



ZONE R-100 REQUIREMENTS				
	REQUIRED	EXISTING	PROPOSED	PROPOSED
	(LOT 6)	(LOT 6.01)	(LOT 6.02)	(LOT 6.02)
MIN. LOT AREA	12,000 S.F.	29,689 S.F.	11,115 S.F.**	18,575 S.F.
MIN. LOT WIDTH	100 FT.	206.35 FT.	119.61 FT.	86.02 FT.**
MIN. FRONT YARD SETBACK	35 FT.	21 FT.*	21 FT.*	—
MIN. SIDE YARD SETBACK:				
SINGLE	9 FT.	24.2 FT.	24.2 FT.	—
COMBINED	20 FT.	147.9 FT.	59.8 FT.	—
COMBINED % OF WIDTH	25%	71.7%	50%	—
MIN. REAR YARD SETBACK	30 FT.	24.1 FT.*	24.1 FT.*	—
MAX. LOT COVERAGE	20%	5.2%	13.8%	—
MAX. IMPROVED LOT COVERAGE	35%	12.1%	30.4%	—

\*\* - EXISTING NON-CONFORMING  
\* - VARIANCE REQUIRED

LOT COVERAGE (BUILDING) COVERAGE		
DESCRIPTION	EXISTING (LOT 6)	PROPOSED (LOT 6.01)
DWELLING	1,301 S.F.	N.C.
COV. STOOP	17 S.F.	N.C.
COV. PORCH	211 S.F.	N.C.
BUILDING LOT COVERAGE	1,529 S.F.	N.C.
LOT AREA	29,689 S.F.	11,115 S.F.
TOTAL BUILDING	5.2%	13.8%
LOT COVERAGE		

N.C. - NO CHANGE

IMPROVED LOT COVERAGE		
DESCRIPTION	EXISTING (LOT 6)	PROPOSED (LOT 6.01)
DWELLING	1,301 S.F.	N.C.
COV. STOOP + STEPS	30 S.F.	N.C.
COV. PORCH + STEPS	211 S.F.	N.C.
DECKS + STEPS	475 S.F.	N.C.
WALLS	14 S.F.	N.C.
DRIVEWAY	862 S.F.	N.C.
CONC.	487 S.F.	N.C.
SLATE	202 S.F.	0 S.F.
IMPROVED LOT COVERAGE	3,582 S.F.	3,380 S.F.
LOT AREA	29,689 S.F.	11,115 S.F.
TOTAL IMPROVED	12.1%	30.4%
LOT COVERAGE		

#### 200' PROPERTY OWNERS LIST

Target Parcel(s): Block-Lot: 2304-6  
4 ARNOLD WAY

16 parcels fall within 200 feet of this parcel(s).

