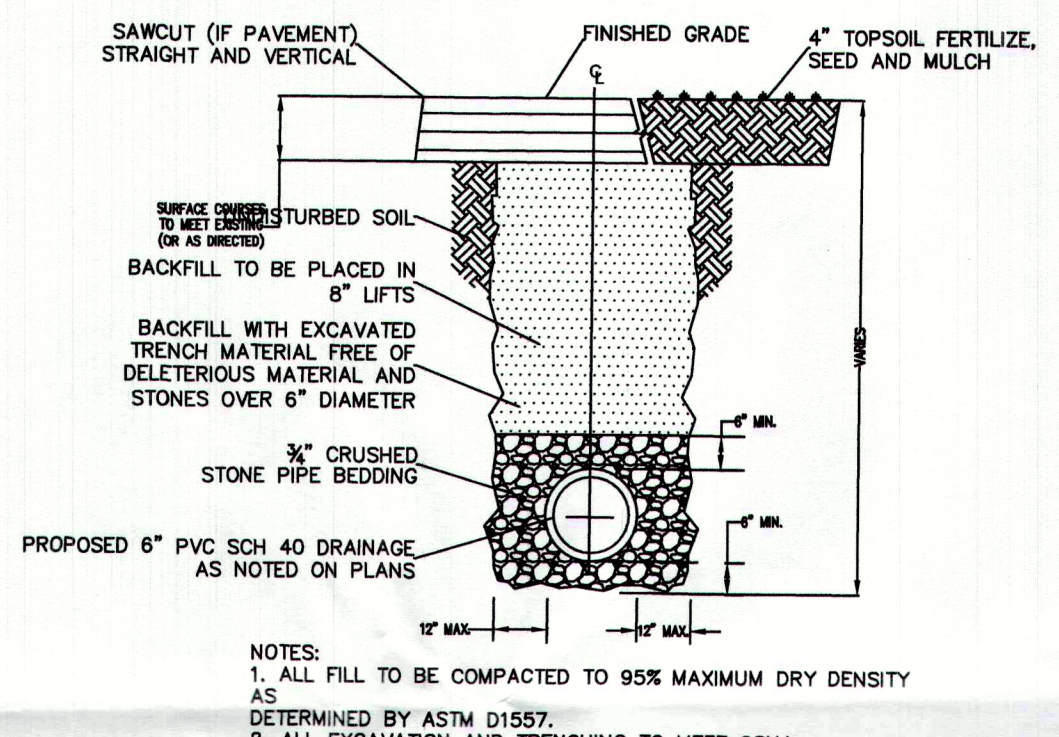
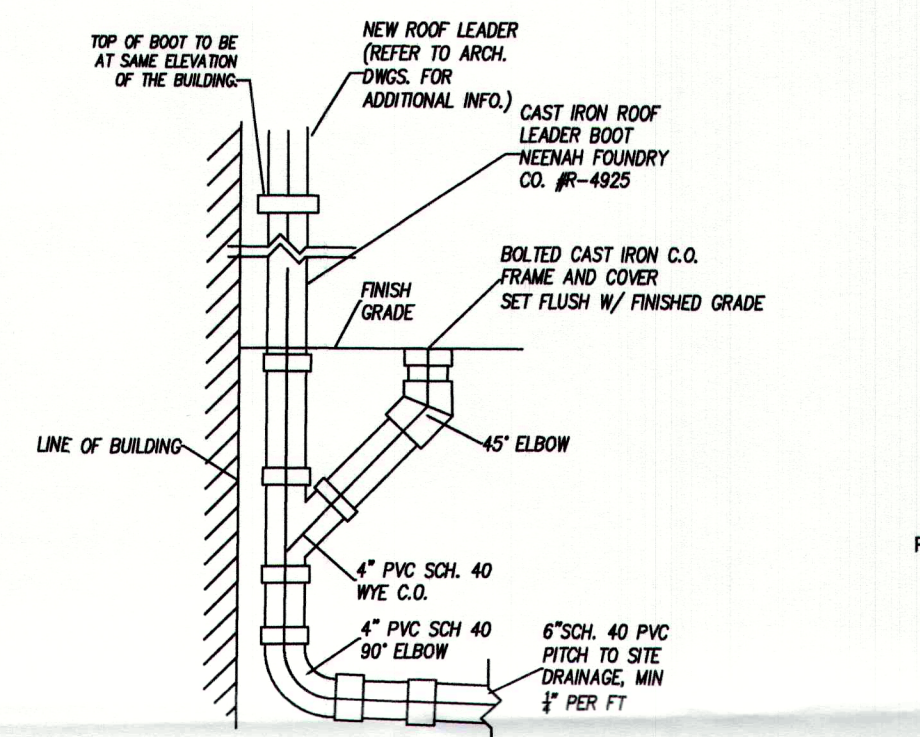
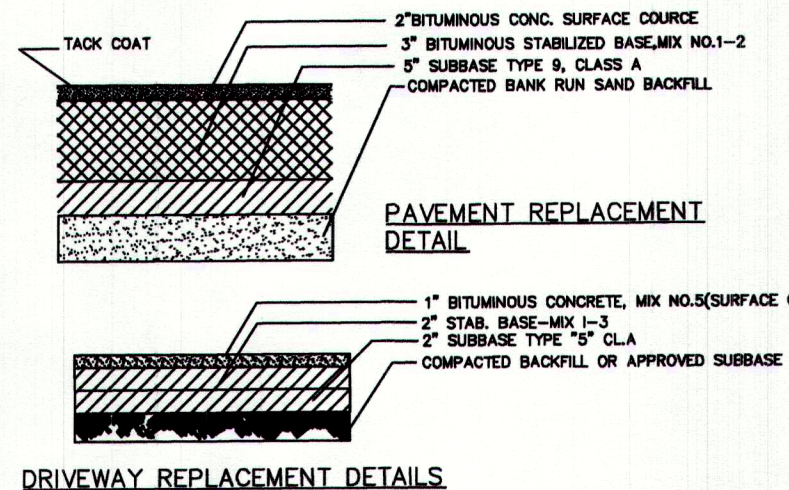
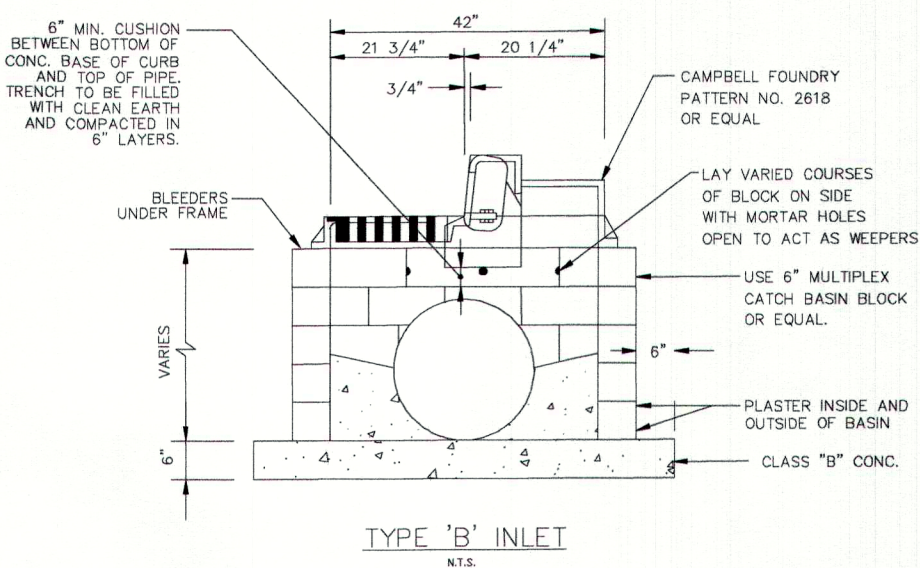
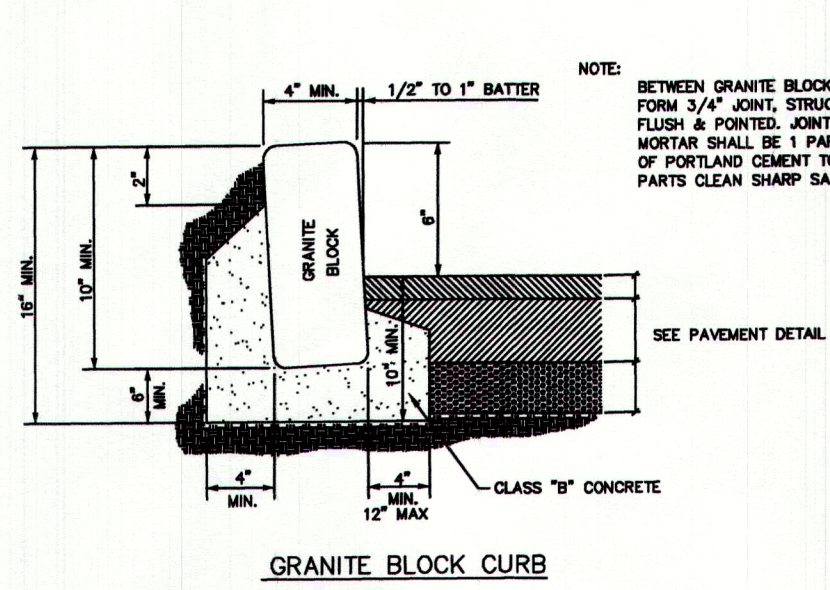
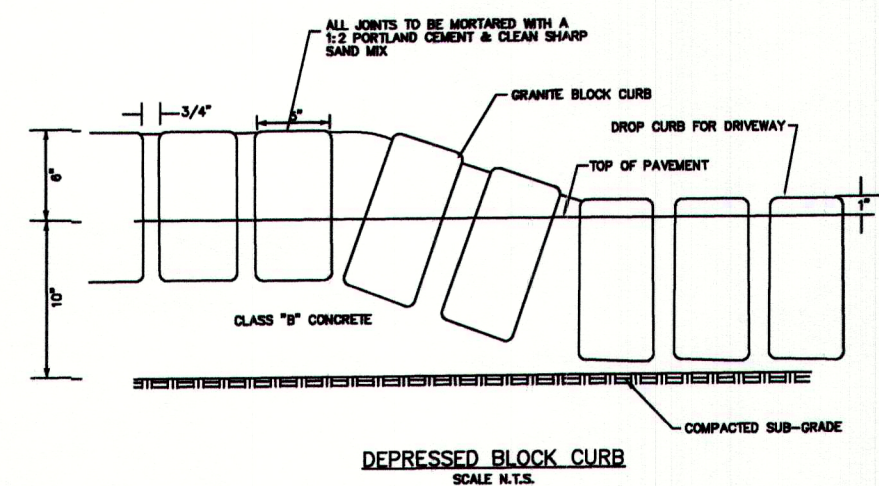
SCALE: SHEET 4 OF 8

JMH ASSOCIATES
403-9830 P.O. BOX 30
FAX 403-9893 CALDWELL, N.J. 07006

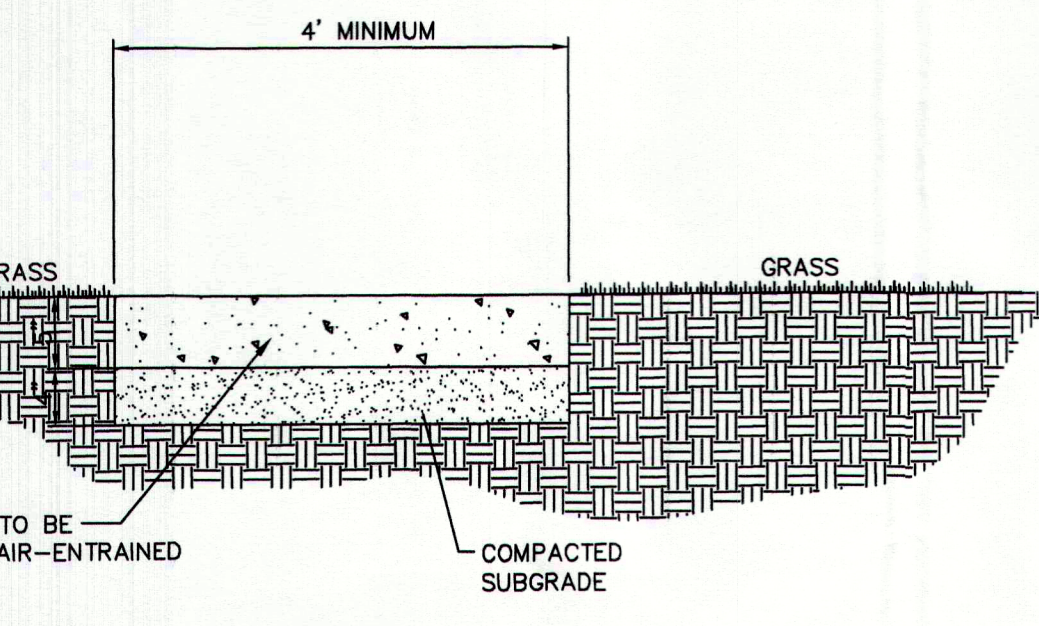
JAMES M. HELB, PE, PLS, PP
PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER
NJ LICENSE No 24272
NJ LICENSE No 3832

James M. Helb DATE

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.

