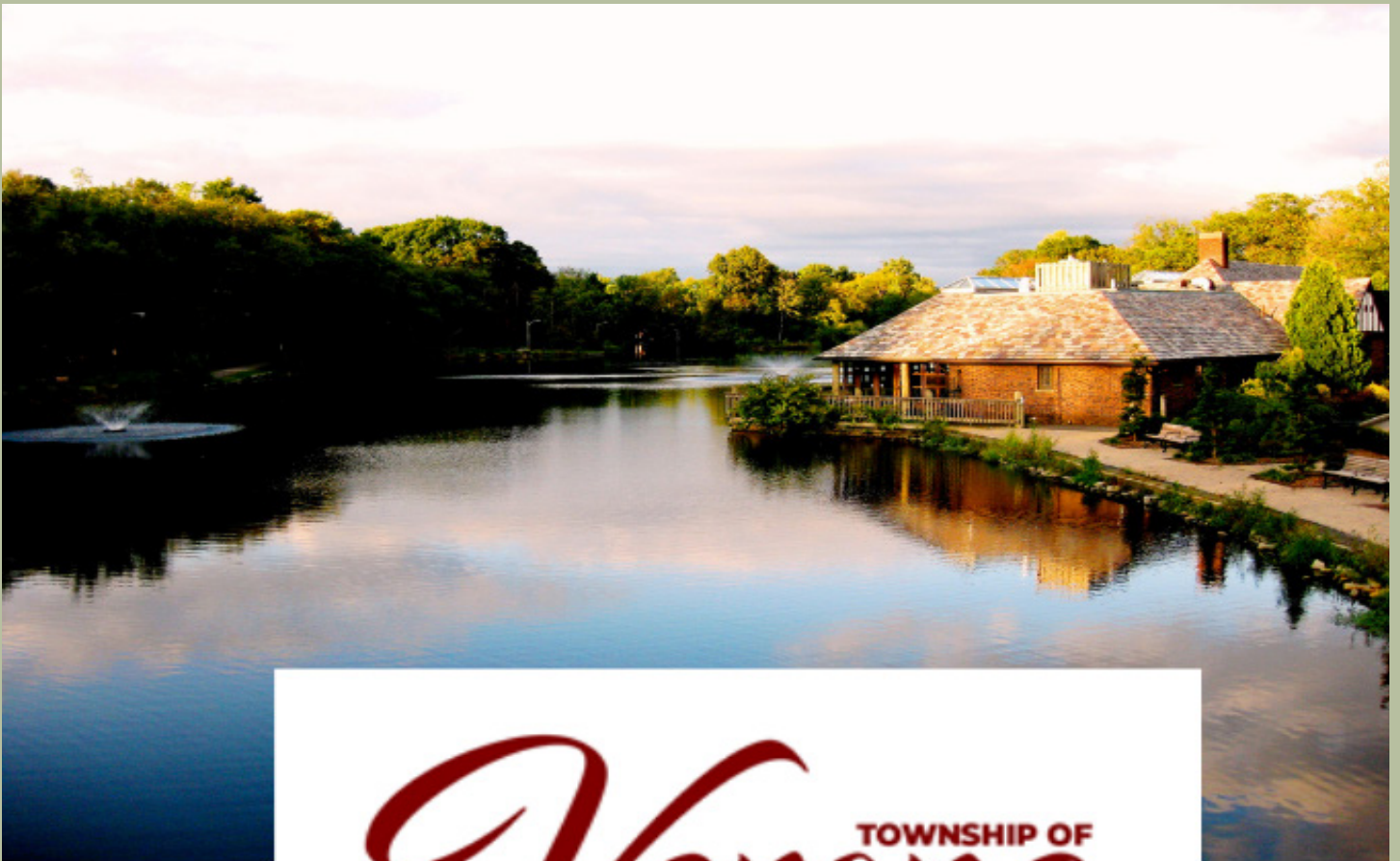
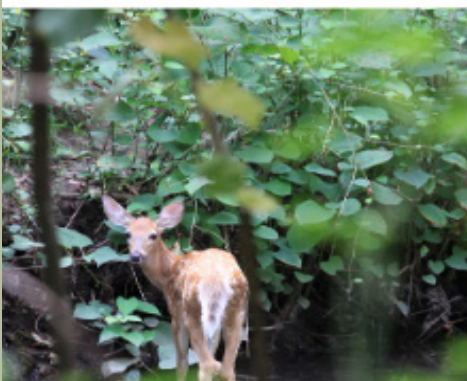


# OPEN SPACE AND RECREATION PLAN



*Verona* TOWNSHIP OF



Amended March 2026

June 1, 2021



**MARCH 2026**

# **OPEN SPACE & RECREATION PLAN UPDATE AMENDMENT**

In March of 2026, the Township of Verona updated its Recreation and Open Space Inventory (ROSI) to include the January 2026 ROSI. The ROSI was completed in partnership with the New Jersey Department of Environmental Protection (NJDEP) Green Acres program staff.

The 2021 Open Space and Recreation Plan was completed using the 2007 ROSI and all text and maps in the report reflect the earlier ROSI.

Two public meetings were hosted by the Township in June of 2021. The first was held as part of a Township Council meeting, and the second was hosted by the Planning Board.

The Planning Board adopted the 2021 Open Space and Recreation Plan, amended to include the January 2026 ROSI, on April 23, 2026.

This document was signed and sealed in accordance with Chapter 41, Title 13  
of the State Board of Professional Planners

Barbara Heskins Davis, PP, AICP  
NJ Professional Planner (License No. 5926)  
April 23, 2026

RECREATION AND OPEN SPACE INVENTORY

Local Unit: Verona Township

County: Essex

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named \_\_\_\_\_ and is dated \_\_\_\_\_, 20\_\_\_\_. Please refer to page 1 of this document for more detailed instructions.

**Lands Held in Fee Simple for Recreation and Conservation Purposes**

(Use Page 4A ~Fee Simple cont'd as necessary for additional lands)

| Map Key | Municipal Location per Tax Records | Name of Park / Facility       | Block No. | Lot No. | Total Lot Acres | Partial Lot? (Y / N)<br><i>Note 1</i> | GA Encumbered Acres<br><i>Note 2</i> | Co-Owners? (Y / N)<br><i>Note 3</i> | Green Acres Funded? (F / U)<br><i>Note 4</i> | EIFP Funded? (Y / N)<br><i>Note 5</i> | Notes                                 |
|---------|------------------------------------|-------------------------------|-----------|---------|-----------------|---------------------------------------|--------------------------------------|-------------------------------------|--|---------------------------------------|---------------------------------------|
| 1       | 32 Brookside Terrace               | Brookside Terrace             | 1110      | 100.01  | 6.03            | N                                     | 6.03                                 | N                                   | U  | N                                     | TAX DATA                              |
| 2       | 208 Bloomfield Avenue              | Everett Field                 | 707       | 10      | 2.89            | N                                     | 2.89                                 | N                                   | U  | N                                     | TAX DATA                              |
| 3       | Hilltop                            | Freedom Field & Liberty Field | 2402      | 2       | 7.99            | N                                     | 7.99                                 | N                                   | F  | N                                     | TAX DATA                              |
| 4       | Hilltop                            | Hilltop Reservation           | 2601      | 3       | 4.43            | N                                     | 4.43                                 | N                                   | F  | N                                     | TAX DATA                              |
| 5       | Comm. Center                       | Centenial Field               | 2401      | 2       | 1.12            | N                                     | 1.12                                 | N                                   | U  | N                                     | New Addition to ROSI - TAX DATA       |
| 6       | 122 Fairview Ave R                 | Hilltop Reservation           | 2701      | 22      | 12.57           | N                                     | 12.57                                | N                                   | U  | N                                     | PFAS and wellhouse exemption from SHC |
| 7       | 257-271 Fairfield Ave              | Verona Community Pool         | 1302      | 19      | 7.78            | N                                     | 7.78                                 | N                                   | U  | N                                     | New Addition to ROSI - TAX DATA       |
| 8       | 25 Commerce Court                  | Peckman Park                  | 1201      | 3.01    | 11.61           | N                                     | 11.61                                | N                                   | Y  | N                                     | New Addition to ROSI - TAX DATA       |
| 9       | 111 Mt. Prospect Ave               | Mount Prospect Park           | 501       | 83      | 14.35           | N                                     | 14.35                                | N                                   | Y  | N                                     | New Addition to ROSI - TAX DATA       |
| 10      | 42 Grove Avenue                    | Grove Park                    | 1605      | 24      | 2.19            | N                                     | 2.19                                 | N                                   | N  | N                                     | New Addition to ROSI - TAX DATA       |
| 11      | 174 Sunset Ave                     | Sunset Park                   | 709       | 27      | 2.35            | N                                     | 2.35                                 | N                                   | N  | N                                     | New Addition to ROSI - TAX DATA       |
| 12      |                                    |                               |           |         |                 |                                       |                                      |                                     |  |                                       |                                       |
| 13      |                                    |                               |           |         |                 |                                       |                                      |                                     |  |                                       |                                       |
| 14      |                                    |                               |           |         |                 |                                       |                                      |                                     |  |                                       |                                       |
| 15      |                                    |                               |           |         |                 |                                       |                                      |                                     |  |                                       |                                       |
| 16      |                                    |                               |           |         |                 |                                       |                                      |                                     |  |                                       |                                       |
| 17      |                                    |                               |           |         |                 |                                       |                                      |                                     |  |                                       |                                       |
| 18      |                                    |                               |           |         |                 |                                       |                                      |                                     |  |                                       |                                       |

|   |       |
|---|-------|
| Total of all fee simple Green Acres-encumbered acres on this page only:           | 73.31 |
| Total of all fee simple Green Acres-encumbered acres from all pages of this ROSI: | 73.31 |
| Total of all Green Acres-encumbered acres from all pages of this ROSI:            | 75.69 |

- Note 1:** For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the recreation/conservation area.
- Note 2:** For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.
- Note 3:** Does any other entity have an undivided interest in this property? List co-owner in Notes column.
- Note 4:** F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)
- Note 5:** Were Environmental Infrastructure Trust Program funds used to acquire all or part of this property?

Local Unit: Verona

County: Essex

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named \_\_\_\_\_ and is dated \_\_\_\_\_, 20\_\_\_\_. Please refer to page 1 of this document for more detailed instructions.

**Lands Held through a Lease or Use Agreement for Recreation and Conservation Purposes**

| Map Key | Municipal Location per Tax Records | Name of Park / Facility | Block No. | Lot No. | Total Lot Acres | Lease Includes Entire Property? (Y / N)<br><i>Note 1</i> | GA Encumbered Acres<br><i>Note 2</i> | Lease / Use Agreement Expiration Date | Underlying Landowner | Green Acres Funded? (F / U)<br><i>Note 3</i> | Notes                        |
|---------|------------------------------------|-------------------------|-----------|---------|-----------------|--|--------------------------------------|---------------------------------------|----------------------|--|------------------------------|
| I.      | Linn Drive                         | Veterans Park           | 2401      | 5       | 2.38            | Y  | 2.38                                 | 26-Jul-26                             | Essex County         | ????   | unable to confirm GA funding |
| II.     |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| III.    |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| IV.     |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| V.      |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| VI.     |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| VII.    |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| VIII.   |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| IX.     |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| X.      |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| XI.     |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| XII.    |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| XIII.   |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| XIV.    |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| XV.     |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| XVI.    |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| XVII.   |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| XVIII.  |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| XIX.    |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |
| XX.     |                                    |                         |           |         |                 |  |                                      |                                       |                      |  |                              |

**Total of all leased Green Acres-encumbered acres: 2.38**

**Note 1:** For properties that are only partially held for recreation/conservation, please supply a survey or tax map with the park boundaries to scale, showing the area held for recreation/conservation purposes.

**Note 2:** For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.

**Note 3:** F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)



**CERTIFICATION:**

I HEREBY CERTIFY that this Recreation and Open Space Inventory, comprising \_\_\_\_\_ total pages, is a complete and accurate listing of all lands held by the Local Government Unit, as of this 7<sup>th</sup> day of January, 2026, for recreation and conservation purposes at the time of receipt of Green Acres funding.

This ROSI is being submitted to Green Acres as part of project number:0720-21-001 and entitled: Verona Open Space Acquisition

\_\_\_\_\_  
Kevin O Sullivan  
Chief Executive Officer of Local Government Unit

\_\_\_\_\_  
Jessica Pearson  
Planning Board Chairperson (or equivalent)

Date: 1/7/2026

Date: 1/6/2026

**This Certification is to be signed only on this page, Page 7, of the Recreation and Open Space Inventory.**

KRISTINE A. GOULD  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Nov. 9, 2026

*Kristine Gould 1/7/2026*

If required by local ordinance, number and date of governing body resolution authorizing Mayor to sign the ROSI:

\_\_\_\_\_  
Resolution Number

\_\_\_\_\_  
Date of Resolution

(Resolution attached)

*On this 6<sup>th</sup> day of January, 2026 Jessica Pearson and on the 7<sup>th</sup> Day of January, 2026 Kevin O'Sullivan personally appeared before me as the signer of this Certification and they acknowledge that they signed this certification voluntarily for the purpose expressed in it.*






Record and Return to:  
Aloia Law Firm LLC  
2 Broad Street, Suite 510  
Bloomfield, NJ 07003

*Notary Public Kristine Gould*  
KRISTINE A. GOULD  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Nov. 9, 2026


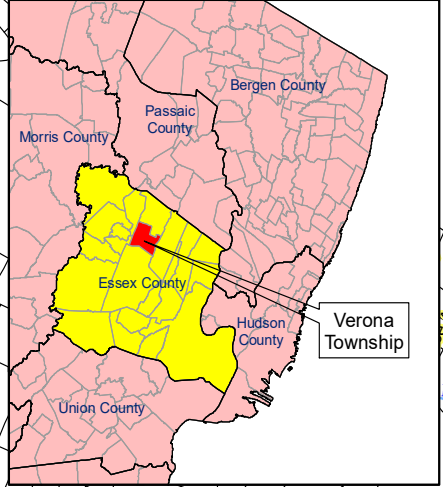
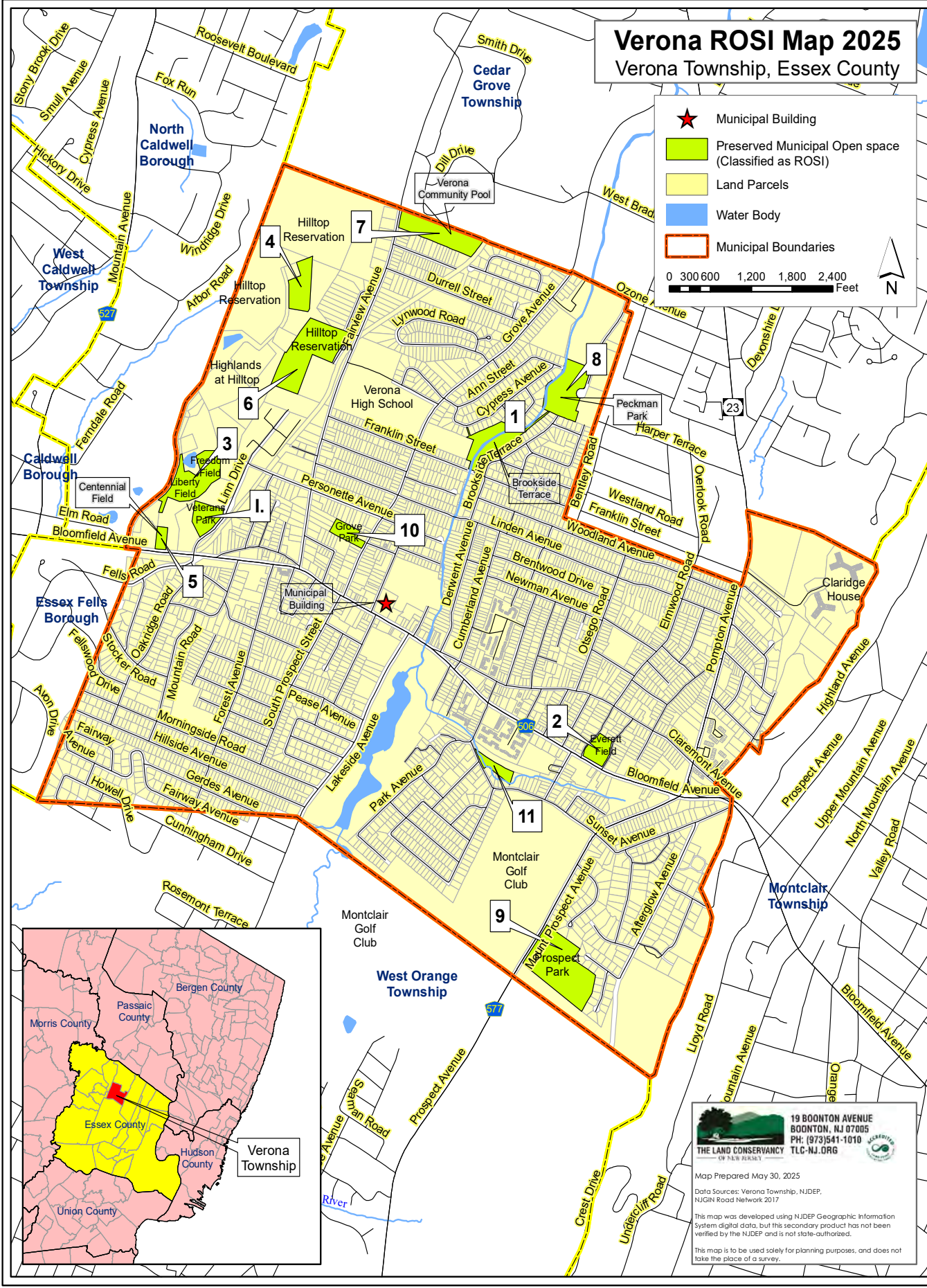


# Verona ROSI Map 2025

## Verona Township, Essex County

-  Municipal Building
-  Preserved Municipal Open space (Classified as ROSI)
-  Land Parcels
-  Water Body
-  Municipal Boundaries

0 300 600 1,200 1,800 2,400 Feet

 19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010  
TLC-NJ.ORG

Map Prepared May 30, 2025  
Data Sources: Verona Township, NJDEP, NJGIN Road Network 2017






This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

Verona Township ROSI  
Individual Maps - Parcel 1  
Aerial Map  
Verona Twp, Essex County



**Legend**

-  Verona ROSI 2025
-  Municipalities Boundary
-  Water
-  Tax Parcels
-  Essex County Park

0 62.5125 250 Feet



Map Prepared May 27, 2025

Data Sources: Verona Township, NJDEP,  
NJGIN Road Network 2017






This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

Verona Township ROSI  
Individual Maps - Parcel 2  
Aerial Map  
Verona Twp, Essex County



**Legend**

-  Verona ROSI 2025
-  Municipalities Boundary
-  Water
-  Tax Parcels
-  Essex County Park

0 30 60 120 Feet



Map Prepared May 27, 2025

Data Sources: Verona Township, NJDEP, NJGIN Road Network 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not date-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

Verona Township ROS  
 Individual Maps - Parcel 3  
 Aerial Map  
 Verona Twp, Essex County



**Legend**

- Verona ROSI 2025
- Municipalities Boundary
- Water
- Tax Parcels
- Essex County Park

0 40 80 160 Feet



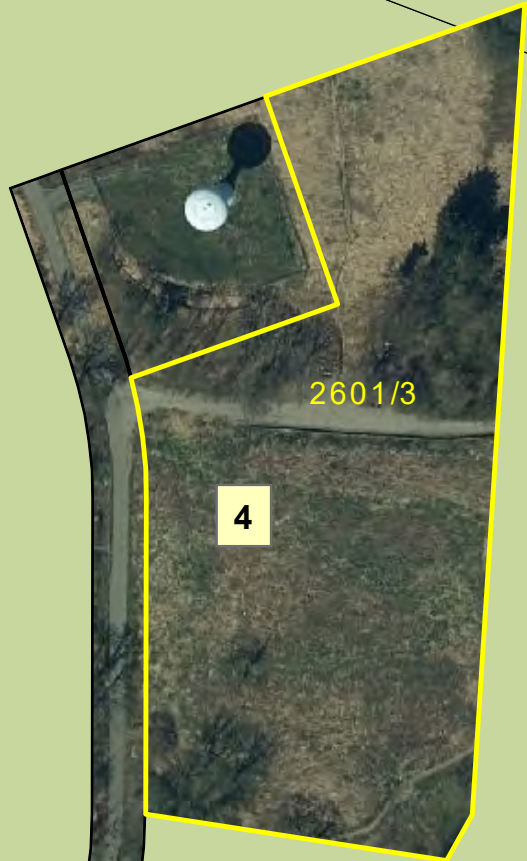
Map Prepared May 27, 2025

Data Sources: Verona Township, NJDEP, NJGIN Road Network 2017






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Verona Township ROSI  
 Individual Maps - Parcel 4  
 Aerial Map  
 Verona Twp, Essex County



**Legend**

-  Verona ROSI 2025
-  Municipalities Boundary
-  Water
-  Tax Parcels
-  Essex County Park

0 40 80 160 Feet

N



19 BOONTON AVENUE  
 BOONTON, NJ 07005  
 PH: (973) 541-1010  
 TLE-NJ.ORG

Map Prepared May 27, 2025  
 Data Sources: Verona Township, NJDEP,  
 NJGIN Road Network 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

Verona Township ROSI  
Individual Maps - Parcel 5  
Aerial Map  
Verona Twp, Essex County



**Legend**

- Verona ROSI 2025
- Municipalities Boundary
- Water
- Tax Parcels
- Essex County Park

0 25 50 100 Feet



15 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973) 541-1010  
TLC-NJ.ORG

Map Prepared May 27, 2025

Data Sources: Verona Township, NJDEP,  
NJGIN Road Network 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

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Verona Township ROSI  
Individual Maps - Parcel 6  
Aerial Map  
Verona Twp, Essex County



Verona Township ROSI  
Individual Maps - Parcel 7  
Aerial Map  
Verona Twp, Essex County



**Legend**

- Verona ROSI 2025
- Municipalities Boundary
- Water
- Tax Parcels
- Essex County Park

0 60 120 240 Feet



15 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973) 541-1010  
TLC-NJ.ORG

Map Prepared May 27, 2025

Data Sources: Verona Township, NJDEP,  
NJGIN Road Network 2017






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Verona Township ROSI  
Individual Maps - Parcel 8  
Aerial Map  
Verona Twp, Essex County




**Legend**

-  Verona ROSI 2025
-  Municipalities Boundary
-  Water
-  Tax Parcels
-  Essex County Park

0 60 120 240 Feet



 19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973) 541-1010  
TLC-NJ.ORG

Map Prepared December 11, 2025  
Data Sources: Verona Township, NJDEP,  
NJGIN Road Network 2017

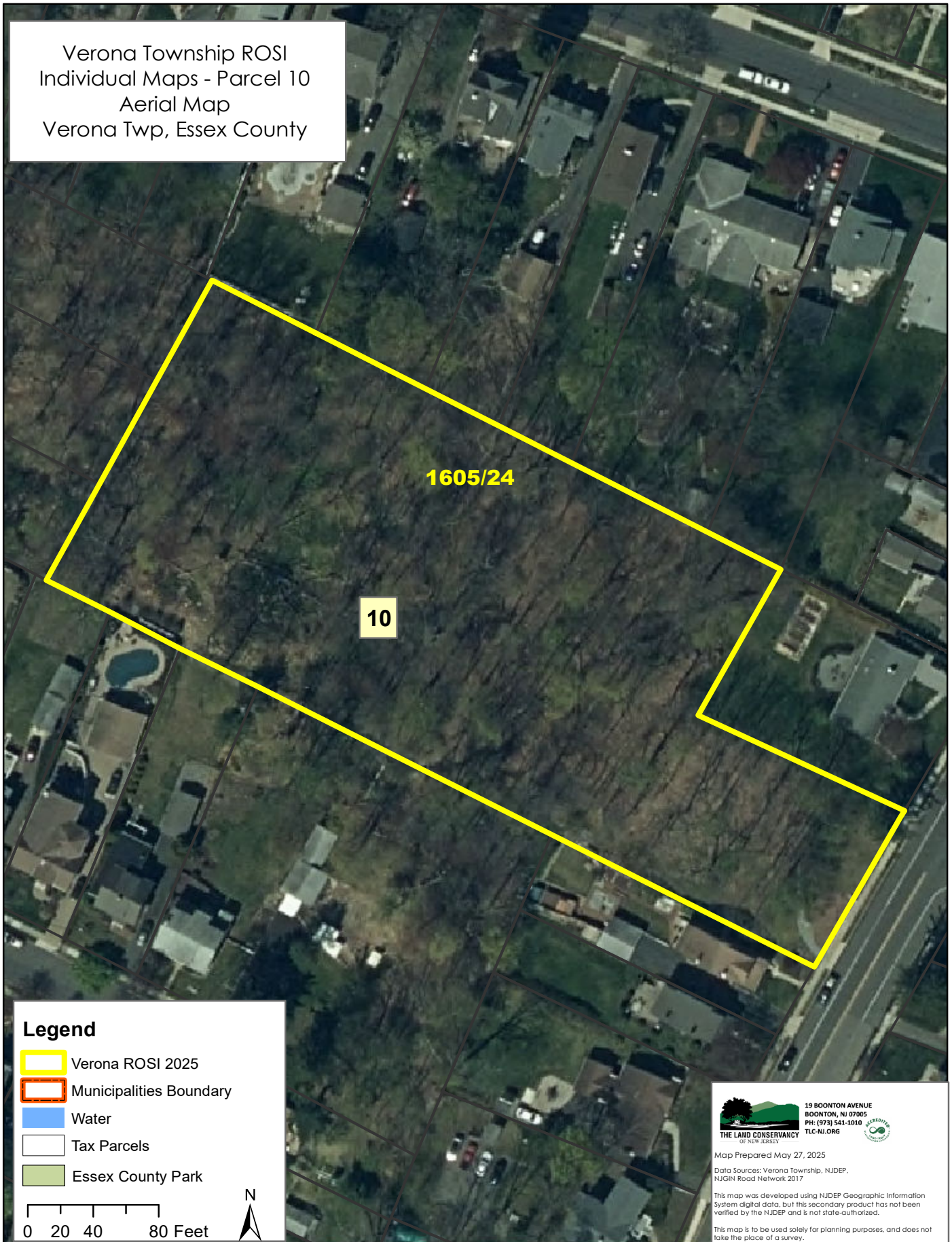
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Verona Township ROSI  
Individual Maps - Parcel 9  
Aerial Map  
Verona Twp, Essex County








Verona Township ROSI  
Individual Maps - Parcel 10  
Aerial Map  
Verona Twp, Essex County



1605/24

10

**Legend**

-  Verona ROSI 2025
-  Municipalities Boundary
-  Water
-  Tax Parcels
-  Essex County Park

0 20 40 80 Feet



19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973) 541-1010  
TLC-NJ.ORG

Map Prepared May 27, 2025

Data Sources: Verona Township, NJDEP,  
NJGIN Road Network 2017

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


Verona Township ROSI  
Individual Maps - Parcel 11  
Aerial Map  
Verona Twp, Essex County



Verona Township ROSI  
Individual Maps- Parcel I.  
Aerial Map  
Verona Twp, Essex County



**Legend**

-  Verona ROSI 2025
-  Municipalities Boundary
-  Water
-  Tax Parcels
-  Essex County Park

0 30 60 120 Feet



Map Prepared May 27, 2025

Data Sources: Verona Township, NJDEP,  
NJGIN Road Network 2017

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# OPEN SPACE AND RECREATION PLAN

for

Township of Verona

County of Essex

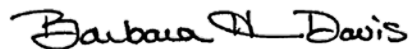
**Prepared June 1, 2021 by:**

**The Land Conservancy of New Jersey**

*An accredited land trust*

19 Boonton Avenue

Boonton, NJ 07005



---

Barbara Heskins Davis, PP, AICP  
NJ Professional Planner (License No.: 5926)

This original document was appropriately signed and sealed  
in accordance with Chapter 41, Title 13 of the State Board of Professional Planners

# OPEN SPACE AND RECREATION PLAN

for

Township of Verona

County of Essex

*Produced by:*

The Land Conservancy of New Jersey

David Epstein, President

Barbara Heskins Davis, PP, AICP, Vice President, Programs

Kenneth Fung, Senior GIS Manager

Linda Glosinski, Land Preservation Specialist

Rebecca Bright, Jennifer Gallagher, Hiyabu Habtemichael, Hope Wright - Planning Interns

For further information, please contact:



19 BOONTON AVENUE  
BOONTON, NJ 07005  
PH: (973)541-1010  
TLC-NJ.ORG



Township of Verona  
600 Bloomfield Avenue  
Verona, NJ 07044  
PH: (973) 239-3220  
[www.veronanj.org](http://www.veronanj.org)

**June 1, 2021**

# ACKNOWLEDGEMENTS

---

The Land Conservancy of New Jersey acknowledges the following individuals and organizations for their help in providing information, guidance, and materials for the *Open Space and Recreation Plan*. Their contributions have been instrumental in the creation of the Plan.

