



TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION 6/30/2026

CASE # 2026-22

PROPERTY ADDRESS 66 Linden Ave

BLOCK 905 LOT 28 ZONE R-50

APPLICANT'S NAME Kevin & Meilissa wittig

PHONE # \_\_\_\_\_ CELL PHONE # 201 378-8808

EMAIL kevinjwittig@gmail.com

PROPERTY OWNER'S NAME same

PROPERTY OWNER'S ADDRESS same

PROPERTY OWNER'S PHONE # \_\_\_\_\_ CELL # same

PROPERTY OWNER'S EMAIL same

RELATIONSHIP OF APPLICANT TO OWNER \_\_\_\_\_

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Construct a 391 sf patio, wall, and install a fence

CONTRARY TO THE FOLLOWING:

Section 150-17.5 F (4) Maximum aggregate area covered by accessory structures in the yard  
it is located in 15% where the rear yard is 4092 sf with 15% being 562.50 sf; existing is 380.6 sf or  
9.3%; proposed is 18.9% or 772 sf.

LOT SIZE: EXISTING 7505 PROPOSED 7505 TOTAL \_\_\_\_\_

HIEGHT: EXISTING N/A PROPOSED N/A

PERCENTAGE OF BUILDING COVERAGE: EXISTING 15 PROPOSED 15

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 34.5 PROPOSED 39.7

PRESENT USE PRIMARY RESIDENCE PROPOSED USE SAME

| SET BACKS OF BUILDING: | REQUIRED   | EXISTING     | PROPOSED      |
|------------------------|------------|--------------|---------------|
| FRONT YARD             | <u>30'</u> | <u>36.9'</u> | <u>N/C</u>    |
| REAR YARD              | <u>30'</u> | <u>78'</u>   | <u>60'-9"</u> |
| SIDE YARD (1)          | <u>8'</u>  | <u>9.5'</u>  | <u>N/C</u>    |
| SIDE YARD (2)          | <u>8'</u>  | <u>11.8'</u> | <u>N/C</u>    |

DATE PROPERTY WAS ACQUIRED 8/2021

TYPE OF CONSTRUCTION PROPOSED:

Patio and retaining wall with a fence

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

N/A

| AREA PER FLOOR (square feet): | EXISTING | PROPOSED | TOTAL |
|-------------------------------|----------|----------|-------|
| BASEMENT                      |          |          |       |
| FIRST FLOOR                   | 881      | 0        | 881   |
| SECOND FLOOR                  | 626      | 0        | 626   |
| ATTIC                         |          |          |       |

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED same

NUMBER OF PARKING SPACES: EXISTING 2 PROPOSED same

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

no

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

The detached garage and driveway in the backyard contribute to the accessory aggregate in the rear yard. They cannot be reduced or relocated so they pose a hardship.

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

The new patio will be used in the same manner as the existing patio but will be larger and more functional. The patio does not encroach on the side yard setbacks and will not block light or air from the neighbors. The detached garage contributes to the aggregate of accessory structures in the rear yard, so it creates a hardship. The patio will be a benefit because it will make the slightly sloped lot a use-able outdoor space. It will not be seen from the street so it will not make the lot look overbuilt.

History of any deed restrictions:

none

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 <u>N/A</u> | Address _____ | Phone # _____ |
| Name _____      | Address _____ | Phone # _____ |
| Name _____      | Address _____ | Phone # _____ |
| Name _____      | Address _____ | Phone # _____ |