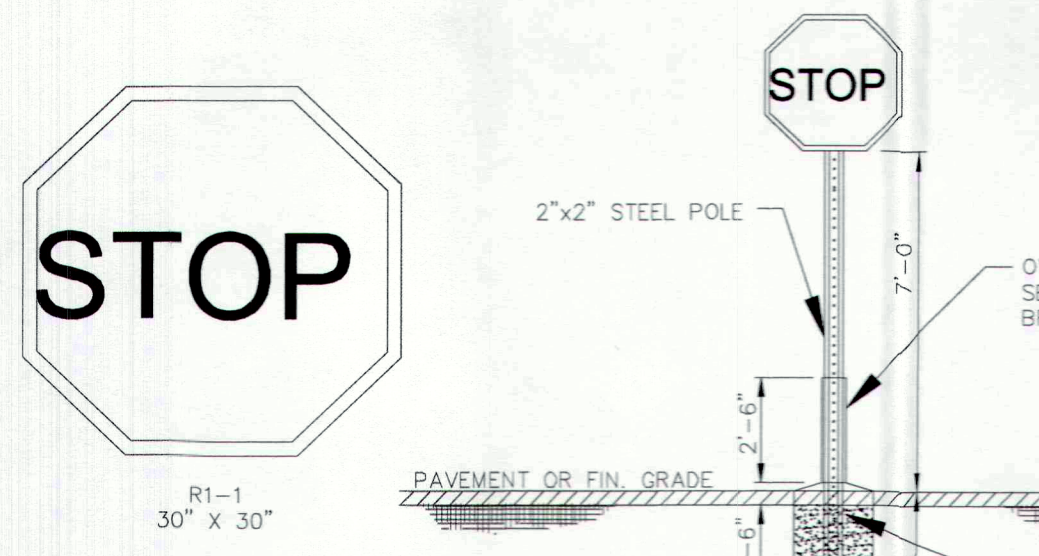
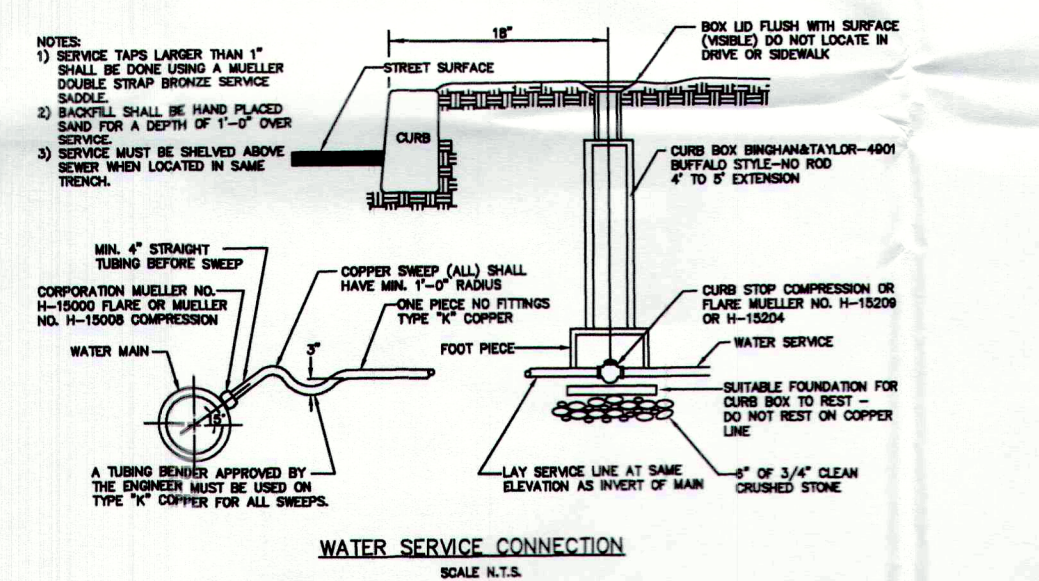