## **Township Council:**

Jack McEvoy, Mayor  
Alex Roman, Deputy Mayor  
Kevin J. Ryan, Council Member  
Ted Giblin, Council Member  
Christine McGrath, Council Member

## **Township Staff:**

Matthew Cavallo, Township Manager  
Steven J. Neale, Director of Administration & Economic Development  
Jim Cunningham, Director of Community Services  
Chuck Molinaro, Superintendent of Public Works  
Michael DeCarlo, Engineering Manager – Zoning Official

## **Township Committees:**

Verona Environmental Commission  
Parks & Recreation Advisory Committee

## **Essex County:**

Joshua Zaitz, Department of Parks, Recreation and Cultural Affairs

## **State of New Jersey:**

Bruce W. Bechtloff, NJDEP Green Acres Program

# TABLE OF CONTENTS

---

|  |    |
|--|----|
| Executive Summary .....                                  | 1  |
| Goals of the Open Space Program .....                    | 2  |
| Establishing the Open Space Program .....                | 3  |
| Verona Township Open Space Trust Fund .....              | 3  |
| State and County Grants in Verona.....                   | 4  |
| Preserved and Public Land.....                           | 6  |
| Preserved Land.....                                      | 6  |
| Public and Quasi-Public Land.....                        | 8  |
| Privately Owned Land.....                                | 8  |
| Historic and Cultural Resources .....                    | 10 |
| Historic and Cultural Sites .....                        | 11 |
| Site Descriptions .....                                  | 13 |
| Recreation Resources.....                                | 16 |
| Municipal Programs and Facilities.....                   | 16 |
| Essex County Parks.....                                  | 21 |
| Private Recreation .....                                 | 23 |
| Planning Consistency.....                                | 24 |
| Municipal Planning.....                                  | 24 |
| County Planning.....                                     | 25 |
| State and Regional Planning .....                        | 26 |
| Recommendations.....                                     | 29 |
| Community Benefits of Open Space Preservation .....      | 29 |
| Enroll in the Planning Incentive (PI) Grant Program..... | 30 |
| Documenting Parks and Open Space .....                   | 30 |
| Potential Historic Sites, Landmarks, and Districts.....  | 31 |
| Recreation.....  | 31 |
| Grow Your Parks.....                                     | 33 |
| Community Meetings.....                                  | 34 |
| Action Plan.....   | 35 |
| Short-Term .....   | 35 |

|  |      |
|--|------|
| Mid-Term .....                             | 35   |
| Long-Term .....                            | 36   |
| Ongoing.....                               | 36   |
| Maps.....                                  | M-1  |
| Potential Open Space Sites: Analysis ..... | OS-1 |
| Appendices.....                            | A-1  |
| Parcel Data Tables .....                   | T-1  |
| Literature Cited .....                     | L-1  |

*Cover Photographs:* Steven J. Neale, Verona Township  
 Director of Administration & Economic Development

*Section Banners:*

- Executive Summary: Verona Park
- Establishing the Open Space Program: Civic Center Complex
- Goals of the Open Space Program: Civic Center Complex
- Preserved and Public Land: F.N. Brown Elementary
- Historic and Cultural Resources: Kip’s Castle
- Recreation Resources: Laning Avenue School
- Planning Consistency: Verona High School
- Community Meetings: Town Hall
- Recommendations: Brookdale School
- Action Plan: Peckman Trail



## *Executive Summary*

In 2019, Verona Township residents approved the referendum to establish a local Open Space Trust Fund (OSTF) for the acquisition and preservation of lands for open space and recreation. A closely knit, historic community, residents see this as an opportunity to expand their existing park system. Verona is invested in the success and diversity of its recreation programs. Municipal facilities are well-maintained, and, with the Board of Education, there are parks, playgrounds, and fields both within and surrounding neighborhoods throughout the community. The Township's Recreation Department provides a diverse array of programs from sports leagues to community events for residents of all ages and interests.

In addition to the municipal parks, Verona Township is home to Verona Park, Kip's Castle Park, Hilltop Reservation, parts of both the West Essex and Lenape Trails, and a portion of Eagle Rock Reservation. These County facilities are scenic recreation destinations for both residents and visitors. Majestic views of New York City are captured at Kip's Castle and paddle boating in Verona Park is a lovely way to spend an afternoon.

Community wellness, quality of life, and robust recreational opportunities are the hallmarks of Verona Township's successful open space program. The *Open Space Plan* proposes the implementation of a comprehensive open space program that addresses the natural, recreational, and historic land preservation needs expressed by Township residents. These properties were identified utilizing computerized GIS maps that incorporate data on ecologically sensitive lands. A timeline with short, mid, and long-term goals is offered to guide the Township's preservation efforts.

The Township is completing this *Open Space and Recreation Plan* as part of its application to the New Jersey Department of Environmental Protection (NJDEP) Green Acres Planning Incentive grant program. Funds from the municipal Trust Fund were used to acquire two properties in December 2020, and Verona will be applying to Green Acres for reimbursement to help offset the cost of purchasing and preserving these two sites.



### *Goals of the Open Space Program*

An *Open Space and Recreation Plan*, paired with a dedicated open space trust fund, enables Verona Township to leverage state funding for land acquisition and improve local parks and recreational areas. As part of the educational campaign for the passage of the 2019 ballot question, the Township identified the following priorities for the OSTF:

- Preserve remaining undeveloped lands in the Township. Existing undeveloped land is less than 2% of all land in Verona.
- Provide space for outdoor recreation.
- Improve existing open space and recreational lands in the Township.
- Mitigate or protect against flooding due to increased stormwater surges and localized flooding.
- Reduce the strain on existing infrastructure (traffic, schools, public utilities) in the community.
- Buffer the Township's waterways from water pollution. Protect and restore ecological functioning of the waterways.
- Promote wildlife diversity.
- Promote a healthy lifestyle and outdoor interests.
- Encourage the protection and preservation of historic sites and buildings.



*Establishing the Open Space Program*

|   |   |
|---|---|
| <h3 style="text-align: center;">What is Open Space?</h3> <p>Open space is simply land or water that is undeveloped (free from residential, commercial, industrial, or institutional use). Open Space lands come in many forms and can be passive open space or can be used for organized outdoor recreation.</p> <p>Open space can also serve essential services to a community by protecting and restoring ecological functions to our waterways, promoting wildlife diversity, mitigating or protecting against flooding and promoting healthy outdoor interests.</p> <p style="font-size: small;">Remember to vote "Yes" to the Open Space Trust Fund public question on November 5th!</p> | <h3 style="text-align: center;">Why is Verona asking the community to establish an Open Space Trust Fund now?</h3> <p>Our open space is very minimal (less than 2% of all land in Verona). We must take action now to save the remaining vacant and undeveloped land from development to protect against the worsening effects of stormwater surge and localized flooding, to buffer our waterways from water pollution and provide outdoor recreation space.</p> <p style="font-size: small;">Remember to vote "Yes" to the Open Space Trust Fund public question on November 5th!</p> |
|---|---|

*Figure 1. Educational Material for the Open Space Ballot Question, October 2019<sup>1</sup>*

## Verona Township Open Space Trust Fund

In November 2019, the residents of Verona Township voted in support of establishing a municipal Open Space Trust Fund for the protection of land for parks and recreation in the municipality. **(Figure 1)** Approval of the ballot question authorized the Council to establish a tax of two cents (\$0.02) per \$100 of assessed valuation. For the average assessment of a home in Verona (\$430,000) this is an additional \$86 in annual taxes.<sup>2</sup>

The ballot question read,

Shall the Township Council of the Township of Verona, County of Essex adopt an Ordinance establishing a “Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund” to be funded through the imposition and collection of a tax not to exceed two (2) cents per ONE HUNDRED DOLLARS (\$100.00) of assessed valuation for the purposes of:

- (a) Acquisition of lands for recreation and conservation purposes
- (b) Development of lands acquired for recreation and conservation purposes;
- (c) Maintenance of lands acquired for recreation and conservation purposes;
- (d) Historic preservation of historic properties, structures, facilities, sites, areas, or objects for historic preservation purposes; and
- (e) Payment of debt service on indebtedness issued or incurred by the Township of Verona for any of these purposes?

The referendum passed, with 2,115 votes in favor and 1,351 votes not in favor. Following the approval of the open space trust fund, the Township Council adopted Ordinance No. 2019-36, which established Chapter 98, recodified in 2020 as Chapter 69 (Open Space, Recreation, Farmland and Historic Preservation Trust Fund) of the Code of the Township of Verona. Section § 69-2 of the municipal code states,

Beginning in 2020, a special tax rate shall be added to the total Township tax rate in the amount of \$0.02 per \$100.00 of the assessed valuation of all real property within the Township. The Fund shall also be permitted to accept donations and testamentary bequests. The Open Space, Recreation and Farmland and Historic Preservation Trust Fund created by this Article shall be administered in accordance with applicable statutory provisions, including, without limitation, N.J.S.A. 40:12-15.1, et seq.”

The ballot question and Ordinance are included in **Appendix A**. The Township open space levy raises approximately **\$420,000** annually for the purchase or maintenance of open space.

## **State and County Grants in Verona**

### **Essex County Recreation and Open Space Trust Fund**

The Essex County OSTF was established on November 3, 1998 as a one cent (\$0.01) tax levy per \$100 of assessed property value. In 2007, the County Freeholders increased the tax to one and one-half cent (\$0.015 per \$100) of assessed property value. Since 2004, Verona Township has received four grants totaling **\$675,000** for recreation improvement projects through the County’s open space program:<sup>3</sup>

- Hilltop Park (2005, \$150,000)
- Veteran’s Field Improvements (2009, \$225,000)
- Hilltop Park Phase 2 (2014, \$150,000)
- Liberty Field (2020, \$150,000)

**New Jersey Department of Environmental Protection Green Acres Program**

The New Jersey Department of Environmental Protection (NJDEP) Green Acres (GA) program provides grants for both land acquisition and park development projects. Verona Township has received **\$5,139,601** in funding for park acquisition and improvement projects at Verona Hilltop Park and Linn Drive Park, now Veteran’s Field:<sup>4</sup>

Name: Hilltop Park  
 Funding: 6/14/07 - \$1,965,000 loan and 6/18/07 - \$3,035,000 grant  
 Description: The acquisition of approximately 11.9 acres formerly occupied by the County jail and hospital. These are now Freedom Field and Hilltop Park.  
     Hilltop Park: Block 2601, Lot 3 (former Block 128, Lot 31.04)  
     Freedom Field: Block 2402, Lot 2 (former Block 129, Lot 2)  
 GA Project #: 0720-94-086

Name: Linn Drive Park (now Veteran’s Field)  
 Funding: 10/24/86 - \$139,601.35 matching grant  
 Description: The development of a baseball/softball field, a football/soccer field, bleachers, playground, benches, landscaping, utilities, walkways, and a park administration/storage building.  
 GA Project #: 0720-13-095



### *Preserved and Public Land*

The *Open Space and Recreation Plan* identifies the existing parks, open space, and public lands in the Township. Maps produced for the *Plan* were completed using ESRI's ArcGIS 10.8 software. The parcels and their acreages are included at the conclusion of this report in **Parcel Table 1**. Property information was gathered from the New Jersey County Tax Board's database and confirmed by the Township tax assessor when necessary. All acreages in the *Plan* are rounded to the nearest acre unless otherwise stated.<sup>a</sup> The following section refers to the tax assessor classification for land use:

- Class 1: Undeveloped, vacant properties
- Class 2: Residential properties
- Class 3: Farm assessed properties (includes Class A and B)
- Class 4: Commercial, industrial, and apartment properties (including Class A, B, and C)
- Class 15: Public and charitable properties (Class 15A, B, C, D, E, and F)

The population of Verona Township increased by slightly more than 1% between 2008 and 2019, from 13,246 to 13,390 individuals.<sup>5</sup> The *2009 Master Plan* reports that Verona is 2.79 square miles (1,786 acres with the annexation of 0.32 acres from North Caldwell).<sup>b</sup>

## **Preserved Land**

The Township is home to county and municipal parks and open space. **Map 1** and **Map 2** identify the parks, public, and private recreational lands within and surrounding the municipality.

### **Municipal Open Space**

The Township of Verona's Recreation and Open Space Inventory (ROSI) contains municipally owned lands that are held for open space and recreation. When applying for funding through the

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<sup>a</sup> All acreage in this section of the *Plan* has been calculated using the ArcGIS software and may be different from what is in on the tax assessor database.

<sup>b</sup> According to the New Jersey GIS database, Verona Township is 2.82 sq. miles or 1,803 acres (*New Jersey Geographic Open Data* <http://njogis-newjersey.opendata.arcgis.com/>). This varies slightly from what is reported in the *2009 Master Plan* (2.79 square miles, or 1,786 acres) and by the *U.S. Census* (2.76 square miles, or 1,766 acres).

NJDEP Green Acres program, municipalities and counties are required to prepare a ROSI. When signed, the ROSI becomes a contract under which the municipality continues to use the lands listed for recreation and conservation purposes.<sup>6</sup> The Township last completed a ROSI in 2007.

**(Appendix B)** The Township included five parks totaling 36.37 acres<sup>c</sup> on the ROSI:

- Brookside Terrace, 6.03 acres
- Everett Field, 2.89 acres
- Veteran’s Field, 2.38 acres
- Hilltop Reservation, 12.57 acres  
*(includes what was formerly known as Hillwood Terrace and a portion of Hilltop Park)*
- Freedom Field and Liberty Field, Hilltop Reservation, 12.50 acres  
*(formerly known as Hilltop Park)*

Verona is updating its ROSI to include properties purchased in December 2020. The town bonded to acquire the sites:

- Peckman Park (Block 1201, Lot 3.01, 25 Commerce Court)

The Township purchased the 11.62 acre<sup>d</sup> property in December. The Peckman River flows along the western boundary, and the area is a mixture of upland forest and early and late field vegetation. The Township is considering developing a portion of the site (8.12 acres) for passive recreational use. The remaining 3.5 acres may be sold for future residential development. **(Appendix C)** The Township will be vacating the portion of the road that extends into the property and adding it to the future parkland. **(Figure 2)**



*Figure 2. Entrance to Peckman Park from Commerce Court*

- Mount Prospect Park (Block 501, Lot 83, 111 Mount Prospect Avenue)

This property is 14.28 acres and is adjacent to Essex County’s Eagle Rock Reservation. Predominantly forested, it has riverine wetlands associated with a tributary to the Peckman River. There is an informal trail through the property with a small foot bridge crossing. **(Figure 3)**



*Figure 3. Woodlands within Mount Prospect Park*

In addition to these recently acquired properties, when the ROSI is updated it will also include:

- Centennial Field (Block 2401, Lot 2) – 1.12 acres
- Grove Avenue Park (Block 1605, Lot 24) – 2.23 acres
- Verona Community Pool (Block 1302, Lot 19) – 7.78 acres.<sup>e</sup>

<sup>c</sup> As reported on the 2007 ROSI, which differs slightly from the GIS digital mapping.

<sup>d</sup> The acreages for Peckman Park and Mount Prospect Park are from the boundary surveys completed in September 2020.

<sup>e</sup> As reported by the New Jersey County Tax Boards Association.

Preservation of Peckman Park and Mount Prospect Park adds 22.4 acres to the ROSI.<sup>f</sup> With the addition of Centennial Field, Grove Park and Verona Community Pool, the total amount of parkland included on the ROSI increases by 33.95 acres, nearly doubling the amount of parkland in the municipality to **71.14 acres**.

### **Essex County**

Essex County owns **195.60 acres** of land in Verona Township in four parks and the West Essex Trail:

- Eagle Rock Reservation (33.90 acres)
- Hilltop Reservation (93.65 acres)
- Kips Castle (7.71 acres)
- Verona Park (54.34 acres)
- West Essex Trail (6.00 acres)

### **Summary of Preserved Land**

There are **263 acres** of permanently preserved land in Verona Township, **14.7%** of the municipality.

## **Public and Quasi-Public Land**

### **Public Property- Township of Verona**

In addition to the five parks, Essex County and the Essex County Improvement Authority own two properties, totaling 9.3 acres which are used for office/county operations.

Verona Township owns 24.6 acres of land which is developed for municipal services. This includes the municipal complex, community center, firehouse, public water/sewer, and land for future affordable housing. In addition, the town owns **12.8 acres** identified by the tax assessor as undeveloped, vacant land. In total, the Township owns 37 acres for general municipal use.

The Board of Education owns 55 acres in the Township. This includes four elementary schools (Brookdale Avenue, Laning Avenue, F.N. Brown, and Forest Avenue), the H. B. Whitehorne Middle School, and Verona High School. Each of the schools has recreational facilities, from fields to playgrounds, that are used by residents.

## **Privately Owned Land**

The Montclair Golf Club is in Verona and West Orange Townships. Founded in 1893, the Golf Club includes 36 holes, tennis courts, and a swimming pool. There are three ponds on the property, and part of the Peckman River crosses the property. Eighty-one acres (81 acres) of the club are in Verona Township and 189 acres are in West Orange Township. Eagle Rock Reservation and the newly acquired Mount Prospect Park are located across from the Golf Club.

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<sup>f</sup> 3.5 acres of the land purchased at Commerce Court (Peckman Park) will be subdivided for non-park purposes.

Religious and charitable organizations own 21 acres in Verona Township. This includes houses of worship, schools, several group homes, and senior apartments.

There are 158 residential properties which are greater than 0.5 acres in size. Of these, six properties (**15.1 acres**) are two or more acres:

- Block 402, Lot 5 on Belleclaire Place (3.7 acres)
- Block 104, Lot 10 on Crestmont Road (3.6 acres)
- Block 104, Lot 32 on Pompton Avenue (2.1 acres)
- Block 2304, Lot 5 on Fairview Avenue (1.9 acres)
- Block 402, Lot 9 on Afterglow Avenue (1.9 acres) and Lot 2 (1.9 acres)

Of the **19.6 acres** of undeveloped land remaining in Verona Township, most are under one acre in size, but several are close to or over two acres:

- Block 104, Lot 13 on Crestmont Road (4.2 acres)
- Block 709, Lot 27 on Sunset Avenue (1.8 acres) and Lot 28 (2.5 acres)<sup>§</sup>
- Block 402, Lot 7 on Cole Road (2.2 acres)

### **Lands Potentially Eligible for Preservation**

The Township of Verona can look at property not traditionally thought of as “open space” when planning for future preservation. The *Open Space and Recreation Plan* recommends that Verona utilize a diverse inventory of lands to prioritize properties for acquisition or other means of preservation. The lands listed below may have structures or other improvements on them but have potential for open space acquisition/preservation:

|   |                   |
|---|-------------------|
| Vacant, Undeveloped Land                  | 19.6 acres        |
| Residential Property, 2 acres or greater  | 15.1 acres        |
| Golf/Country Club                         | 81.4 acres        |
| <u>Municipal Properties (Undeveloped)</u> | <u>12.8 acres</u> |
| <b>Total</b>                              | <b>129 acres</b>  |

The Township may consider preserving land that is already developed, depending on whether an entire property or a portion of a property may be suitable for recreation or conservation. Expanding the definition of potential open space to include parcels which may have structures on them represents an opportunity for open space preservation.

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<sup>§</sup> Lot 27 is currently being donated to the Township. Ordinances to accept the donation are to be introduced by the Township Council in the Spring 2021. (*Matt Cavallo, Township Manager, May 2021*)



### *Historic and Cultural Resources<sup>h</sup>*

The first known inhabitants of the region were the Leni Lenape Native Americans. Colonist settlement began in 1702 when a group from Newark purchased 14,000 acres from the Leni Lenape. They populated the land with small farmsteads which were supported by mills, blacksmiths, shops, and general stores. The colonists from Newark were soon joined by the Dutch from Bergen County. The title of the land was disputed over several decades between the Newark and Dutch settlers. These disputes led to “The Horse Neck Riots” in the 1740s.

In 1770, the first Verona schoolhouse was believed to have been built. It was a log structure, but the exact location remains unknown. During the Revolutionary War, the Montclair/Verona border was used as a vantage point for Washington’s troops to survey British movement in New York. In 1798, “The Horseneck” seceded from Newark becoming the Township of Caldwell. Later, this area once again divided to become Verona, Cedar Grove, Fairfield, and the Caldwells.

At the end of the 18<sup>th</sup> century, the Enos Martin House, the Priest Farm Homestead, and the Hathaway House were constructed. These three properties are considered historic sites by the Verona Historic Preservation Commission (VHPC). Beginning in 1806, the Newark and Pompton Turnpike was constructed. Today it is known as Bloomfield and Pompton Avenues. By the mid-19<sup>th</sup> century, Caldwell’s control began to slip in the area known at that time as Vernon Valley. When an application for a post office in this location was submitted, residents learned that another Vernon Valley existed in Sussex County, leading them to change the name to Verona.

As the population grew, the need for essential services increased and talks of separation from Caldwell began. In 1892, the citizens of Verona and Cedar Grove elected to secede from Caldwell Township. The combined communities became Verona Township. During the late 1800s, the Newark City Home, which was established in 1874 to house Newark children and orphans, created an in-house print shop which later became *The Caldwell News*. For many years, *The Caldwell News* was the only printed newspaper west of the First Watchung Mountain in Essex County.

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<sup>h</sup> This section of the *Open Space and Recreation Plan* is adapted from the *2018 Environmental Resource Inventory Update* completed on December 20, 2018 (Pages 79-83).

The 1890s was a prosperous time for Verona. A railroad was constructed, and trolley service was readily available. Home to more than 800 residents, the area transformed from an agricultural to a suburban community. Verona Lake was used for recreation, and the Montclair Golf Club relocated to Verona during this time. With Verona exceeding the growth of Cedar Grove, the town split once more, creating two towns in 1902. The Borough of Verona was officially recognized by the state on May 13, 1907. In 1981, the Borough of Verona was changed to Verona Township to increase federal revenue-sharing money.<sup>7</sup>

In 2017 the Verona Township Landmark Preservation Commission was changed to the Historic Preservation Commission.<sup>8</sup> Ordinance #6-13 established the Commission to “assist in the identification and preservation of [Verona’s] landmarks and historic sites.”<sup>9</sup> Barton Ross & Associates completed a Historic Resources Survey and Inventory Update in 2017.

## Historic and Cultural Sites

Verona Township’s history is seen through its many historic buildings, structures, and districts. The NJDEP State Historic Preservation Office (SHPO) documents properties in Verona Township identified by the State or National Register.<sup>10</sup> Designations include:

- National Register of Historic Places (NR): The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966 to identify, evaluate, and protect America's historic and archeological resources.<sup>11</sup>
- State Register (SR): Property is listed on the New Jersey Register of Historic Places.
- Certificate of Eligibility (COE): Issued by the SHPO. For properties not already listed on the New Jersey Register of Historic Places, a COE satisfies a prerequisite to apply for funds from the New Jersey Historic Trust and county preservation funding programs.
- State Historic Preservation Office (SHPO) Opinion: Opinion of eligibility issued by the SHPO. It is in response to a federally funded activity that will influence historic properties not listed on the NR.