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

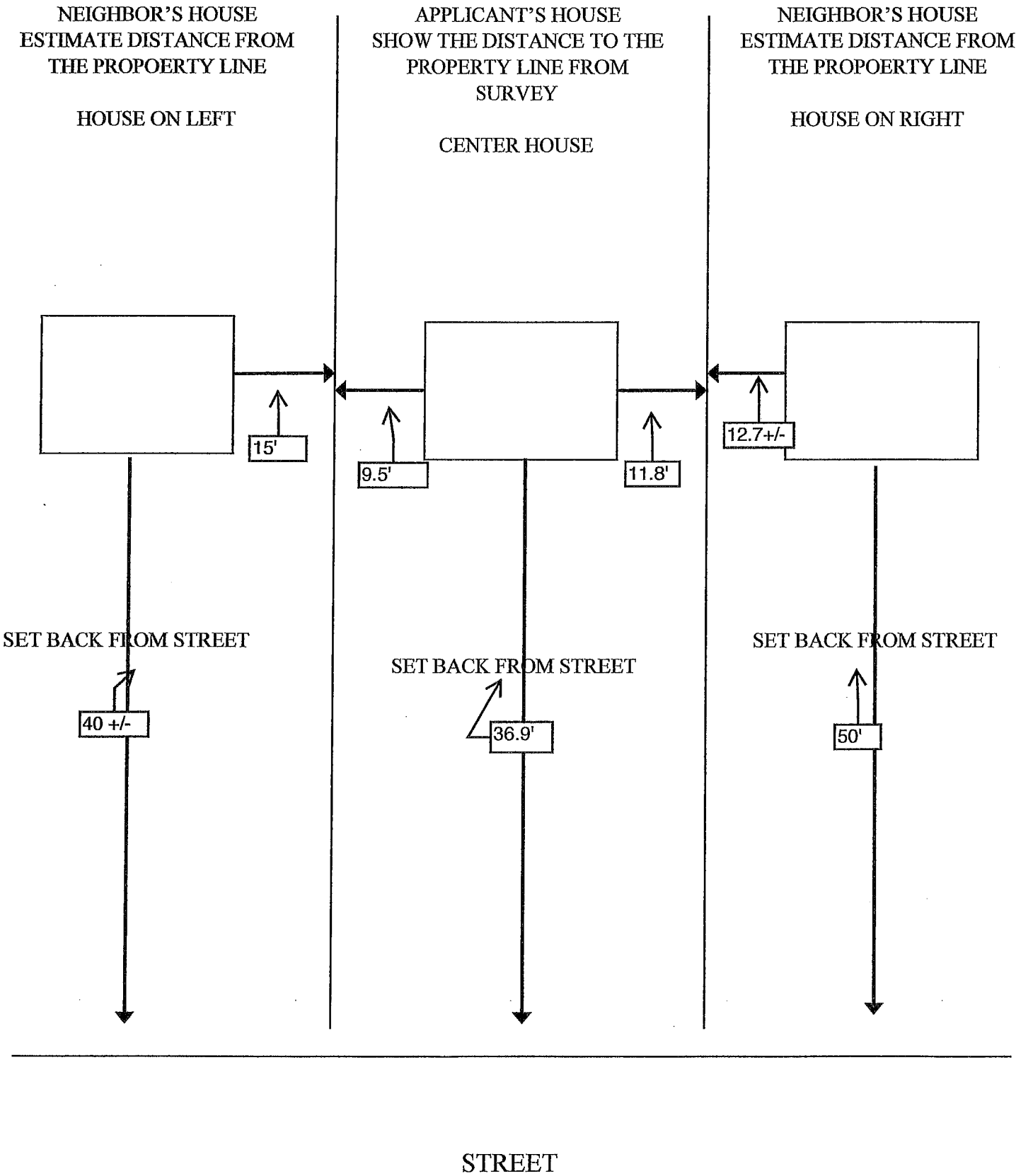
Attorney: Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_  
Email \_\_\_\_\_

Architect/Engineer: Name Julie Anne Cecere, AIA PE  
Address 175 Fairfield Ave Suite 4C West Caldwell, NJ 07006  
Phone # 973 226-1884  
Fax # \_\_\_\_\_  
Email JulieCecere@JulieAnneCecereArchitect.com

Planner: Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES  
X INDICATES FENCES



# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Kevin Wittig

OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON

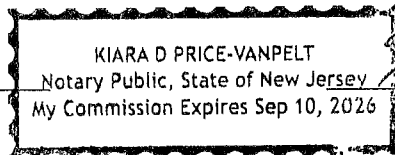
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 66 Linden Ave, IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT

Kevin Wittig

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 905 AND LOT 28 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Kiara Price VanPelt  
7/03/2026  
NOTARY



[Signature]  
OWNER

## AFFIDAVIT OF APPLICANT

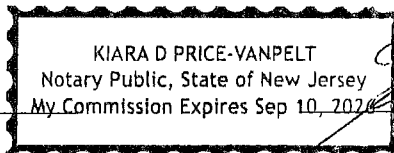
COUNTY OF ESSEX  
STATE OF NEW JERSEY

Kevin Wittig

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 3 DAY OF July  
2026.

Kiara Price VanPelt  
7/03/2026  
NOTARY



[Signature]  
APPLICANT

# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Melissa Mercado Wittig

OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON

OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 66 Linden Avenue, IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT

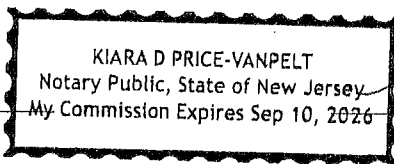
Melissa Mercado Wittig

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 905 AND LOT 28 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Kiara Price VanPelt

NOTARY



Melissa Mercado Wittig

OWNER

## AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

Melissa Mercado Wittig OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON

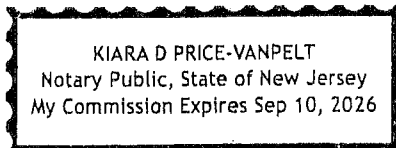
OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED

HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 03 DAY OF July

2026

Kiara Price VanPelt

NOTARY



APPLICANT

Melissa Mercado Wittig

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

**TOWNSHIP MANAGER**  
**KEVIN O'SULLIVAN**  
**TOWNSHIP CLERK**  
**JENNIFER KIERNAN**



**DEPUTY MANAGER**  
**MICHAEL KRAUS**  
**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](http://WWW.VERONANJ.ORG)

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

**Zoning Office      880 Bloomfield Avenue, Verona, NJ 07044      973-857-4772**

**June 25, 2026**

**Zoning Application #2026-224 – Patio, Wall Fence - DENIED – Over maximum aggregate area covered by accessory structures in the rear yard.**

**Applicant:** Julie Anne Cecere, AIA PE  
175 Fairfield Avenue, Suite 4C  
West Caldwell, NJ 07006

**Owner:** Kevin & Melissa Wittig  
66 Linden Avenue  
Verona, NJ 07044

**Property:** 66 Linden Avenue; Block 905, Lot 28

**Zone:** R-50 (High-Density Single-Family) Zone District

**Submittals:**

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Survey by Leeper Land Group, LLC, signed and sealed by Daren C. Leeper, PLS, dated 4/29/2026;
- Plans by Julie Anne Cecere Architect, LLC, signed and sealed by Julie Anne Cecere, AIA PE, dated June 8, 2026.

**ZONING REQUEST:**

Based upon the zoning permit application, the applicant is seeking approval for a 391 square foot patio including a wall and a fence. No other requests have been submitted or shown and therefore have not been considered in this departments review.

**ZONING DECISION:**

- The property is zoned as R-50 (High-Density Single Family);
- Per Section 150-17.5 A, the project is an addition to a single-family home - Complies;
- Per Section 150-17.5 D (1) the minimum lot size is 5,000 square feet with the current lot size of the property being 7505 square feet – Complies;
- Per Section 150-17.5 D (2) the minimum lot width is 50 feet, current lot width 50 feet – Complies;

- Per Section 150-17.5 D (3), the maximum lot coverage allowable is 30% or 2,251.5 square feet; existing is 15% with no proposed change - Complies;
- Per Section 150-17.5 D (4), the maximum improved lot coverage allowable is 40% or 3,002 square feet; existing is 34.5% or 2551.7 square feet; proposed is 39.7% or 2,979.5 - Complies;