HANDICAPPED SIGN

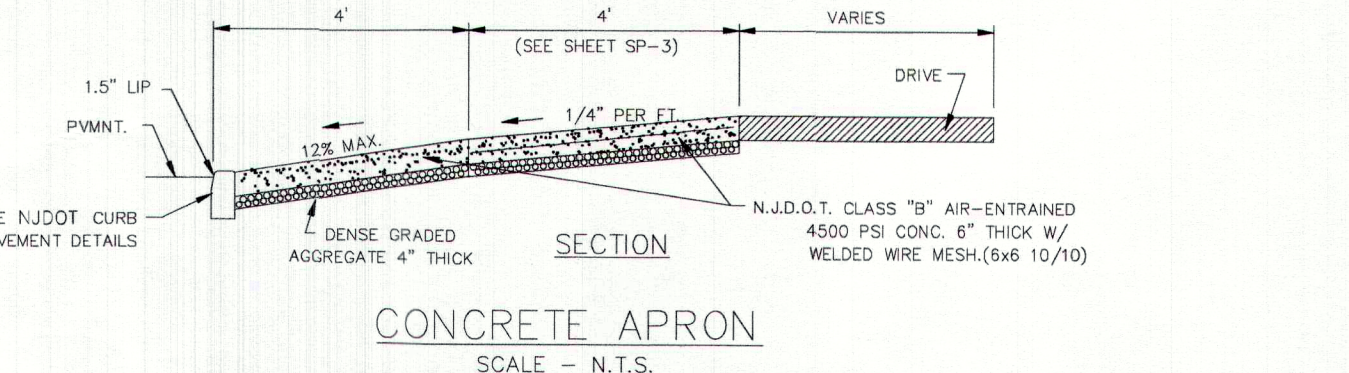
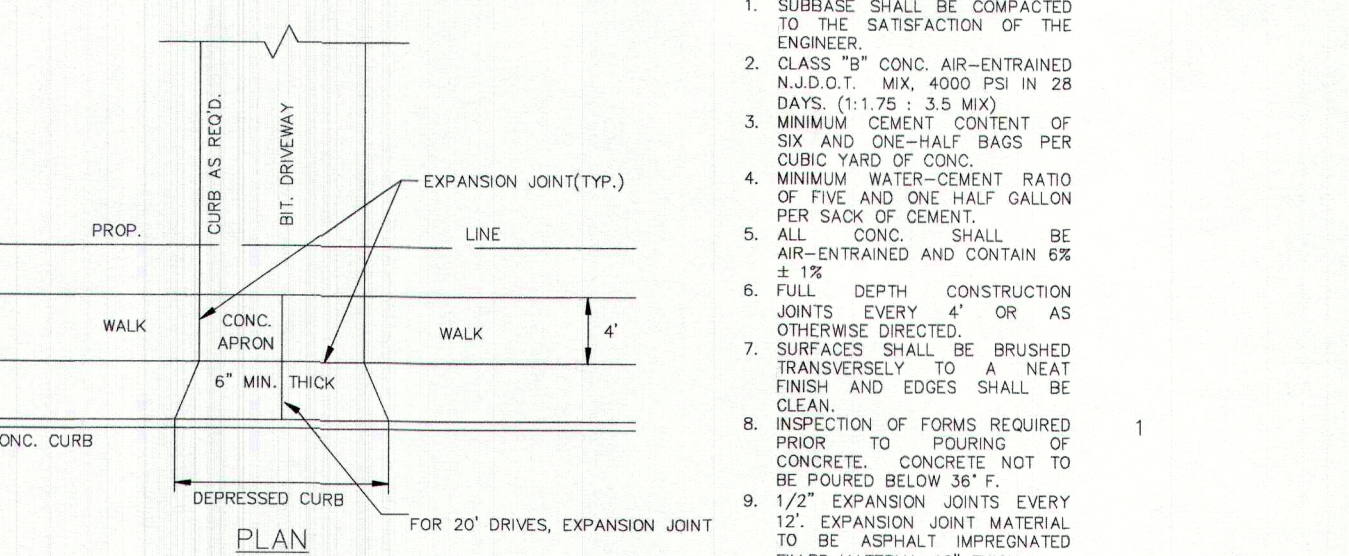
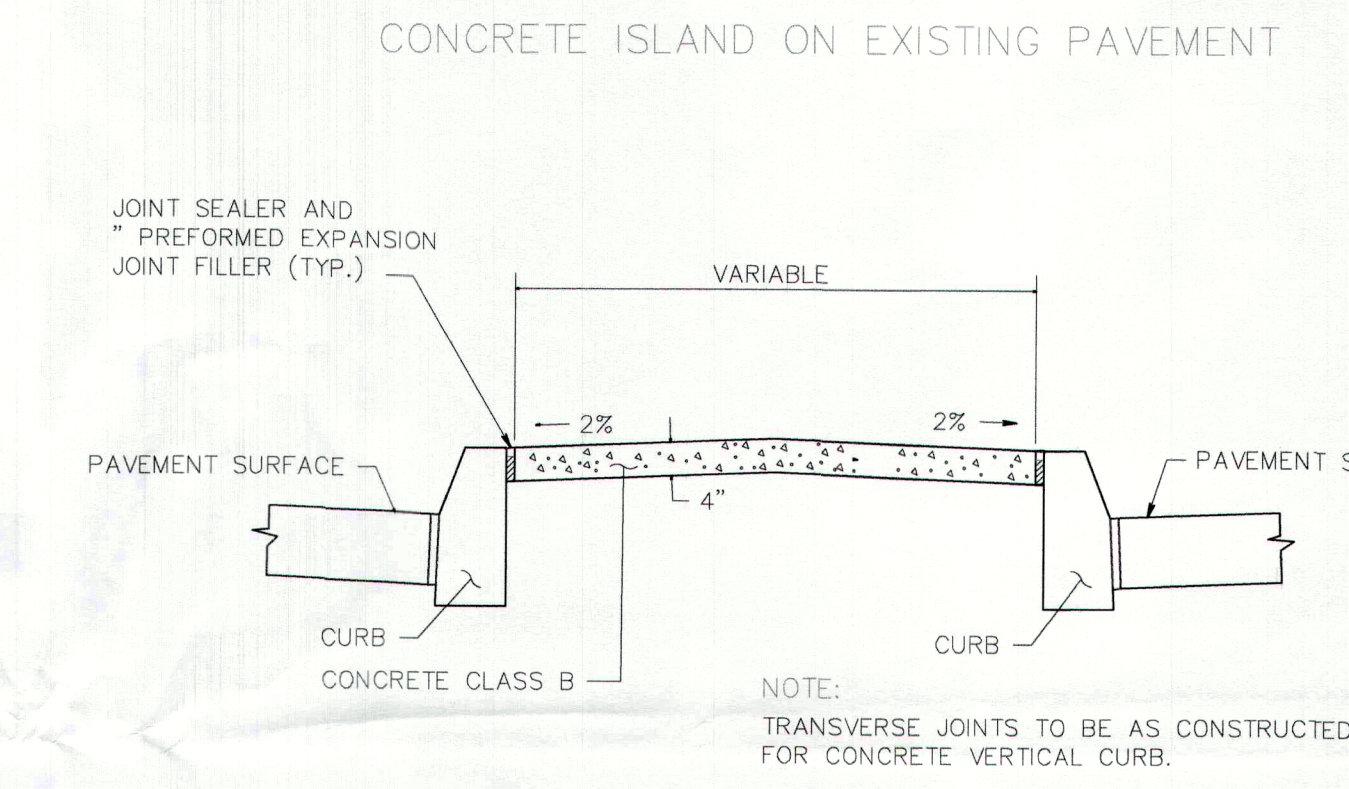
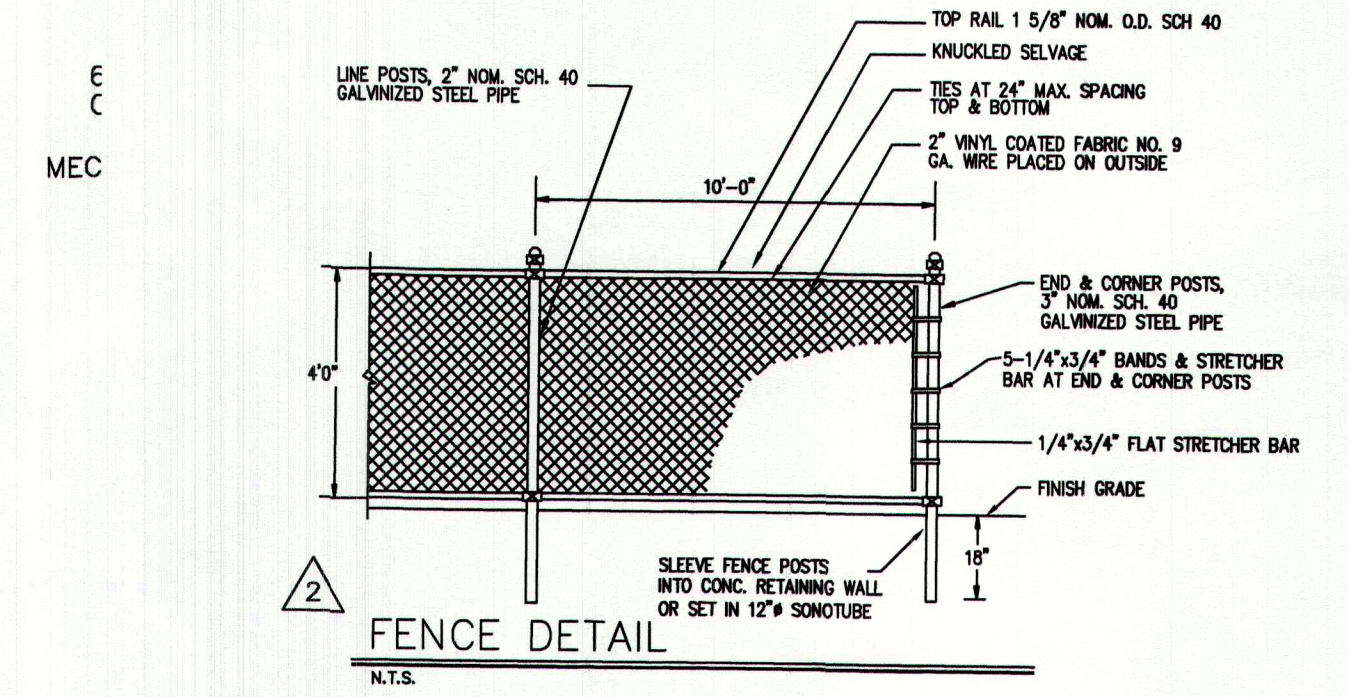
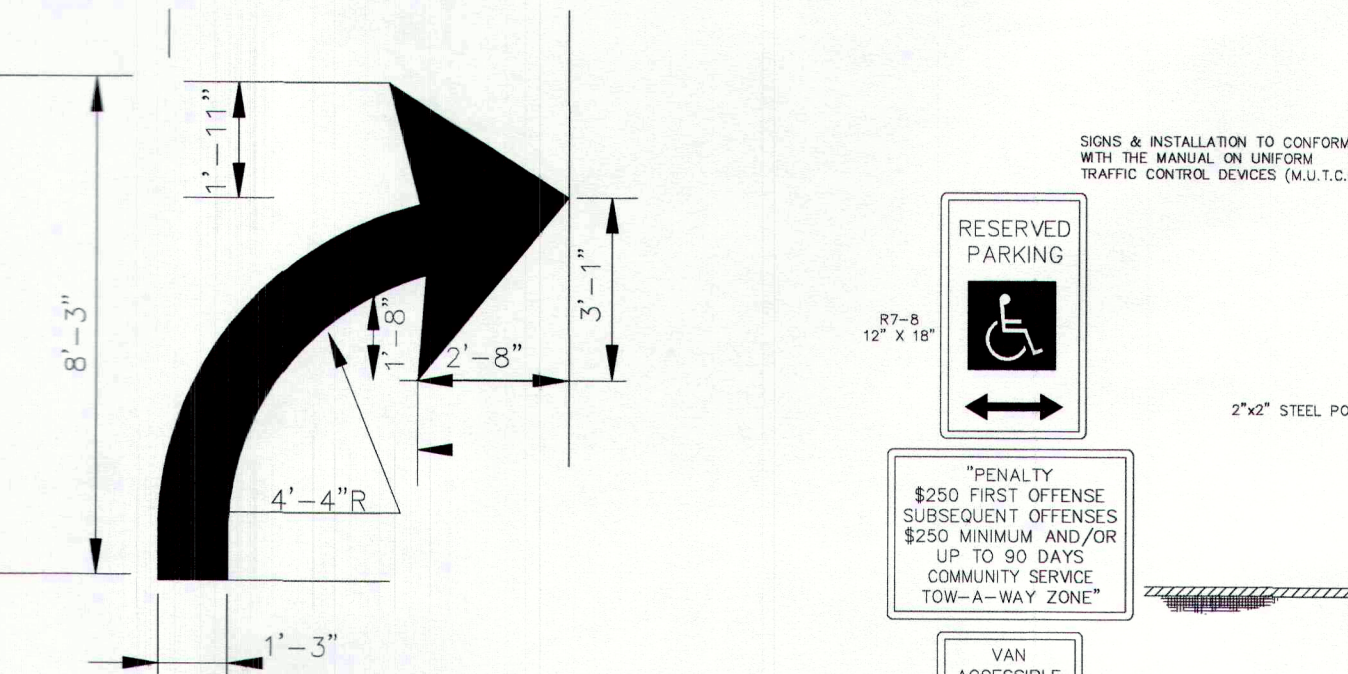
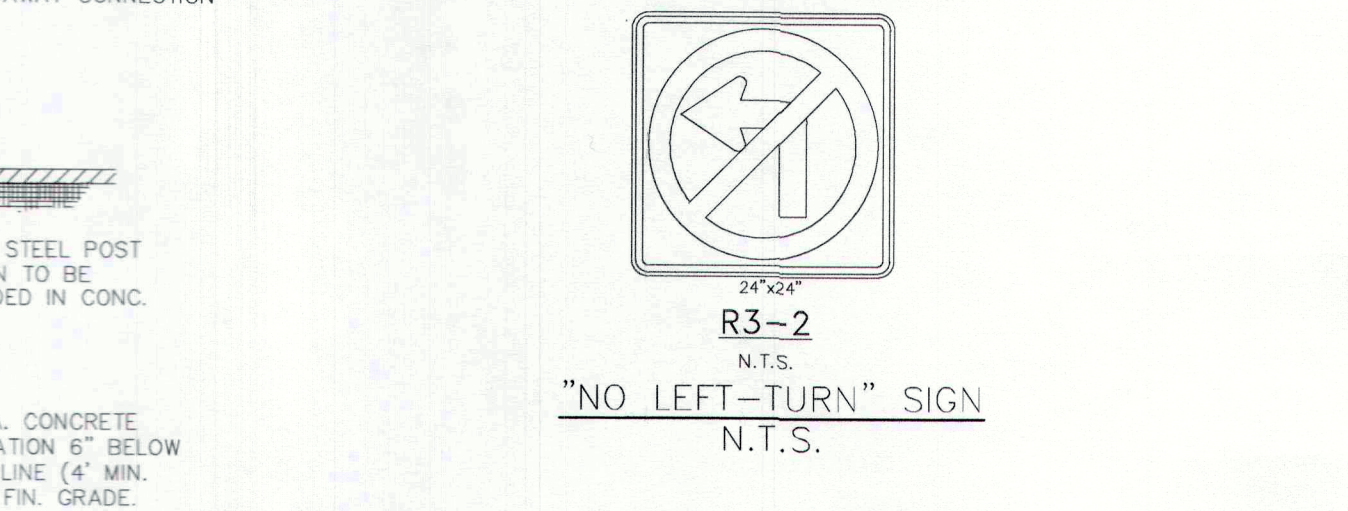
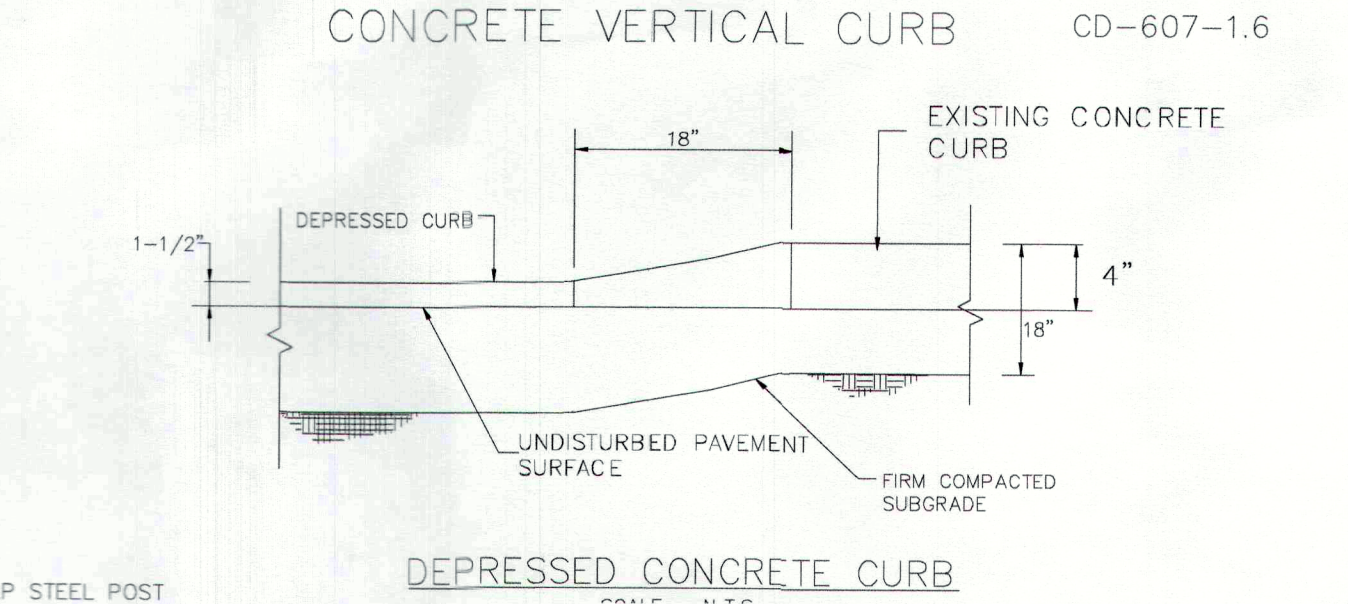
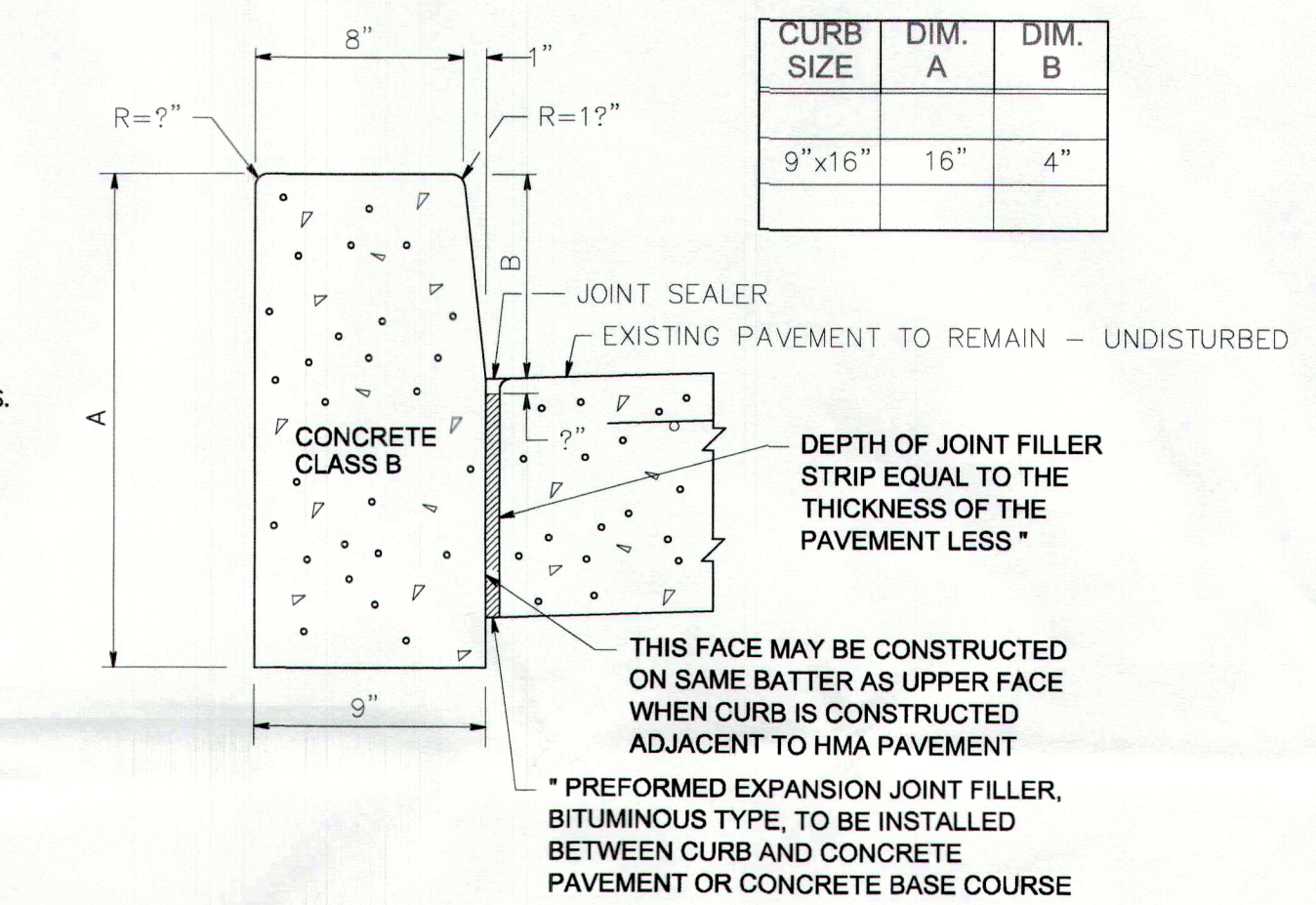
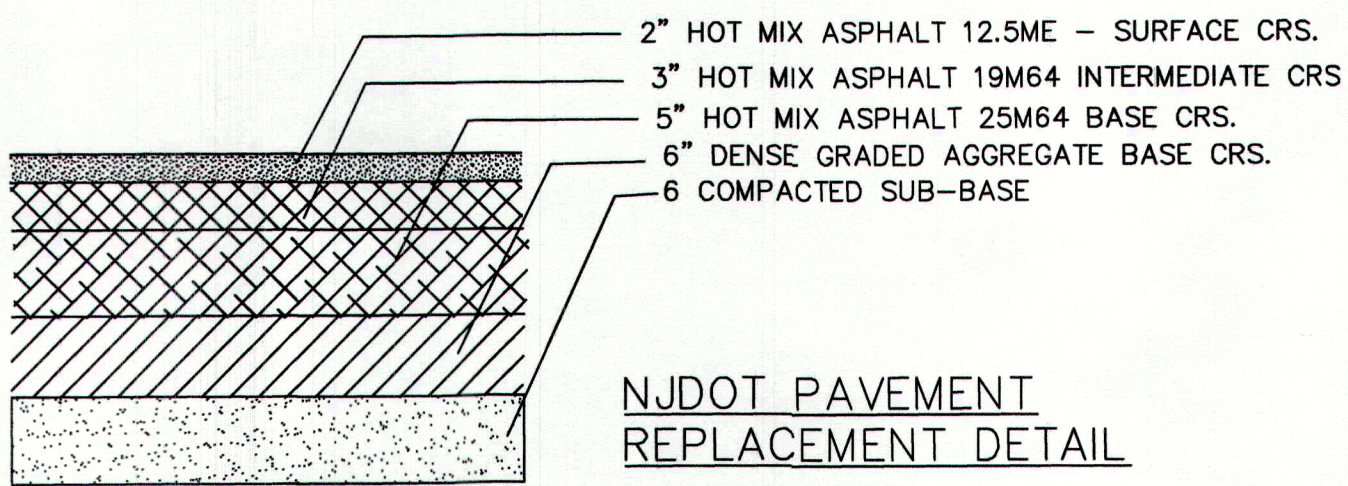
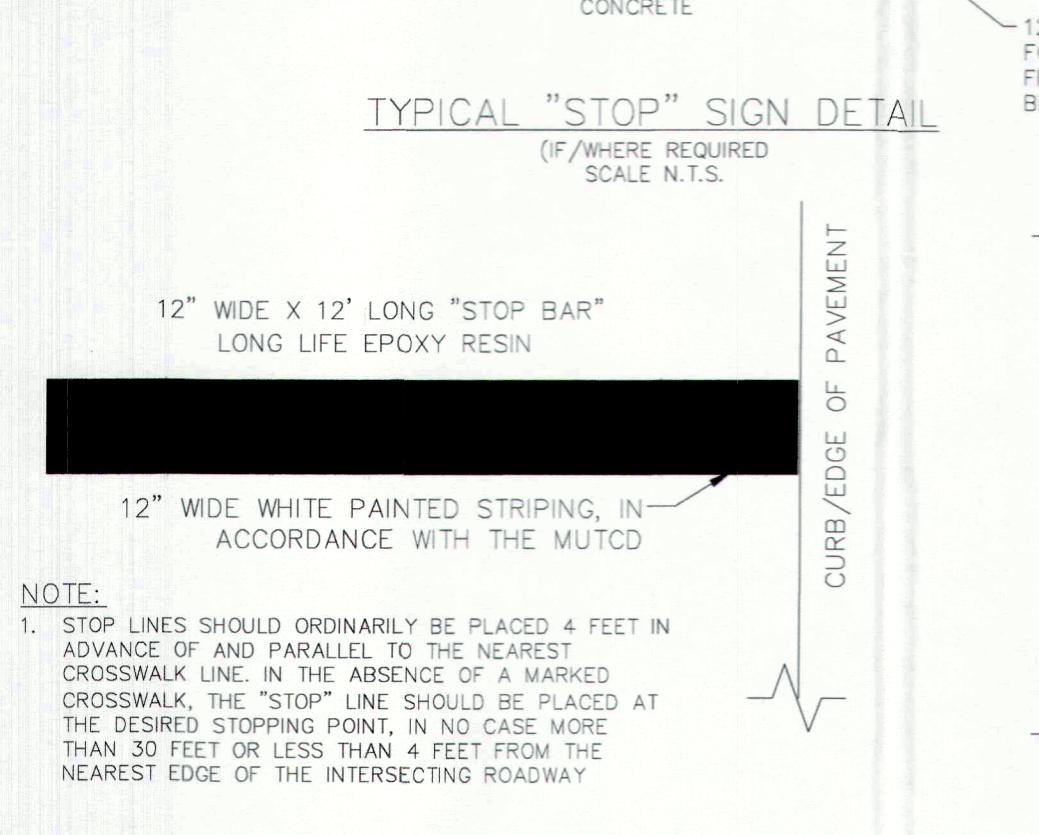


