

Memo

To: Mrs. Ashley Neale
Verona Board of Adjustment (BoA) Secretary

From: Plan Review Committee of the Verona Environmental Commission

c: Verona Environmental Commission Chair

Date: August 27, 2021

Re: **Case # 2021-19**
69 South Prospect Street [Block 1805, Lot 1]
Verona, New Jersey

Zone: R-60 (Medium Density Single Family)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 69 South Prospect Street in Verona submitted by Paul and Melissa Watkins, which we received on August 13, 2021. We understand that the Applicant seeks variances to install a 6-foot fence, 60 feet long where a tall hedge of arborvitae currently exists. The comments below are provided for the Board's consideration:

- 1) We understand that the 6-foot height of the proposed fence is over the allowable 3-foot height for front yards. We also understand that, according to the Applicant, the existing arborvitae hedge is, in some areas, taller than the proposed 6-foot-high fencing. Finally, we understand that the Applicant proposes to remove the entire arborvitae hedge in lieu of the fencing.
- 2) The pictures supplied by the Applicant show the entire tree hedge heavily browsed upon by deer and in certain areas, in poor condition. They also reveal that the tree hedge varies in height across the entire border of the property. According to [\(§493-26 A\)](#) an evergreen tree of over 10 feet requires replacement. Due to the inconsistent condition of the hedge, and the variable heights, we recommend that, should this application be approved, the Applicant have an LTE assess the conditions and document the varying heights of the existing trees. Further, we recommend that when a tree to be removed is found to be in good condition and exceeds 10 feet in height, that it be replaced on the Applicant's property.

[STD/JP/AC]
VEC_2021-08-27 Comments 69 S. Prospect St.docx