#### Patio

- A 391 square feet patio is proposed in the rear yard;
- Per § 150-5.3 Yard regulations C. (6) Patios may be located in any side or rear yard; provided, that they are not closer than 5 feet to any property line.
- Patio setbacks are proposed as follows:
  - 6.5 feet from the NE side property line;
  - 12.083 feet from the SW side property line;
  - 60.75 feet from the rear property line;
- Per Section 150-17.3 F (5) Maximum height (stories/feet): 1 1/2 stories/15 feet – proposed patio wall on the NE side is 4 feet from grade – Compliant – a Construction permit will be required as the retaining wall shows as 4 feet in height from grade, no footings are shown;
- Exterior stairs and landing from existing dwelling to proposed patio to remain;
- Existing landscape stairs in rear yard from driveway to remain and be repaired in-kind

#### Rear Yard Aggregate Coverage

- Per Section 150-17.5 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15% where the rear yard is 4,092 square feet with 15% being 562.50 square feet; existing is 380.6 square feet or 9.3%; proposed is 18.9% or 772 square feet – **A Variance is required;**

#### Fence

- New 4 feet high, black vinyl fence is proposed as follows:
  - Running 80 feet along the NE side property line crossing 6 feet (inclusive of 6 inches from property line) to the Existing dwelling inclusive of gate;
  - Extending 5 feet from the front SW corner of the existing garage; crossing 5 feet to the SW side property line;
  - Running along 53 feet of the SW side property line (6" off the rear property line) and crossing 11.5 feet to the rear SW corner of the existing dwelling inclusive of an 8 feet wide double gate;
- Per § 150-7.3 Fences should be installed as follows:
  - A. No fence or other man-made enclosure shall exceed six feet in height at any point, as measured from existing ground levels. In the case of commercial property that abuts a residential property, no fence or other man-made enclosure shall exceed seven feet in height except along the property line common to the residence, where the six-foot limit shall apply.
  - B. Fencing shall not exceed six feet in any yard up to the front facade of the principal structure where said fencing shall not exceed three feet.
  - C. No fence within 25 feet of a corner of two intersecting streets shall exceed 30 inches in height, as measured from existing ground levels.
  - D. No fencing shall be installed within 10 feet of a front lot line.
  - E. All fences shall be installed or erected as close to the ground as possible. The total height of the fence may exceed six feet where otherwise permissible to conform to existing ground heights; provided, however, that 80% of the fence does not exceed the maximum height of six feet. Decorative-type structural posts may extend no more than six inches above the top of the fence.
  - F. Fences must be constructed with the face or finished side away from the property and the structural side toward the interior of the property.
  - G. No fences or other enclosures shall be installed within six inches to the property line.

- H. Fences shall be erected in a manner so as to permit the flow of natural drainage and shall not cause surface water to be dammed so as to create ponding.
  - I. Fencing from the front façade of the building to a minimum of 10 feet from the front lot line shall be limited to three feet in height.
  - J. Fences or other enclosures shall be maintained to ensure the structural integrity of the fence, to prevent all or portions of the fence from encroaching over the property line and shall be maintained so as to prohibit an unsightly appearance to adjoining property owners. "Unsightly appearance" shall include the following: (1) Painted fences or other enclosures whereon paint has chipped or peeled from more than 15% of the surface area of the fence.(2) Fence posts which have become loose or which are leaning more than 5° from the fence line.(3) In the case of picket fences, slatted or other solid-wall fences, where more than 10% of the picket fences have fallen, been removed or rotted in any given ten-linear-foot section of such fence.
  - K. The following fences and fence materials are specifically prohibited: barbed wire, chicken wire, pointed iron slats or pickets, canvas, cloth, fiberglass, poultry netting, electrically charged fences, temporary fences such as snow fences, except where necessary for active construction, and collapsible fences, except during active construction.
  - L. No fence shall be erected that interferes with the public right-of-way or interferes with the visibility of vehicular and pedestrian traffic proceeding along any public right-of-way.
  - M. In the case of commercial property that abuts residential property, if chain-link fence construction is used, the fence shall also include privacy inserts.
  - N. In business zoning districts, chain-link fences surrounding nonresidential property may be erected to a height of seven feet on all property lines.
  - O. As provided under § 150-7.7 a fence with a maximum height of 10 feet shall be permitted incidental to a tennis or basketball court.
- This application does not require an Engineering Review as the disturbance is under 400 square feet;
  - No trees are proposed to be removed;
  - The proposed limit of disturbance is below 5,000 square feet, so HEPSCD certification will not be required.