NOTES:
1. PROVIDE 1/2" PREFORMED EXPANSION JOINT, BITUMINOUS CELLULAR TYPE @ 20' C.C. AND WHERE SIDEWALK ABUTS EXISTING SIDEWALK PROVIDE DUMMY JOINTS AT 4' TO 5' INTERVALS.
2. NEW CONCRETE SHALL BE CURED WITH A COATING OF WHITE CURING COMPOUND OR KEPT MOIST FOR SEVERAL DAYS.

CONCRETE SIDEWALK

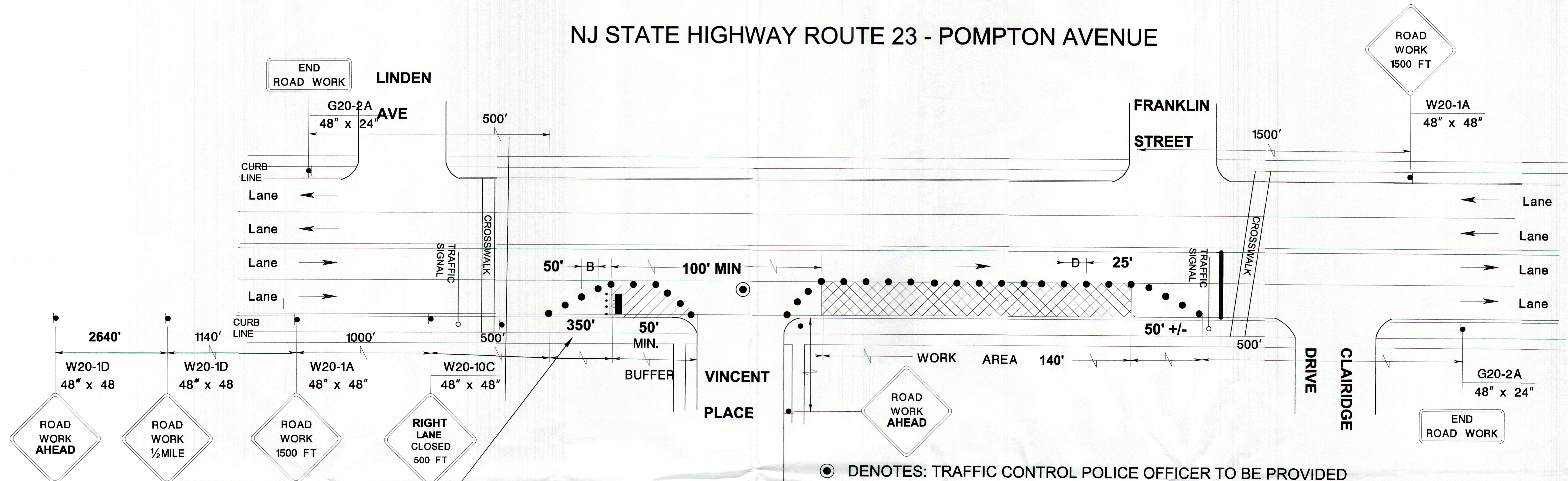


"STOP BAR" DETAIL



CONSTRUCTION DETAILS			
ADDRESS: 257 POMPTON AVENUE	TAX BLOCK: 104	LOT: 1	SCALE: AS NOTED
MAP OF PROPERTY SITUATED IN THE			
TOWNSHIP OF VERONA			
ESSEX COUNTY, NJ			
JMH ASSOCIATES 403-0830 FAX 403-0803	P.O. BOX 30 CALDWELL, N.J. 07006	DATE DEC. 30, 2024	JOB No. 24-090-4 REV. DATE APRIL 4, 2026 SCALE SHEET 5 OF 8
JAMES M. HELB, PE, PLS, PP			
PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER James M. Helb DATE			

