

1 Neighborhood Plan
1" = 60'-0"

VIEW #1 - VIEW OF CORNER OF HOUSE FORM THE CORNER OF STONEWOOD AND THE RIGHT-OF-WAY



VIEW #2 - VIEW OF THE THIRD FRONT YARD FROM THE RIGHT-OF-WAY



VIEW #3 - VIEW OF REAR (EAST) OF HOUSE



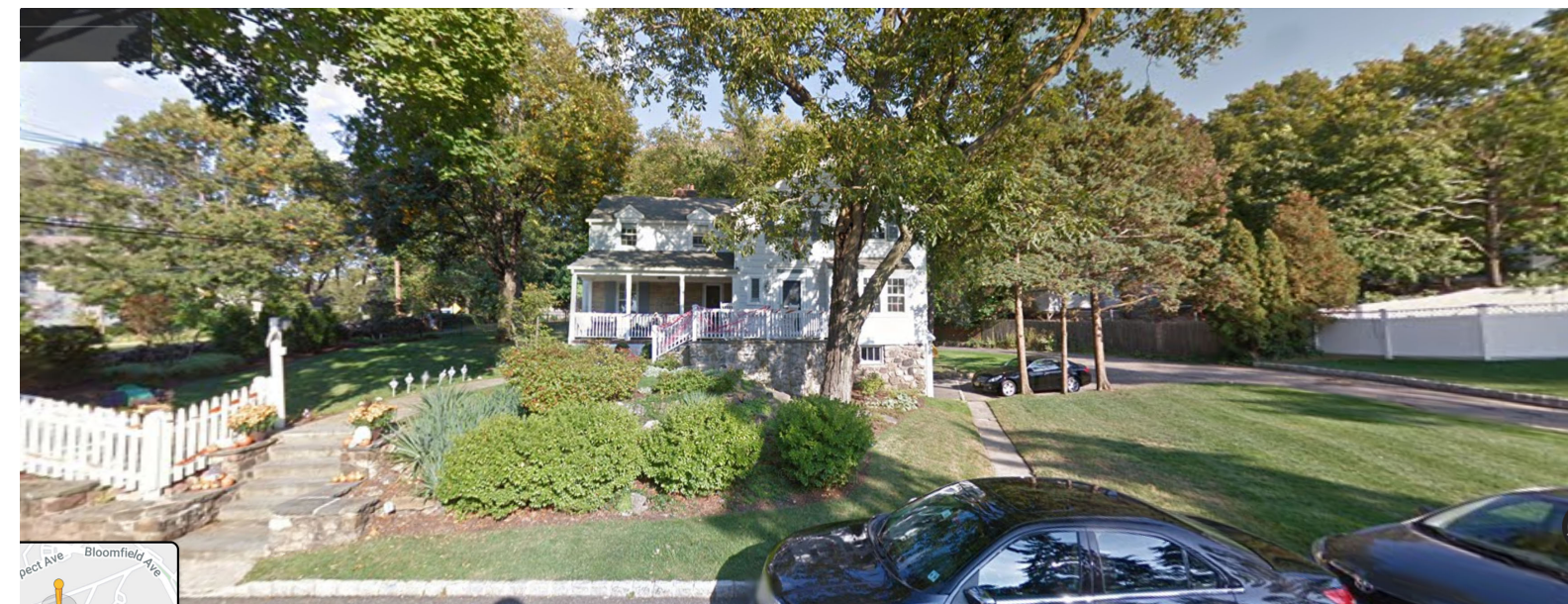
VIEW #4 - VIEW FROM EXISTING DECK TO RIGHT-OF-WAY FRONT YARD



VIEW #5 - VIEW OF FRONT YARD FROM SUNSET AVE - THE PROPOSED DECK IS NOT VISIBLE IN THIS VIEW



VIEW #6 - VIEW OF FRONT OF HOUSE FROM STONEWOOD PARKWAY, PROPOSED DECK NOT VISIBLE IN THIS VIEW



ZONING + USE INFORMATION

Zoning / Use / Construction Classification

Street Address: 1 Stonewood Parkway, Verona, NJ 07044

Block: 302 Lot: 17 Qual: N/A

Zoning Classification: R-70 Low Density Single Family

FEMA Zone: N/A

Existing Use Group: R-5, Single Family

Proposed Use Group: R-5, Single Family

Construction Classification:

Regulation	Requirement	Existing	Proposed	Conforms	
Lot	Min. Lot Area (SF)	8,400 SF	11,186 SF	No Change	Yes
	Min. Lot Frontage (ft)	N/A	N/A	No Change	N/A
	Min. Lot Width (ft)	N/A	N/A	No Change	N/A
	Min. Lot Depth (ft)	N/A	N/A	No Change	N/A
Yards	Min. Front Yard NORTH	30'	40.2'	No Change	Yes
	Min. Front Yard WEST	30'	36.9'	No Change	Yes
	Min. Front Yard SOUTH	30'	23.5'	8'	No
	Min. Rear Yard EAST	30'	13'-10"	7'-4"	No
	Min. Side Yard (ft)	None	None	None	None
	Min. Gross Floor Area (SF)	N/A	N/A	N/A	N/A
Max Coverage Principal Bldg (Max Lot Coverage)	20%	14.4%	15.6%	Yes	
Max. Height (ft / stories)	~30' / 2.5 Stories	~25' / 2 Stories	No Change	Yes	
Max Coverage Imperv Surface (Max Improved Lot Coverage)	35%	25.5%	28%	Yes	
Max. Impervious (front yard)	N/A	N/A	No Change	N/A	
Min. Open Space	N/A	N/A	No Change	N/A	

SCOPE OF WORK

- NO CHANGES TO THE FOOTPRINT OR HEIGHT OF THE HOUSE
- The existing deck will be rebuilt in its existing footprint (in the 30' setback)
- We are asking for permission to build a lower deck 24" from the ground, (in the 30' setback)

PROJECT CONTACTS

Owners:
Brooke and John Sorger
1 Stonewood Parkway
Verona, NJ 07044
x (John)
johnsorger@yahoo.com (John)
brookemsorger@yahoo.com (Brooke)

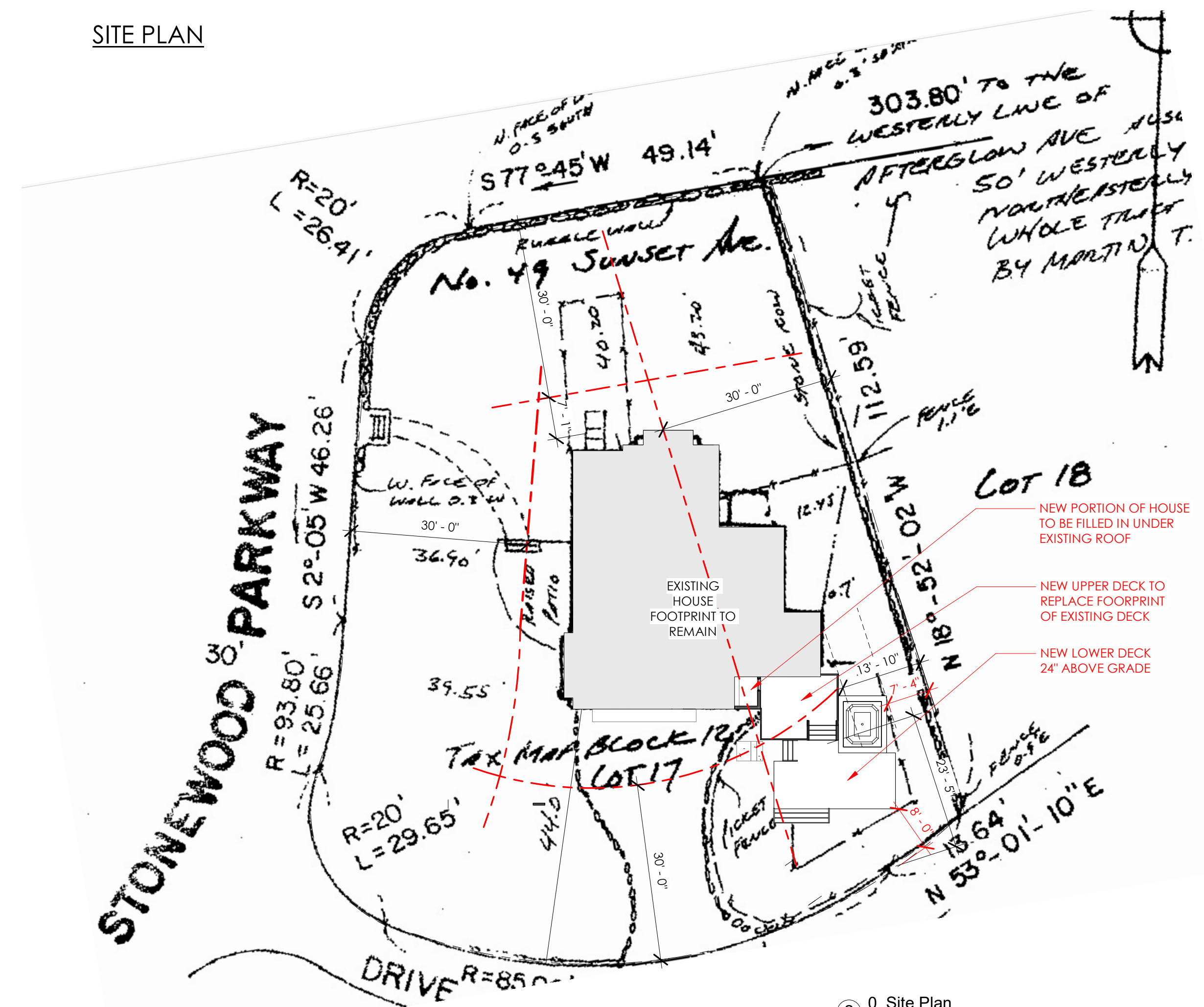
Architect:
Courtney Rombough AIA LLC
141 Central Ave
Montclair, NJ 07042
(973) 985-8230
Courtney@courtneyrombough.com