In Verona, there are three state registered or eligible historic properties and districts. (**Table 1**)

| <b>Table 1. Historic Sites in Verona Township – State and National Register</b> |   |  |                    |
|---|---|--|--------------------|
| <b>Site Name</b>  | <b>Address</b>  | <b>Designation</b>                     | <b>Designation</b> |
| Annin and Company Building  | 163 Bloomfield Avenue                                       | SHPO Opinion:<br>6/9/2014<br>(ID#5344) | State              |
| Kip’s Castle & Park   | 22 Crestmont Road,<br>also located in<br>Montclair Township | COE: 2/6/2009<br>(ID#4868)             | State              |
| Verona Lake Park  | Lakeside Avenue   | SHPO Opinion:<br>8/2/2001<br>(ID#3822) | State              |

*Source: NJDEP State Historic Preservation Office<sup>12</sup>*

In 2017, the Landmarks Preservation Commission completed an inventory of historic sites with Barton Ross & Partners LLC. The *2017 Historic Resources and Inventory Update* is an architectural survey of 87 historic properties in Verona Township. The report re-evaluates previous historic properties which have been demolished as well as provides guidance for establishing historic districts in the township. A recommendation is made for each property, indicating whether a property has local, state, or national historic significance. Individual survey forms were completed for each of the historic sites in Verona.

As noted in the *Historic Inventory*, several sites in the Township are of special historic interest and may be eligible for inclusion on the National or State Register but have yet to receive an opinion from either or both. A list of locally designated historic sites and landmarks is included in **Table 2**.

| <b>Table 2. Locally Designated Historic Sites and Landmarks of Verona Township</b> |   |                  |
|--|---|------------------|
| <b>Name</b>  | <b>Address</b>                              | <b>Block/Lot</b> |
| Enos Martin House  | 42 Martin Road                              | 910/17           |
| Freight Shed   | 62 Depot Street                             | 2301/1           |
| Hathaway House   | 190 Grove Avenue                            | 1403/86          |
| Johnson House  | 16 Grove Avenue                             | 1605/31          |
| Kip's Castle   | 22 Crestmont Road                           | 104/12           |
| Methodist Church   | 24 Montrose Avenue                          | 1807/13          |
| Pease House  | 66 Lakeside Avenue                          | 1806/26          |
| Priest Farm Homestead  | 110 Claremont Avenue                        | 806/7            |
| The White Rock (Hilltop)   | Second Watchung Mountain                    |                  |
| Verona Civic Center  | Gould Street and Bloomfield Ave             | 1603/2           |
| Verona Public Library  | Verona Civic Center (800 Bloomfield Avenue) | 1603/2           |
| <i>Source: Verona Township Historic Sites Survey, 2017</i>                         |   |                  |

## Site Descriptions

### State Register

#### *Annin and Company Building*

Located at 163 Bloomfield Avenue, this building received SHPO Opinion on 6/9/2014 (ID#5344). This building is a historic flag making factory in Verona.

Manufacturer of the United States Flag since 1847, Annin Flagmakers is headquartered in nearby Roseland. The Verona plant, located at 163 Bloomfield Avenue, opened in 1919.<sup>13</sup> The flagship plant, the Verona factory was automated and included assembly line manufacturing; the factory was considered state-of-the-art. The Verona facility manufactured flags for the first moon landing in 1969, presidential inaugurations, and increased production following the tragedy of September 11, 2001. Closed since 2013, the site has been redeveloped into residential lofts.<sup>14 15</sup> (Figure 4)



*Figure 4. Annin and Company*

*Source: MyVeronaNJ.com*

#### *Kip's Castle*

Kip's Castle, originally known as "Kypsburg," was completed in 1905. Located at 22 Crestmont Road, the 11-acre is on the ridge of First Watchung Mountain in Montclair and Verona Townships, and provides spectacular views of New York City. It was constructed over a three-year period by Frederic Ellsworth Kip and his wife, Charlotte Bishop Williams Kip. The property consists of a castle and a two-story carriage house. The castle itself is 9,000 square feet and is modeled after a medieval Norman castle. After Charlotte's passing in 1926, the estate was sold and went through several owners. In 2007 it was purchased and preserved by Essex County. It houses the County's Division of Cultural Historic Affairs and is known as Kip's Castle Park.

#### *Verona Lake Park*

During the mid-1800s, Captain Hiram Cook purchased land between the area of present-day Wayland Drive and the east shore of Verona Lake. He built several homes and allowed people to picnic on his property. A boathouse, bathhouse, and small pavilion were also built where people could enjoy refreshments. He nicknamed his property "Eden Wild." In 1900, he sold his portion of the lakefront property to the Verona Lake and Park Association. Now known as Verona Park, it is owned by Essex County and managed by the Department of Parks, Recreation and Cultural Affairs.<sup>16</sup>

## **Local Historic Sites**

### ***Enos Martin House***

The Enos Martin House, 42 Martin Road, was constructed in the late 18<sup>th</sup> century. The house was originally built by Enos Martin, who served during the Revolutionary War. It contains a large hearth along with the remains of a beehive oven. There are exposed overhead ceiling beams on the first floor. The house remained in the Enos family for over a century. It is eligible for Register listing due to its early architecture styles and sympathetic alterations.

### ***Freight Shed***

The Freight Shed at 62 Depot Street was built during the turn of the 19<sup>th</sup> century. It is a small wooden structure that is the sole-survivor of a once-busy rail line. It linked Verona to the Caldwell Branch of the Erie Railroad. As of 2020, the Township owns the Freight Shed and is looking to move the building west so it is located on Township property also acquired in 2020.<sup>17</sup>

### ***Hathaway House***

The Hathaway House, 190 Grove Avenue, was constructed around 1790. The exterior walls are brick lined and its characteristics are known as “East Jersey Cottage.” The house was built on a farm of one of the earliest European families to settle in the area, the Baldwin family.<sup>18</sup>

### ***Johnson House***

The Johnson House, located at 16 Grove Avenue, was built around 1870. It is an Italianate-style house. Past residents of the house include Hiram Cook, William P. Rich, and William Johnson. Cook moved to Verona after the Civil War and was the person responsible for converting Verona Lake into a recreation center.

### ***Methodist Church***

The Methodist Church, located at 24 Montrose Avenue, was built in 1909. It models other 19<sup>th</sup> century wooden tabernacle buildings, located in Mount Tabor, Ocean City, and Ocean Grove, with its yellow brick exterior and hexagonal lantern on top. The church was eventually retrofitted to accommodate the fire and police departments and the library. A fire destroyed the original church and only the rear annex remained. The annex was moved to South Prospect Street.

### ***Pease House***

Gilbert Pease built the house in 1893 and it is located at 66 Lakeside Avenue. Much of the property is overgrown and barely visible from Verona Lake.

### ***Priest Farm Homestead***

Constructed in the 18<sup>th</sup> century, the Priest Farm Homestead is located at 110 Claremont Avenue. The house is surrounded by maple trees that are more than 150 years old, as well as a white picket fence lining the front lawn.

### ***The White Rock (Hilltop)***

The boulder is atop the Second Watchung Mountain, which divides Verona from neighboring towns. There is no written history of the boulder, but according to handed down stories, the White Rock was a religious meeting place in the early 1800s.

### ***Verona Civic Center***

The Verona Civic Center was constructed in 1923. This Georgian Revival style of buildings relates to the City Beautiful movement in the early 20<sup>th</sup> century. The scenic, park-like center is in the shape of a square, with Gould Street and Bloomfield Ave acting as borders. It includes the H.B. Whitehorne Middle School (formerly Verona High School), Verona Public Library, and the Verona Municipal Building.

### ***Verona Public Library***

Construction of the permanent library began in 1922. Prior to the construction of the Verona Public Library, Anna M. DeGolier, among others, established the Isabella Literary Club. The club dedicated funds to establishing a library which was housed in Anna DeGolier's sister's home. The public library is also historically significant as a Carnegie Library.



## *Recreation Resources*

The Township of Verona is home to a variety of private and public recreational facilities for residents and visitors to enjoy. The Township's Recreation Department manages popular recreation programs and offers a wide range of sports and activities, at both municipal and Board of Education's facilities. These programs engage 1,300 participants who range from toddlers to senior citizens.<sup>19</sup> A detailed, updated listing is located on the township website:

<https://www.veronanj.org/recreation>.

## **Municipal Programs and Facilities**

Verona Township's municipal fields accommodate outdoor recreation programs run by the Township. Whenever possible, Verona works with neighboring towns to share municipal facilities.

**Verona Community Center**, located off Linn Drive, is home to four athletic fields and a playground. In 2020, Verona received a \$150,000 grant from the Essex County Recreation and Open Space Trust Fund to build a sensory playground for disabled children next to the Community Center.<sup>20</sup>

- *Veteran's Field* has a ballfield and soccer field. There is a playground next to the field. Veteran's Field is owned by Essex County and is leased and maintained by Verona. Nearby tents are used for dance classes and senior exercise programs. Montville and Cedar Grove use the grass volleyball court in the outfield of Veterans Field.<sup>21</sup>
- *Centennial Field* is a large turf field behind the Verona Community Center.
- *Liberty Field* is a turf field for baseball and soccer.
- *Freedom Field* is a turf field used for football by the Verona Eagles. There is a playground next to the concession/restroom facilities. **(Figure 5)**



**Figure 5. Playground at Freedom Field**

The **Verona Community Pool**, located at 880 Bloomfield Avenue, includes an Olympic size pool and a children’s pool. It is available to residents of Verona Township who purchase a membership to the pool. The Community Pool includes a play area, tennis courts (which also doubles for pickle ball), a field, benches, and a gazebo with picnic tables.<sup>22</sup>

**Grove Park** is a historic site and nature preserve along Grove Avenue. Established in November 2015, this park has benches, a walking trail, and educational signage. (Figure 6)

**Everett Field**, located at the intersection of Bloomfield Avenue and Elmwood Road, has a ballfield and bleachers. The field is home to the Verona Baseball and Softball League.

**Hilltop Reservation** was previously known as Hilltop Park and is located behind the Senior Citizens Housing adjoining Essex County’s Hilltop Reservation. The property is an undeveloped, forested property.



Figure 6. Grove Park

**Brookside Terrace** is a neighborhood park behind the F.N. Brown Elementary School, off Linden Avenue and Derwent Avenue that contains a trail alongside Peckman Creek. Children frequently use this trail for bicycling and exploring nature close to their homes.

### Verona Township Board of Education

Recreational facilities are shared by the Township and the Board of Education.

**Verona High School**, located at 151 Fairview Avenue, has five tennis courts, two turf ballfields, and the Paul “Doc” Goeltz Field, which contains two football/soccer fields. (Figure 7)



Figure 7. Tennis courts at Verona High School

**H.B. Whitehorne Middle School**, located at the Verona Civic Center Complex on Bloomfield Avenue, has a track and outdoor basketball courts. It is also the site of the recently opened Community Garden.

**Brookdale School** has a playground, two ballfields, picnic tables, and outdoor basketball courts. It is located at the intersection of Bloomfield Avenue and Brookdale Avenue.

**Laning Avenue School**, located off Lanning Road, has a playground, open field, and basketball court.



**Figure 8. Playground at the F.N. Brown Elementary School on Grove Avenue**

**F.N. Brown Elementary School** on Grove Avenue has a playground, ballfields, and access to the Peckman Creek Trail, which is maintained by the Verona Environmental Commission. **(Figure 8)**

**Forest Avenue School** at 118 Forest Avenue, has a path leading to an upper area with two ballfields, a playground, picnic tables, and path to the residential neighborhood.

### **Recreation Programs and Leagues**

The Parks & Recreation Advisory Committee (RAC) is a volunteer board to improve the recreational programs and opportunities in the town, and to increase access to programs for all ages.<sup>23</sup> The Committee meets monthly. The members are multi-generational and are reflective of the community they serve. The RAC has been considering how to involve technology, such as an e-sports program for electronic gaming, to attract new segments of Verona’s population.<sup>24</sup>

**Figure 9** is a comprehensive list of the sports and recreational programs offered by the Verona Township Recreation Department in 2018.

Overall, 2,927 residents took advantage of the programs offered by the Recreation Department in 2018:

- ✓ Adults participate at the highest rates in:
  - Men’s Softball, at 450 participants
  - Exercise classes, at 140 participants
- ✓ Children are most active in the following programs:
  - Basketball (390 participants, both boys and girls)
  - Summer swim team (170 participants)
  - Fall tennis and fall “Small Fry Soccer Clinic” have 54 and 101 participants.

Spring tennis and Winter soccer programs for young children have the lowest participation, at 32 and 41 individuals, respectively. Overall, the spring programs have the lowest participation numbers (319 total). The highest participation numbers are for the summer programs, with 1,103 children and adults participating in the holiday and summer camp programs.

| <b>ACTIVITIES</b>               | <b>AGES</b>                               | <b># OF PARTICIPANTS</b> |
|---------------------------------|---|--------------------------|
| <b>WINTER</b>                   |   |                          |
| Li'l Dunkers                    | 3 – 5 years(pre-k)                        | 41                       |
| Kinderhoops                     | Kindergarten                              | 39                       |
| Hoopstars Basketball Clinic     | 1 <sup>st</sup> Graders                   | 45                       |
| All Stars Basketball Clinic     | 2 <sup>nd</sup> Graders                   | 50                       |
| Boys Basketball Intown 3 – 6    | 3 <sup>rd</sup> – 8 <sup>th</sup> Grade   | 119                      |
| Boys ERBL Basketball            | 7 <sup>th</sup> & 8 <sup>th</sup> Grade   | 50                       |
| Boys Suburban Basketball        | 5 <sup>th</sup> – 8 <sup>th</sup> Graders | 43                       |
| Girls Basketball In town 3 – 6  | 3 <sup>rd</sup> – 6 <sup>th</sup> Graders | 101                      |
| Girls ERBL Basketball           | 7 <sup>th</sup> & 8 <sup>th</sup> Grade   | 35                       |
| Girls Suburban Basketball       | 5 <sup>th</sup> – 8 <sup>th</sup> Grade   | 42                       |
| Winter Soccer Kindergarten      | 5 – 7 Years                               | 20                       |
| Winter Soccer Squirts           | 3 – 5 years (pre-k)                       | 21                       |
| <b>SPRING</b>                   |   |                          |
| Track K-3                       | Kindergarten-3 <sup>rd</sup>              | 60                       |
| Track 4-8                       | 4 <sup>th</sup> – 8 <sup>th</sup> Grader  | 87                       |
| Tennis 1 – 2                    | 1 <sup>st</sup> & 2 <sup>nd</sup> Graders | 16                       |
| Tennis 3 – 6                    | 3 <sup>rd</sup> – 6 <sup>th</sup> Grade   | 16                       |
| Girls Volleyball Clinic         | 5 <sup>th</sup> to 8 <sup>th</sup> Grades | 50                       |
| Men's Softball Verona / C Grove | 18 yrs +                                  | 30 Teams@15 each=450     |
| Round Robin Mixed Double Tennis | 18 yrs +                                  | 60                       |
| <b>SUMMER</b>                   |   |                          |
| Summer Swim lessons             | 4 Years +                                 | 60 Children              |
| Summer Swim Team                | 5 Years -- 18years                        | 170 Children             |
| Tot Lot                         | 3 – 5 Years                               | 80                       |
| Primary Park                    | 1 <sup>st</sup> & 2 <sup>nd</sup> Graders | 175                      |
| Elementary Zone                 | 3 <sup>rd</sup> & 4 <sup>th</sup> Graders | 200                      |
| Summer Adventure                | 5 <sup>th</sup> – 8 <sup>th</sup> Graders | 200                      |
| Summer Tennis Lesson            | 3 <sup>rd</sup> – 8 <sup>th</sup> Graders | 25                       |
| Summer Tennis Team              | 9 – 14 years                              | 25                       |
| Men's Summer Basketball Ver/CG  | 18 years +                                | 8 Teams@10 each=80       |
| Round Robin Mixed Double Tennis | 18 years +                                | 24 pairs = 48            |
| The Summer Kick off Camp        |   | 40 Children              |
| <b>FALL</b>                     |   |                          |
| Girls Volleyball                | 6 <sup>th</sup> – 8 <sup>th</sup> Graders | 24                       |
| Tennis Clinic 1 – 2             | 1 <sup>st</sup> & 2 <sup>nd</sup> Graders | 30                       |
| Tennis Clinic 3 – 6             | 3 <sup>rd</sup> – 6 <sup>th</sup> Graders | 24                       |
| Recreation Girls Volleyball     | 5 <sup>th</sup> to 8 <sup>th</sup> Grades | 60                       |
| Flag Football                   | 1 <sup>st</sup> & 2 <sup>nd</sup> Graders | 64                       |
| Flag Football – 3 -6            | 3 <sup>rd</sup> – 6 <sup>th</sup> Graders | 29                       |
| Small Fry Soccer Clinic         | 3 – 5 years                               | 101                      |
| Kinderkickers Soccer Clinic     | Kindergartners                            | 69                       |
| Soccer Clinic                   | 1 <sup>st</sup> & 2 <sup>nd</sup> Graders | 80                       |
| Soccer                          | 3 <sup>rd</sup> -6 <sup>th</sup> Graders  | 70                       |
| Recreation Soccer               | 4 <sup>th</sup> to 8 <sup>th</sup> Grades | 60                       |
| Cross Country Track             | 3 <sup>rd</sup> – 8 <sup>th</sup> Graders | 43                       |
| Cross Country Race              | Kindergarten-8 <sup>th</sup>              | 57                       |
| Adult Exercise Classes          | 18 + Years                                | 140 ( All Seasons)       |
| Round Robin Mixed Doubles       | 18 years +                                | 24 pairs = 48            |

The **Verona Eagles** is a football and cheerleading organization established in 1965 with the goal of providing a “safe and positive playing environment for all participants with an expectation of success through respect, character growth, physical fitness, work ethic, and attitude.”<sup>25</sup> Verona Eagles are part of the West Essex Jr. Football League and hold their practices and games at various fields in and around Verona Township, including Freedom and Centennial Fields. (Figure 10)



*Figure 10. Centennial Field*

**Verona Baseball and Softball League (VBSL)** has 500 to 600 participants in the spring season and about 150 participants during the summer and fall seasons. VBSL offers recreation and travel programs for children Kindergarten through 8<sup>th</sup> Grades. Participants in the municipal program play within Verona, whereas the travel teams have 10 to 12 players who compete against neighboring towns. VBSL uses public, Board of Education, and private fields, with Everett Field being the main base of play. Baseball and softball take precedence in the spring, making it easier to secure field space, but field space in the fall can be difficult when other sports take precedence.<sup>26</sup>

**Basketball** is the most popular program in Verona. Over 600 boys and girls play basketball. The Township has one full-size outdoor basketball court, which is not adequate to support the number of participants.<sup>27</sup>

**Verona United Soccer Club** is a volunteer nonprofit organization supporting competitive youth soccer. Participation has increased in recent years to nearly 400 players. Recreational soccer is increasingly preferred to travel soccer as it is less competitive, costly, and time intensive. Verona United Soccer uses the four Verona Community Center fields and various school fields throughout the Township.<sup>28</sup>

**Verona Junior Lacrosse** offers fundamental clinics for children from Kindergarten through 2<sup>nd</sup> Grade. Competitive games against other towns are available for participants in 3<sup>rd</sup> through 8<sup>th</sup> grades. Enrollment has trended upwards over the past five years, with 279 players in 2019. Lacrosse clinics, practices, and games mostly occur at Centennial and Freedom Fields, though Liberty and Veterans Fields are used occasionally. Winter clinics must be held indoors, but

Verona does not have indoor facilities. As a result, Verona Junior Lacrosse rents private indoor space.<sup>29</sup>

**Verona Waves Swim Team** is a competitive summer swim team that aims to “develop the sport of swimming in an environment that encourages sportsmanship, leadership and achievement.”<sup>30</sup> The Verona Waves compete in the North Jersey Summer Swim League consisting of eight dual meets and one championship meet. Tryouts and practices take place at the Verona Community Pool.

## Essex County Parks

The Essex County Department of Parks, Recreation and Cultural Affairs maintains several reservations, parks, and recreational facilities in Verona Township.

***Kip’s Castle County Park*** is home to a historic, 9,000 square-foot mansion. The park is 11 acres, which provides stunning views of New York City, is in Verona and Montclair Townships. The County opens the first floor of the Castle to the public for self-guided tours from May 1<sup>st</sup> through October 31<sup>st</sup>.<sup>i</sup> The park is accessible from Crestmont Road in Verona Township.<sup>31</sup> **(Figure 11)**



*Figure 11. Kip's Castle Park*

***Hilltop Reservation*** is 284 acres located on the Second Watchung Mountain in Verona, Cedar Grove, and North Caldwell on the grounds of the Essex County Hospital Center (formerly known as the Essex Mountain Sanatorium for the treatment of tuberculosis). It offers trails and views along a preserved ridgeline. The Hilltop Conservancy is currently working to restore wildlife habitats in this preserve. Visitors to Hilltop can enjoy hiking, birding, and other nature activities.<sup>32</sup> There is a ten-mile trail network at the Reservation, which is maintained by the volunteers of the Hilltop Conservancy, including an extension to the County’s Lenape Trail.<sup>33</sup> **(Figure 12)**

***Eagle Rock Reservation*** is a total of over 400 acres of forested open space and trails in Verona, West Orange, and Montclair. The main entrance to the park is on Eagle Rock Avenue in West Orange and is home to the Essex County 9/11 Memorial where visitors can see the New York City skyline.<sup>34</sup> There is a trailhead to the Reservation at the bend on Afterglow Avenue in Verona Township. Recently, the Township purchased 14 acres on Mount Prospect Avenue as an addition to the park. **(Map 2)**

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<sup>i</sup> Due to the COVID-19 pandemic, the interior of Kip’s Castle is closed (as of the writing of this Plan).



# Hilltop Reservation

June 2010

Essex County Park System

www.hilltopconservancy.org



Joseph N. DiVincenzo, Jr., Essex County Executive and the Board of Chosen Freeholders



- Trails**
- Arrowhead (1.1 mi)
  - Meadow (0.3 mi)
  - Old Hilltop (1.8 mi)
  - Peace (1.3 mi)
  - 2nd Mountain (0.3 mi)
  - Spruce- Inner Loop (0.7 mi)
  - Spruce- Outer Loop (0.6 mi)
  - White Rock (0.5 mi)

- Legend**
- Reservation
  - Surrounding Woodland
  - Ball Field
  - Town Line
  - Water Tank/ Tower
  - Waterbody
  - Parking
  - Roads
  - Paved Surface
  - Proposed Road
  - 100 ft Elevation
  - 20 ft Elevation
  - Stream
- 0 0.125 0.25 Miles

This map produced by Essex County College students Mike Romankiewicz and Anita Garbi in collaboration with the Hilltop Conservancy. Source data obtained from NJ Department of Environmental Protection, NJ Department of Transportation, and CMX Engineering/KJ-Iovannian, Inc. Park boundary and trail locations are approximate and subject to change. June 2010.

**Verona Park**, located along Bloomfield and Lakeside Avenue, offers 54 acres of green space which includes walking paths, a 13-acre lake for paddle boating and fishing, Bocce ball courts, a Children’s Garden, tennis courts, a playground, and boathouse. It is the fifth largest park within the County park system. The park has a rich history as a gathering place for the Verona community. The landscape plan for the park was prepared by the Olmstead Brothers.<sup>35</sup> The Verona Park Conservancy works with the Essex County Parks Department on park improvement and enhancement projects.<sup>36</sup> (Figure 13)

## Private Recreation

The **Montclair Golf Club**, based in West Orange, owns property along Mount Prospect Avenue in Verona Township. Montclair Golf Club offers four 9-hole courses for members of the private club. A total of 189 acres of the course is in West Orange and an additional 81 acres of the course extends north into Verona Township. In addition to golf, the Club offers tennis courts and a swimming pool. There are three ponds on the property, and a tributary to the Peckman River traverses the property.



*Figure 13. Verona Park*



### *Planning Consistency*

One of the objectives of the *Open Space and Recreation Plan* is to ensure that the open space and recreation goals of the Township are consistent with the overall vision expressed in the various elements of the municipal *Master Plan* and related local and regional planning documents.

## **Municipal Planning**

### **2009 Master Plan and Reexamination Report**

Verona's most recent Master Plan was adopted in 2009. Goals consistent with open space and recreation include:

- To provide adequate light, air, and **open space**.
- To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of people, neighborhoods, communities and regions, and **preservation of the environment**.
- To provide sufficient space in appropriate locations for a variety of residential, **recreation**, commercial, and **open space**, both public and private, according to their respective environmental requirements to meet the needs of all citizens of Verona.
- To continue to recognize the central business district as the primary location for **pedestrian-oriented** business serving the community.
- To promote the **conservation of historic sites and districts, open space, energy resources, and valuable natural resources** in the Township and to prevent urban sprawl and degradation of the environment through improper use of land.<sup>37</sup>

In addition to the *Master Plan*, the 2005 *Hilltop Redevelopment Plan and Master Plan Update* details conservation of the Hilltop Reservation. The Plan states “the conservation area, a.k.a., Hilltop Reservation, shall be considered public lands with the intent of preserving that includes low-impact recreation and public educational uses.”<sup>38</sup> In addition, the goal is, “to prohibit residential, commercial, and industrial uses of the land, commercial recreational use of the land,

and any use of the land that would diminish its value in serving the recreational needs of Verona, Cedar Grove, North Caldwell, and Caldwell.”

## County Planning

### 2003 Essex County Parks, Recreation, and Open Space Master Plan

Essex County prepared the *2003 Plan* to renew the County Park System and preserve open spaces, natural resources, and cultural resources. The goals are as follows:

- Provide for the care and maintenance of the Essex County Parks System consistent with the Olmsted vision.
- Rehabilitate each County park for the full use and enjoyment of all County residents.
- Maintain each County park to a superior level.
- Protect the **significant natural resources** of Essex County.
- Support **local and community-based** efforts that preserve open space and that expand recreational opportunities available to County residents.
- Establish partnerships with community groups and user groups that support the County Park System.
- Pursue Federal, State, and non-profit funding to improve County parks, preserve open space, and conserve natural and cultural resources.
- Capitalize on the unique features of the Essex County Park System and provide new recreational programs and facilities to meet the needs of all County residents.
- Establish a safe environment in each County park so that every visitor feels secure and at ease.
- Organize all park functions under one management structure that is responsible for parks and recreation and empower it with an integrated management approach to ensure staff accountability, achieve standards, and promote an increased level of commitment to the care and improvement of each park in the Essex County Park System.
- **Expand** the County Park System giving particular attention to including sites or lands **contiguous to existing County parks** or to acquire **new sites of substantial size** that can be developed or redeveloped for active recreation facilities and special outdoor events.
- Promote the preservation and restoration of **cultural, archaeological, and historic** sites.

