

Memo

To: Ashley Neale
Verona Planning Board Secretary

From: Plan Review Committee of the Verona Environmental Commission

c: Verona Environmental Commission Chair

Date: March 14, 2022

Re: **Case # 2022-02: Minor Subdivision**
86 Durrell Street [Block 1301, Lot 9]
Verona, New Jersey

Zone: R-70 (Low-Density Single Family)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 86 Durrell Street in Verona, submitted by AVC Holdings XIII LLC, represented by Mr. William Fried, which we received on February 25, 2022. We understand that the Applicant is seeking to subdivide a single lot into two separate lots. The comments below are provided for the Board's consideration:

- 1) The Applicant seeks to subdivide Lot 9 into Lots 9.01 and 9.02. Lot 9 currently exists in an R-70 Zone. The two new lots proposed do not conform to the bulk requirements of R-70 Zones in several ways.
 - a) The two proposed lots will each be 50 feet wide, where 70 feet is required.
 - b) The two proposed lots will each contain 7,500 ft² where 8,400 ft² is required.
 - c) The total improved lot coverage of Proposed Lot 9.02 will be 44.4%, where 35% is the maximum allowed.
- 2) In the Zoning Analysis Table, the Applicant cites that the maximum allowable lot coverage per the Municipal Code is 70%. This is incorrect. The maximum allowable lot coverage in the R-70 Zone is 35%, therefore, each newly created lot should not exceed this percentage.
- 3) Proposed Lot 9.02, contains a single-family house, a 2-car garage, a paved driveway, a wood deck, and walkways that, together, is almost 10% over the maximum allowable lot coverage for an R-70 Zone, which is a concern to the VEC. No stormwater management mitigation has been proposed for this proposed lot.
- 4) Proposed Lot 9.01 contains one 36-inch and two 24-inch tree stumps near the western border of the property. The Applicant should provide testimony as to when those trees were removed and whether the appropriate permits were obtained.

[STD/JP/AC]
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