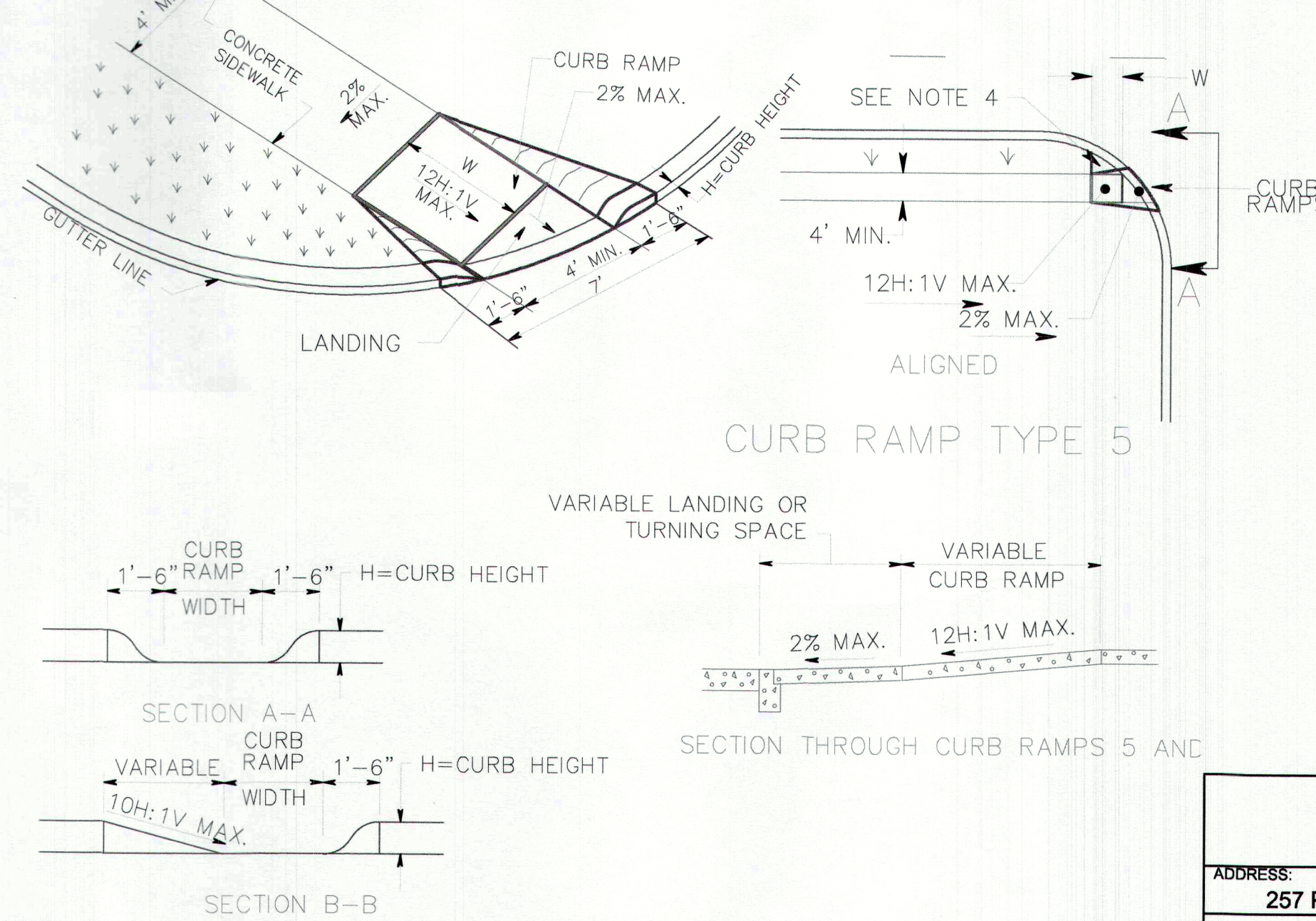
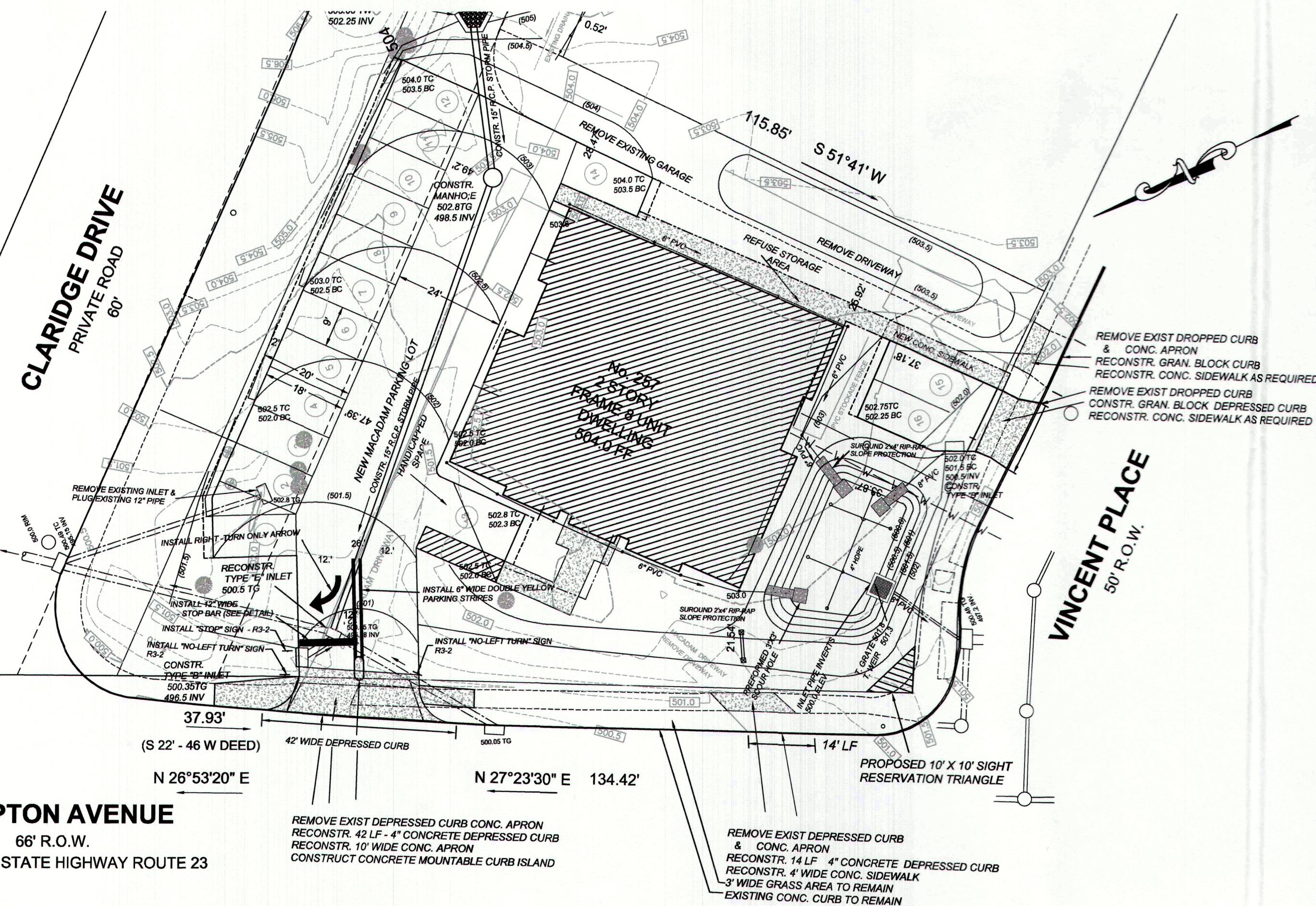
NJ STATE HIGHWAY ROUTE 23 - POMPTON AVENUE