Builder:
TBD

SHEET LIST

T-1 TITLE SHEET
A-1 ENTRY FLOOR PLANS

SITE PLAN



0 Site Plan
1/16" = 1'-0"

D. Area, Yard and Bulk Regulations for Principal & Accessory Structures & Uses

1. Minimum Lot Size (Square Feet)	8,400
2. Minimum Lot Width (Feet)	20
3. Maximum Lot Coverage (Percent)	20
4. Maximum Improved Lot Coverage (Percent)	35

E. Area, Yard and Bulk Regulations for Principal Structures & Uses

1. Minimum Front Yard Setback (Feet)	30
2. Minimum Side Yard Setback-One (Feet)	8
3. Minimum Side Yard Setbacks-Both (Feet)	18
4. Minimum Side Yard Setbacks-Both (Percentage of lot width)	25
5. Minimum Rear Yard Setback (Feet)	30
6. Maximum Height (Stories / Feet)	2.5 / 30

Specialties: has several other instructions and NJAC 17:26-51 et seq.

CONTRIBUTED TO:
John D. Davison and
Christine Davison, Inc.
Federal Title Agency,
Inc., an agent for
The Title Insurance
Company of New York, Inc.,
Colonial National
Financial, Inc.
Associates and assigned
Charles P. Kerns, Inc.