As of 2003, the Township of Verona was identified as having 93 acres below the minimum open space needed as determined in the County Plan. Detailed recommendations for park renovations and facility improvements for Verona Park were also included.

### 2013 Essex County Comprehensive Transportation Plan

The *2013 Essex County Comprehensive Transportation Plan* was developed to address the mobility and transportation needs of Essex County through 2035. The plan envisions

a more efficient and safer county-wide transportation system that allows for everyone to use streets and provides a reliable alternative to driving. It presents recommendations to build Complete Streets in the County, and includes roadway, transit, bicycle, pedestrian, freight, and aviation improvement projects. Five broad goals were developed to achieve the Plan’s vision:

- Maintain a safe and efficient roadway system.
- Increase the use of mass transit.
- Increase and/or provide opportunities for **walking and bicycling**.
- Connectivity for all modes of transportation.
- Foster and support development and industrial growth.

## State and Regional Planning

### **Plan 2045: Connecting North Jersey (2017)**

The North Jersey Transportation Planning Authority (NJTPA) is a metropolitan planning organization which provides local guidance over the use of federal transportation funding for the 13 counties of northern New Jersey: Sussex, Passaic, Warren, Bergen, Morris, Hunterdon, Somerset, Union, Hudson, Essex, Monmouth, and Ocean. As the fourth most populous metropolitan area in the country, the large transportation network of North Jersey faces increasing congestion and has a growing need for alternatives to driving, including public transportation, walking, and bicycling. These alternatives have grown in success, which provides relief to the busy road networks and expands transportation options for all residents.

*Plan 2045: Connecting North Jersey* is a regional transportation plan which addresses changing technology in transportation and offers a “long-term vision to support the region’s economy and quality of life.” *Plan 2045* advocates for streets to be open to all modes, ages, and abilities. In embracing a “Complete Streets” policy, the plan expects safety and health improvements as a result. This includes traffic calming measures, such as creating curb extensions at corners and traffic islands for pedestrians, narrowing or converting auto lanes to create bike lanes, and upgrading crosswalks and sidewalks. In downtown areas, these measures, combined with streetscaping, public art, pedestrian malls, and other amenities, can create distinctive public spaces.<sup>39</sup>

*Plan 2045* recommended that the 4-mile section of Bloomfield Avenue in Verona, Bloomfield, Montclair and Glen Ridge be redesigned using Complete Streets to better accommodate pedestrians, vehicles, and non-vehicular traffic. The Plan notes that a comprehensive complete streets plan would provide for improved traffic circulation, and access to mass transit and local retail. The *Bloomfield Avenue Complete Corridor Plan* was completed by the NJTPA as a local demonstration project in conjunction with the four towns. The study focused on the segment of Bloomfield Avenue which traverses several traditional downtown districts, including two transit villages (Bloomfield and Montclair Bay Street) and carries significant volumes of local and regional traffic. The plan identified a need for better accessibility for pedestrians, consistent with the recommendations of *Plan 2045*.<sup>40</sup>

### **New Jersey State Development and Redevelopment Plan (SDRP)**

The State Plan Policy Map dated October 9, 2012 designates the majority of Verona Township as Metropolitan Planning Area – Planning Area 1 (PA1), with the exclusions of the northwest corner of Verona, including the Hilltop Reservation, which is identified as Environmentally Sensitive Planning Area – Planning Area 5 (PA5), and the southeast corner, which includes Eagle Rock Reservation and is identified as PA8, Parks and Natural Areas.

### **2018-2022 New Jersey Statewide Comprehensive Outdoor Recreation Plan**

The Federal Land and Water Conservation Fund Act (LWCF) requires each state to prepare and revise their *Statewide Comprehensive Outdoor Recreation Plan (SCORP)* every five years. The SCORP's action plan identifies five crucial issues to address current and future needs for open space and recreation in New Jersey: land preservation, recreation, state resource areas, greenways and trails, and stewardship.<sup>41</sup>

### **2009 New Jersey Trails Plan Update**

The *2009 Update*<sup>42</sup> of the *1996 New Jersey Trails Plan* encourages trail planning, construction, and maintenance in New Jersey. The key issues are funding, facility needs, sharing trails, motorized trail use, urban trails, special needs trails, guidelines and standards, trail rights-of-way, and information and promotion. The priority areas are community pathways, trails and health, comprehensive trail inventory, volunteer programs, trail events, and conferences.<sup>43</sup>

Trails in Verona Township include the West Essex Trail and the Lenape Trails within Hilltop Reservation. The West Essex Trail is a rail trail suitable for dog-walking, hiking, mountain biking, running, or birdwatching. In addition to the Lenape Trail, Hilltop Reservation is home to various short trails which take hikers along the preserved ridgeline.

### **2017 New Jersey Wildlife Action Plan**

In 2000, Congress created the Federal State Wildlife Grants program to help states conserve imperiled wildlife species. New Jersey released its first Wildlife Action Plan in 2004.<sup>44</sup> The *New Jersey Wildlife Action Plan* concentrates on identifying species that are the highest conservation priority. The Plan identifies the following priorities:

- Preventing habitat loss which is the greatest threat to New Jersey's wildlife.
- Stewarding and restoring habitat.
- Wildlife management to control overabundant species.
- Managing complex wildlife habitats, including wetlands and riparian areas.<sup>45</sup>

### **Garden State Greenways**

Garden State Greenways is a vision for a statewide system of interconnected natural lands, or greenways, in New Jersey.<sup>46</sup> This includes hubs and connectors. Hubs represent non-fragmented natural areas remaining in New Jersey's landscape and connectors link the hubs. In Verona Township, Garden State Greenways identifies the Peckman River and Verona Lake as a "hub" for open space and recreation.

## **Conservation Blueprint**

*Conservation Blueprint* is an online, interactive mapping tool to identify priority land rankings based on four themes:

- Water quality – to protect surface water and groundwater.
- Ecological – to support ecosystem health.
- Community Green Space – lands for recreation and connecting people to nature.
- Agricultural – to support farming.<sup>47</sup>

In Verona, high priority lands for water quality are identified along the Peckman River. Lands important for ecological integrity are located along the Peckman River, and within Eagle Rock Reservation. *Conservation Blueprint* identifies the F.N. Brown School and the H.B. Whitehorne Middle School Field as areas important for community green space in the Township.



### ***Recommendations***

The *Open Space Plan Update* provides a strategic look at Verona’s natural and cultural resources with an emphasis on protecting lands of importance for residents. Leveraging municipal funding with state and county grants expands the ability of Verona Township to preserve, protect, and steward its public lands.

## **Community Benefits of Open Space Preservation**

A system of open space supports the community’s quality of life, recreational programs, and protects its historic and natural resources. In 2018, the NJDEP Division of Science and Trends published the *Open Space Preservation Environmental Trends Report*. In it, they state that “open space is a vital strategy to preserve land for agriculture, protect rural landscapes, and sustain the state’s \$42.9 billion tourism industry. It is generally considered one of the most cost-effective and efficient means of environmental protection.”<sup>48</sup>

In 2019, the Delaware Valley Regional Planning Commission and the Green Space Alliance released *Return on Environment - The Economic Value of Protected Open Space in Southeastern Pennsylvania* (2011).<sup>49</sup> The report argues that the protection of open space:

- Contributes to quality of life.
- Improves air and water quality.
- Enhances the values of homeowner properties.
- Generates and sustains jobs in agriculture, hospitality, and recreation.
- Attracts consumers.
- Encourages physical activity.

Increased open space fosters a sense of community and encourages people to gather and participate in recreational activity. Preserved land is productive and revenue producing, and households, businesses, and governments benefit financially from the protection of open space. It is costly to replicate these open space and natural area benefits once the land is developed.<sup>50</sup>

## Enroll in the Planning Incentive (PI) Grant Program

Green Acres provides funding and technical assistance to municipal and county governments and nonprofit land trusts to acquire land for recreation and conservation and to develop outdoor recreational facilities. With the establishment of the local OSTF and the adoption of the *Open Space and Recreation Plan*, the Township is eligible for the Green Acres PI grant program for land acquisition, which is a 50% matching grant program.<sup>51</sup> To remain eligible for funds through the Green Acres PI program, the Township will need to keep the open space levy to one-half cent per \$100 of assessed property value.

Having an *Open Space and Recreation Plan* that is adopted by the Planning Board and approved by the State of New Jersey allows other organizations (such as non-profit land trusts) to contribute their Green Acres Planning Incentive grant funding to land acquisitions in Verona Township.

The Township will be applying to Green Acres for a Planning Incentive grant for reimbursement funding for the Peckman Park and Mount Prospect Park projects, which were purchased for \$12 million.

## Documenting Parks and Open Space

The Township's Recreation and Open Space Inventory (ROSI) is the list of permanently protected parks and open space owned by the Township. Completed in 2007, the ROSI is being updated by the Township to address the following:

- **Hilltop Reservation** (former Block 128, Lot 31.04, current Block 2601, Lot 3): The Township has completed the physical remediation at the site, although they are in litigation with the contractor to conclude the administrative close-out of the contract. This is currently in the deposition stage of the litigation.<sup>52</sup>
- **Freedom Field/Liberty Field** (former Block 129, Lot 2, now 2402, Lot 2): Update the name of the facility on the ROSI from Verona Hilltop Park to Freedom Field/Liberty Field.
- **Veterans Field** (Block 2401, Lot 5) has been leased from Essex County beginning in 1976. The lease was renewed in 2020. (**Appendix D**)
- **Centennial Field** (Block 2401, Lot 2) is to be added to the ROSI.
- **Verona Community Pool** (Block 1302, Lot 19) is to be added to the ROSI.
- **Peckman Park** (Block 1201, Lot 3.01): Located at 25 Commerce Court, the property was purchased by the Township in December 2020. Once the street has been vacated, and the subdivision has been completed, the remaining land to be encumbered on the ROSI should be added.

- **Mount Prospect Park** (Block 501, Lot 83): Purchased by the Township in December 2020, this 14-acre property located at 111 Mount Prospect Avenue adjoins Eagle Rock Reservation and should be added to the ROSI.

## Potential Historic Sites, Landmarks, and Districts

The *2017 Verona Township Historic Resources Survey and Inventory Update* identifies six historic districts within the municipality:

- Claremont Avenue
- Forest Avenue, between Bloomfield and Pease Avenues
- Sunnyside Heights
- Kip’s Castle Historic District
- Afterglow Historic District
- Fairview Avenue Historic District

Of the six proposed districts, the Afterglow and Claremont Avenue Historic Districts contain close to half (38 out of 87) of the surveyed properties in the report. The Afterglow Historic District has “a significant concentration of elaborate large scale, historical revival residences, many in the Tudor Revival and Romantic styles of the early twentieth century.” The Claremont Avenue Historic District encompasses many wood-framed, moderate-sized homes spanning three centuries of varying architecture design and construction techniques. These proposed districts are shown on **Map 3**.

The Township can leverage its Open Space Trust Fund to preserve and protect its unique historic structures and sites. Buildings of historic value may be suitable for future acquisition and preservation depending on availability and opportunities for public use.

## Recreation

A priority for local officials and residents is recreational field space and facilities. Looking at existing developed lands, whether they are publicly or privately held, where there is already impervious surface, may offer sites for redevelopment into recreational field space.

The popularity of the recreation programs has resulted in management challenges for available fields and recreation facilities for both youth and adult recreational programs. Due to the continual use of fields, many of the grass-based facilities exhibit wear and tear, resulting in concerns about the sustainability of the playing fields and escalating maintenance costs.

The Recreation Department maintains current facilities with the support and contribution of its sports programs. The Board of Education and the Township maintain playing fields on school property. Limited field space and practice facilities necessitate that this partnership continue and expand in the coming years to ensure adequate playing time for the various sports programs.

Interviews with members of the Parks & Recreation Advisory Committee along with Township officials resulted in the following informal set of recommendations for specific and general site improvements to enhance the opportunities for field space and sports programming in the Township:

- **Everett Field** –The infield needs to be redone as there are drainage issues. The Committee would like to see this kept as a grass field. Improving drainage will extend playing time for the field. Upgraded restrooms, concession, and parking were identified as opportunities for improving the park facilities.
- **Verona Community Center** – Replacing the turf at Centennial Field and reinforcing the facilities at Veterans Field will enhance the sports programming at these fields.
- **Verona Community Pool** – The splash and play areas need an upgrade, as well as the playing surface and lighting for the tennis courts. The town does have these scheduled, but they were delayed due to the Covid-19 pandemic. Plans for the tennis courts include retiling and the addition of a pickleball court.
- **Brookside Terrace** – The Peckman River Trail at Brookside Terrace (behind the F.N. Brown Elementary School) is used by neighborhood children and could use drainage and surface improvements.
- **Middle School** – Adding a multi-purpose field for field hockey and lacrosse in the center of the track would benefit multiple programs.
- **Board of Education Fields** – conduct more regular general maintenance.
- General recommendations include:
  - ✓ Increase access to facilities and trails. Add walking trails and pathways in parks to connect to sidewalks and neighborhoods.
  - ✓ Grow all adult leagues.
  - ✓ Build additional basketball courts, tennis/pickleball courts, and a bocce ball court which could help encourage teenagers and adults ages 50-70 to engage in outdoor recreation.
  - ✓ Create and grow an e-sports program for residents who do not play traditional sports. The Committee has discussed a potential partnership with Caldwell University.
  - ✓ Encourage Essex County to add a basketball court in Verona Park. Adding and improving existing basketball courts on municipal and school properties would benefit the basketball program.
  - ✓ Add overhead lighting in the heavily trafficked fields. In late fall it can be difficult to play as the sun begins its earlier descent.
  - ✓ Construct a dog park and playground.
  - ✓ Expand or construct additional community garden space.

## Grow Your Parks

The preservation of open space, while frequently thought of in terms of large, undeveloped tracts of land, can and should be resized in settings where such larger parcels are unlikely to be found. Green spaces give residents, particularly those with young children, a place to interact and play together, without the formality of an organized recreation program. Particularly for renters and homeowners whose lots barely extend past the footprint of their homes, the existence of a nearby park can provide a sense of ownership-in-common that helps to anchor them more securely to the greater Township community. Additionally, providing these amenities helps to preserve and enhance property values.

A *Grow Your Parks* program examines local parks and conservation areas to identify properties which may present opportunities to expand and connect existing park and recreation areas. This expansion may allow for new sports fields, trails, parking, and infrastructure. In Verona Township, the municipality has been proactive in the pursuit of additional green space with the recent acquisition of the Mount Prospect Park and Peckman Park properties. As part of this *Open Space Plan*, an analysis of undeveloped land and underutilized residential properties was conducted to identify potential opportunities for future preservation.

Recommendations for *Grow Your Parks* program include:

- Identification of properties adjacent to parks within the town that, if acquired, would expand and improve the park facility.
- Examination of undeveloped municipal and private property within proximity to local parks and neighborhoods as potential park additions.
- Development of a financial plan to fund the purchase of these lands.
- Continuation of the town's program of creating neighborhood green spaces within walking distance of residents.



### *Community Meetings*

The Township hosted two public meetings on the *Open Space and Recreation Plan*. The purpose of these meetings is to share the *Plan* to provide an opportunity for residents and community stakeholders to listen and provide recommendations regarding open space and recreation.

The public meetings were announced on the municipal website. Copies of the report were available at the public library, the municipal building, and on the Township website.

The first public meeting was held as part of the Township Council meeting on June 7, 2021, and the second public meeting was hosted by the Planning Board on June 24, 2021.



### Action Plan

The *Open Space and Recreation Plan* offers an updated set of strategies to implement the goals and recommendations within this Plan. The action program serves as a vehicle for continued dialogue about recreation and land preservation needs. The activities listed for the first year after the completion of the *Plan* are the most urgent and will further the Township’s open space program immediately. The “mid-term” recommendations are focused on longer-term objectives that will serve to accomplish the Township’s open space and recreation needs. The “long-term” and later projects will be achieved as the program continues to mature and as these opportunities arise. “Ongoing” activities are items that will continue, with regular review if not continual attention.

### Short-Term

- Adopt the *Open Space and Recreation Plan* as part of the Master Plan.
- Submit the *Open Space and Recreation Plan* to the Green Acres program.
- Complete the update to the Recreation and Open Space Inventory, including the subdivision and vacation of Commerce Court for Peckman Park.
- Enroll in the Green Acres Planning Incentive grant program.
- Appoint members to the Open Space Trust Fund Advisory Committee.

### Mid-Term

- Meet with Essex County regarding partnering on Mount Prospect Park project, expansion opportunities for the West Essex Trail, and lands surrounding Kip’s Castle Park.
- With the Recreation Advisory Committee, prioritize recommendations for municipal parks facility upgrades. Discuss any suggested improvements to Verona Park and Hilltop Reservation with Essex County.
- Work with neighboring municipalities to coordinate shared land preservation, bicycling/trail initiatives, and protection of shared resources.
- Offer local educational opportunities to create home-based stewardship programs benefitting local wildlife and ecosystems, such as the National Wildlife Federation

Backyard Habitat Certification Program or best management practices related to lawn care and road salt usage to further reduce non-point source water pollution.

- Work with the Historic Preservation Commission to expand local opportunities for conservation and education.
- Develop materials and programs that educate owners of forested lands about conservation easements to permanently protect their lands.
- Develop an Adopt a Park program, starting with small neighborhood parks.
- Create a process to contact landowners of priority parcels regarding land donations and granting the Township “first refusal” rights on future sales of their properties.

## **Long-Term**

- Encourage tax incentives for the preservation and adaptive reuse of historic buildings.
- Investigate and apply for possible grant opportunities to grow the Township’s walking trails and create bicycling lanes.
- Develop a Recreation Plan for the Township in coordination with the Recreation Department, volunteer sports leagues, and Environmental Commission.
- Meet with regional and neighboring municipal committees and commissions, and non-governmental environmental organizations to discuss acquisition priorities and partnership opportunities.

## **Ongoing**

- Apply for and investigate grant opportunities to protect the Township’s open space areas, including the Essex County Preservation Trust Fund and Green Acres Program.
- Review the *Open Space and Recreation Plan* yearly to update the properties and information.
- Partner with the Environmental Commission for projects of joint interest to further “green” the Township.
- Continue to meet with government, nonprofit, and other organizations to strategize and develop plans for open space conservation, stewardship, and trail development on a regional basis.
- Host an annual tour for the Open Space Committee to inventory potential new acquisitions, survey areas in need of stewardship, and observe best usage for properties already acquired.
- Continue to offer ongoing and diverse recreational programs for all Township residents.
- Continue to pursue open space preservation opportunities in the Township.
- Promote historic easements through Preservation New Jersey and the New Jersey Historic Trust.
- Continue funding the municipal Open Space Trust Fund to purchase additional lands and support any debt services for future acquisitions.
- Continue to disseminate materials to inform residents about the value of open space and their role(s) in protecting existing open space.
- Celebrate and publicize all successful open space projects with community events and on social media.

# MAPS

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











Map 1. Land Use

Map 2. Preserved, Public and Recreational Lands

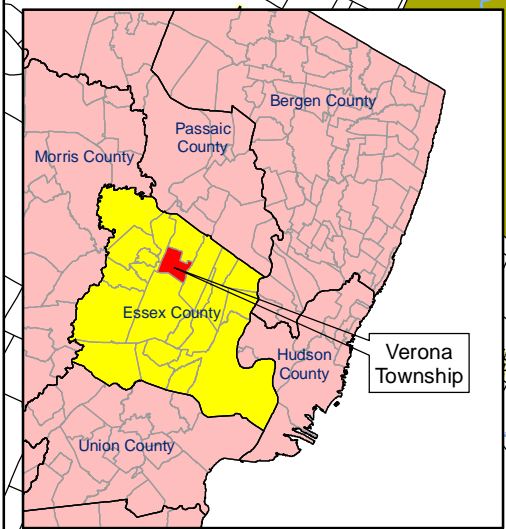
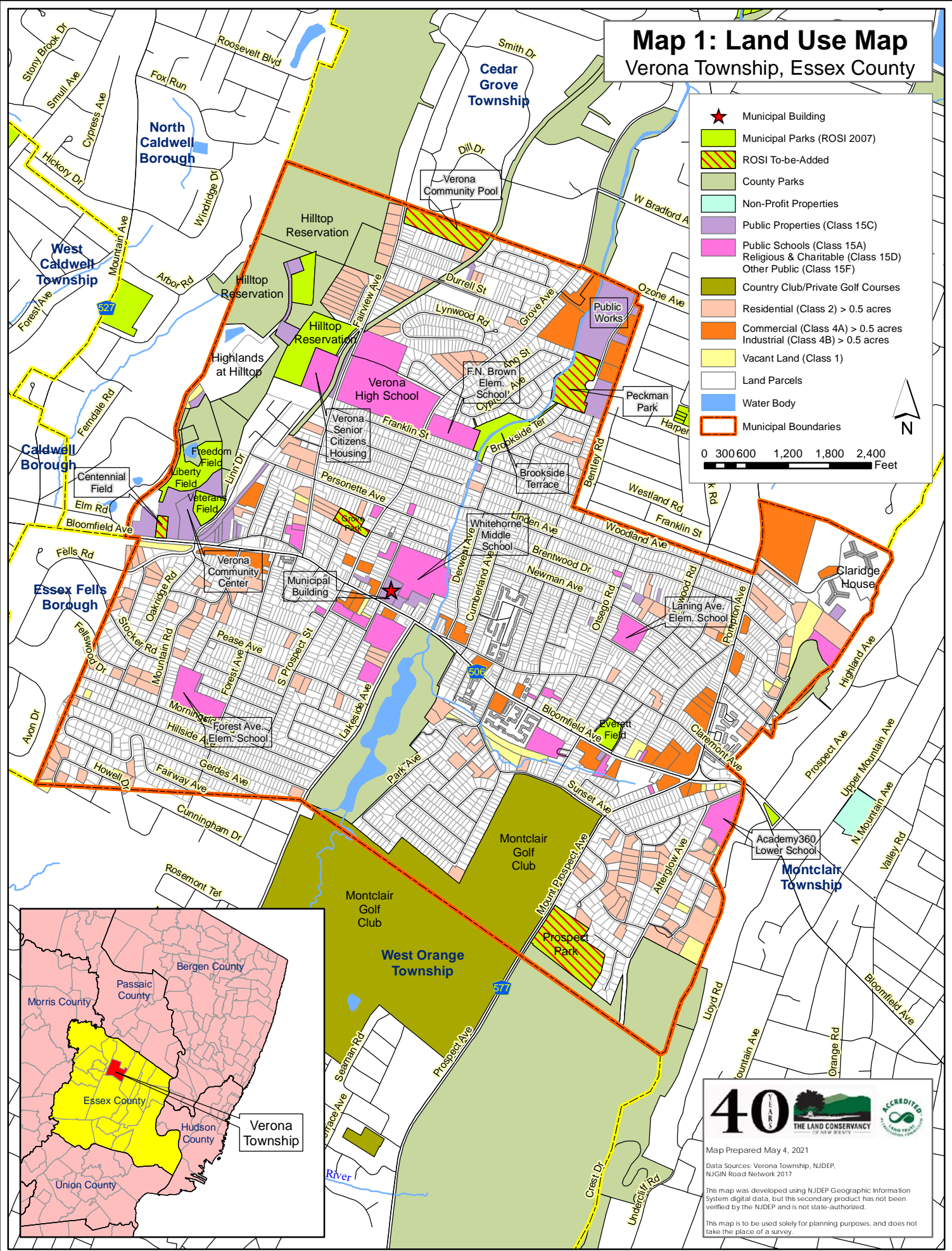
Map 3. Proposed Historic Districts

# Map 1: Land Use Map

Verona Township, Essex County

-  Municipal Building
-  Municipal Parks (ROSI 2007)
-  ROSI To-be-Added
-  County Parks
-  Non-Profit Properties
-  Public Properties (Class 15C)
-  Public Schools (Class 15A)
-  Religious & Charitable (Class 15D)
-  Other Public (Class 15F)
-  Country Club/Private Golf Courses
-  Residential (Class 2) > 0.5 acres
-  Commercial (Class 4A) > 0.5 acres
-  Industrial (Class 4B) > 0.5 acres
-  Vacant Land (Class 1)
-  Land Parcels
-  Water Body
-  Municipal Boundaries

0 300 600 1,200 1,800 2,400 Feet



**40** THE LAND CONSERVANCY OF NEW JERSEY

Map Prepared May 4, 2021

Data Sources: Verona Township, NJDEP, NUGIN Road Network 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

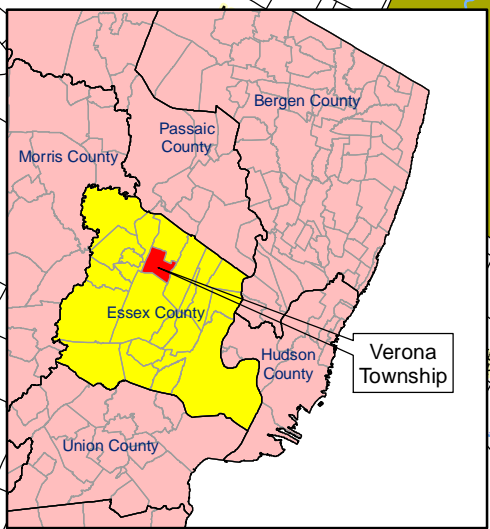
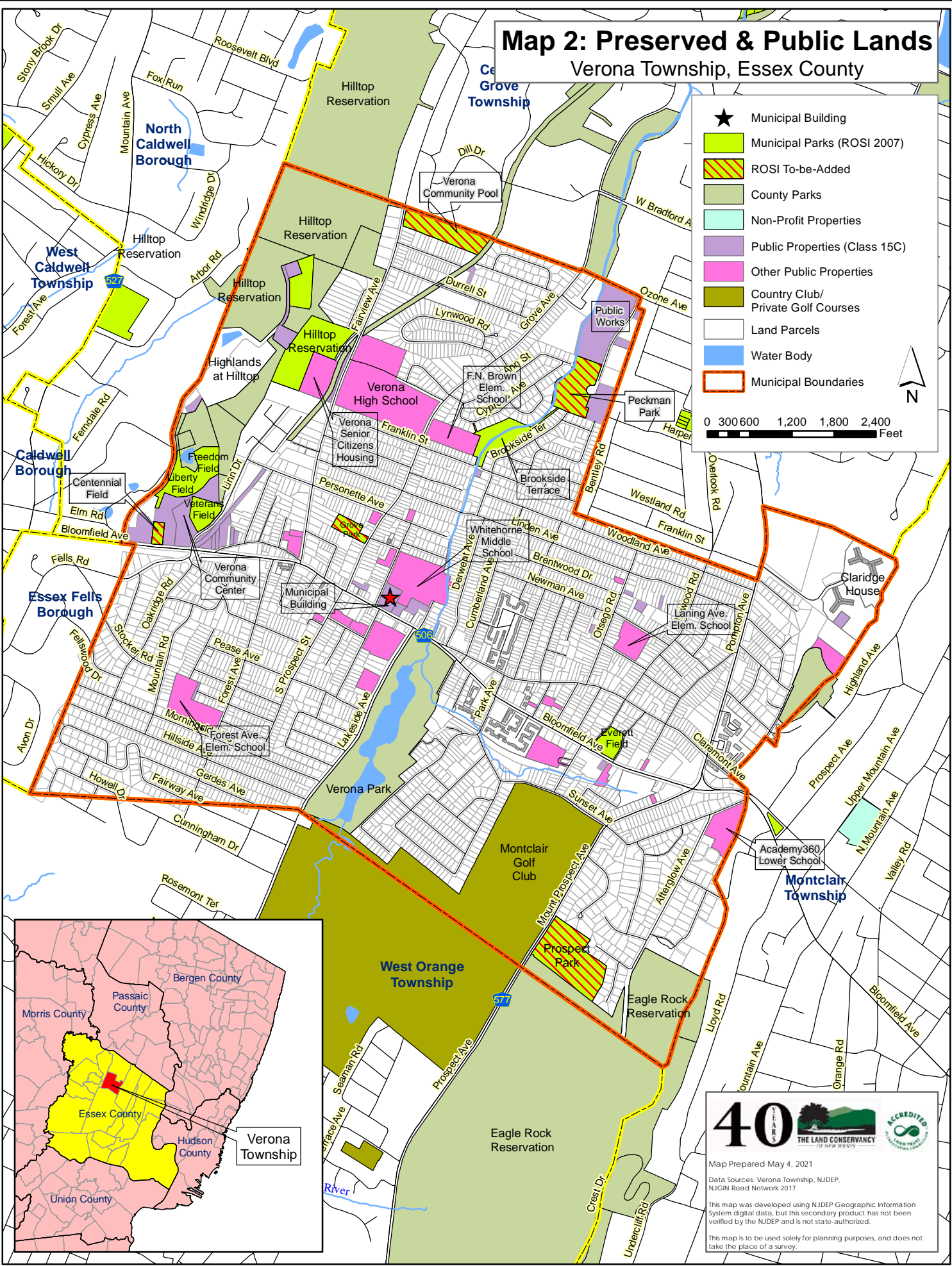
This map is to be used solely for planning purposes, and does not take the place of a survey.

