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February 16, 2022

VIA HAND DELIVERY

Ashley Neale, Secretary
Verona Planning Board
Verona Town Hall
600 Bloomfield Avenue
Verona, New Jersey 07044

RECEIVED
2022 FEB 16 PM 1:12
TOWNSHIP OF VERONA
COUNTY OF ESSEX, N.J.

Re: Minor Subdivision Application
AVC Holdings XIII LLC
86 Durrell Street (Block 1301 Lot 9)

Dear Ms. Neale:

I represent AVC Holdings XIII LLC in connection with the enclosed application to the Verona Planning Board for minor subdivision approval for the above property.

Enclosed with this letter are the following:

1. Three copies of Application for Minor Subdivision Approval;
2. Three copies of application fee sheet;
3. Three copies of Minor Subdivision Checklist;
4. Three copies of Affidavit of Ownership;
5. Fifteen copies of Minor Subdivision Map prepared by Charles J. Stewart, P.E., L.S.;
6. Check in the amount of \$650.00 for the application fee;
7. Check in the amount of \$1,000.00 for the required escrow deposit;
8. \$10.00 check for the list of adjoining property owners.

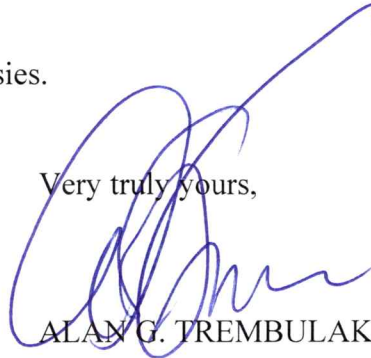
Please contact me if you need any additional documents or information in order for this application to be deemed complete.

Ashley Neale, Secretary
February 16, 2022
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Please send me the tax assessor's list of adjoining property owners within 200 feet of the subject property.

Thank you for your courtesies.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Alan G. Trembulak', with a large, sweeping flourish extending upwards and to the right.

ALAN G. TREMBULAK

AGT:dt
Enclosures


**PLANNING BOARD
TOWNSHIP OF VERONA
VERONA, NEW JERSEY 07044
APPLICATION FOR APPROVAL OF MINOR SUBDIVISION
DATE 2/15/2022**

NAME OF OWNER OF RECORD Estate of Louise C. Stewart
please print

ADDRESS OF OWNER OF RECORD c/o William Fried, Executor, 11 Park Place, Verona, NJ 07044

I hereby authorize the following party to apply for this Minor Subdivision:

Name of Applicant: AVC Holdings XIII LLC
Address of Applicant: 115 West Mount Pleasant Avenue, Livingston, NJ 07039
Date: _____ Telephone No. of Applicant 646-481-6684



Signature of Applicant

Signature of Owner

Property Description: Tax Map No. _____ Date of Latest Revision _____
Block 1301 Lot No. 9
Street Address 86 Durrell Street, Verona, New Jersey 07044

Reasons for Subdivision Applicant proposes to subdivide the property into two lots.

The existing single-family dwelling will be retained and renovated, and

the subdivided lot will be developed with a new single-family dwelling.

Application must be filed in triplicate together with 15 copies of a plot plan prepared by a licensed surveyor. Scale to be no less than 1 inch equals 50 feet. Plot plan shall indicate owners of all properties involved, existing and proposed lot lines and dimensions, existing buildings; front, side and rear setback dimensions, etc. If Subdivision is within 200 feet of or adjoins a County Highway, and problems of traffic, drainage, etc. may be involved, application must be filed with the Essex County Planning Board, 900 Bloomfield Avenue, Verona, NJ 07044 triplicate and typed. Application may be obtained from the respective community. The County Planning Board has 30 days in which to act on a Subdivision. Four copies of the plats must also be filed with them.