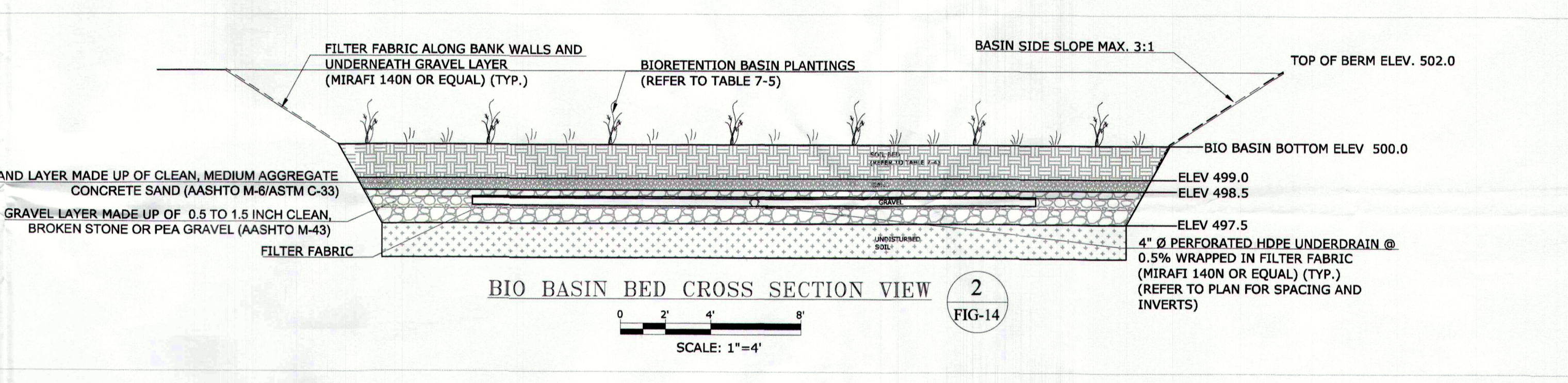
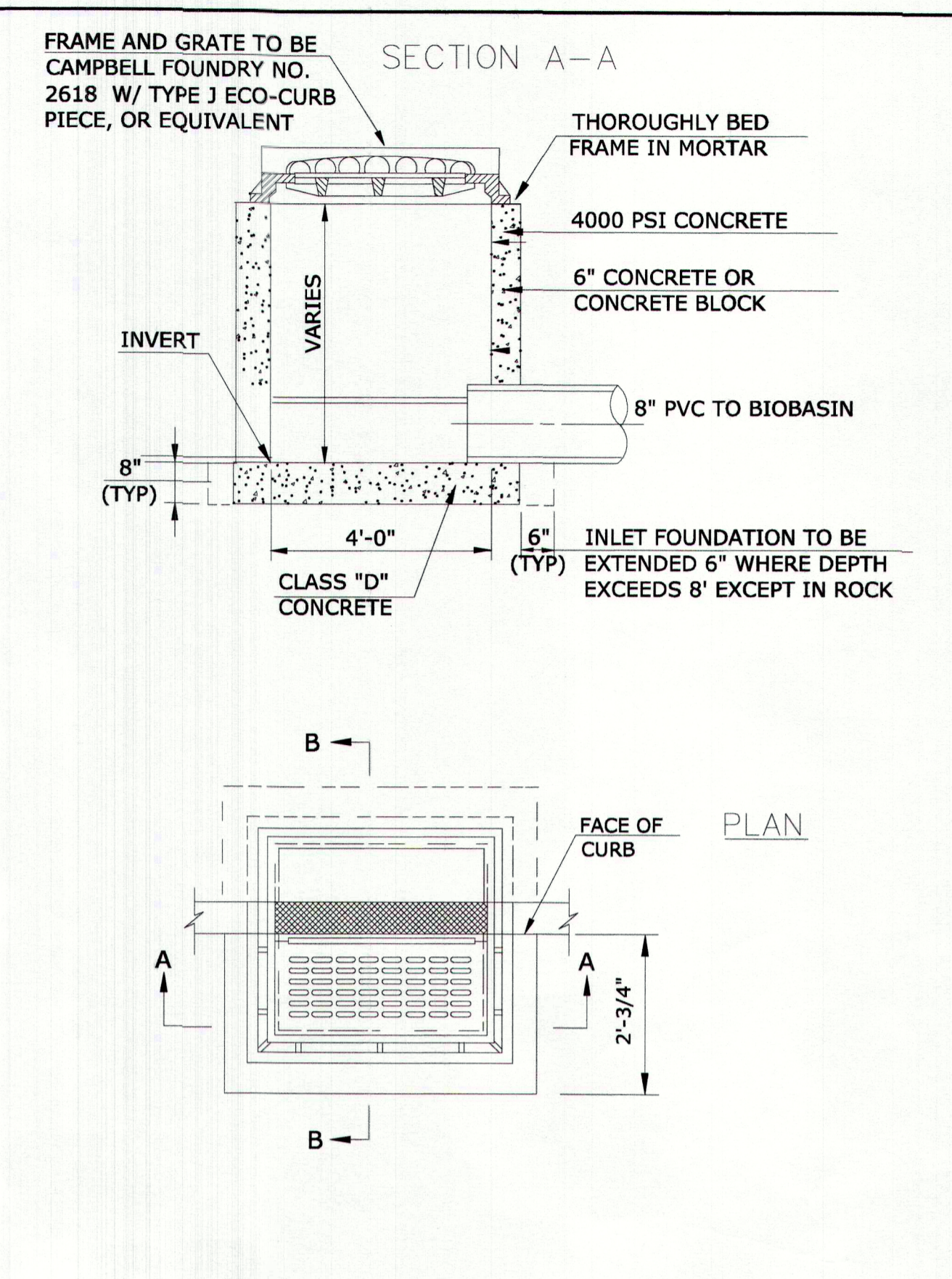
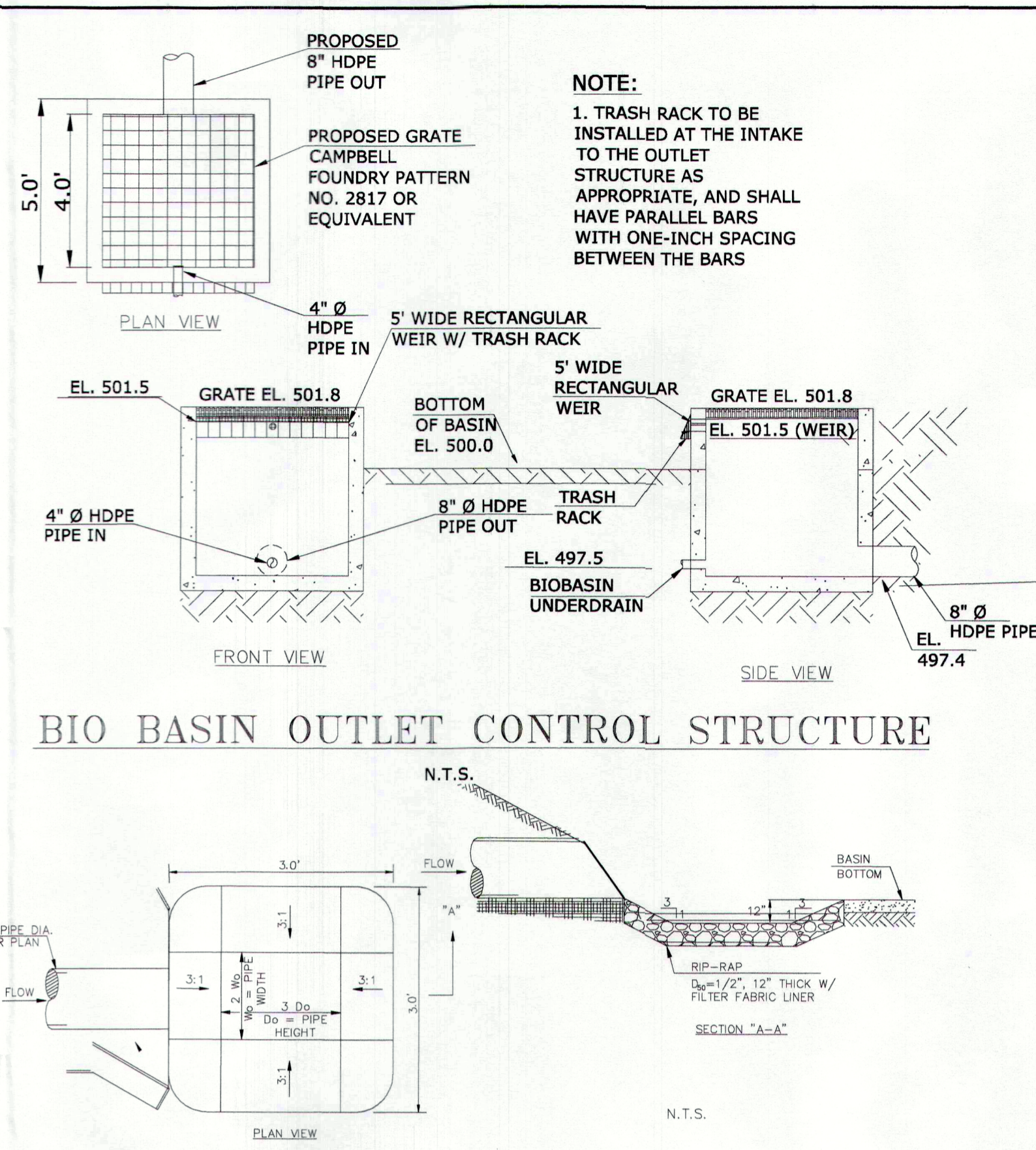
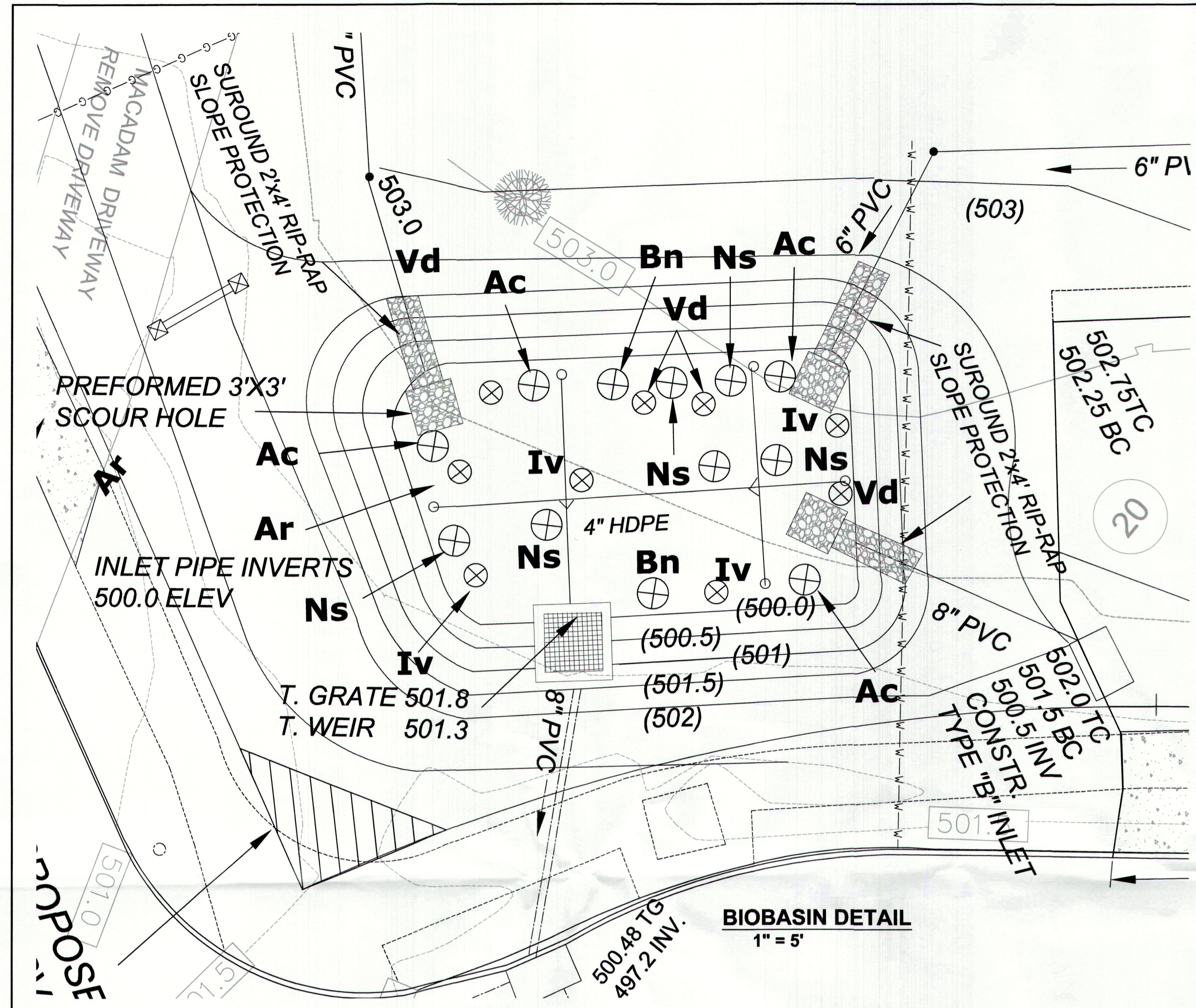
TAPPER TO BEGIN A MINIMUM OF 350' IN ADVANCE OF THE BUFFER ZONE

⊙ DENOTES: TRAFFIC CONTROL POLICE OFFICER TO BE PROVIDED AT INTERSECTION WITH VINCENT PLACE TO ALLOW FOR INGRESS AND EGRESS TO VINCENT PLACE

TRAFFIC CONTROL PLAN - N.T.S.



TRAFFIC CONTROL PLAN			
ADDRESS:	257 POMPTON AVENUE	TAX BLOCK:	104
LOT:	1	SCALE:	AS NOTED
MAP OF PROPERTY SITUATED IN THE			JOB No.
TOWNSHIP OF VERONA			24-090-4
ESSEX COUNTY, NJ			REV. DATE
			APRIL 4, 2026
			DATE
			DEC. 30, 2024
			SCALE
			SHEET 6 OF 8
JM H ASSOCIATES		P.O. BOX 30	
403-0830		CALDWELL, N.J. 07006	
FAX 403-0803			
JAMES M. HELB, PE, PLS, PP			NJ LICENSE No 24272
PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR			NJ LICENSE No 3852
PROFESSIONAL PLANNER			DATE
<i>James M. Helb</i>			



BIOBASIN PLANT LIST - Mix & Match (As Available from Nursery)

KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE/ROOT	SPACING
TREES					
Ac	As Shown	Shadbowl Serviceberry	Amelanchier canadensis	# 3 Cont.	Spaced as Shown
Bn	As Shown	River Birch	Betula nigra	# 3 Cont.	Spaced as Shown
Ns	As Shown	Black Gum	Nyssa sylvatica	# 3 Cont.	Spaced as Shown
SHRUBS					
Ca	As Shown	Sweet Pepperbush	Clethra alnifolia	# 1 Cont.	Spaced as Shown
Iv	As Shown	Wintersweet	Illex verticillata	# 1 Cont.	Spaced as Shown
Vd	As Shown	Arrowwood	Viburnum dentatum	# 1 Cont.	Spaced as Shown
HERBACEOUS PLUGS					
IC	100 +/-	Cardinal Flower	Lobelia cardinalis	2" Plug	See Notes
Aj	100 +/-	Swamp Milkweed	Asclepias incarnata	2" Plug	See Notes
Vd	100 +/-	New York Ironweed	Veronica noveboracensis	2" Plug	See Notes

- HERBACEOUS PLANT NOTES:**
- Two-Inch (2") Plugs specified per general availability.
 - Obtain Herbaceous Plugs from NJ Native Plant Nursery including but not limited to Pinelands Nursery and Supply.
 - Plugs shall be clustered by installing in random clusters at a minimum of three (3) to a maximum of nine (9) of like species.
 - Install Herbaceous Plugs after completion of seed mix installation.