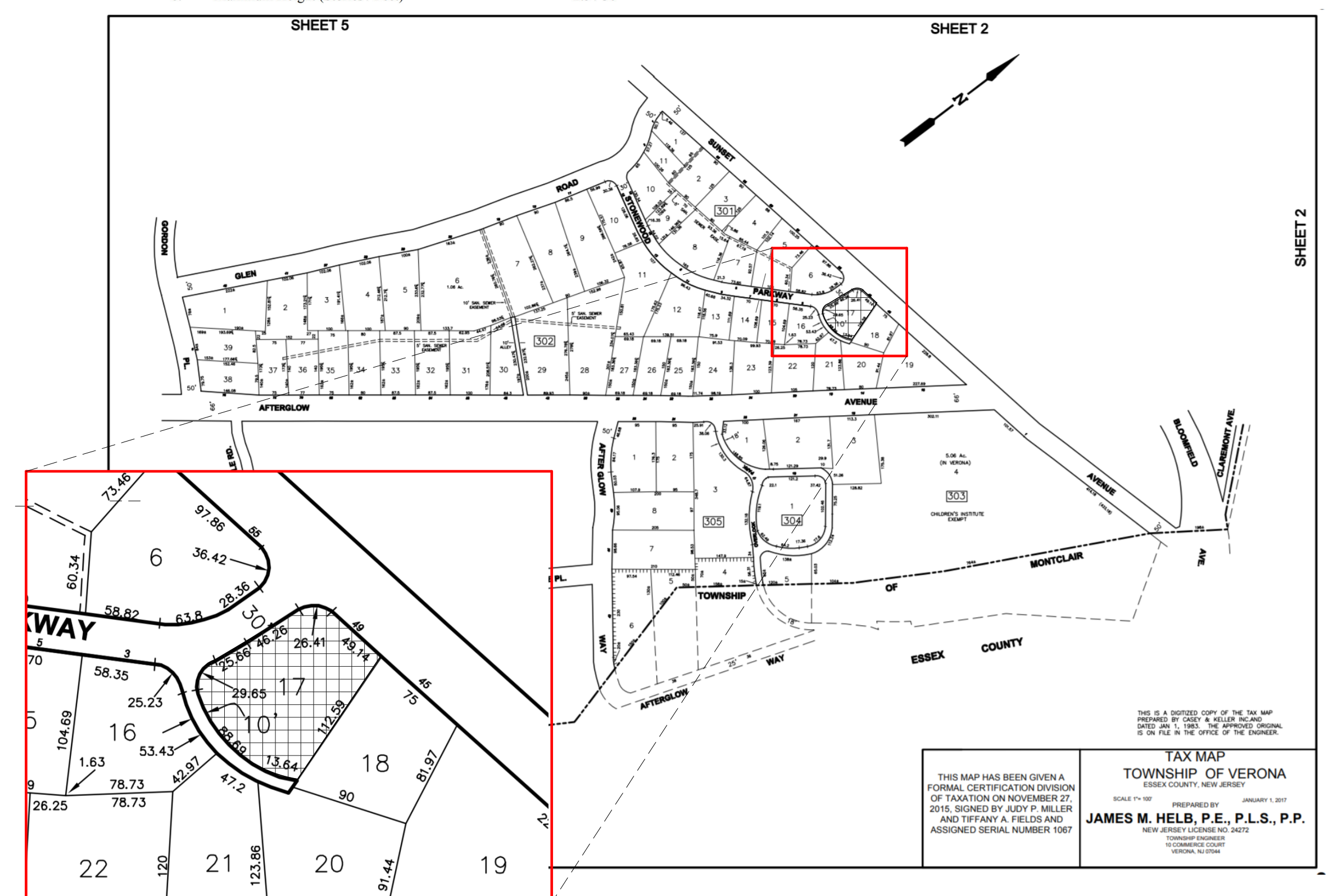
MAP OF PROPERTY BELONGING TO THE
TOWNSHIP OF VERONA
ESSEX COUNTY, N.J.

JMH ASSOCIATES
400-080
P.O. BOX 20
CALDWELL, N.J. 07008
FAX 908-960

JAMES M. HELB, PE, LS, PP
PROFESSIONAL ENGINEER & LAND SURVEYOR
PROFESSIONAL PLANNER
DATE 1-14-25

JOB NO. 94 - 171
REV DATE
DATE JAN. 4, 2006
SCALE 1" = 30'