Application received by Ashley Neale on 2/16/22
Clerk, Planning Board Date

Classified as a Minor Subdivision (tentative) _____
Township Engineer Date

Approved as a Minor Subdivision _____
Chairman, Verona Planning Board Date

Date of Essex County Approval _____

TOWNSHIP OF VERONA
MINOR SUBDIVISION REVIEW
SUGGESTED CHECK LIST

CASE # 2022-02

Applicant AVC Holdings XIII LLC Block No. 1301 Lot No. 9

Date Submitted 2/16/22 Date Checked _____

A. Applications: 3 copies
 15 copies of Minor Subdivision Plans & Documents

B. Fees - \$ 650.00

C. Information and data

Y = Yes N = No N/A = Not Applicable

- | | | | (Circle One) |
|--|------------------------------------|-------------------------|--------------------------------------|
| 1) Map sizes – 15"x21", 24"x36", 30"x42" | <input checked="" type="radio"/> Y | <input type="radio"/> N | <input type="radio"/> N/A |
| 2) Key map showing the subdivision site and its relation to the surrounding area, streets and highways and zone district boundaries. | <input checked="" type="radio"/> Y | <input type="radio"/> N | <input type="radio"/> N/A |
| 3) Tax map sheet, block and lot numbers | <input checked="" type="radio"/> Y | <input type="radio"/> N | <input type="radio"/> N/A |
| 4) Name and address of owner | <input checked="" type="radio"/> Y | <input type="radio"/> N | <input type="radio"/> N/A |
| 5) Boundary survey data or some other similarly accurate base Bearings and Distances | <input checked="" type="radio"/> Y | <input type="radio"/> N | <input type="radio"/> N/A |
| 6) Topographic survey of property and surrounding area within 200' U.S.G.S. spot elevations, elevations of corners | <input checked="" type="radio"/> Y | <input type="radio"/> N | <input type="radio"/> N/A |
| 7) Existing and proposed drainage features and ditches within 200' | <input type="radio"/> Y | <input type="radio"/> N | <input checked="" type="radio"/> N/A |
| 8) Names of adjoining owners to be provided | <input checked="" type="radio"/> Y | <input type="radio"/> N | <input type="radio"/> N/A |
| 9) Special site conditions. | <input type="radio"/> Y | <input type="radio"/> N | <input checked="" type="radio"/> N/A |

10)	Location of the subdivided portion of entire tract	Y	N	N/A
11)	Any zone lines within 100' of property	Y	N	N/A
12)	All existing and proposed street	Y	N	N/A
13)	All existing, proposed and required set back dimensions	Y	N	N/A
14)	Area of the entire tract and area of each lot proposed	Y	N	N/A
15)	Lots width and depths	Y	N	N/A
16)	Scale of the plat and north arrow	Y	N	N/A
17)	All rights of way and easements	Y	N	N/A
18)	Method of sewerage disposal	Y	N	N/A
19)	Name and seal of Licensed Land Surveyor – preparing plat map	Y	N	N/A
20)	All proposed lot lines and lot lines to be eliminated	Y	N	N/A
21)	Scale of plat map (1" = 30')	Y	N	N/A
22)	Additional comments	Y	N	N/A

AFFIDAVIT OF OWNERSHIP

COUNTY OF ESSEX

STATE OF NEW JERSEY

I, of full age, being duly sworn according to law, is the owner/duly authorized officer of the owner (strike the inapplicable reference), and he/it (strike the portion which is inapplicable) is the owner of Block(s) 1301
Lot(s) 9, which property is the subject of the within application.

Dated: 2/9/22

William R. Fung Exec
(Owner to sign here)
o/b/o The Estate of Louise C. Stewart

Sworn and subscribed to before me

This 9th day of February, 2022

[Signature]
Notary Public

Ellen L. Oberndorf
Attorney at Law
State of New Jersey

AUTHORIZATION

If anyone other than the above owner is making this application, the following authorization must be executed:

To the Board of Adjustment () Planning Board (X)

AVC Holdings XIII LLC is hereby authorized to make the within application.

Dated: 2/9/22

William R. Fung Exec
(Owner to sign here)

Sworn and subscribed to before me

This 9th day of February, 2022

[Signature]
Notary Public

Ellen L. Oberndorf
Attorney at Law
State of New Jersey