- GENERAL PLANT NOTES:**
- Substitutions are permitted based only on supplier unavailability and approval of an Environmental Scientist.
 - All planting to be completed early spring (prior to leaf-out) or late fall (after dormancy) to ensure maximum survivability without significant watering.
 - All woody stock shall be obtained from a local nursery or one that provides native plants for restoration/mitigation/enhancement work.
 - All plants shall be watered immediately upon delivery and misted/daily in early morning until such time as the are planted.
 - Prior to planting the bed of the Bio-basin, the contractor shall scarify the soil and shall have the Environmental Scientist approve the layout in the field.

SEED MIX - BIOBASIN BED

COMMON NAME	SCIENTIFIC NAME	SEEDING RATE
Sweetgum	Asclepias incarnata	2 lb/ac
New England Aster	Aster nova-angliae	0.5 lb/ac
New York Aster	Aster novi-belgii	0.5 lb/ac
Beggar's Tick Sunflower	Bidens frondosa	1 lb/ac
Marsh Marigold	Caltha palustris	0.5 lb/ac
White Turtlehead	Chelone glabra	1 lb/ac
Joe-pye Weed	Eupatorium fistulosum	1 lb/ac
Sneezeweed	Helianthus autumnalis	1 lb/ac
Cardinal Flower	Lobelia cardinalis	0.5 lb/ac
Blue Lobelia	Lobelia spicata	0.5 lb/ac
Square-stemmed Moneywort	Mimulus ringens	1 lb/ac
Green-headed Coneflower	Rudbeckia laciniata	1 lb/ac
Wrinkle-leaf Goldenrod	Solidago rugosa	0.5 lb/ac
Rough Goldenrod	Solidago petula	0.5 lb/ac
Blue Yervain	Verbena hastata	1 lb/ac
New York Ironweed	Veronica noveboracensis	2 lb/ac

- SEEDING NOTES:**
- Seed mix reference herein is a custom mix obtained from the NJDEP's New Jersey Stormwater Management Practices Manual, Chapter 7 - Landscaping. Custom Mix obtained from but not limited to Pinelands Nursery and Supply/ERNST Conservation Seeds.
 - Seed Mix to be installed after soil scarification reference herein and before installation of shrubs and emergent/herbaceous plugs.
 - An initial cover crop, proposed to be comprised of annual oats will be seeded with the reference Seed Mix for the purpose of providing initial stabilization of the area as well as the introduction of some additional organic material as the oat crop dies back to germination of the permanent seed mix. Annual rye is not permitted to be used as the initial cover crop.

MAINTENANCE:
During establishment of seeded areas (typically 2-4 years) growth should be mowed to favor the growth of the mix. Mow seed mix areas during the fall after completion of the growing season. Mow to the height of 4 to 6 inches for purpose of broadcasting seed. Contractor to ensure that stems associated woody plant material are not girdled via the use of string trimmers. The presence of perennial invasives (i.e. Canada Thistle/Mugwort/Garlic Mustard) any require the use of spot (spot applications) of herbicide. Vegetative cover shall be maintained at a minimum of 85% until woody plants mature and shaded out the herbaceous/emergent understory. Supplemental re-seeding will be required to maintain the minimum 85% coverage.

BIOBASIN CONSTRUCTION SEQUENCE

- PROVIDE AND UPDATED MARKOUTE OF SITE.
- INSTALL SOIL EROSION & SEDIMENT CONTROL MEASURES
- EXCAVATE TO REQUIRED BASIN DEPTH AND USE MATERIAL AS PART OF THE LANDSCAPE BERM. DEWATER THE BASIN AND REMOVE ANY ACCUMULATED SEDIMENT.
- INSTALL OUTLET CONTROL STRUCTURE AND DISCHARGE PIPING.
- INSTALL FILTER FABRIC ALONG SIDES AND BOTTOM.
- INSTALL PORTION OF GRAVEL BED.
- INSTALL GEOTEXTILE WRAPPED PERFORATED PIPE UNDERDRAIN AND CLEANOUTS.
- INSTALL FINAL GRAVEL LAYER AND SOIL BED LAYER.
- INSTALL SAND LAYER.
- INSTALL RIP-RAP IN INLET PIPING.
- PROVIDE PLANTING IN ACCORDANCE WITH THE PLANTING SCHEDULE.
- PROVIDE POST CONSTRUCTION OVERSIGHT AND SOI PERMEABILITY TESTING PER NJDEPT MANUAL CHAPER 9.1 APPENDIX E. SOIL TESTING CRITERIA.
- REMOVE REMAINING SOIL EROSION & SEDIMENT CONTROL FEATURE.

Mirafi® 140N

Mirafi® 140N is a nonwoven geotextile composed of polypropylene fibers, which are formed into a stable network such that the fibers retain their relative position. Mirafi® 140N is inert to biological degradation and resists naturally encountered chemicals, alkalis, and acids. Mirafi® 140N meets AASHTO M288-15 Class 3 for Elongation > 50%.

TenCate Geosynthetics Americas Laboratories are accredited by Geosynthetic Accreditation Institute - Laboratory Accreditation Program (GAI-LAP). **NTPEP Listed**

Mechanical Properties	Test Method	Unit	Minimum Average Roll Value	
			MD	CD
Grab Tensile Strength	ASTM D4632	lbs (N)	120 (534)	120 (534)
Grab Tensile Elongation	ASTM D4632	%	50	50
Trapezoid Tear Strength	ASTM D4533	lbs (N)	50 (223)	50 (223)
CBR Puncture Strength	ASTM D6241	lbs (N)	310 (1380)	
Apparent Opening Size (AOS)	ASTM D4751	U.S. Sieve (mm)	70 (0.212)	
Permittivity	ASTM D4491	sec ⁻¹	1.7	
Flow Rate	ASTM D4491	gal/min/ft ² (l/min/m ²)	135 (5500)	
UV Resistance (at 500 hours)	ASTM D4355	% strength retained	70	

Physical Properties	Unit	Roll Sizes	
		ft (m)	yd (m)
Roll Dimensions (width x length)		12.5 x 360 (3.8 x 110)	15 x 360 (4.5 x 110)
Roll Area	yd ² (m ²)	500 (418)	600 (502)

EXISTING CONDITIONS

Total Lot area = 33,343.7 sf
 Exist. building = 2107+934 = 3041 sf
 Driveway = 2030+1234.4 = 3264.4 sf
 Patio = 175 + 498 = 673 sf
 Stairs/walk = 127 + 78 + 32.6 = 237.6 sf

Lot Cov = 7216 / 33343.7 = 21.64%
 Build Cov. 3041 / 33343.7 = 9.12%

PROPOSED CONDITIONS

New Building = 4048 sf
 New Parking = 6168 sf
 Front Step & Walk = 200 sf
 Sidewalk + Storage = 489 sf

New Impervious Coverage = 10905 sf - 7216 sf = 3689 sf
 Area of Lot Disturbance = 20,120 sf = 0.46 acres

STORMWATER STORAGE REQUIRED
 New Impervious Coverage = 3689 sf
 Volume Required = 3' X 3689 sf = 0.25 x 3689 = 922.2 cf Required

BIOBASIN STORAGE PROVIDED
 Volume of Bio-basin (501.5 elev - 500 Elev) = 1049 cf
 Volume of Excavation = 2400 cf +/-

SOIL EROSION & SEDIMENT CONTROL PLAN

BIOBASIN DETAIL

ADDRESS: 257 POMPTON AVENUE BLOCK: 104 LOT: 1 SCALE: AS NOTED

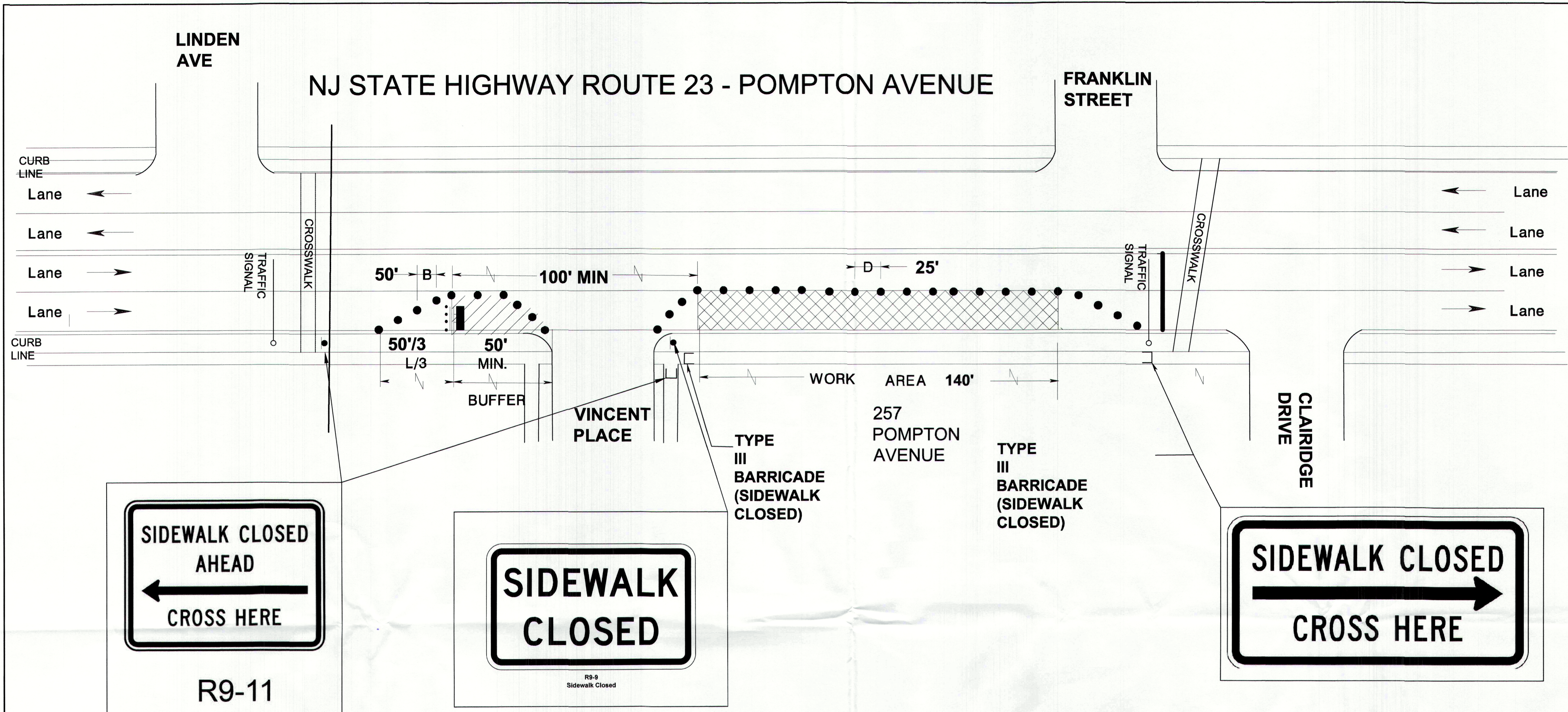
MAP OF PROPERTY SITUATED IN THE TOWNSHIP OF VERONA JOB NO. 24-090-4