NEW JERSEY LICENSE NO. 24279
NEW JERSEY LICENSE NO. 24279



REVISIONS	BY

Courtney Rombough A.I.A. LLC
ARCHITECT

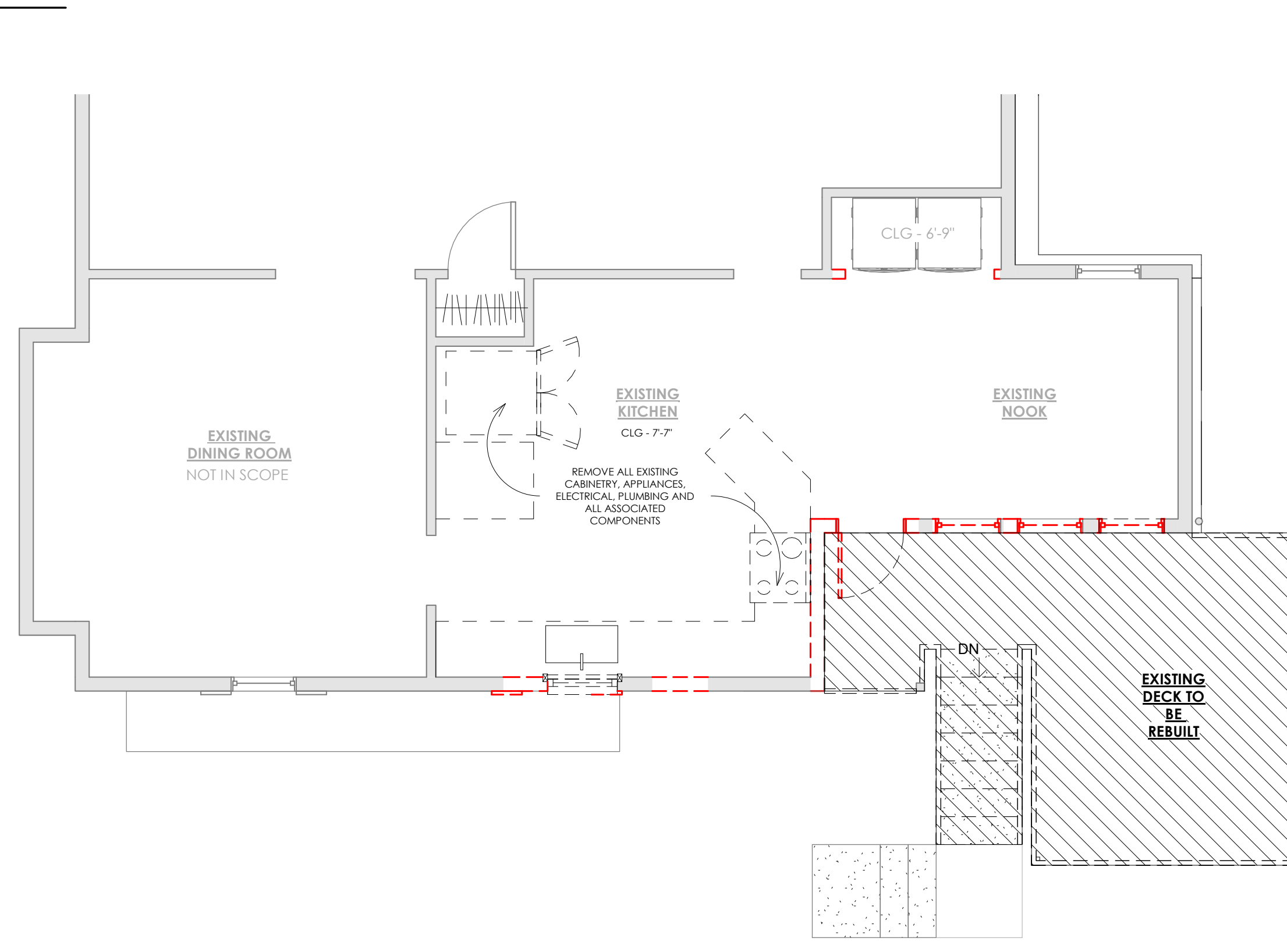
ARCHITECTS ADDRESS: 141 Central Ave. Montclair, NJ
PHONE: 973.985.8230
WEBSITE: COURTNEYROMBOUGH.COM
EMAIL: COURTNEY@COURNEYROMBOUGH.COM