**ZONING DECISION:**

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been denied.

You may apply for to the Verona Board of Adjustment for variance relief governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d or for an appeal to the Zoning Officer's decision. Please contact the Board Secretary DeeDee Carpinelli [dcarpinelli@veronanj.org](mailto:dcarpinelli@veronanj.org) or 973-857-4773 with any variance questions.

Please feel free to contact this office should you have any questions.

Respectfully Submitted,



Kathleen Miesch  
Zoning Official

cc: DeeDee Carpinelli – Zoning Assistant/Board Secretary

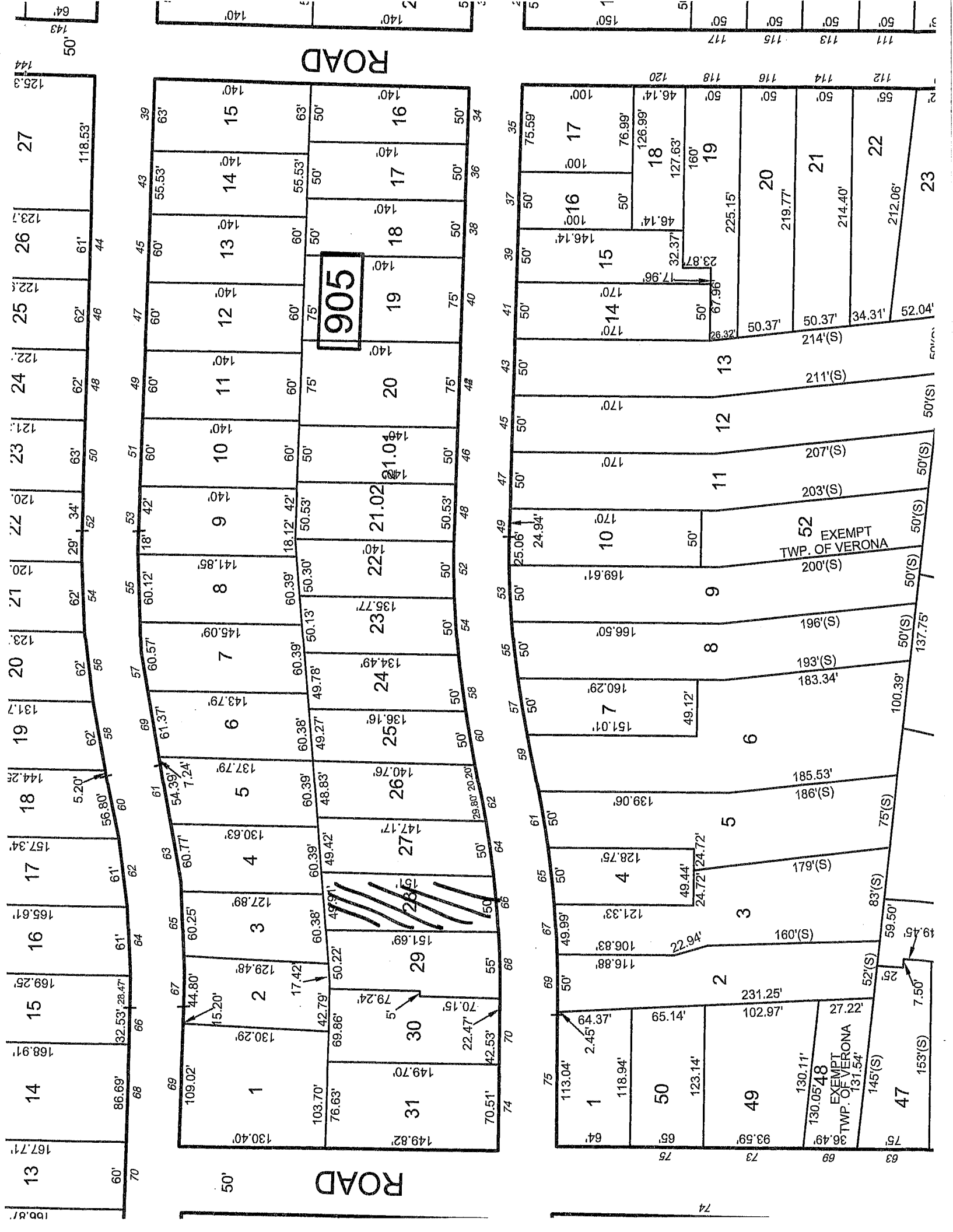


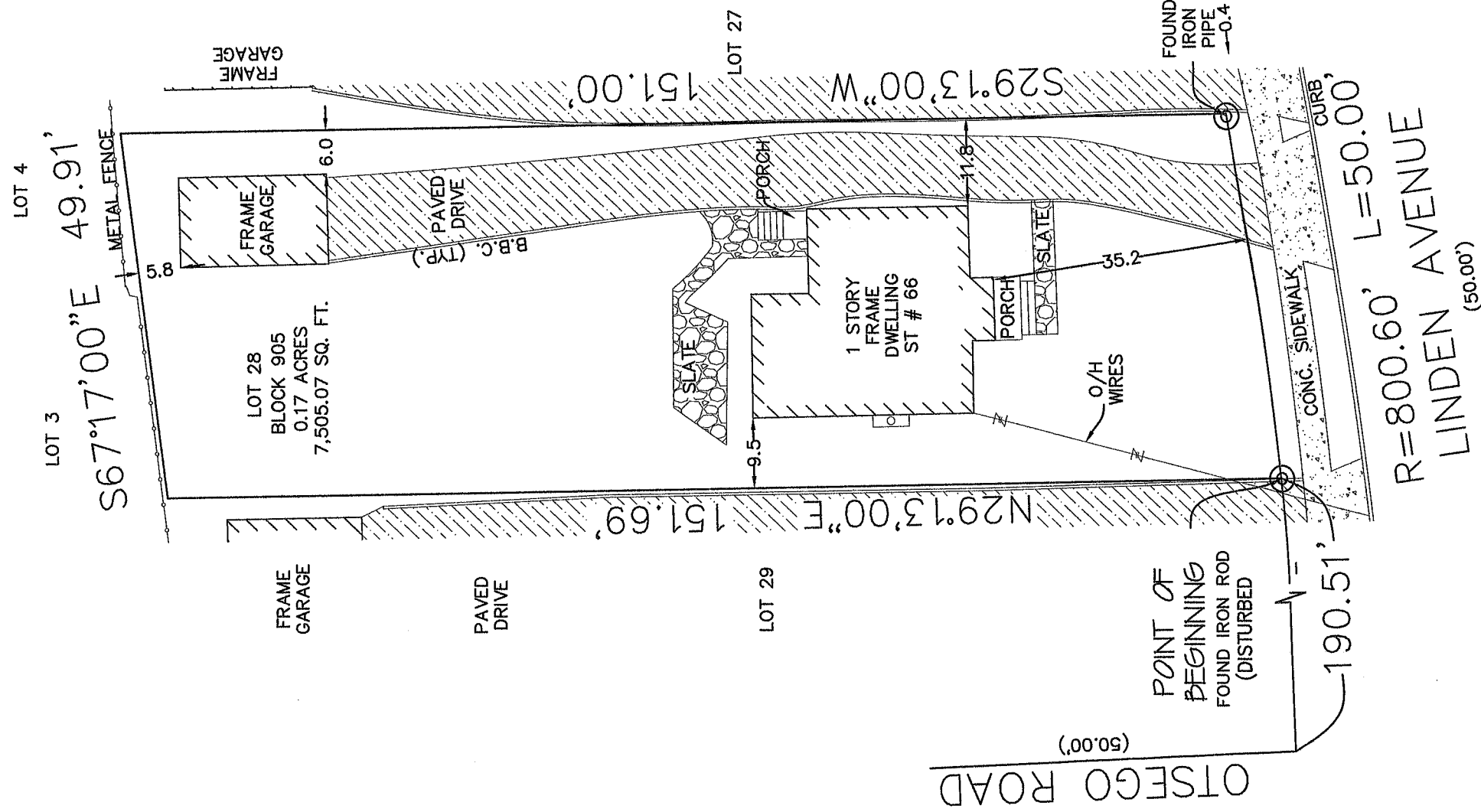
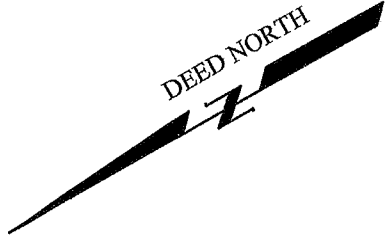


\* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING /  
DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).

| DATE      | BY              | REVISIONS | LOT         |
|-----------|-----------------|-----------|-------------|
| 11/1/2015 | ERICK E. WILSON | 1         | 36.02-36.05 |
|           |                 | 2         | 36.02-36.05 |
|           |                 | 3         | 36.02-36.05 |
|           |                 | 4         | 36.02-36.05 |
|           |                 | 5         | 36.02-36.05 |
|           |                 | 6         | 36.02-36.05 |
|           |                 | 7         | 36.02-36.05 |
|           |                 | 8         | 36.02-36.05 |
|           |                 | 9         | 36.02-36.05 |
|           |                 | 10        | 36.02-36.05 |
|           |                 | 11        | 36.02-36.05 |
|           |                 | 12        | 36.02-36.05 |
|           |                 | 13        | 36.02-36.05 |
|           |                 | 14        | 36.02-36.05 |
|           |                 | 15        | 36.02-36.05 |
|           |                 | 16        | 36.02-36.05 |
|           |                 | 17        | 36.02-36.05 |
|           |                 | 18        | 36.02-36.05 |
|           |                 | 19        | 36.02-36.05 |
|           |                 | 20        | 36.02-36.05 |
|           |                 | 21        | 36.02-36.05 |
|           |                 | 22        | 36.02-36.05 |
|           |                 | 23        | 36.02-36.05 |
|           |                 | 24        | 36.02-36.05 |
|           |                 | 25        | 36.02-36.05 |
|           |                 | 26        | 36.02-36.05 |
|           |                 | 27        | 36.02-36.05 |
|           |                 | 28        | 36.02-36.05 |
|           |                 | 29        | 36.02-36.05 |
|           |                 | 30        | 36.02-36.05 |
|           |                 | 31        | 36.02-36.05 |
|           |                 | 32        | 36.02-36.05 |
|           |                 | 33        | 36.02-36.05 |
|           |                 | 34        | 36.02-36.05 |
|           |                 | 35        | 36.02-36.05 |
|           |                 | 36        | 36.02-36.05 |
|           |                 | 37        | 36.02-36.05 |
|           |                 | 38        | 36.02-36.05 |
|           |                 | 39        | 36.02-36.05 |
|           |                 | 40        | 36.02-36.05 |
|           |                 | 41        | 36.02-36.05 |
|           |                 | 42        | 36.02-36.05 |
|           |                 | 43        | 36.02-36.05 |
|           |                 | 44        | 36.02-36.05 |
|           |                 | 45        | 36.02-36.05 |
|           |                 | 46        | 36.02-36.05 |
|           |                 | 47        | 36.02-36.05 |
|           |                 | 48        | 36.02-36.05 |
|           |                 | 49        | 36.02-36.05 |
|           |                 | 50        | 36.02-36.05 |
|           |                 | 51        | 36.02-36.05 |
|           |                 | 52        | 36.02-36.05 |
|           |                 | 53        | 36.02-36.05 |
|           |                 | 54        | 36.02-36.05 |
|           |                 | 55        | 36.02-36.05 |
|           |                 | 56        | 36.02-36.05 |
|           |                 | 57        | 36.02-36.05 |
|           |                 | 58        | 36.02-36.05 |
|           |                 | 59        | 36.02-36.05 |
|           |                 | 60        | 36.02-36.05 |
|           |                 | 61        | 36.02-36.05 |
|           |                 | 62        | 36.02-36.05 |
|           |                 | 63        | 36.02-36.05 |
|           |                 | 64        | 36.02-36.05 |
|           |                 | 65        | 36.02-36.05 |
|           |                 | 66        | 36.02-36.05 |
|           |                 | 67        | 36.02-36.05 |
|           |                 | 68        | 36.02-36.05 |
|           |                 | 69        | 36.02-36.05 |
|           |                 | 70        | 36.02-36.05 |
|           |                 | 71        | 36.02-36.05 |
|           |                 | 72        | 36.02-36.05 |
|           |                 | 73        | 36.02-36.05 |
|           |                 | 74        | 36.02-36.05 |
|           |                 | 75        | 36.02-36.05 |
|           |                 | 76        | 36.02-36.05 |
|           |                 | 77        | 36.02-36.05 |
|           |                 | 78        | 36.02-36.05 |
|           |                 | 79        | 36.02-36.05 |
|           |                 | 80        | 36.02-36.05 |
|           |                 | 81        | 36.02-36.05 |
|           |                 | 82        | 36.02-36.05 |
|           |                 | 83        | 36.02-36.05 |
|           |                 | 84        | 36.02-36.05 |
|           |                 | 85        | 36.02-36.05 |
|           |                 | 86        | 36.02-36.05 |
|           |                 | 87        | 36.02-36.05 |
|           |                 | 88        | 36.02-36.05 |
|           |                 | 89        | 36.02-36.05 |
|           |                 | 90        | 36.02-36.05 |
|           |                 | 91        | 36.02-36.05 |
|           |                 | 92        | 36.02-36.05 |
|           |                 | 93        | 36.02-36.05 |
|           |                 | 94        | 36.02-36.05 |
|           |                 | 95        | 36.02-36.05 |
|           |                 | 96        | 36.02-36.05 |
|           |                 | 97        | 36.02-36.05 |
|           |                 | 98        | 36.02-36.05 |
|           |                 | 99        | 36.02-36.05 |
|           |                 | 100       | 36.02-36.05 |