# Map 2: Preserved & Public Lands

## Verona Township, Essex County

- ★ Municipal Building
- Municipal Parks (ROSI 2007)
- ROSI To-be-Added
- County Parks
- Non-Profit Properties
- Public Properties (Class 15C)
- Other Public Properties
- Country Club/ Private Golf Courses
- Land Parcels
- Water Body
- Municipal Boundaries

0 300 600 1,200 1,800 2,400 Feet



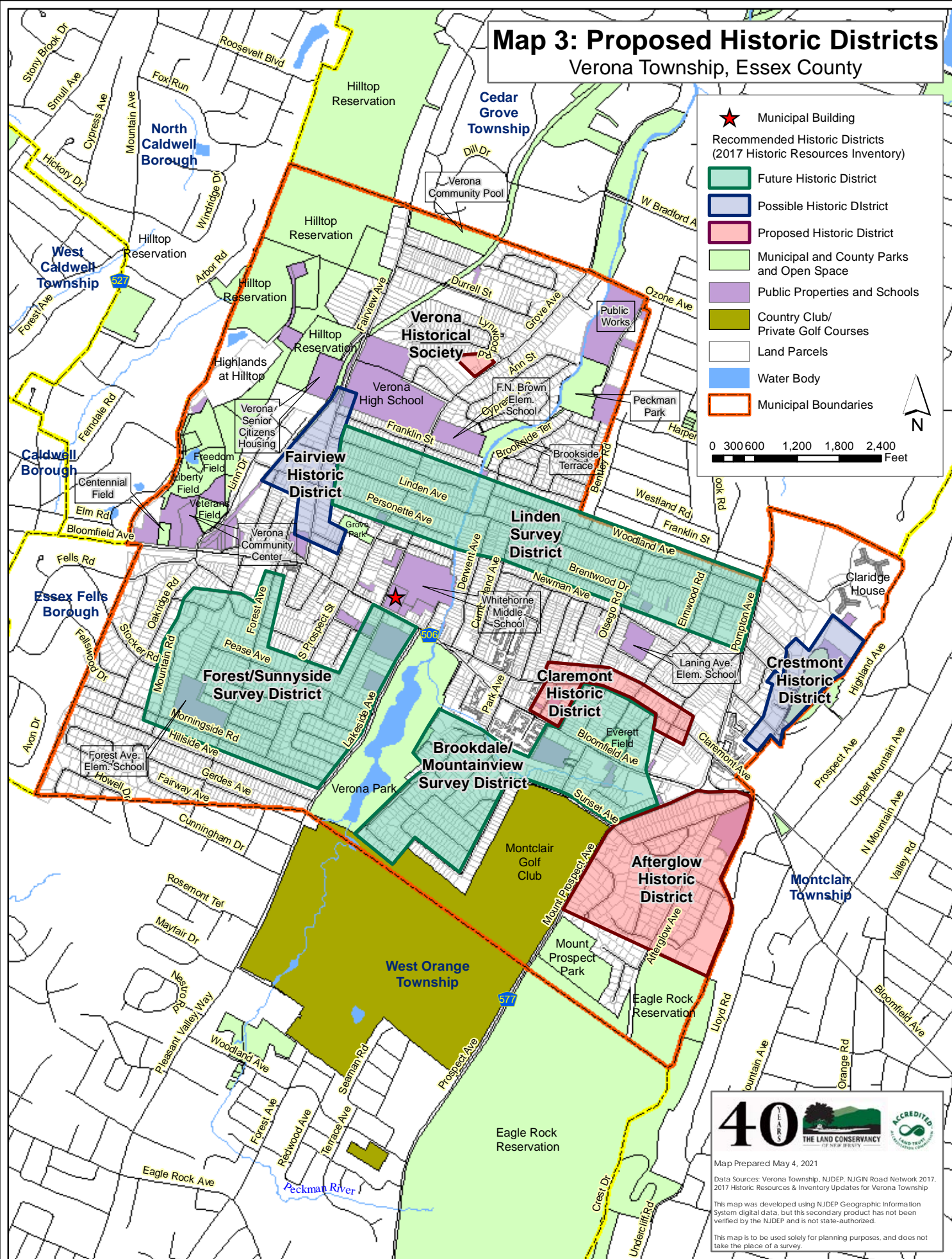
Map Prepared May 4, 2021  
 Data Sources: Verona Township, NJDEP, NUGIN Road Network 2017  
 This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.  
 This map is to be used solely for planning purposes, and does not take the place of a survey.

# Map 3: Proposed Historic Districts

## Verona Township, Essex County

- Municipal Building
- Recommended Historic Districts (2017 Historic Resources Inventory)**
- Future Historic District
- Possible Historic District
- Proposed Historic District
- Municipal and County Parks and Open Space
- Public Properties and Schools
- Country Club/Private Golf Courses
- Land Parcels
- Water Body
- Municipal Boundaries

0 300 600 1,200 1,800 2,400 Feet



Map Prepared May 4, 2021

Data Sources: Verona Township, NJDEP, NJGN Road Network 2017, 2017 Historic Resources & Inventory Updates for Verona Township

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

# POTENTIAL OPEN SPACE SITES: ANALYSIS

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## I. Class 1: Vacant Parcel Analysis

There are several privately owned properties which are currently undeveloped and may represent opportunities for future open space/recreation in Verona Township. They may or may not have development applications under consideration by the property owner. This review does not comment on any such proposals, but instead offers an option for the municipality to consider when looking at the future outcome of the properties.

### 1. Bloomfield Avenue/Fells Road (owned by A&R Skyline Properties, LLC)

A 1.77-acre property, Block 2205, Lot 6 (885 Bloomfield Avenue) is located across Bloomfield Avenue from the Verona Fire Department, Community Center, and the Essex County Public Works Department. Also across Bloomfield Avenue is Centennial Field and Veteran’s Field. The property is forested and is bordered by Fells Road and Bloomfield Avenue, and is situated along the Township’s western border with Caldwell Borough. (Figure 14)<sup>j</sup>

This area of the Township is in the A-3 Residential-Townhouse Zoning District, which permits single-family dwellings.<sup>53</sup> Three homes neighbor the property along Fells Road. This property has been discussed as a possible redevelopment area. If preserved, it would provide a natural buffer along Bloomfield Avenue for the local neighborhoods from the traffic and lighting at the Community Center.



Figure 14. Bloomfield Avenue/Fells Road Property

<sup>j</sup> All maps in this section of the *Open Space Plan* were developed using data provided by QGIS Geographic Information System, Open Space Geospatial Foundation Project. <http://qgis.osgeo.org>.

## 2. Montclair Avenue/Bloomfield Avenue (owned by DMH2, LLC)

Block 202, Lot 23 (176 Bloomfield Avenue) is located at the corner of Montclair and Bloomfield Avenues. It is 1.10 acres and heavily wooded. Multiple commercial businesses face the parcel along Bloomfield Avenue and on Montclair Avenue. Residential properties border the rear of the property fronting on Westview Road and Everett Field. Annin Lofts & Luxury Apartments lies across the street from this site on Bloomfield Avenue. (Figure 15)



*Figure 15. Montclair/Bloomfield Avenues Property*

If preserved, tenants at Annin Lofts will have access to additional greenspace, advancing public health goals. The parcel is located within the Extended Town Center (ETC) Zone District, the minimum lot size for this zone is 12,000 square feet. Sidewalks provide an easy, accessible connection from this property to Everett Field.

This property has an approved Site Plan but has been in litigation for quite some time. The Township has also considered this land for the location of a new fire station.<sup>54</sup>

### 3. Cole Road (owned by James L. & Kristina N. Bromley)



*Figure 16. Cole Road Property*

Block 402, Lot 7 (1.53 acres) on Cole Road is in the southeast portion of Verona Township. Mostly wooded, this parcel is within the R-100 Very Low-Density Single-Family Zone District. The owner of this property also owns the adjacent residential property (Lot 6, 0.42 acres, at 35 Belleclaire Place). Through Cole Road, this parcel is connected to the residential neighborhoods of Belleclaire Place and Afterglow Avenue. (**Figure 16**)

This property is landlocked between Eagle Rock Reservation and the ridge into Montclair. To its south and southeast is Eagle Rock Reservation. The Reservation extends into West Orange and Montclair and is adjacent to the Montclair Golf Club and the new Mount Prospect Park. While residences adjoin the edges of the property, this parcel is in a great position to enhance the contiguity of Eagle Rock Reservation. Neighboring parcels in Montclair are also heavily wooded.

4. Sunset Avenue (owned by P.T.Z. Realty & Green Acres at Verona, Inc.)



*Figure 17. Sunset Avenue Properties*

Block 709, Lot 27 (174 Sunset Avenue) and Lot 28 (190 Sunset Avenue) total 4.8 acres. (**Figure 17**) Located in the R-100 Very Low-Density Single-Family Zone District, Lot 28 has frontage on Sunset and Park Avenues. Sunset Avenue provides access to Brookdale Avenue to the east and Cook Lane to the west (which connects to Verona Park). Brookdale Avenue Elementary School is situated between the parcels and Bloomfield Avenue. Single family homes line Sunset Avenue and the Montclair Golf Club is located immediately to the south of the properties. The proximity of Verona Park and the Montclair Golf Club extend a greenspace through the neighborhood. Everett Field is also nearby. The nature of this mixed-use area lends itself to protecting both parcels as a noise and light buffer for residents.

The Township has been in discussion with the owner of Lot 27 to donate the land to the Township for open space, and their hope is that once agreed to, the owner of the adjoining parcel would consider doing the same.<sup>55</sup>

## II. Class 2: Residential (Class 2) Parcel Analysis

Oversized, residential properties were reviewed for their proximity to existing County parkland. These may or may not have development applications under consideration by the property owner. This review does not comment on any such proposals, but instead offers an option for the municipality to consider when looking at the future outcome of the properties.

### 1. Fairview Avenue (owned by Andrew & Barbara P. Yeates): West Essex Trail



*Figure 18. Fairview Avenue Property and West Essex Trail*

This 1.91-acre parcel, Block 2304: Lot 5 (80 Fairview Avenue), sits near the intersection of Fairview Avenue and Linden Avenue. **(Figure 18)** It is situated in a single-family neighborhood, extending south from Arnold Way past Orchard Street. On Arnold Way, there are three houses adjacent to the parcel, as well as four homes south of the parcel along Personette Avenue. Within the parcel itself is a two-lane driveway, backyard swimming pool, with woods towards the parcel's western boundary. The property lies proximate to the County's West Essex Trail. If the rear portion is protected through a conservation easement held by Essex County, it would provide a natural buffer to the trail. The parcel lies in the R-100 Very Low-Density District, which limits housing to single-family homes.

## 2. Crestmont Road and Pompton Avenue Properties: Kip's Castle Park

Crestmont Road in Verona provides entry into Essex County Kip's Castle Park, a historical 9,000 square foot mansion which sits upon 11 acres of parkland. Three parcels, one of which is entirely undeveloped and the other two which are over-sized residential properties, buffer Kip's Castle Park. With access to Crestmont Road, two of these properties are adjacent to the Salvatorian Fathers Monastery and Kip's Castle. The Salvatorian Fathers Monastery is a religious order which expanded to Verona in 1964. To the north resides Claridge House I & II, a luxury hi-rise development that provides views of the Watchung Mountains. The third property has frontage on Pompton Avenue, and its rear portion is close to, but does not adjoin, these properties. The Monastery and Park are situated on the ridge of the Watchung Mountains. These mountains stretch from Somerset County to Passaic County, and Verona is located within the valley between the First and Second Mountains.



*Figure 19. Crestmont Road Property (Undeveloped)*

Block 104, Lot 13, located at 26 Crestmont Road is owned by William Sapoch. **(Figure 19)** This 4.3-acre undeveloped wooded parcel is located within the R-100 Very Low-Density Single-Family Zone District. Local housing are single-family neighborhoods along Pompton Avenue. Through Crestmont Road, the parcel has access to Nassau and Cambridge Roads.

Two oversized, under-utilized residential properties one on Crestmont Road (owned by William Sapoch, Block 104: Lot 10 at 24 Crestmont Road) and the second on Pompton Avenue (owned by Frank W. Riley GST Trust, Lot 32 at 225 Pompton Avenue) flank this property. The Crestmont Road residential property owned by Mr. Sapoch is 3.54 acres in size. Mostly forested, it is in the R-100 Very Low-Density District. The eastern edge of the 1.57-acre Pompton Avenue residence is contiguous to the forested area. This heavily wooded property contains one residence with a multi-entry driveway. Along the parcel's northern edge are homes on Vincent Place and Amy Court. The portion of the parcel along Pompton Avenue lies in the C-2 Professional Office and Business District, which accommodates commercial development. The rear wooded portion lies in the R-70: Very Low-Density Single-Family District and permits a maximum lot width of 70 feet.

The steeply sloped, vacant parcel on Crestmont Road (Lot 13) has been subject to tax sale for several years. The Township started foreclosure procedures, but the lien was paid off and procedures stopped. It is possible the land was sold in January of 2021. The residential property at 24 Crestmont Road was recently sold to a Land Development Company by Bank of America who acquired the property at Sheriff's sale. The future of the Salvatorian Father's is also not known at this time. The property at 225 Pompton Avenue is a site that the Township looked at for redevelopment multiple times during the COAH litigation. The property does have some topographical and neighborhood concerns.<sup>56</sup>

Protection of the wooded portion of the residential properties and the undeveloped lot on Crestmont, in a coordinated effort with Essex County to negotiate with the Salvatorian Monastery, is an opportunity to permanently protect land surrounding Kip's Castle.

# APPENDICES

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Appendix A. Open Space Trust Fund Ballot Question and Ordinance

Appendix B. Recreation and Open Space Inventory (2007)

Appendix C. Peckman Park (formerly known as Commerce Court Park) and Mount Prospect Park - Aerial Maps

Appendix D. Veteran's Field: Lease with Essex County (2020)

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

**RESOLUTION No. 2019-62**

A motion was made by Mayor Ryan; seconded by Deputy Mayor Nochimson that the following resolution be adopted:

**AUTHORIZING THE SUBMISSION OF A PROPOSITION TO THE VOTERS  
REGARDING THE ESTABLISHMENT OF A MUNICIPAL OPEN SPACE,  
RECREATION AND FARMLAND AND HISTORIC PRESERVATION  
TRUST FUND PURSUANT TO N.J.S.A. 40:12-15.7, ET. SEQ.**

**WHEREAS**, N.J.S.A. 40:12-15.7 et seq. permits the governing body of any municipality to submit to the voters of the municipality in a general or special election a proposition authorizing the imposition of an annual tax levy for an amount or at a rate deemed appropriate for the acquisition, development and maintenance of lands for recreation and conservation purposes, historic preservation purposes, or the payment of debt service on indebtedness issued or incurred by the Township for the above purposes; and

**WHEREAS**, the Township Council of the Township of Verona desires to authorize the submission of such a proposition to the voters as set forth hereinafter.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Verona, County of Essex, State of New Jersey that pursuant to N.J.S.A. 40:12-15.7, et seq., the Township Council hereby requests that the County Clerk of the County of Essex print upon the official ballots to be used at the November 5, 2019 general election the following proposition:

*Shall the Township Council of the Township of Verona, County of Essex adopt an Ordinance establishing a "Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund" to be funded through the imposition and collection of a tax not to exceed two (2) cents per ONE HUNDRED DOLLARS (\$100.00) of assessed valuation for the purposes of (a) acquisition of lands for recreation and conservation purposes; (b) development of lands acquired for recreation and conservation purposes; (c) maintenance of lands acquired for recreation and conservation purposes; (d) historic preservation of historic properties, structures, facilities, sites, areas or objects and acquisition of such properties, structures, facilities, sites, areas or objects for historic preservation purposes; and (e) payment of debt service on indebtedness issued or incurred by the Township of Verona for any of these purposes?*

**BE IT FURTHER RESOLVED** that the County Clerk of the County of Essex is hereby requested to print upon the official ballots to be used at the November 5, 2019 general election the following Interpretative Statement:

**EXPLANATORY STATEMENT**

*A "yes" vote for this proposition means that you do want the Township of Verona to take the necessary steps to establish a Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund that shall be used to acquire lands for recreation and conservation purposes. The Trust Fund can also be used to develop or maintain lands that are acquired for recreation and conservation purposes or used for the acquisition or historic preservation of historic properties, structures, facilities, sites, areas or objects located within the Township of Verona. The Trust Fund can also be used to make payments on bonds issued to acquire lands for these purposes.*

*The tax, if authorized at the full two (2) cents per One Hundred Dollars (\$100.00) of assessed valuation will result in the annual increase in the municipal portion of the real property taxes assessed on a home with an assessment of \$429,576.00, the Township average assessment, of \$85.92 and based upon the current assessed valuations of property within the Township, would raise approximately \$418,665.00 annually.*

**BE IT FURTHER RESOLVED** that Township Clerk shall file a copy of this ordinance with the County Clerk of County of Essex.

**ROLL CALL:**

**AYES:** Giblin, McEvoy, Roman, Nochimson, Ryan

**NAYS:**

**THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON MARCH 11, 2019.**



**JENNIFER KIERNAN  
MUNICIPAL CLERK**



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

**ORDINANCE NO. 2019-36**

**AN ORDINANCE ESTABLISHING CHAPTER 98 (OPEN SPACE,  
RECREATION, AND FARMLAND AND HISTORIC PRESERVATION  
TRUST FUND) OF THE CODE OF THE TOWNSHIP OF VERONA**

**WHEREAS**, in accordance with *N.J.S.A. 40:12-15.7, et seq.*, the Township Council of the Township of Verona submitted to the voters of the Township a proposition authorizing the establishment of a "Open Space, Recreation, and Farmland and Historic Preservation Trust Fund" (hereinafter referred to as "Trust Fund"); and

**WHEREAS**, the voters of the Township of Verona adopted the proposition at the General Election held on November 5, 2019; and

**WHEREAS**, the Township Council of the Township of Verona now desires to establish the "Trust Fund".

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Verona, County of Essex, State of New Jersey, as follows:

**SECTION 1.** There is hereby established a new Chapter 98 (Open Space, Recreation and Farmland and Historic Preservation Trust Fund) of the Code of the Township of Verona to read as follows:

**ARTICLE I MUNICIPAL OPEN SPACE, RECREATION AND FARMLAND AND  
HISTORIC PRESERVATION TRUST FUND**

**§ 98-1 – Establishment**

There is hereby established a reserve in the General Capital Fund, which shall be known and designated as the "Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund". A special bank account shall be opened and maintained for this purpose. The Council is authorized, by majority vote, to make the acquisition of lands or acquisition of property or easements within the Township in accordance with this Ordinance. The governing body shall determine the amount of funds that it will make available for each acquisition after conducting at least one public hearing thereon in accordance with *N.J.S.A. 40:12-15.7(2)*. Funds from the Municipal Open Space, Recreation and Farmland and Historic Preservation Trust may be utilized to acquire by gift, purchase, or by eminent domain proceedings, easements, vacant land, as well as land which has improvements thereon at the time of acquisition, where the principal purpose of the acquisition is for any and all of the following purposes or any combination thereof;

- A. Acquisition of lands for recreation and conservation purposes;
- B. Development of lands acquired for recreation and conservation purposes;
- C. Maintenance of lands acquired for recreation and conservation purposes;
- D. Historic preservation of historic properties, structures, facilities, sites, areas or objects and the acquisition of such properties, structures, facilities, sites, areas or objects for historic preservation purposes; or
- E. Payment of debt service on indebtedness issued or incurred by the Township for any of the purposes set forth in subparagraphs A through D above.

The funds from the account may also be used to acquire land which has improvements on it at the time of acquisition, provided that the principal purpose of the acquisition is to preserve open space. In the event that the governing body shall find it appropriate to apportion the cost of acquisition between open space and improvement, it may do so and charge the Open Space Trust Fund for the approximate value that the governing body deems relative to open space and the Township's capital account for the value that it determines attributable to improvements.

**§ 98-2 – Funding of the Trust Fund**

Beginning in 2020, a special tax rate shall be added to the total Township tax rate in the amount of \$0.02 per \$100.00 of the assessed valuation of all real property within the Township. The Fund shall also be permitted to accept donations and testamentary bequests. The Open Space, Recreation and Farmland and Historic Preservation Trust Fund created by this Article shall be administered in accordance with applicable statutory provisions, including, without limitation, *N.J.S.A. 40:12-15.1, et seq.*

**§ 98-3 – Sale of Property**

No real property or interest therein acquired with funds from The Trust Fund shall be sold, conveyed, leased or otherwise alienated, unless it is needed for another public purpose or otherwise further the purposes of the Trust. If such a sale, lease or conveyance is made, the Township shall do so in accordance with *N.J.S.A. 40:12-15.9*.

**ARTICLE I OPEN SPACE TRUST FUND ADVISORY COMMITTEE**

**§ 98-11 – Open Space Committee**

There is hereby established an Open Space Trust Fund Advisory Committee which shall consist of nine members whose terms and powers are hereinafter set forth.

**§ 98-12 – Membership**

The Open Space Trust Fund Advisory Committee shall be comprised of the following persons:

1. Township Manager;
2. Two members of the Township Council appointed by the Council;
3. Six residents of the Township to be appointed by the Council;
4. The Director of the Community Services and the Chief Financial Officer shall serve as ex officio members of the committee and shall have no vote on the committee.

The residents appointed by the Council shall hold no other Municipal office, position or employment in the Township.

**§ 98-13 – Terms of Office**

The term of the Township Manager, the Director of Community Services and the Chief Financial Officer shall correspond to their respective tenure. The term of the Council members shall be for one year beginning on July 1 or terminate at the completion of their respective terms of office, whichever occurs first. Public members shall be appointed by the Council and shall serve for terms of three (3) years beginning on July 1, except that, the term of the members first appointed pursuant to this section shall be distributed evenly over the first three (3) years after their appointments so that the term of not more than two (2) public members shall expire in any one year.

