

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

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VERONA, NEW JERSEY 07044

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

September 25, 2025

**Zoning Review of Tree Replacement
PB Application 2025-02
1 Wedgewood Drive; Block 1712, Lot 1:
Application Hearing for Tree Removal**

Per § 493-28 Tree replacement. A. For each mature tree removed, the applicant shall prepare a replanting scheme for other treeless areas of the property to compensate for the removal of the tree(s). The replanting scheme shall reflect a one-to-one tree replacement unless otherwise stated herein. All replacement deciduous trees shall have a DPM of not less than two-inch caliper. For each deciduous tree to be removed, that is:

1. 6 inches DPM but less than 16 inches, replacement shall be by a single replacement tree;
2. 16 inches DPM but less than 24 inches, replacement shall be by two replacement trees;
3. 24 inches DPM or greater, replacement shall be by four replacement trees.

For each coniferous tree to be removed, that is:

1. between 10 feet and under 25 feet in height, replacement shall be by a single replacement tree;
2. 25 feet and over in height, replacement shall be by two replacement trees.

Below please find the Zoning Officer's calculations highlighted in yellow determined in accordance with the Township's mitigation schedule.

The applicant should testify as to how they determined their replacement number since it is not inline with the Township's mitigation chart.

Label	Species	Health (See Arborist Report)	Size	Required Replacement ADD	Replacement Per Verona Mitigation Chart	Total Trees for Removal	Total Trees for Removal
1	Catalpa	Fair	25	3	4	1	1
2	Honeylocust	Fair	28	3	4	1	1
3	Honeylocust	Fair	24	2	4	1	1
4	Honeylocust	Fair	24	2	4	1	1
5	Honeylocust	Fair	19	2	2	1	1
7	Honeylocust	Fair	20	2	2	1	1
9	Honeylocust	Fair	21	2	2	1	1

10	Honeylocust	Fair	20	2	2	1	1
11	Honeylocust	Fair	18	2	2	1	1
12	Honeylocust	Fair	18	2	2	1	1
13	Honeylocust	Fair	21	2	2	1	1
14	Honeylocust	Fair	20	2	2	1	1
34	Honeylocust	Fair	20	2	2	1	1
35	Honeylocust	Fair	19	2	2	1	1
36	Honeylocust	Fair	21	2	2	1	1
37	Honeylocust	Fair	16	1	2	1	1
50	Pine	Fair	37*	3		1	1
*Please see coniferous tree replacement							
8	Honeylocust	Fair	15		1	1	1
2 Wedgwood	**Roots Cut During Project	Healthy	30		4	1	1
				36	45	19	19

3. *The mitigation for the Pine cannot be determined without the height of the tree.
4. **This tree was removed as the roots were cut during project work rendering the tree dangerous.
The tree should be replaced in accordance with the mitigation chart.

Historical Approved Tree Removals in 2024 & 2025 on Wedgewood Property:

Tree Permit#	Species	Condition	DPM
2024-188	Norway Maple	Dying	10
2024-188	Black Walnut	Leaning/Danger	18
2024-188	London Plane	Leaning/Danger	18
2024-188	Oak	Dead	18
2024-188	Ash	Dead	30
2024-188	Maple	Dead	15
2025-099	Ash	Hazardous	8
2025-099	Oak	Hazardous	28
2025-099	Maple	Hazardous	12

Respectfully Submitted,

Kathleen Miesch
Zoning Official