COURTNEY ROMBOUGH A.I.A. LLC
RA #21A02047700
05-15-20

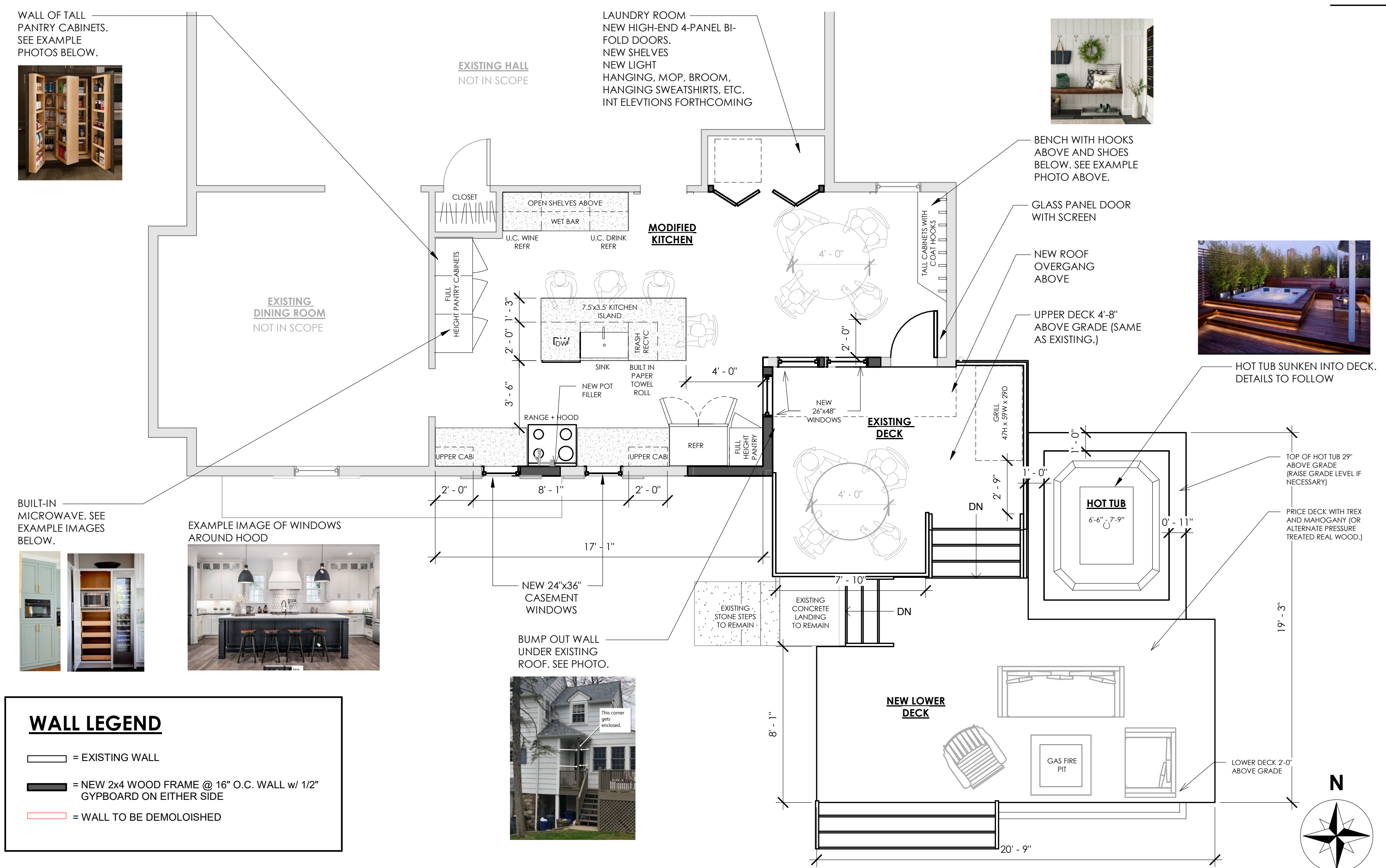
Sorger Remodel
1 Stonewood Parkway Verona,
NJ 07044