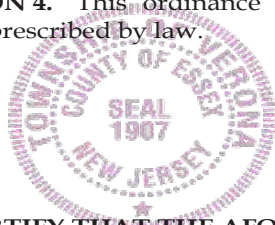
**§ 98-14 – Powers and Duties**

- A. The powers and duties of the Open Space Trust Committee shall be limited to those enumerated herein. The Open Space Trust Committee shall serve in an advisory capacity to the Township Council.
- B. The Open Space Trust Committee shall prepare a report recommending the parcels of land which may be acquired in fee and/or those parcels of land from which the Township should acquire development rights only. The Committee shall also develop and maintain an updated plan outlining the Committee's recommendations for the acquisition, development and maintenance of lands for recreation and conservation purposes and the historic preservation of historic properties, structures, facilities, sites, areas or objections. The Committee shall submit to the Township Council the properties which it recommends that the Township acquire. The Township Council shall review the properties submitted and make a determination as to which properties, if any, are to be acquired.
- C. After reviewing the properties referred to herein, the Township Council may proceed to acquire, by gift, purchase or by eminent domain proceedings, pursuant to N.J.S.A. 20:3-1 et seq., the identified parcels or parcels recommended by the Council within the financial constraints established by the Township Council.
- D. The Open Space Trust Committee shall hold public meetings, which public meetings shall be held in accordance with the Open Public Meetings Act (N.J.S.A. 104-6 et seq.), and the Committee shall give appropriate notification of said meetings.
- E. The Mayor if appointed as a member of the Committee or the senior most Councilmember on the Committee shall serve as Chairperson of the Open Space Trust Fund Advisory Committee, and the Open Space Trust Fund Advisory Committee shall select from among the six citizen members a Vice Chairman to serve as a presiding officer in the absence of the Chairman. The Township Clerk shall serve as the Secretary to the Committee whose function shall be to maintain minutes of the Committee's meeting and record of the proceedings of the Committee.

**SECTION 2.** If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

**SECTION 3.** All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 4.** This ordinance shall take effect immediately after final passage and publication as prescribed by law.



ATTEST:

*Jennifer Kiernan*  
JENNIFER KIERNAN  
MUNICIPAL CLERK

**I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF NOVEMBER 22, 2019 AND DECEMBER 20, 2019.**

**JENNIFER KIERNAN  
MUNICIPAL CLERK**

**INTRODUCTION:** November 18, 2019  
**PUBLIC HEARING:** December 16, 2019  
**EFFECTIVE DATE:** January 5, 2020

Prepared By: Cathy Elliott-Shaw  
Cathy Elliott-Shaw  
Green Acres Program  
Department of Environmental Protection  
(609) 984-0570

GREEN ACRES PROJECT AGREEMENT

BETWEEN

THE STATE OF NEW JERSEY

BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

AND

VERONA TOWNSHIP

ESSEX COUNTY

Green Acres Copy  
 Local Unit Copy

File No. 0720-94-086

Dated: June 1, 2007

THE STATE OF NEW JERSEY  
BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION  
GREEN ACRES PROGRAM

GREEN ACRES PROJECT AGREEMENT

BETWEEN Township of Verona

County of Essex

having its office at 600 Bloomfield Avenue

Verona, New Jersey 07044

hereinafter "Local Unit", and the State of New Jersey by the Department of Environmental Protection, Green Acres Program, P O BOX 412, Trenton, New Jersey 08625-0412, hereinafter "State",

WITNESSETH:

WHEREAS, Local Unit has submitted an application to the State for financial assistance under the Green Acres Program; and

WHEREAS, Local Unit has agreed to hold and use the premises hereinafter described in accordance with the rules adopted by the State (N.J.A.C. 7:36-1 et seq.); and

WHEREAS, the State has reviewed said application and has found it to be in conformance with the scope and intent of the Green Acres Program and has approved Local Unit's request for funding;

NOW, THEREFORE, in consideration of the award of funding, and in accordance with the application heretofore filed, the State and Local Unit agree to perform in accordance with the provisions, terms and conditions set forth in this Project Agreement.

**PROJECT PERIOD**

The project period shall begin on the earliest of the following dates: (1) The date of the letter from the State notifying the Local Unit of the amount of the Green Acres funding award; (2) The date of the at-risk authorization provided by the Green Acres Program under N.J.A.C. 7:36-1 et seq.; or (3) The date on which the Local Unit first incurred allowable project costs under N.J.A.C. 7:36-1 et seq.; and shall terminate two years from the date this Project Agreement is executed by the last required signatory for the State (unless extended under N.J.A.C. 7:36-1 et seq.).

Upon written request from the Local Unit and establishment of good cause, the State may extend the project period as may be necessary to complete the Approved Project.

APPROVED PROJECT DESCRIPTION

**LOCAL UNIT:** Township of Verona

**PROJECT NUMBER:** 0720-94-086

**TYPE OF PROJECT:**  Acquisition  Development

**PROJECT TITLE:** Verona Hilltop Park

**APPROVED PROJECT SCOPE:**

Verona Township proposes to acquire approximately 12.5 acres of land to be part of the Verona Hilltop Park.

**PROJECT LOCATION** (a lot and block description of the premises to be acquired or developed):

Block 128, Lot 31.04  
 Block 129, Lot 2  
 Verona Township, Essex County

**ALLOCATION OF PROJECT COST:**

|   |             |             |
|---|-------------|-------------|
| Funds directly from Local Unit            | \$0         |             |
| Donation through Local Unit               | \$0         |             |
| LOCAL SHARE                               |             | \$0         |
| State Loan                                | \$1,965,000 | X           |
| State Grant                               | \$3,035,000 | X           |
| STATE SHARE                               |             | \$5,000,000 |
| OTHER SHARE                               |             | \$0         |
| ESTIMATED TOTAL COST FOR APPROVED PROJECT |             | \$5,000,000 |

*AC 6/12/07*  
*Sept 6 64-07*

DECLARATION OF ENCUMBRANCE

TOWNSHIP OF VERONA

TO

THE STATE OF NEW JERSEY  
Department of Environmental Protection

Record and return to:

Department of Environmental Protection  
Green Acres Program  
P.O. Box 412  
Trenton, New Jersey 08625-0412

Attention: Cathy Elliott-Shaw

Prepared by:

Cathy Elliott-Shaw  
Cathy Elliott-Shaw, Project Manager

2/10/99  
Forms/encagt

## DECLARATION OF ENCUMBRANCE

This Declaration of Encumbrance is made this 15<sup>th</sup> day of April, 2006, by the Township of Verona, County of Essex, ("Local Unit"), whose mailing address is 600 Bloomfield Avenue, Verona, NJ 07044.

The Local Unit makes this Declaration in consideration of the State of New Jersey, Department of Environmental Protection, Green Acres Program's agreement to provide funding in connection with:

Verona Hilltop Park  
Project # 0720-94-086  
As approved on July 3, 1996

The attached exhibit to this Declaration is labeled "Recreation and Open Space Inventory," comprising \_\_\_ pages. This exhibit is incorporated into, and forms a part of this Declaration.

The Local Unit represents and warrants (a) that all lands described in the exhibit attached to this Declaration are held by it for recreation and conservation purposes, and (b) in accordance with N.J.S.A. 13:8A-1 et seq., N.J.S.A. 13:8A-19 et seq., N.J.S.A. 13:8A-35 et seq., N.J.A.C. 7:36-1.1 et seq., and all of the Green Acres Bond Acts (collectively, the "Green Acres Laws"), covenants, agrees, and declares that all lands described on the exhibit attached to this Declaration are subject to the covenants, restrictions, and conditions described in the Green Acres Laws, and further agrees that:

1. The Local Unit shall not dispose of or divert to a use for other than recreation and conservation purposes any lands described in the exhibit attached to this Declaration without the approval of the Commissioner and State House Commission.
2. Should lands held by the Local Unit for recreation or conservation purposes be, by mistake or inadvertence, omitted from the exhibit attached to this Declaration, such lands shall be subject to the terms and conditions of this Declaration to the same extent as though they had been included.

LOCAL UNIT ATTORNEY  
Reviewed and approved

on April 15, 2006

Paul Giblin  
(signature)

Paul Giblin, Sr  
(print name)  
Local Unit Attorney

LOCAL UNIT CHIEF EXECUTIVE OFFICER

By: [Signature]  
(signature)

JAY SUJAKOWSKI, Mayor  
(print name and title)

Date: 4/15/06

STATE OF NEW JERSEY )

ss

COUNTY OF ESSEX)

I CERTIFY that on April 4, 2006 Township Mayor  
(date) (official designated above)  
Township Clerk and stated to my satisfaction that he/she is the individual  
(clerk)  
who signed this Declaration and that he/she

- a. is authorized to execute this Declaration, and
- b. executed this Declaration as his/her own act, and as the act of the  
Township of Verona represented by him/her as  
(municipality)  
Mayor  
(official's title)

[Signature]  
(signature) Clerk  
(print name and title below)

**EXHIBIT 1 to DECLARATION**  
**RECREATION AND OPEN SPACE INVENTORY**

A Local Unit which receives a loan or grant from the State of New Jersey, Office of Green Acres shall not dispose of, or divert to a use for other than recreation and conservation purposes, any lands (1) acquired or developed with Green Acres or Federal Land and Water Conservation Fund assistance or (2) held by the Local Unit for recreation and conservation purposes at the "time of receipt of Green Acres funds" (the restricted lands) N.J.S.A. 13:8A-47. The primary purposes of this recreation and open space inventory (ROSI) are to document all restricted lands and to provide notice of the restrictions to title searchers.

***Instructions***

All restricted lands must be described on the completed ROSI by their block and lot identification numbers as shown on the current, official tax map and specify whether or not each parcel is funded or unfunded parkland. The Local Unit shall submit a tax map current as of the date of Green Acres application showing each parcel of parkland listed on the ROSI, with the approximate boundaries of each such parcel clearly marked in colored ink. Staff knowledgeable of the Local Unit's land use regulations and the uses of its land holdings must complete this ROSI. If only a portion of a current tax lot is to be restricted, the phrase *part of or portion of* shall be used on the ROSI. Deletion or omission of lands listed on previously submitted ROSI's is prohibited without prior written approval of the Office of Green Acres (See N.J.A.C. 7:36-20.3).

The completed ROSI must be duly executed and certified by the Local Unit's Chief Executive Officer and planning board chairperson (or equivalent). The page number and the total number of pages in the completed ROSI must be entered at the top right corner of each page.

All pages, including this Page 1 and the following Page 2, of the ROSI must be submitted.

***Special Notes***

Lands held by school boards, parking authorities, housing authorities, and similar public agencies without primary recreation or conservation responsibilities should not be inventoried unless they are also held for recreation and conservation purposes by the Local Unit.

If lands held by the Local Unit for recreation and conservation purposes are omitted from this ROSI by mistake, inadvertence, or otherwise, such lands shall be subject to the same terms and conditions, covenants, and restrictions as they would be if they were included. This ROSI, as completed and duly executed, shall be incorporated into, and be a part of, both (1) the Green Acres Project Agreement and (2) the Declaration of Encumbrance.

***Recommendations***

The Local Unit's planning board, and other boards or commissions, are encouraged to participate in the preparation and review of this ROSI. When preparing the ROSI, the listed parcels of parkland should be confirmed by reference to the tax maps that are required to be submitted as part of the Green Acres application (See N.J.A.C. 7:36-6.4(a)3ii or 12.4(a)4ii).

The Local Unit's governing body and planning board should designate, with appropriate descriptive labels, all lands listed on this ROSI in any revision or update of the following master plan elements: recreation plan, conservation plan, and land use plan.

The Local Unit's governing body should officially and permanently dedicate all lands held for recreation and conservation purposes. However, failure to do so shall have no effect on the validity of the Declaration.

Rev. 1/29/99

**EXHIBIT 1 to DECLARATION  
RECREATION AND OPEN SPACE INVENTORY**

***Definitions***

For the purposes of this ROSI, the following definitions shall apply whenever the quoted words, or a form of the word are used:

“Declaration” means the recordable, written instrument executed by the Local Unit which declares that all of the Local Unit’s funded and unfunded parklands are subject to Green Acres restrictions.

“Development” means any improvement or physical alteration designed to expand or enhance the use of parkland for recreation and conservation purposes.

“Funded parkland” means parkland that a Local Unit has acquired or that a Local Unit has developed with Green Acres funding.

“Held” means owned, leased, or otherwise controlled (by the Local Unit for recreation and conservation purposes).

“Lands” means real property, including improvements, rights-of-way, riparian and other rights, easements, privileges, and any other rights or interests in, relating to, or connected with real property.

“Local Unit” means a municipality or county, or other local political subdivision of this State, or any agency thereof whose primary purpose is to acquire, administer, protect, develop, and maintain lands for recreation and conservation purposes.

“Parkland” means land acquired, developed, and/or used for recreation and conservation purposes.

“Recreation and conservation purposes” means the use of lands for parks, natural areas, forests, camping, fishing, reservoirs, water reserves, wildlife preserves, hunting, boating, winter sports and similar uses for either public outdoor recreation or conservation of natural resources, or both, pursuant to the Green Acres Bond Acts. This term also includes the use of historic areas pursuant to P.L. 1974, c.102; P.L. 1978, c.118; P.L. 1983, c.354; P.L. 1987, c.265; P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204; and the use of historic buildings and structures pursuant to P.L. 1992, c.88 and P.L. 1995, c.204; and the use of ecological and biological study areas pursuant to P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204.

“ROSI” mean the listing of all parcels of land held by a Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds, including a description sufficient to identify each such parcel.

“Time of receipt of Green Acres funds” means at all times beginning on the date of the letter from the Department under N.J.A.C. 7:36-6.7 or 12.5 notifying the Local Unit of the amount of the Green Acres funding award and ending on the date of receipt of the first transmittal of Green Acres funds.

“Unfunded parkland” means parkland, other than funded parkland, that is held by the Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds.

***Legislative References***

N.J.S.A. 13:8A-1 et seq.; N.J.S.A. 13:8A-19 et seq.; N.J.S.A. 8:A-35 et seq. (as amended and supplemented); N.J.A.C. 7:36-1 et seq.; 16 U.S.C. 460 s.1 et seq.

**EXHIBIT 1 to DECLARATION  
RECREATION AND OPEN SPACE INVENTORY**

Local Unit: Township of Verona County: Essex

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named street map and is dated June 1, 19 2003.

Revised March 25, 2006.

**Developed and Partially Developed Lands Held for Recreation and Conservation Purposes**

(\*If necessary, use the first page following & after Page 4 for additional developed and partially developed lands)

| <u>Key</u>   | <u>Municipal Location</u> | <u>Name</u>     | <u>Block</u> | <u>Lot</u> | <u>Acres</u> | <u>Funded/Unfunded</u> |
|--|---------------------------|-----------------|--------------|------------|--------------|------------------------|
| 1.   | 208 Bloomfield Avenue     | Everett Field   | 33           | 10         | 2.89         | Unfunded               |
| 2.   | Linn Drive                | Veteran's Field | 128          | 28         | 2.38         | Funded                 |
| 3.   |                           |                 |              |            |              |                        |
| 4.   |                           |                 |              |            |              |                        |
| 5.   |                           |                 |              |            |              |                        |
| 6.   |                           |                 |              |            |              |                        |
| 7.   |                           |                 |              |            |              |                        |
| 8.   |                           |                 |              |            |              |                        |
| 9.   |                           |                 |              |            |              |                        |
| 10.  |                           |                 |              |            |              |                        |
| 11.  |                           |                 |              |            |              |                        |
| 12.  |                           |                 |              |            |              |                        |
| 13.  |                           |                 |              |            |              |                        |
| 14.  |                           |                 |              |            |              |                        |
| 15.  |                           |                 |              |            |              |                        |
| 16.  |                           |                 |              |            |              |                        |
| 17.  |                           |                 |              |            |              |                        |
| 18.  |                           |                 |              |            |              |                        |
| <b>Subtotal of Acres on this page .....</b>  |                           |                 |              |            | <b>5.27</b>  |                        |
| <b>Total Acres of developed and partially developed lands from all pages of this ROSI...</b> |                           |                 |              |            | <b>5.27</b>  |                        |

**EXHIBIT I to DECLARATION  
RECREATION AND OPEN SPACE INVENTORY**

Local Unit: Township of Verona County: Essex

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named street map and is dated June 1, 19 2003.  
Revised March 25, 2006.

**Wholly Undeveloped Lands Held for Recreation and Conservation Purposes**

(\*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

| Key | Municipal Location | Name | Block | Lot    | Acres | Funded/Unfunded |
|-----|--------------------|------|-------|--------|-------|-----------------|
| A.  | Hillwood Terrace   |      | 128   | 22     | 12.57 | Unfunded        |
| B.  | Brookside Terrace  |      | 62    | 100.01 | 6.03  | Unfunded        |
| C.  |                    |      |       |        |       |                 |
| D.  |                    |      |       |        |       |                 |
| E.  |                    |      |       |        |       |                 |
| F.  |                    |      |       |        |       |                 |
| G.  |                    |      |       |        |       |                 |
| H.  |                    |      |       |        |       |                 |
| I.  |                    |      |       |        |       |                 |
| J.  |                    |      |       |        |       |                 |
| K.  |                    |      |       |        |       |                 |

Subtotal of Acres on this page ..... 18.60  
 Total Acres of wholly undeveloped lands from all pages of this ROSI..... 18.60

**CERTIFICATION:** I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising 4 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this 25 day of March, 19 2006 for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled Verona Hilltop Park

[Signature]  
 Chief Executive Officer of Local Unit  
 Date: 3-30-06

[Signature]  
 Planning Board Chairperson (or equivalent)  
 Date: 3/30/06

**This Certification is to be signed only on this page, Page 4, of EXHIBIT 1 to DECLARATION.**

# PROJECT REFERENCE MAP (Aerial)

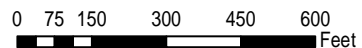
## Commerce Court Park

### Block 1201, Lot 3.01

### Verona Township, Essex County

Project Name: Commerce Court Park  
 Block/Lot: Block 1201, Lot 3.01  
 Location: Commerce Court  
 Municipality: Verona Township, Essex County  
 Owner's Name: Forsons Partners, LLC  
 Zoning: C-2 Professional Office and Business Zone  
 Structures: None Known  
 Easements: There is a 12' water main, 20' sanitary sewer easement, and a 50' River easement  
 Acreages: 11.618 acres  
 Taking: Full taking in Fee mode of 11.618 acres (3.5 acres excepted from Green Acres)  
 Tax Assessment: Vacant (Class 1)  
 Wetlands: 0.76 acres of Deciduous Wooded Wetlands identified by NJDEP Land Use/Land Cover 2015\*  
 Slopes: No  
 Highlands Preservation Area: No  
 Access: access on Commerce Court  
 \*Refer to NJDEP Letter Of Interpretation Mapping

-  Subject Properties
-  3.5 acres Exception Areas
-  Wetlands
-  Preserved Land
-  Land Parcels
-  Water Body
-  Municipal Boundaries



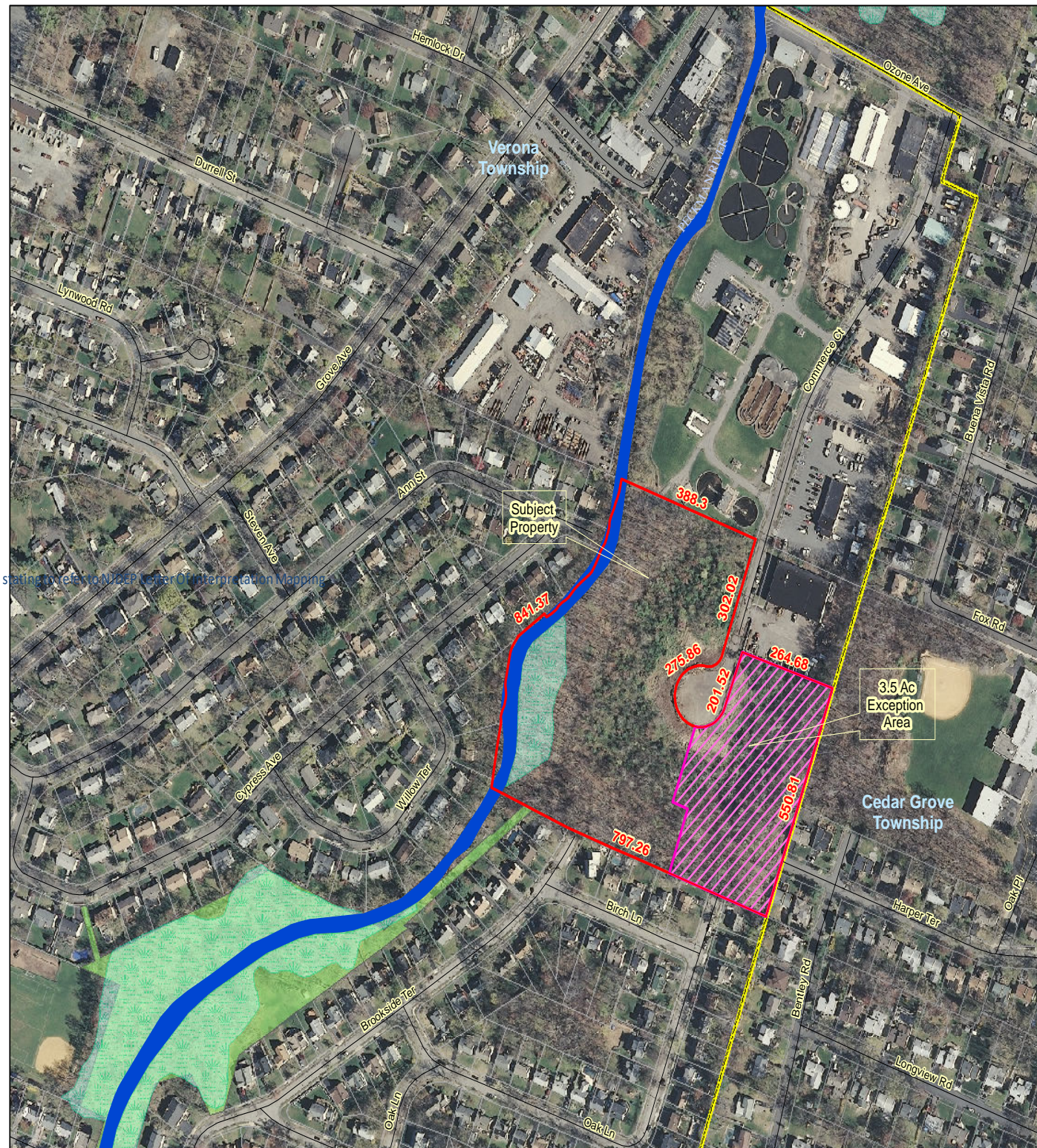

19 BOONTON AVENUE  
 BOONTON, NJ 07005  
 PH: (973)541-1010  
 TLC-NJ.ORG

Map Prepared July 14, 2020

Data Sources: NJ GIS Open Data, NGIN Road Centerlines 2017, NJDEP, Essex County





This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

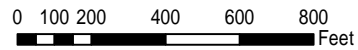
This map is to be used solely for planning purposes, and does not take the place of a survey.



**PROJECT REFERENCE MAP (Aerial)**  
**Mt. Prospect Avenue**  
**Block 501, Lot 83**  
**Verona Township, Essex County**

Project Name: Mt. Prospect Avenue  
 Block/Lot: Block 501, Lot 83  
 Location: Mt. Prospect Avenue  
 Municipality: Verona Township, Essex County  
 Owner's Name: Forsons Partners, LLC  
 Zoning: R-100, Residential Single Family; Very Low Density  
 Structures: None Known  
 Easements: None  
 Acreages: 14.35 acres  
 Taking: Full taking in Fee mode of 14.35 acres  
 Tax Assessment: Vacant (Class 1)  
 Wetlands: See LOI Map (Approximately 0.83 acres, or 0.6% of the Subject property is identified by NJDEP Land use/Land Cover 2015 as Deciduous Wooded Wetlands)\*  
 Slopes: No  
 Highlands Preservation Area: No  
 Access: access on Mt. Prospect Ave  
 \*Refer to NJDEP Letter Of Interpretation Mapping

-  Subject Properties
-  Wetlands
-  Preserved Land
-  Land Parcels
-  Water Body
-  Municipal Boundaries




19 BOONTON AVENUE  
 BOONTON, NJ 07005  
 PH: (973)541-1010  
 TLC-NJ.ORG

THE LAND CONSERVANCY  
 OF NEW JERSEY

Map Prepared July 22, 2020

Data Sources: NJ GIS Open Data, NJGIN Road Centerlines 2017, NJDEP, Essex County

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.



4

**RESOLUTION OF THE BOARD OF FREEHOLDERS**

**COUNTY OF ESSEX**

RESOLUTION NO. R2020-00771 AUTHORITY FOR RESOLUTION:

PROPOSED BY: COUNTY ADMINISTRATION; AUTHORITY FOR ACTION:

**SUBJECT: Authorization to Enter into A Lease Extension Agreement with the Township of Verona**

**WHEREAS**, on July 22, 1976, the Parties entered into the attached lease agreement which expired on July 21, 2001 (25 years later) (Lease); and

**WHEREAS**, the Parties have continued to operate as though the Lease was still in effect; and

**WHEREAS**, Lessee has indicated a desire to confirm a renewal of the Lease that allows Lessee to continue to occupy the entire Premises and to continue to abide by the conditions of the Lease; and

**WHEREAS**, the Lessor has indicated a desire to confirm the extension of the Lease to allow the Lessee to continue to utilize the property for baseball and other sporting and community events; and

**WHEREAS**, based upon the above understandings, the Parties desire to enter into the Lease Extension Agreement, attached hereto, reaffirming their duties and responsibilities under the Lease.

**NOW THEREFORE, BE IT RESOLVED** for good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. The Lease and all of the terms, conditions, duties and responsibilities contained therein shall continue in full force and effect for another 25 years beginning upon the original Lease expiration and continuing until this Lease Extension Agreement expires on July 21, 2026, unless extended or cancelled by either of the Parties in accordance with the terms of the Lease.
2. Lessee shall have the right and ability to continue to occupy the entire parcel and to utilize and maintain the same for little league baseball and other sporting and community events.

**BE IT FURTHER RESOLVED**, by the Board of Chosen Freeholders of the County of Essex that it hereby authorizes the execution of the attached Lease Extension Agreement between Essex County and the Township of Verona; and

**BE IT FURTHER RESOLVED** that the County Administrator is authorized to execute the attached Lease Extension Agreement on behalf of Essex County; and

**BE IT FURTHER RESOLVED**, that a copy of this Resolution with the Agreement shall be open for public inspection at the Office of the Clerk to the Board after adoption of this Resolution; and

**BE IT FURTHER RESOLVED**, that the Clerk shall forward two (2) originals of this Resolution and Agreement to Courtney M. Gaccione, Essex County Counsel, and a one (1) to the Office of the County Administrator.