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION BY THE  
DIVISION OF TAXATION ON  
NOVEMBER 27, 2015, SIGNED BY  
JUDY P. MILLER AND  
JENNIFER REIS  
ASSIGNED SERIAL NUMBER 1067





|                        |      |
|------------------------|------|
| <b>DEED REFERENCE:</b> |      |
| BOOK                   | 5819 |
| PAGE                   | 455  |

- NOTE:**  
1. IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY  
2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM  
3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS  
4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY  
5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK  
6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS  
7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID  
8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID

**NOTE: WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2**

**CERTIFICATION:**  
KEVIN WITTIG AND MELISSA MERCADO WITTIG  
CASEY M. EGGER, ESQ.  
NOBLE TITLE AGENCY, INC. (NT78785)  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
QUICKEN LOANS, LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

## Leeper Land Group, LLC

Professional Land Surveyors  
767 Brunswick Pike  
Lambertville N.J. 08530

LLG

p. 609 571 3955  
f. 609 571 9490  
www.leepergroup.com

CERTIFICATE OF AUTHORIZATION 24GA28232100

Revision Date By

08-13-2021

**DAREN C. LEEPER** DATE  
N.J. Professional Land Surveyor GS 43340

**PLAN OF SURVEY**  
TAX LOT 28 BLOCK 905  
66 LINDEN AVENUE  
TOWNSHIP OF VERONA  
COUNTY OF ESSEX  
STATE OF NEW JERSEY

Scale: Date: Drawn By: Job Number:

1" = 20' 08-13-2021 G.S. 21-1903