DRAWN	CHECKED
DATE	
SCALE	As indicated
JOB	
TWG	05.07.2020
SHEET	

T-1



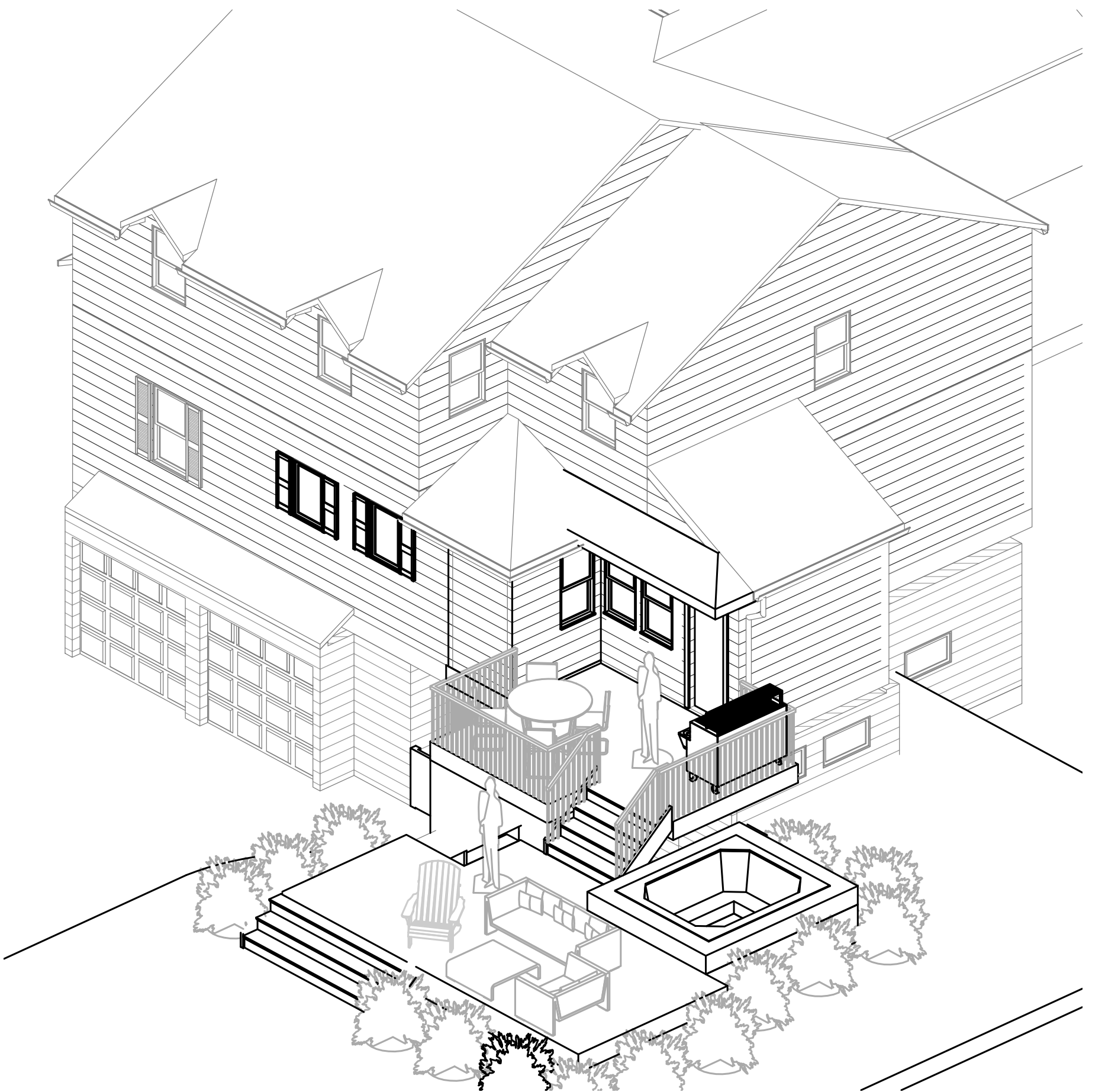
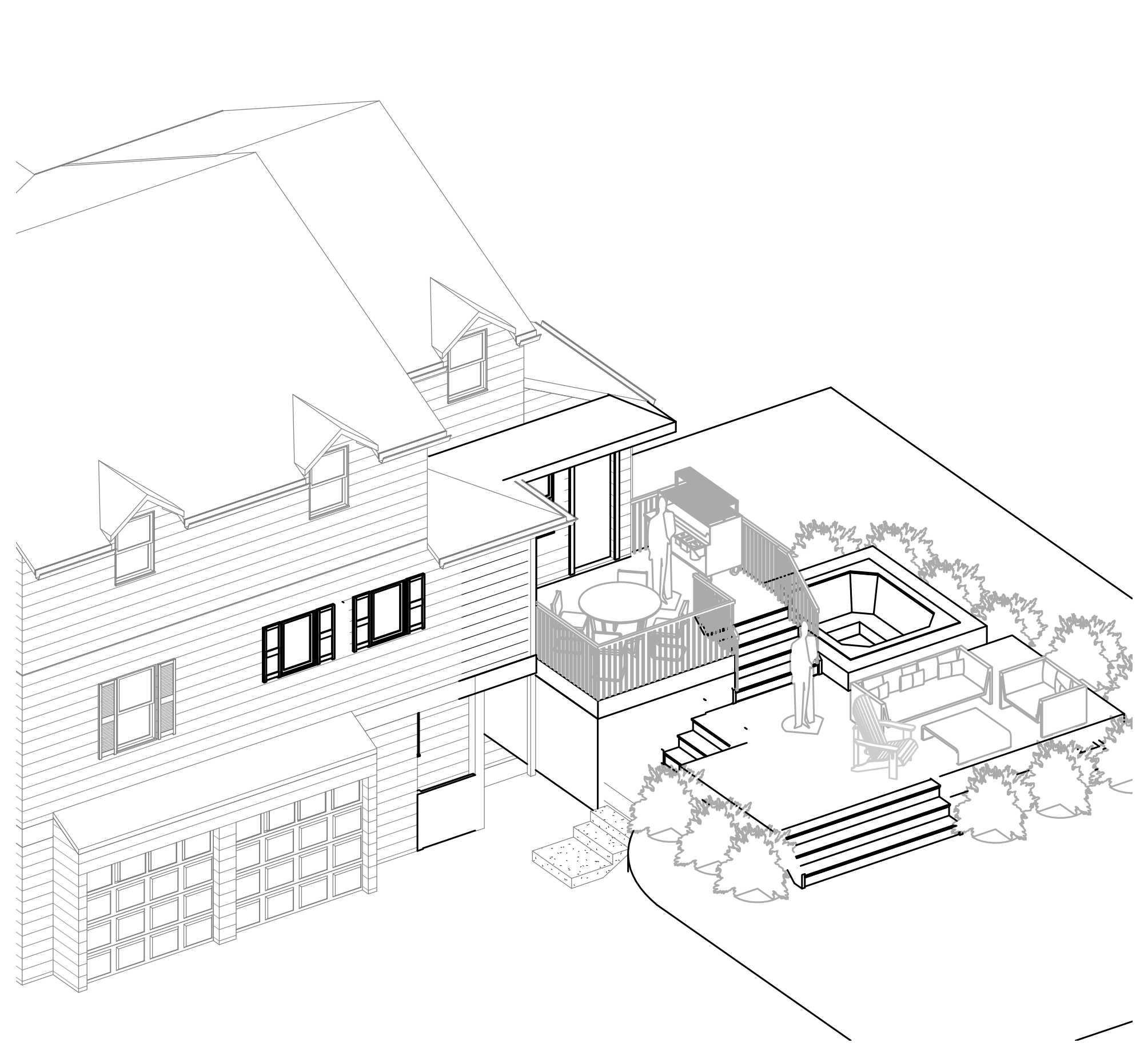
1 Existing - Entry Floor
1/4" = 1'-0"



2 Proposed - Entry Floor
1/4" = 1'-0"



EXISTING SONOTUBE AND POST TO REMAIN



REVISIONS	BY

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PHONE: 973.985.8230
WEBSITE: COURTNEYROMBOUGH.COM
EMAIL: COURTNEY@COURTNEYROMBOUGH.COM

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Sorger Remodel
1 Stonewood Parkway Verona,
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DRAWN	CHECKED
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SCALE	1/4" = 1'-0"
JOB	
TWG	05.07.2020
SHEET	

A-1