ESSEX COUNTY, NJ REV. DATE: APRIL 4, 2026

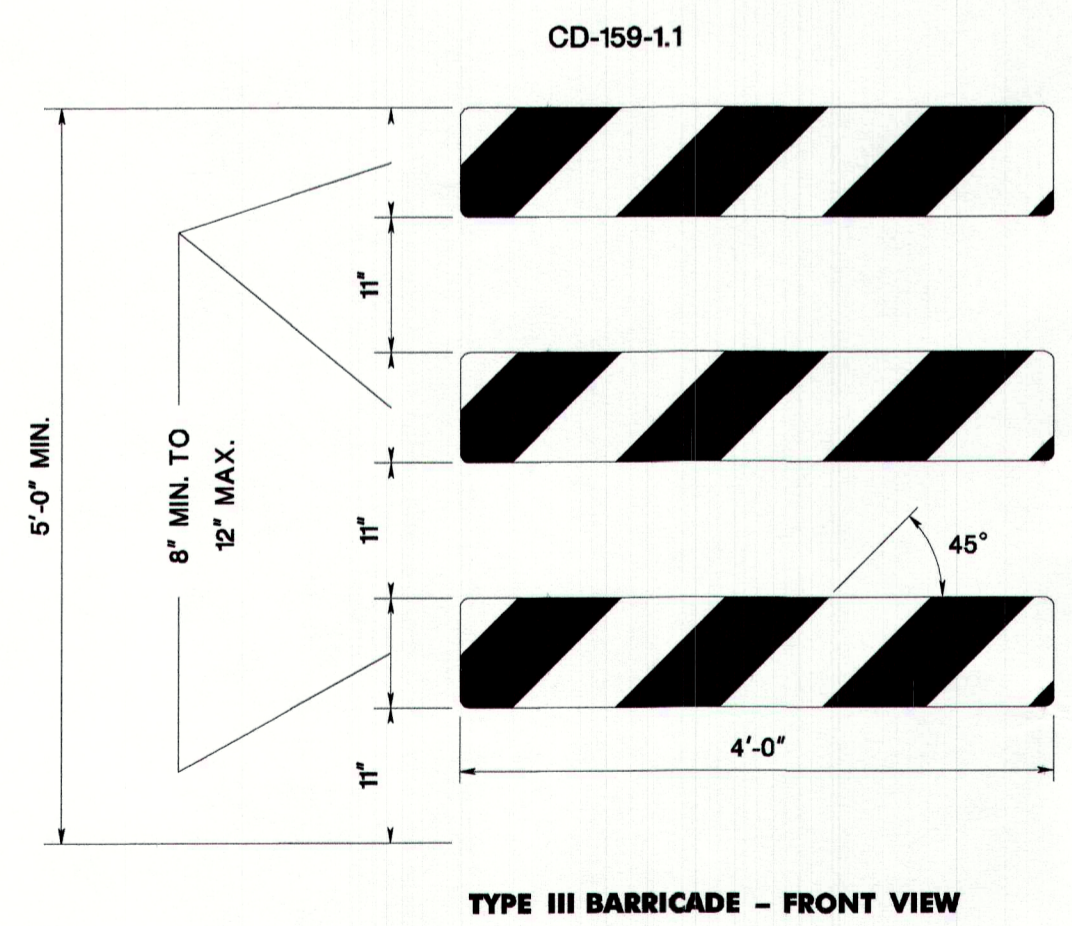
JMH ASSOCIATES DATE: DEC. 30, 2024
 403-0830 P.O. BOX 30 CALDWELL, N.J. 07006
 FAX 403-0803

JAMES M. HELB, PE, PLS, PP SHEET 8 OF 8
 PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR NJ LICENSE No 24272
 PROFESSIONAL PLANNER NJ LICENSE No 3832

James M. Helb DATE: _____



PEDESTRIAN PROTECTION PLAN: N.T.S.



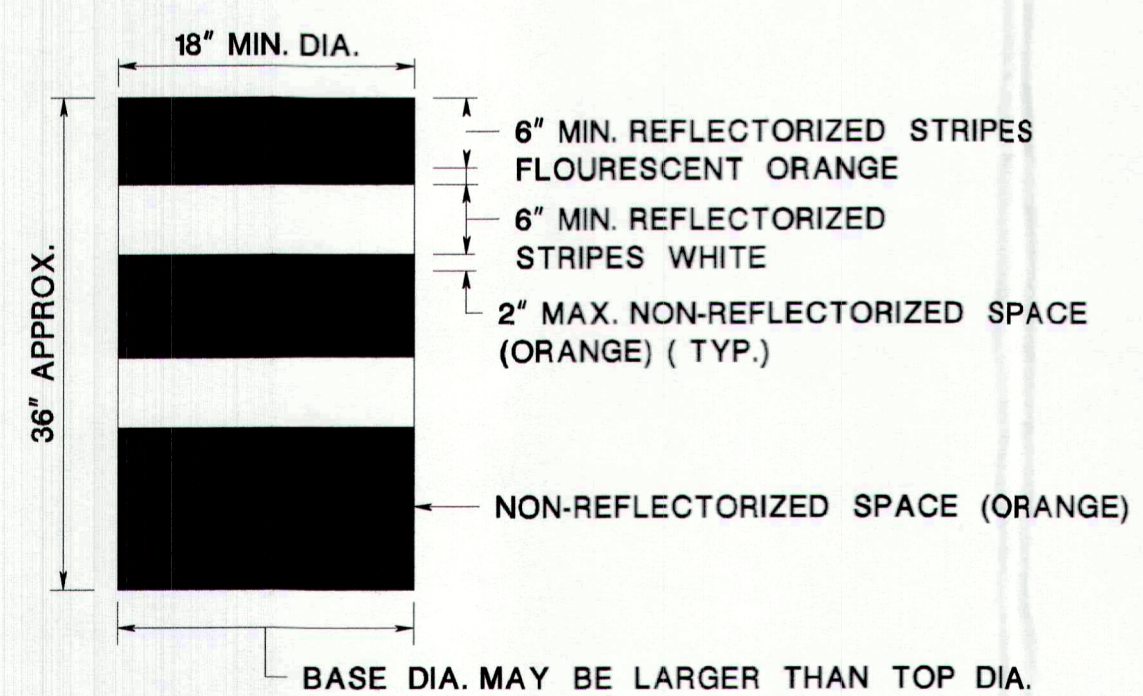
- NOTES:**
- ENSURE THE 8" MIN. x 48", TO 12" MAX. x 48" BARRICADE RAILS TO BE ATTACHED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.
 - ENSURE ORANGE AND SILVER (WHITE) STRIPES TO BE RETROREFLECTIVE SHEETING, ASTM D4956 TYPE III ALTERNATE ORANGE AND SILVER (WHITE) STRIPES 6" WIDE SLOPING DOWNWARD AT AN ANGLE OF 45 DEGREES IN THE DIRECTION TRAFFIC IS TO PASS.
 - THE FRAMING, RAILS, AND BALLAST FOR BREAKAWAY BARRICADE TO BE NCHRP-350 CRASHED TESTED AND FHWA APPROVED.
 - IF NECESSARY, FABRICATE THE BALLAST AND PLACE ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.

CD-159-1.1
BREAKAWAY BARRICADES

ENSURE DRUMS ARE MADE OF ORANGE PLASTIC WITH A MINIMUM OF FOUR ALTERNATE FLOURESCENT ORANGE AND WHITE RETROREFLECTIVE STRIPES. IF THERE ARE NON-REFLECTORIZED SPACES BETWEEN THE STRIPES, THEY ARE TO BE NO MORE THAN 2" WIDE. ENSURE RETROREFLECTIVE SHEETING FOR STRIPES CONFORMS WITH ASTM D4956 TYPE VII OR VIII WITH S2 REQUIREMENTS.

ENSURE THE TOP OF THE DRUM IS NOT OPEN. CONSTRUCT DRUMS TO INHIBIT ROLLING IF KNOCKED OVER.

ENSURE THE REFLECTORIZED AREA OF DRUMS IS ROUND EXCEPT OTHER SHAPES, WHICH PROVIDE THE SAME VISIBILITY AS AN 18 INCH DIAMETER ROUND DRUM REGARDLESS OF ORIENTATION, MAY BE USED.



WHEN BALLAST IS REQUIRED BY THE RE, USE SAND. THE MAXIMUM WEIGHT OF THE BALLAST IS 50 LBS. AND IS TO BE LOCATED APPROXIMATELY AT GROUND LEVEL. ALTERNATE TYPES OF BALLAST MUST BE APPROVED BY THE RE.

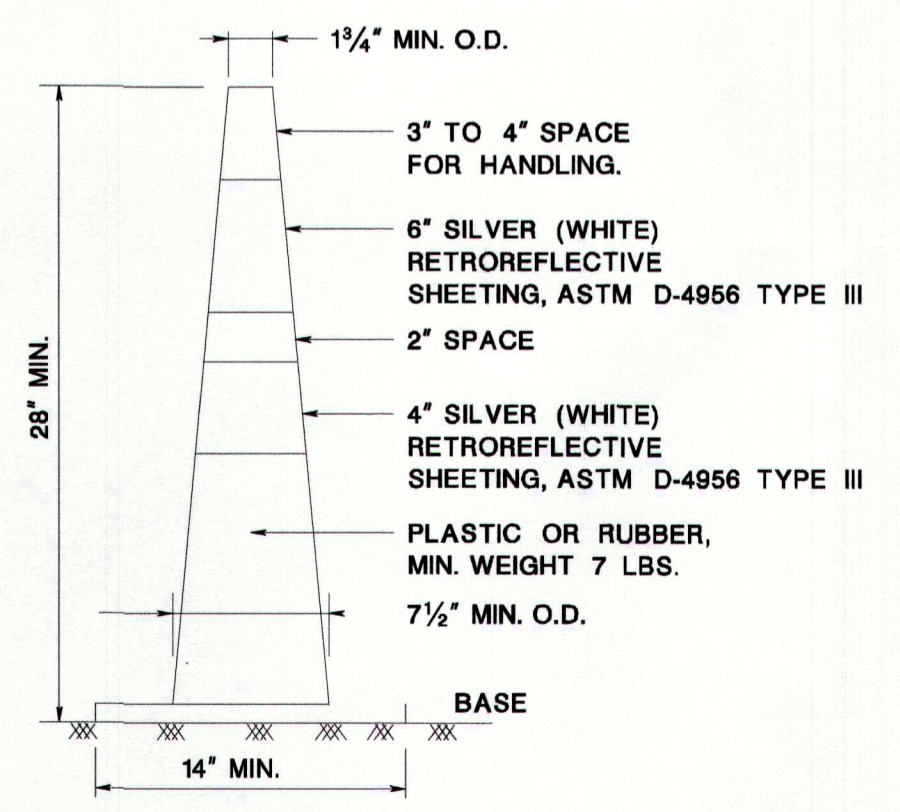
DRUMS

NOTES:

TRAFFIC CONES MUST BE PREDOMINATELY ORANGE IN COLOR.

BASES MAY BE OF BREAKAWAY BALLASTED TYPE.

MINOR MANUFACTURER'S VARIATIONS MAY BE ACCEPTABLE UPON APPROVAL OF THE RE.



TRAFFIC CONES CD-159-1.2

PEDESTRIAN PROTECTION PLAN			
ADDRESS: 257 POMPTON AVENUE	TAX BLOCK: 104	LOT: 1	SCALE: AS NOTED
MAP OF PROPERTY SITUATED IN THE TOWNSHIP OF VERONA		JOB No. 24-090-4	REV. DATE APRIL 4, 2026
ESSEX COUNTY, NJ		DATE DEC. 30, 2024	SCALE SHEET 7 OF 8
JMH ASSOCIATES 403-0830 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
<i>James M. Helb</i>			DATE