RECEIVED  
CLERK OF THE BOARD  
2020 OCT 15 PM 12:57  
ESSEX COUNTY  
BOARD OF  
CHOSEN FREEHOLDERS

Approved as to form and legality *Gustav Saecine* Date *10/13/20*  
 ESSEX COUNTY COUNSEL

RECORD OF VOTE (X=Vote N.V.=Abstention ABS=Absent)

Moved by Freeholder *Graham*  
 Second by Freeholder *Johnson*

| Freeholder  | Yes | No | N.V. | ABS | Freeholder       | Yes | No | N.V. | ABS |
|-------------|-----|----|------|-----|------------------|-----|----|------|-----|
| Cooper      |     |    |      | ✓   | Mercado          | ✓   |    |      |     |
| Gill, Pres. | ✓   |    |      |     | Pomares          | ✓   |    |      |     |
| Graham      | ✓   |    |      |     | Richardson, V.P. | ✓   |    |      |     |
| Johnson     | ✓   |    |      |     | Sebold           | ✓   |    |      |     |
| Luciano     | ✓   |    |      |     |                  |     |    |      |     |

It is hereby certified that the foregoing Resolution was () adopted ( ) defeated ( ) tabled by roll call vote at a *regular* meeting of the Board of Chosen Freeholders of the County of Essex, New Jersey held on *Oct 21, 2020*

Is Publication Required ( ) Yes ( ) No

Date Published \_\_\_\_\_ *Brendan Gill*

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2020-153

A motion was made by Mayor McEvoy; seconded by Councilwoman McGrath that the following resolution be adopted:

**AUTHORIZING EXECUTION OF A LEASE EXTENSION  
AGREEMENT WITH THE COUNTY OF ESSEX FOR THE  
CONTINUED LEASE OF VETERAN'S FIELD**

WHEREAS, on July 22, 1976, the Township of Verona (the "Township") and the County of Essex (the "County") entered into the lease agreement which expired on July 21, 2001 (25 years later) for the lease of Veteran's Field by the County to the Township; and

WHEREAS, the County and the Township have continued to operate as though the Lease was still in effect; and

WHEREAS, Township has indicated a desire to confirm a renewal of the Lease that allows Township to continue to occupy the entire Premises and to continue to abide by the conditions of the Lease; and

WHEREAS, the County has indicated a desire to confirm the extension of the Lease to allow the Township to continue to utilize the property for baseball and other sporting and community events; and

WHEREAS, based upon the above understandings, the County and the Township desire to enter into the Lease Extension Agreement reaffirming their duties and responsibilities under the Lease.

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the Lease and all of the terms, conditions, duties and responsibilities contained therein shall continue in full force and effect for another 25 years beginning upon the original Lease expiration and continuing until this Lease Extension Agreement expires on July 21, 2026, unless extended or cancelled by either the County or the Township in accordance with the terms of the Lease.

BE IT FURTHER RESOLVED that the Township Manager and the Township Clerk are hereby authorized to execute the Lease Extension Agreement a copy of which shall be available for public inspection in the Office of the Township Clerk.

ROLL CALL:

AYES: McGrath, Giblin, Ryan, Roman, McEvoy

NAYS:

ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON SEPTEMBER 21, 2020.

  
JENNIFER KIERNAN  
MUNICIPAL CLERK



R-2020-00771  
10-21-2020.

### LEASE EXTENSION AGREEMENT

**THIS AGREEMENT** effective on the 16<sup>th</sup> day of December, 2020, is between by and COUNTY OF ESSEX, a body politic of the State of New Jersey, in the County of Essex ("Lessor"), with an address of Hall of Records, 465 Dr. Martin Luther King, Jr. Boulevard, Newark, New Jersey 07102, New Jersey and the Township of Verona, with an address of Bloomfield Avenue, Verona, New Jersey 07044 ("Lessee") (collectively "the Parties").

#### PREAMBLE

**WHEREAS**, on July 22, 1976, the Parties entered into the attached lease agreement which expired on July 21, 2001 (25 years later) (Lease); and

**WHEREAS**, the Parties have continued to operate as though the Lease was still in effect; and

**WHEREAS**, Lessee has indicated a desire to confirm a renewal of the Lease that allows Lessee to continue to occupy the entire Premises and to continue to abide by the conditions of the Lease; and

**WHEREAS**, the Lessor has indicated a desire to confirm the extension of the Lease to allow the Lessee to continue to utilize the property for baseball and other sporting and community events; and

**WHEREAS**, based upon the above understandings, the Parties desire to enter into the Lease Extension Agreement reaffirming their duties and responsibilities under the Lease.

**NOW THEREFORE, BE IT RESOLVED** for good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. The Lease and all of the terms, conditions, duties and responsibilities contained therein shall continue in full force and effect for another 25 years beginning upon the original Lease expiration and continuing until this Lease Extension Agreement expires on July 21, 2026, unless extended or cancelled by either of the Parties in accordance with the terms of the Lease.
2. Lessee shall have the right and ability to continue to occupy the entire parcel and to utilize and maintain the same for little league baseball and other sporting and community events.
3. Neither of the Parties to this Lease Extension Agreement shall cede, assign or in any other way make over any of its rights or obligations under this Agreement but can do so if allowable under the terms of the Lease.
4. This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey, and in the event litigation arises between the Parties in connection with any of the terms of this Agreement, venue shall lie in the courts of Essex County, New Jersey. If any provision of this Agreement or the application thereof to any person

or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

- 5. This Agreement may be executed in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original, but all of which taken together shall constitute one and the same agreement. A facsimile transmission or scanned and emailed PDF of this signed Agreement shall be legal and binding on all parties hereto.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement as of the date first above written:

TOWNSHIP OF VERONA

COUNTY OF ESSEX

BY: Matthew Cavallo  
 Matthew Cavallo,  
 Township Manager

BY: [Signature]  
 Robert Jackson,  
 County Administrator

Attest: Jennifer Kiernan  
 Jennifer Kiernan,  
 Township Clerk

[Signature]  
 Deborah Davis Ford  
 Clerk of the Board

Approved as to form:  
Brian J. Aloia  
 Brian J. Aloia, Esq,  
 Township Attorney

Courtney Gaccione  
 Courtney Gaccione, Esq.  
 County Counsel

SF 2401/5  
Linn Dr. Vet Field  
25 yrs

AGREEMENT

THIS AGREEMENT, made the 27<sup>th</sup> day of July in the year of Our Lord, One Thousand, Nine Hundred and Seventy-six;

BETWEEN:

THE COUNTY OF ESSEX, a body politic of the State of New Jersey, in the County of Essex, hereinafter known as the Landlord,

AND

BOROUGH OF VERONA, a municipality of the State of New Jersey hereinafter known as Tenant.

WITNESSETH, that the said Landlord has hereby let, and rented to the said Tenant, and the said Tenant has hereby hired and taken from the said Landlord the parcel of land situated in the Borough of Verona, County of Essex and State of New Jersey and more particularly described as follows:

BEGINNING at a point in the present northwesterly line of Linn Drive said point being distant northeasterly along various courses of Linn Drive 301.66' from a point of intersection formed by the prolongation of the present northwesterly line of Linn Drive and the present northerly line of Bloomfield Avenue.

Thence (1) through the lands of the County of Essex and at right angles to the present northwesterly line of Linn Drive N19° 25' 40" W 250.00';

Thence (2) through the same N 18° 13' 10" E 295.65;

Thence (3) still through the same S 64° 25' 20" E 425.00' to the dividing line between the lands of the County of Essex and the lands now or formerly of the Linn Realty Company;

Thence (4) along the County of Essex- Linn Realty dividing line S 12° 52' 10" W 101.29' to the present northwesterly line of Linn Drive

Thence (5) along the present northwesterly line of Linn Drive S 48° 51' 30" W 173.53' to a point of curvature in same;

Thence (6) along the same southwesterly on an arc of a curve, curving to the right, having a radius of 475.00' for a distance of 180.01' to a point of tangency in same;

Thence (7) still along the same S 70° 34' 20" W 90.00' to the point and place of BEGINNING.

All as shown on a map entitled "Essex County Correction Center Property, Verona, Lease of Portion of Lands to Borough of Verona for Little League Baseball Field," dated February 5, 1975 and filed as Map No. 18-B-107A in the Office of the County Engineer.

For the term of twenty-five (25) years to commence on the *27th* day of *July*, 1976, to be used by the Tenant as a Little League Baseball Field only, on the consideration of One (\$1.00) Dollar.

AND, at the expiration of the said term, or the termination of this lease, the said Tenant will quit and surrender the premises hereby demised, in a good and state and condition as reasonable use and wear thereof will permit, damages by the elements excepted.

AND, the said Landlord covenants, that the said Tenant, on performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

IT IS EXPRESSLY AGREED that no structure or building of any kind shall be erected on said premises without the expressed written permission of the Board of Chosen Freeholders of the County of Essex; any such improvements will remain on the premises and become the property of said County of Essex.

IT IS FURTHER AGREED that the Tenant shall provide the Landlord with Certificate of Insurance evidencing public liability insurance coverage in the amount of One Million Dollars (\$1,000,000.00) for personal injury and property damage which may arise out of the activities conducted on the demised premises, said insurance policy to name the County of Essex as an additional insured.

This Agreement may be terminated by either party upon ninety (90) days notice in writing.

COUNTY OF ESSEX

Harry A. McEnroe, Jr.  
Harry A. McEnroe, Jr., Director  
Board of Chosen Freeholders

ATTEST

Gertrude P. Locker  
Gertrude P. Locker, Clerk 9/24/76  
Board of Chosen Freeholders

BOROUGH OF VERONA

George D. Greco  
Mayor

ATTEST

Harriet W. Leonard  
Borough Clerk

Approved as to Form

Francis P. McQuade  
Francis P. McQuade, County Counsel

# PARCEL DATA TABLES

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Parcel Table 1. Preserved, Public, and Private Lands

| Block                       | Lot    | 2007 ROSI         |       | Location              | Owner              | Acres        |              | 2007 ROSI |                       |                               |
|-----------------------------|--------|-------------------|-------|-----------------------|--------------------|--------------|--------------|-----------|-----------------------|-------------------------------|
|                             |        | Former Block, Lot | Class |                       |                    | Tax Assessor | GIS          | Acres     | Name (2007 ROSI)      | Status (2021)                 |
| 1110                        | 100.01 | B62, L100.01      | 15C   | 32 BROOKSIDE TERR.    | TOWNSHIP OF VERONA | 4.91         | 6.25         | 6.03      | Brookside Terrace     |                               |
| 707                         | 10     | B33, L10          | 15C   | 208 BLOOMFIELD AVE.   | TOWNSHIP OF VERONA | 2.89         | 2.73         | 2.89      | Everett Field         |                               |
| 2401                        | 5      | B128, L28         | 15C   | LINN DRIVE            | COUNTY OF ESSEX    | 5.69         | 3.30         | 2.38      | Veteran's Field       | Lease renewed                 |
| 2402                        | 2      | B129, L2          | 15C   | HILLTOP               | TOWNSHIP OF VERONA | 7.43         | 8.00         | 12.50     | Hilltop Park          | Freedom Field & Liberty Field |
| 2601                        | 3      | B128, L31.04      | 15C   | HILLTOP               | TOWNSHIP OF VERONA | 4.44         | 4.44         |           | Hilltop Park          | Hilltop Reservation           |
| 2701                        | 22     | B128, L22         | 15C   | 122 FAIRVIEW AVE. R   | TOWNSHIP OF VERONA | 14.85        | 12.48        | 12.57     | Hillwood Terrace      | Hilltop Reservation           |
| <b>2007 ROSI (acres):</b>   |        |                   |       |                       |                    | 40.21        | 37.19        | 12.57     |                       |                               |
| 1302                        | 19     |                   | 15C   | 257-271 FAIRVIEW AVE. | TOWNSHIP OF VERONA | 7.78         | 7.77         |           | Verona Community Pool | Add to ROSI                   |
| 1201                        | 3.01   |                   | 15C   | 25 COMMERCE COURT     | TOWNSHIP OF VERONA | 8.00         | 8.22         |           | Peckman Park          | Add to ROSI                   |
| 501                         | 83     |                   | 15C   | 111 MT. PROSPECT AV.  | TOWNSHIP OF VERONA | 14.35        | 14.61        |           | Mount Prospect Park   | Add to ROSI                   |
| 2401                        | 2      |                   | 15C   | COMM.CENTER           | TOWNSHIP OF VERONA | 1.12         | 1.12         |           | Centennial Field      | Add to ROSI                   |
| 1605                        | 24     |                   | 15C   | 42 GROVE AVENUE       | TOWNSHIP OF VERONA | 2.19         | 2.23         |           | Grove Park            | Add to ROSI                   |
| <b>Add to ROSI (acres):</b> |        |                   |       |                       |                    | 33.44        | 33.95        |           |                       |                               |
| <b>Total:</b>               |        |                   |       |                       |                    | <b>73.65</b> | <b>71.14</b> |           |                       |                               |

**Acres (Property Survey):** 8.12 Peckman Park  
14.28 Mount Prospect Park

| Block | Lot | Class | Location               | Owner                                  | Acres         |               | Name                   |
|-------|-----|-------|------------------------|--|---------------|---------------|------------------------|
|       |     |       |                        |  | Tax Assessor  | GIS           |                        |
| 402   | 10  | 15C   | AFTERGLOW WAY          | COUNTY OF ESSEX                        | 26.93         | 25.60         | Eagle Rock Reservation |
| 501   | 82  | 15C   | MT. PROSPECT AVE       | COUNTY OF ESSEX                        | 15.63         | 8.30          | Eagle Rock Reservation |
|       |     |       |                        | <b>Total (Eagle Rock Reservation):</b> | <b>42.56</b>  | <b>33.90</b>  |                        |
| 2402  | 3   | 15C   | HILLTOP                | ESSEX COUNTY IMPROVEMENT AUTHORITY     | 0.17          | 0.17          | Hilltop Reservation    |
| 2402  | 4   | 15C   | HILLTOP                | ESSEX COUNTY IMPROVEMENT AUTHORITY     | 1.05          | 1.05          | Hilltop Reservation    |
| 2402  | 5   | 15C   | HILLTOP                | ESSEX COUNTY IMPROVEMENT AUTHORITY     | 6.32          | 6.32          | Hilltop Reservation    |
| 2402  | 6   | 15C   | HILLTOP                | ESSEX COUNTY IMPROVEMENT AUTHORITY     | 0.41          | 0.41          | Hilltop Reservation    |
| 2501  | 1   | 15C   | MT. TOP & 900 BLFD.AVE | ESSEX COUNTY IMPROV. AUTH.             | 30.34         | 6.43          | Hilltop Reservation    |
| 2501  | 2   | 15C   | FAIRVIEW AVENUE        | ESSEX COUNTY IMPROVEMENT AUTHORITY     | 42.21         | 7.62          | Hilltop Reservation    |
| 2601  | 2   | 15C   | HILLTOP                | ESSEX COUNTY IMPROVEMENT AUTHORITY     | 6.93          | 6.93          | Hilltop Reservation    |
| 2601  | 6   | 15C   | HILLTOP                | ESSEX COUNTY IMPROVEMENT AUTHORITY     | 21.36         | 21.36         | Hilltop Reservation    |
| 2801  | 1   | 15C   | FAIRVIEW AVENUE        | ESSEX COUNTY IMPROVEMENT AUTHORITY     | 44.22         | 37.10         | Hilltop Reservation    |
| 2801  | 2   | 15C   | FAIRVIEW AVENUE        | ESSEX COUNTY IMPROVEMENT AUTHORITY     | 8.57          | 6.27          | Hilltop Reservation    |
|       |     |       |                        | <b>Total (Hilltop Reservation):</b>    | <b>161.57</b> | <b>93.65</b>  |                        |
| 104   | 12  | 15C   | 22 CRESTMONT ROAD      | COUNTY OF ESSEX                        | 8.26          | 7.71          | Kips Castle            |
| 601   | 2   | 15C   | VERONA PARK            | COUNTY OF ESSEX                        | 55.83         | 54.34         | Verona Park            |
| 1303  | 1   | 15C   | HEMLOCK BEHIND         | COUNTY OF ESSEX                        | 1.15          | 1.50          | West Essex Trail       |
| 1402  | 1   | 15C   | FAIRVIEW TO DURRELL    | COUNTY OF ESSEX                        | 1.84          | 1.87          | West Essex Trail       |
| 2702  | 9   | 15C   | ARNOLD WAY TO FAIRVIEW | COUNTY OF ESSEX                        | 2.08          | 2.62          | West Essex Trail       |
|       |     |       |                        | <b>Total (West Essex Trail):</b>       | <b>5.07</b>   | <b>6.00</b>   |                        |
|       |     |       |                        | <b>Total (Essex County Park):</b>      | <b>273.30</b> | <b>195.60</b> |                        |

| Block                            | Lot  | Class | Location                  | Owner                              | Description     | Acres<br>(Tax Assessor) | Acres<br>(GIS) |
|----------------------------------|------|-------|---------------------------|------------------------------------|-----------------|-------------------------|----------------|
| 2401                             | 1    | 15C   | 900 BLOOMFIELD AVENUE     | ESSEX COUNTY                       | OFFICE BLDG.    | 2.62                    | 2.59           |
| 2401                             | 3    | 15C   | 880 BLOOMFIELD AVE.       | ESSEX COUNTY IMPROVEMENT AUTHORITY | VACANT LAND     | 6.76                    | 6.76           |
| <b>Total (Essex County):</b>     |      |       |                           |                                    |                 | <b>9.38</b>             | <b>9.35</b>    |
| 2401                             | 4    | 15C   | 880 BLOOMFIELD AVENUE     | TOWNSHIP OF VERONA                 | COMM. CENTER    | 3.48                    | 3.61           |
| 201                              | 11   | 15C   | 209 BLOOMFIELD AVENUE     | TOWNSHIP OF VERONA                 | FIRE HOUSE      | 0.25                    | 0.25           |
| 1201                             | 1.01 | 15C   | 43 COMMERCE COURT         | TOWNSHIP OF VERONA                 | FIRE TOWER      | 0.65                    | 0.64           |
| 2301                             | 11   | 15C   | 86 PINE STREET            | TOWNSHIP OF VERONA                 | FUT AFF HOUSING | 0.21                    | 0.25           |
| 2301                             | 12   | 15C   | 90 PINE STREET            | TOWNSHIP OF VERONA                 | FUT AFF HOUSING | 0.29                    | 0.28           |
| 2301                             | 14   | 15C   | 100 PINE STREET           | TOWNSHIP OF VERONA                 | FUT AFF HOUSING | -                       | 1.07           |
| 2301                             | 15   | 15C   | 110 PINE STREET           | TOWNSHIP OF VERONA                 | FUT AFF HOUSING | 0.34                    | 0.32           |
| 1703                             | 74   | 15C   | 600 BLOOMFIELD AVENUE     | TOWNSHIP OF VERONA                 | MUNICIPAL BLDG. | 2.04                    | 1.92           |
| 1702                             | 20   | 15C   | 15 GROVE AVENUE           | TOWNSHIP OF VERONA                 | PARKING AREA    | 0.40                    | 0.41           |
| 1703                             | 65   | 15C   | 550 BLOOMFIELD AVENUE REA | TOWNSHIP OF VERONA                 | PARKING AREA    | 1.15                    | 1.02           |
| 1404                             | 41   | 15C   | LYNWOOD ROAD              | TOWNSHIP OF VERONA                 | RIGHT OF WAY    | 0.04                    | 0.04           |
| 1201                             | 4    | 15C   | 11 OZONE AVENUE           | TOWNSHIP OF VERONA                 | SEWER DISPOSAL  | 12.60                   | 11.97          |
| 1201                             | 1.03 | 15C   | 69 COMMERCE COURT         | TOWNSHIP OF VERONA                 | WAREHOUSE       | 0.38                    | 0.40           |
| 104                              | 9    | 15C   | MOUNTAIN TOP              | TOWNSHIP OF VERONA                 | WATER TANK      | 0.69                    | 0.69           |
| 2006                             | 62   | 15C   | FAIRWAY AVENUE            | TOWNSHIP OF VERONA                 | WATER TANK      | -                       | 0.10           |
| 2601                             | 1    | 15C   | FAIRVIEW AVENUE           | TOWNSHIP OF VERONA                 | WATER TANK      | -                       | 1.65           |
| <b>Total (Verona-Developed):</b> |      |       |                           |                                    |                 | <b>22.52</b>            | <b>24.62</b>   |
| 802                              | 43   | 15C   | CRILLEY COURT             | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.13                    | 0.15           |
| 906                              | 48   | 15C   | 69 OTSEGO ROAD            | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.10                    | 0.17           |
| 906                              | 51   | 15C   | 30 ELK ROAD REAR          | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.45                    | 0.46           |
| 906                              | 52   | 15C   | 49 LINDEN AVENUE          | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.23                    | 0.22           |
| 1001                             | 15   | 15C   | 67-69 FRANKLIN STREET     | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.25                    | 0.24           |
| 1106                             | 8    | 15C   | 36-A FRANKLIN STREET      | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.03                    | 0.02           |
| 1201                             | 3.01 | 1     | 25 COMMERCE COURT         | TOWNSHIP OF VERONA                 | VACANT LAND     | 3.61                    | 3.61           |
| 1306                             | 12   | 15C   | 50 DURRELL STREET         | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.34                    | 0.58           |
| 1403                             | 107  | 15C   | DURRELL STREET            | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.02                    | 0.02           |
| 1703                             | 55   | 15C   | 518 BLOOMFIELD AVENUE     | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.21                    | 0.23           |
| 1703                             | 73   | 15C   | CIVIC CENTER              | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.50                    | 0.55           |
| 1703                             | 106  | 15C   | PERSONETTE AVE            | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.37                    | 0.17           |
| 1706                             | 9    | 15C   | ROSE TERRACE              | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.00                    | 0.03           |
| 1801                             | 56   | 15C   | MORNINGSIDE ROAD REAR     | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.05                    | 0.05           |
| 2102                             | 87   | 15C   | MARION ROAD END OF        | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.24                    | 0.22           |
| 2301                             | 16   | 15C   | 858 BLOOMFIELD AVENUE     | TOWNSHIP OF VERONA                 | VACANT LAND     | 0.26                    | 0.26           |

| Block | Lot | Class | Location                 | Owner              | Description                        | Acres<br>(Tax Assessor) | Acres<br>(GIS) |
|-------|-----|-------|--------------------------|--------------------|------------------------------------|-------------------------|----------------|
| 2301  | 17  | 15C   | 860 BLOOMFIELD AVENUE    | TOWNSHIP OF VERONA |                                    | 0.83                    | 0.39           |
| 2301  | 18  | 15C   | BLOOMFIELD TO PERSONETTE | TOWNSHIP OF VERONA |                                    | 1.90                    | 1.90           |
| 2301  | 19  | 15C   | LINN DRIVE               | TOWNSHIP OF VERONA | VACANT LAND                        | 0.30                    | 0.29           |
| 2304  | 8   | 15C   | ARNOLD WAY               | TOWNSHIP OF VERONA | VACANT LAND                        | 0.02                    | 0.02           |
| 2402  | 7   | 15C   | HILLTOP                  | TOWNSHIP OF VERONA | VACANT LAND                        | 0.61                    | 0.61           |
| 2601  | 4   | 15C   | HILLTOP-TWP OF VERONA    | TOWNSHIP OF VERONA | VACANT LAND                        | 0.92                    | 0.92           |
| 2601  | 5   | 15C   | HILLTOP                  | TOWNSHIP OF VERONA | VACANT LAND                        | 1.01                    | 1.01           |
| 2702  | 8   | 15C   | 122-174 FAIRVIEW AVENUE  | TOWNSHIP OF VERONA | VACANT LAND                        | 1.73                    | 0.71           |
|       |     |       |                          |                    | <b>Total (Verona-Undeveloped):</b> | <b>14.11</b>            | <b>12.83</b>   |
|       |     |       |                          |                    | <b>Total (Verona):</b>             | <b>36.63</b>            | <b>37.45</b>   |