Block-Lot: 2702-5 WAITTS, DIANE 100 FAIRVIEW AVENUE VERONA, NJ 07044 RE: 100 FAIRVIEW AVENUE	Block-Lot: 2304-4 VERZELLA, JONATHAN & DENISE 130 PERSONETTE AVENUE VERONA, NJ 07044 RE: 130 PERSONETTE AVENUE
Block-Lot: 2702-4 ALOIA, CORIN D & DANIEL J 94 FAIRVIEW AVENUE VERONA, NJ 07044 RE: 94 FAIRVIEW AVENUE	Block-Lot: 2304-11 CAM GAR PO BOX 837, 39 MAIN ST CHATHAM, NJ 07928 RE: LINN DRIVE
Block-Lot: 2304-9 FRADETTE, NICHOLAS & ZEMOKHOL, CARINE 88 FAIRVIEW AVENUE VERONA, NJ 07044 RE: 88 FAIRVIEW AVENUE	Block-Lot: 2702-1 KWIOR, MARGARET & ET AL. 90 FAIRVIEW AVENUE VERONA, NEW JERSEY 07044 RE: 80 FAIRVIEW AVENUE
Block-Lot: 2304-8 TOWNSHIP OF VERONA 600 BLOOMFIELD AVE VERONA, N.J. 07044 RE: ARNOLD WAY	Block-Lot: 2702-2 BURGUILLOS, BRIAN & SABRINA 1 ARNOLD WAY VERONA, NEW JERSEY 07044 RE: 1 ARNOLD WAY
Block-Lot: 2304-7 GRIMES, PAUL E. & ELIZABETH K. 2 ARNOLD WAY VERONA, NEW JERSEY 07044 RE: 2 ARNOLD WAY	Block-Lot: 2702-3 STERN, MARIA & DUFFY, PAUL 5 ARNOLD WAY VERONA, NJ 07044 RE: 5 ARNOLD WAY
Block-Lot: 2304-5 YEATES, ANDREW & BARBARA P 80 FAIRVIEW AVENUE VERONA, NEW JERSEY 07044 RE: 80 FAIRVIEW AVENUE	Block-Lot: 2304-10 VASALANI, MICHAEL J & JOAN M 134 PERSONETTE AVENUE VERONA, NEW JERSEY 07044 RE: 134 PERSONETTE AVENUE
Block-Lot: 2702-9 COUNTY OF ESSEX HALL OF RECORDS RM 402 NEWARK, NEW JERSEY 07102 RE: ARNOLD WAY TO FAIRVIEW	
Block-Lot: 2304-1 MATARAZZO, MICHAEL & JENNIFER 70 FAIRVIEW AVE VERONA, NJ 07044 RE: 70 FAIRVIEW AVENUE	
Block-Lot: 2304-2 HOLLAND, DANIEL 120 PERSONETTE AVENUE VERONA, NEW JERSEY 07044 RE: 120 PERSONETTE AVENUE	
Block-Lot: 2304-3 JACKSON, CHARLES R. & MARY WILLIAMS 126 PERSONETTE AVENUE VERONA, NEW JERSEY 07044 RE: 126 PERSONETTE AVENUE	

- New Jersey Bell Telephone Co. Attn: Corporate Secretary  
540 Broad Street Room 1005, Newark, NJ 07101
- American Telephone & Telegraph Co. Attn: Karl Grossmann  
50 Patricia Drive, Flanders, NJ 07836
- Public Service Electric & Gas Co. Attn: Manager Corporate Properties  
80 Park Place, T8B, Newark, NJ 07102
- Passaic Valley Water Commission Attn: Corporate Secretary  
1525 Main Avenue, Clifton, NJ 07011
- MCI 10 Marcella Ave., Attn: John Scoccola  
West Orange, NJ 07052
- Comcast Cable  
800 Rahway Avenue, Union, New Jersey 07083

#### NOTES:

- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A MINOR SUBDIVISION APPROVAL TO SUBDIVIDE THE EXISTING PROPERTY INTO TWO LOTS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY, LOT 6, BLOCK 2304, TOWNSHIP OF VERONA, COUNTY OF ESSEX, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 11/23/21.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON CURRENT FIRM MAP #34013C0084F, DATED 6/04/2007.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- THIS PROPERTY LOCATED WITHIN THE R-100 ZONE. ZONE CONFIRMED BY MUNICIPAL ZONING OFFICE ON 12/8/21.

PREPARED FOR: MICHAEL E. NICHOLSON



MATHEW R. WILDER  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE NO. 50652

DAVID J. VON STEENBURG  
PROFESSIONAL LAND SURVEYOR

REV	DATE	DESCRIPTION	BY
2	4/4/22	REVISED PROPOSED LOT LINE	DAP
1	3/4/22	REVISED PER TOWNSHIP REVIEW	DAP

#### MINOR SUBDIVISION

#4 ARNOLD WAY

LOT 6 BLOCK 2304

TOWNSHIP OF VERONA

COUNTY OF ESSEX

NEW JERSEY

Scale: 1"=20'	Drawn By: DAP	Date: 12/7/21	JOB #: E21-00848	CAD File #: MINORSUB	Sheet #: 1 OF 1
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