| Block | Lot   | Class | Location               | Owner                            | Description                              | Acres<br>(Tax<br>Assessor) | Acres<br>(GIS) |
|-------|-------|-------|------------------------|----------------------------------|--|----------------------------|----------------|
| 709   | 8     | 15A   | BROOKDALE COURT        | BOARD OF EDUCATION               | BROOKDALE AVENUE SCHOOL                  | 3.50                       | 3.56           |
| 803   | 10    | 15A   | LANNING ROAD           | BOARD OF EDUCATION               | LANING AVE. ELEMENTARY SCHOOL            | 3.79                       | 3.78           |
| 1110  | 83    | 15A   | 125 GROVE AVENUE       | BOARD OF EDUCATION               | F.N. BROWN ELEMENTARY SCHOOL             | 5.06                       | 4.94           |
| 1504  | 106   | 15A   | 151 FAIRVIEW AVENUE    | BOARD OF EDUCATION               | VERONA HIGH SCHOOL                       | 25.88                      | 25.69          |
| 1703  | 64    | 15A   | 600 BLOOMFIELD AVENUE  | BOARD OF EDUCATION               | WHITEHORNE MIDDLE SCHOOL                 | 10.72                      | 10.82          |
| 2102  | 96    | 15A   | 116 FOREST AVENUE      | BOARD OF EDUCATION               | FOREST AVE. ELEMENTARY SCHOOL            | 6.38                       | 6.54           |
|       |       |       |                        |                                  | <b>Total (Board of Education):</b>       | <b>55.33</b>               | <b>55.34</b>   |
| 303   | 4     | 15B   | 1 SUNSET AVENUE        | THE CHILDREN'S INSTITUTE         | SCHOOL                                   | 5.06                       | 5.45           |
| 704   | 10    | 15D   | 19 CHURCH STREET       | 1ST CONGREGATION CHURCH VERONA   | CHURCH                                   | 0.43                       | 0.59           |
| 1604  | 26.01 | 15D   | 10 FAIRVIEW AVENUE     | 1ST PRESBYTERIAN CHURCH          | CHURCH                                   | 1.26                       | 1.35           |
| 1604  | 26.02 | 15D   | 38 FAIRVIEW AVENUE     | 1ST PRESBYTERIAN CHURCH VERONA   | MANCE                                    | 0.34                       | 0.35           |
| 1607  | 49    | 15D   | 32 SOUTH PROSPECT ST   | CALVARY LUTHERAN CHURCH          | PARSONAGE                                | 0.30                       | 0.30           |
| 1807  | 1     | 15D   | 23 SOUTH PROSPECT ST   | CALVARY LUTHERAN CHURCH          | CHURCH                                   | 0.97                       | 0.91           |
| 201   | 12    | 15D   | 201 BLOOMFIELD AVENUE  | CHRILL REALTY COMPANY            | CHILD CARE                               | -                          | 0.82           |
| 1703  | 115   | 15D   | 42 PERSONETTE AVENUE   | CHRISTIAN CONGREGATION IN THE US | CHURCH                                   | 0.33                       | 0.32           |
| 1806  | 13    | 15D   | 32 LAKESIDE AVENUE     | CHURCH OF OUR LADY OF THE LAKE   | SCHOOL & CHURCH                          | 0.14                       | 4.52           |
| 1806  | 23    | 15D   | 46 LAKESIDE AVENUE     | CHURCH OF OUR LADY OF THE LAKE   | CHURCH PARKING LOT                       | 0.85                       | 1.59           |
| 1605  | 20    | 15D   | 56 GROVE AVENUE        | EBADUR RAHAM ISLAMIC CENTER CORP | CHURCH                                   | 0.59                       | 0.51           |
| 1702  | 5     | 15D   | 36 GOULD STREET        | HOLY SPIRIT EPISCOPAL CHURCH     | CHURCH                                   | 0.33                       | 0.78           |
| 1712  | 1     | 15D   | WEDGEWOOD DR UNIT 122  | JEWISH SERVICE FOR DEV. DISABLE  | GROUP HOME                               | 0.02                       | 0.01           |
| 1712  | 1     | 15D   | WEDGEWOOD DR UNIT 39   | JEWISH SERVICE FOR DEV. DISABLE  | GROUP HOME                               | 0.02                       | 0.01           |
| 712   | 1     | 15D   | 349 BLOOMFIELD AVE 75  | OUR HOUSE, INC.                  | GROUP HOME                               | 0.58                       | 0.01           |
| 1712  | 1     | 15D   | WEDGEWOOD DR UNIT 116  | OUR HOUSE, INC.                  | GROUP HOME                               | 0.02                       | 0.01           |
| 201   | 25    | 15D   | 26 MT. PROSPECT AVENUE | PROJECT LIVE X, INC.             | GROUP HOME                               | 0.19                       | 0.18           |
| 104   | 11    | 15D   | CRESTMONT ROAD         | SALVATORIAN FATHERS              | PARSONAGE                                | 2.45                       | 2.53           |
| 202   | 26    | 15D   | 160 BLOOMFIELD AVENUE  | THE ARC OF ESSEX COUNTY          | GROUP HOME                               | 0.29                       | 0.19           |
| 902   | 23    | 15D   | 74 OTSEGO ROAD         | THE SALVATION ARMY               | PARSONAGE                                | 0.23                       | 0.23           |
| 1807  | 13    | 15D   | 24 MONTROSE AVENUE     | VERONA METHODIST CHURCH          | CHURCH                                   | 0.72                       | 0.80           |
|       |       |       |                        |                                  | <b>Total (Charitable and Religious):</b> | <b>10.07</b>               | <b>16.01</b>   |
| 703   | 7     | 15D   | 12 CHURCH STREET       | VERONA RESCUE SQUAD              | RESCUE SQD                               | 0.14                       | 0.14           |
| 2701  | 23    | 15F   | 100 HILLWOOD TERRACE   | VERONA URBAN RENEWAL HOUSING     | VERONA SENIOR APT                        | 5.06                       | 5.11           |

| Block                            | Lot | Class | Location                | Owner                              | Acres<br>(Tax Assessor) | Acres<br>(GIS) |
|----------------------------------|-----|-------|-------------------------|------------------------------------|-------------------------|----------------|
| 104                              | 13  | 1     | 26 CRESTMONT ROAD       | SAPOCH, WILLIAM                    | 4.30                    | 4.22           |
| 709                              | 27  | 1     | 174 SUNSET AVENUE       | P.T.Z. REALTY LLC                  | 2.35                    | 1.78           |
| 709                              | 28  | 1     | 190 SUNSET AVENUE       | GREEN ACRES AT VERONA, INC.        | 2.45                    | 2.46           |
| 402                              | 7   | 1     | COLE ROAD               | BROMLEY, JAMES L & KRISTINA N.     | 1.53                    | 2.22           |
| 2205                             | 6   | 1     | 885 BLOOMFIELD AVENUE   | A&R SKYLINE PROPERTIES, LLC        | 1.77                    | 1.55           |
| 202                              | 23  | 1     | 176 BLOOMFIELD AVENUE   | DMH2, LLC                          | 1.10                    | 1.10           |
| 2002                             | 7   | 1     | 48 HOWELL DRIVE         | GARDEN HOMES REALTY CORP.          | 0.57                    | 0.71           |
| 2402                             | 8   | 1     | HILLTOP                 | CENROSE HILLTOP II LLC             | 0.67                    | 0.67           |
| 910                              | 9   | 1     | 172 POMPTON AVENUE      | CESTONE, HILDA                     | 0.55                    | 0.50           |
| 2005                             | 29  | 1     | 26 HOWELL DRIVE         | GARDEN HOMES REALTY CORP.          | 0.48                    | 0.46           |
| 401                              | 12  | 1     | 8 BELLECLAIRE PLACE     | SARA ROBERTSON DESIG,              | 0.47                    | 0.46           |
| 1604                             | 22  | 1     | 54 FAIRVIEW AVENUE      | RIZZOLO, AGNES-JEAN                | 0.41                    | 0.43           |
| 1807                             | 7   | 1     | 627 BLOOMFIELD AVENUE   | RJR STRATEGIES LLC,                | 0.42                    | 0.40           |
| 2002                             | 9   | 1     | ASSESSED IN WEST ORANGE | FETISOV, VIACHESLAV & LADLENA      | -                       | 0.35           |
| 107                              | 5   | 1     | 4 CRESTMONT PLACE       | HARIET ENTERPRISES LLC             | 0.36                    | 0.33           |
| 107                              | 15  | 1     | 19 CRESTMONT ROAD       | HARIET ENTERPRISES LLC             | 0.34                    | 0.29           |
| 2201                             | 12  | 1     | 144 HILLSIDE AVENUE     | STEINMANN, WALTER JR               | 0.28                    | 0.29           |
| 612                              | 5   | 1     | 6 COOK LANE             | SCHWARTZ, LARRY & TEENA            | 0.58                    | 0.27           |
| 303                              | 5   | 1     | 10 OVERLOOK PARK        | NEWLANDS, LESLIE & CAROL           | -                       | 0.24           |
| 203                              | 23  | 1     | 57 BLOOMFIELD AVENUE    | OUTDOOR SYSTEMS INC.               | 0.19                    | 0.19           |
| 906                              | 23  | 1     | 110 ELMWOOD ROAD        | WANDS, BRUCE E.                    | 0.24                    | 0.17           |
| 1807                             | 12  | 1     | 20 MONTROSE AVENUE      | 20 MONTROSE AVENUE LLC             | 0.17                    | 0.15           |
| 203                              | 25  | 1     | 35 BLOOMFIELD AVENUE    | OUTDOOR SYSTEMS INC.               | 0.16                    | 0.15           |
| 203                              | 26  | 1     | 29 BLOOMFIELD AVENUE    | OUTDOOR SYSTEMS INC.               | 0.12                    | 0.12           |
| 2201                             | 14  | 1     | 152 HILLSIDE AVENUE     | SCHNURR, MATTHEW & ADUBATO, LISA   | -                       | 0.07           |
| 1603                             | 4   | 1     | 57 PINE STREET          | ANELLO, ANTHONY & REBECCA          | 0.11                    | 0.05           |
| 2202                             | 17  | 1     | MORNINGSIDE ROAD        | UNKNOWN                            | -                       | 0.01           |
| 2201                             | 16  | 1     | MORNINGSIDE ROAD        | BURKE, JR. ROBERT F. & JACQUELYN M | -                       | 0.01           |
| <b>Total (Undeveloped Land):</b> |     |       |                         |                                    | <b>19.62</b>            | <b>19.63</b>   |

| Block | Lot | Class | Location                 | Owner                                | Acres<br>(Tax Assessor) | Acres<br>(GIS) |
|-------|-----|-------|--------------------------|--------------------------------------|-------------------------|----------------|
| 402   | 5   | 2     | 17 BELLECLAIRE PLACE     | LADDA, A TODD & JONES, J             | 4.10                    | 3.66           |
| 104   | 10  | 2     | 24 CRESTMONT ROAD        | SAPOCH, WILLIAM                      | 3.54                    | 3.63           |
| 104   | 32  | 2     | 225 POMPTON AVENUE       | FRANK W RILEY GST TRUST              | 1.57                    | 2.07           |
| 2304  | 5   | 2     | 80 FAIRVIEW AVENUE       | YEATES, ANDREW & BARBARA P           | 1.91                    | 1.92           |
| 402   | 9   | 2     | 79 AFTERGLOW AVENUE      | POLANSKYJ, PETER & STACEY E          | 1.60                    | 1.89           |
| 402   | 4   | 2     | 39 AFTERGLOW WAY         | GEYER, HELEN I. TRUST                | 1.90                    | 1.85           |
| 906   | 25  | 2     | 104 ELMWOOD ROAD         | CASSEL, RONALD                       | 1.32                    | 1.29           |
| 612   | 4   | 2     | 10 COOK LANE             | MONOGHAN, T. & DJORDJEVLIC A.F       | 0.83                    | 1.24           |
| 1403  | 91  | 2     | 170 GROVE AVENUE         | SILECKY, MARKIAN B & PARKER, JULIE A | 1.15                    | 1.21           |
| 1403  | 87  | 2     | 184 GROVE AVENUE         | ATTAL, JAD & KNIERLING, CLAUDIA      | 0.29                    | 1.15           |
| 2701  | 17  | 2     | 8 CREST HILL ROAD        | SOLOMON, ROGER A                     | -                       | 1.12           |
| 1602  | 13  | 2     | 30 FOREST AVENUE         | HANNIGAN, JAMISON O. & MICHELE G.    | 0.91                    | 1.09           |
| 2208  | 11  | 2     | 60 MOUNTAIN ROAD         | WEISSENBORN, BARI B (TRUSTEE)        | 1.04                    | 1.07           |
| 302   | 6   | 2     | 23 GLEN ROAD             | D'ALESSIO, MICHAEL AND MOLLY         | -                       | 1.05           |
| 1403  | 59  | 2     | 55 LYNWOOD ROAD          | ALBERTO, RAFFAELE                    | -                       | 1.05           |
| 501   | 49  | 2     | 24 GORDON PLACE          | D'AMATO, RAPHAEL & PATRICIA          | 1.05                    | 0.99           |
| 2701  | 18  | 2     | 6 CREST HILL ROAD        | SCAROLA, ROCCO & JOANNE              | 0.21                    | 0.98           |
| 2208  | 10  | 2     | 54 MOUNTAIN ROAD         | SKINNER, MARY LOUISE                 | 0.95                    | 0.98           |
| 1605  | 44  | 2     | 2 ORCHARD STREET         | MESSINGER, JOY G.                    | -                       | 0.96           |
| 1403  | 90  | 2     | 176 GROVE AVENUE         | OSTERMAYER, FIONA & PAUL             | 0.98                    | 0.94           |
| 1107  | 13  | 2     | 32 OAK LANE              | HUNKO, IHOR & IRYNA & VOLODYMYR      | -                       | 0.92           |
| 104   | 40  | 2     | 20 VINCENT PLACE         | PRIMMER, SCOTT & RENEE               | 0.88                    | 0.91           |
| 2304  | 1   | 2     | 70 FAIRVIEW AVENUE       | MATARAZZO, MICHAEL & JENNIFER        | 0.93                    | 0.91           |
| 305   | 3   | 2     | 17 OVERLOOK PARK         | ANQUILLARE, MARK & ANNE              | 0.42                    | 0.91           |
| 104   | 1   | 2     | 257 POMPTON AVENUE       | FERNICOLA, EUGENE V. & EUGENE R.     | 0.31                    | 0.89           |
| 609   | 40  | 2     | 59 WAYLAND DRIVE         | FILOSO, BARBARA                      | 0.75                    | 0.84           |
| 501   | 19  | 2     | 45 SUMMIT ROAD           | LEV, HERBERT & ELLEN                 | 0.27                    | 0.83           |
| 606   | 22  | 2     | 20 MOUNTAINVIEW ROAD     | CAMPOS, GABRIEL & MENENDEZ, MARIA    | 0.80                    | 0.83           |
| 906   | 38  | 2     | 24 ELK ROAD              | CIULLA, VINCENT ET AL                | 75.13                   | 0.82           |
| 1401  | 7   | 2     | 217 FAIRVIEW AVENUE      | HANLON, CRAIG P & BUCCA-HANLON, M    | 0.71                    | 0.82           |
| 910   | 23  | 2     | 19-21 CLIFF STREET       | CESTONE, HILDA                       | 0.75                    | 0.82           |
| 606   | 17  | 2     | 191 SUNSET AVENUE        | COX, GEORGE E. & PATRICIA N.         | 0.62                    | 0.81           |
| 2701  | 11  | 2     | 20 CREST HILL ROAD       | KEMPCZYNSKI, ROBERT J. & JOANNE      | 0.77                    | 0.80           |
| 1602  | 1   | 2     | 33 CHESTNUT ROAD         | GOLDBERG, STEVEN R                   | 0.15                    | 0.80           |
| 2204  | 1   | 2     | 44 STOCKER ROAD          | MILLER, HARRIET & GERALD             | -                       | 0.79           |
| 2002  | 3   | 2     | 40 HOWELL DRIVE          | GOLDBERG, GLENN D. & FLORENCE        | 0.47                    | 0.79           |
| 1801  | 32  | 2     | 81 SOUTH PROSPECT STREET | GOLDSTEIN, KENNETH & MEREDITH        | 0.77                    | 0.77           |
| 501   | 48  | 2     | 20 GORDON PLACE          | FINKELSTEIN, WARREN & MAXINE         | 0.72                    | 0.77           |

| Block | Lot   | Class | Location             | Owner                              | Acres<br>(Tax Assessor) | Acres<br>(GIS) |
|-------|-------|-------|----------------------|------------------------------------|-------------------------|----------------|
| 2801  | 5     | 2     | 246 FAIRVIEW AVENUE  | ZECCHINO, JOSEPH & NORMA JEAN      | 0.76                    | 0.76           |
| 501   | 27    | 2     | 13 SUMMIT ROAD       | BARBARA T COLOTTI REVOCABLE TRUST  | 0.40                    | 0.76           |
| 402   | 8     | 2     | 11 COLE ROAD         | AMMEEN, JAMES J.                   | 0.78                    | 0.76           |
| 2801  | 6     | 2     | 256 FAIRVIEW AVENUE  | KUMAR, DAVINDER & KRISHNA VERMA    | 0.75                    | 0.75           |
| 2002  | 4     | 2     | 42 HOWELL DRIVE      | WALSH, ROBERT J JR & MARY E.       | 0.52                    | 0.75           |
| 2801  | 4     | 2     | 236 FAIRVIEW AVENUE  | SILIBULDU, AHMET                   | 0.75                    | 0.75           |
| 2701  | 13    | 2     | 16 CREST HILL ROAD   | YANNUCCI, JOSEPH J. JR             | 0.74                    | 0.74           |
| 2801  | 7     | 2     | 266 FAIRVIEW AVENUE  | CHANG, HORACE & LINH               | 0.74                    | 0.74           |
| 612   | 3     | 2     | 12 COOK LANE         | SCHWARTZ LARRY & TEENA             | 0.56                    | 0.74           |
| 2702  | 5     | 2     | 100 FAIRVIEW AVENUE  | WAITTS, DIANE                      | 1.39                    | 0.73           |
| 1403  | 86    | 2     | 190 GROVE AVENUE     | HATHAWAY, DOUGLAS R                | 0.66                    | 0.73           |
| 2102  | 37    | 2     | 107 HARRISON STREET  | FENTON, RHAM & ELIZABETH TOWEY     | 0.71                    | 0.73           |
| 2701  | 12    | 2     | 18 CREST HILL ROAD   | CONLON, EDWARD P. & JUDITH L.      | 0.76                    | 0.73           |
| 2210  | 17    | 2     | 58 CHESTNUT ROAD     | SMITH, GEORDAN & RONDA             | 0.30                    | 0.73           |
| 2701  | 14    | 2     | 14 CREST HILL ROAD   | LIGON, LORI ANN & MARK G.          | 0.72                    | 0.72           |
| 107   | 8     | 2     | 2 WESTOVER ROAD      | FINK, DAVID L.                     | 0.72                    | 0.72           |
| 302   | 28    | 2     | 42 AFTERGLOW AVENUE  | LIGGIO, FRANK J & ANA O'KEEFE      | 0.57                    | 0.72           |
| 2801  | 8     | 2     | 276 FAIRVIEW AVENUE  | YAMAKOLU, DURALI SAMIL             | 0.72                    | 0.72           |
| 709   | 21    | 2     | 148 SUNSET AVENUE    | PETERSON, DEAN (TRUSTEE)           | 0.69                    | 0.72           |
| 806   | 7     | 2     | 110 CLAREMONT AVENUE | STONBERG, BRADLEY & JACQUELINE     | 0.50                    | 0.71           |
| 2801  | 3     | 2     | 226 FAIRVIEW AVENUE  | ANIL, ALPER TUNGA                  | 0.71                    | 0.71           |
| 2701  | 15    | 2     | 12 CREST HILL ROAD   | NG, YUEHUA WEI                     | 0.70                    | 0.70           |
| 2304  | 6     | 2     | 4 ARNOLD WAY         | KOBEL, CATHERINE T.                | 0.27                    | 0.69           |
| 1001  | 19    | 2     | 14 BROOKSIDE TERRACE | WYNNE, MATTHEW J & DANA B          | 0.68                    | 0.69           |
| 1403  | 16    | 2     | 226 GROVE AVENUE     | GALANTINO, BONITA                  | -                       | 0.68           |
| 1604  | 21    | 2     | 58 FAIRVIEW AVENUE   | BAILEY, YURIAH D & LORI C          | 0.76                    | 0.68           |
| 1403  | 58    | 2     | 57 LYNWOOD ROAD      | PROMMEL, DAVID J. & JOSETTE        | 0.36                    | 0.68           |
| 2205  | 1     | 2     | 62 FELLS ROAD        | DONNELLY, THOMAS & MICHELLE        | -                       | 0.67           |
| 501   | 25    | 2     | 25 SUMMIT ROAD       | CAMPOS,ALEJANDRO &GRAINGER,CHELSEA | 0.49                    | 0.67           |
| 2102  | 30    | 2     | 21 MOUNTAIN ROAD     | ZIMMER, RICHARD & JENNIFER         | 0.68                    | 0.66           |
| 2701  | 10    | 2     | 22 CREST HILL ROAD   | DAT, VIKASH & MELISSA              | 0.67                    | 0.66           |
| 1605  | 5     | 2     | 55 FAIRVIEW AVENUE   | BENJAMIN, JAMES & RUTH             | 0.72                    | 0.65           |
| 2701  | 16    | 2     | 10 CREST HILL ROAD   | DIDIEGO, CHRISTOPHER J & MARIA C   | 0.68                    | 0.65           |
| 104   | 16.01 | 2     | 16 CAMBRIDGE ROAD    | SAVVA, JILL                        | 0.55                    | 0.65           |
| 401   | 5     | 2     | 57 AFTERGLOW AVENUE  | WAGER, RICHARD & MARGARET ANN      | 0.61                    | 0.65           |
| 1605  | 4     | 2     | 51 FAIRVIEW AVENUE   | LA RICCIA, WILLIAM & BEVERLY       | 0.68                    | 0.64           |
| 205   | 7     | 2     | 9 CRESTMONT ROAD     | QUILICI, BRAD & ELAINE             | 0.61                    | 0.64           |
| 2205  | 2     | 2     | 60 FELLS ROAD        | BLAUVELT, LUCILLE                  | -                       | 0.64           |

| Block | Lot   | Class | Location               | Owner                               | Acres<br>(Tax Assessor) | Acres<br>(GIS) |
|-------|-------|-------|------------------------|-------------------------------------|-------------------------|----------------|
| 501   | 7     | 2     | 83 MT. PROSPECT AVENUE | STANISCI, KATHLEEN & MICHAEL        | 0.70                    | 0.64           |
| 304   | 1     | 2     | 10 OVERLOOK PARK       | NEWLANDS, LESLIE & CAROL            | -                       | 0.63           |
| 1902  | 24    | 2     | 136 LAKESIDE AVENUE    | ORENSTEIN, HENRY & CAROLYN SUE      | 0.66                    | 0.63           |
| 605   | 12    | 2     | 15 MOUNTAINVIEW ROAD   | MULROE, CATHERINE                   | 0.31                    | 0.63           |
| 2102  | 27    | 2     | 35 MOUNTAIN ROAD       | JUNG, PETER SEBASTI & SABINE        | -                       | 0.63           |
| 302   | 29    | 2     | 44 AFTERGLOW AVENUE    | BORTONE, PASQUALE & SUSAN           | 0.52                    | 0.63           |
| 1401  | 6     | 2     | 215 FAIRVIEW AVENUE    | GIL, RUSSEL S. & GEREMIA L.         | 0.62                    | 0.62           |
| 401   | 9     | 2     | 36 BELLECLAIRE PLACE   | TOLIPAN, ROBERT J. & BAKER, MAUREEN | 0.57                    | 0.62           |
| 501   | 38    | 2     | 79 SUNSET AVENUE       | CHERRY, TOM M. & JENNIE             | 0.34                    | 0.62           |
| 501   | 24    | 2     | 27 SUMMIT ROAD         | PARKER, BENJAMIN E & PRANIA, LEAH M | 0.56                    | 0.62           |
| 501   | 55    | 2     | 11 GORDON PLACE        | POWELL, KEVIN & WENDY               | 0.49                    | 0.62           |
| 1302  | 18    | 2     | 2 VALLEY VIEW ROAD     | QUERCIA, RICHARD & ELIZABETH        | 0.27                    | 0.61           |
| 2209  | 11    | 2     | 37 OAKRIDGE ROAD       | FORYSIAK, SUZANNE                   | 0.61                    | 0.61           |
| 501   | 46    | 2     | 36 GLEN ROAD           | BROWER, KENNETH & SANDS, ESTRELLITA | 0.41                    | 0.61           |
| 104   | 14    | 2     | 2 CAMBRIDGE ROAD       | GOOR, MARTIN NEAL                   | 0.50                    | 0.60           |
| 501   | 42    | 2     | 20 GLEN ROAD           | COLUMBIA-WALSH, MARGARET & PATRICIA | 0.58                    | 0.60           |
| 501   | 43    | 2     | 24 GLEN ROAD           | MAMCHUR, BARBARA & DENNIS           | 0.59                    | 0.60           |
| 2208  | 3     | 2     | 83 OAKRIDGE ROAD       | FELCHER, CRAIG & DANIELLE           | 0.60                    | 0.59           |
| 401   | 4     | 2     | 55 AFTERGLOW AVENUE    | PHILLIPS, JOHN B. & LAURA L.        | 0.57                    | 0.58           |
| 906   | 6     | 2     | 59 LINDEN AVENUE       | CHMIEL, BARBARA P. ETAL.            | 0.29                    | 0.58           |
| 501   | 44    | 2     | 28 GLEN ROAD           | MALANGA, PATRICIA                   | 0.57                    | 0.58           |
| 104   | 15    | 2     | 10 CAMBRIDGE ROAD      | PENSIERO, FRANK JAMES & KAREN M.    | 0.52                    | 0.58           |
| 501   | 35    | 2     | 89 SUNSET AVENUE       | CAPPELLO, RENATO M. & JODI ANN      | -                       | 0.58           |
| 2304  | 2     | 2     | 120 PERSONETTE AVENUE  | HOLLAND, DANIEL                     | 0.56                    | 0.57           |
| 104   | 31    | 2     | 217 POMPTON AVENUE     | WILSON, CONSTANCE ANN               | 0.75                    | 0.57           |
| 2005  | 27    | 2     | 22 HOWELL DRIVE        | GILANI, SHAMSHAD & NIGHAT           | 0.46                    | 0.57           |
| 501   | 47    | 2     | 48 GLEN ROAD           | KOVACS, JOHN & ANN                  | -                       | 0.57           |
| 501   | 41    | 2     | 16 GLEN ROAD           | DENTON, JOHN H & HOLLY W            | 0.56                    | 0.57           |
| 1604  | 23    | 2     | 50 FAIRVIEW AVENUE     | RIZZOLO, AGNES JEAN                 | 0.60                    | 0.57           |
| 2005  | 6     | 2     | 91 FAIRWAY AVENUE      | ROGERS, DOROTHY                     | 0.59                    | 0.57           |
| 910   | 22    | 2     | 13-17 CLIFF STREET     | CATENA, EUGENE & LOUANN             | 0.46                    | 0.56           |
| 1605  | 3     | 2     | 49 FAIRVIEW AVENUE     | HARDER, MICHAEL J & DIANA           | 0.58                    | 0.56           |
| 2204  | 6     | 2     | 16 UPLAND WAY          | DELORENZO, FREDERICK & JACQUELINE   | 0.56                    | 0.56           |
| 501   | 6     | 2     | 85 MT. PROSPECT AVENUE | DUHANEY, MICHAEL O.                 | 0.53                    | 0.56           |
| 1801  | 32.01 | 2     | 37 PEASE AVENUE        | MUGHETTO, MICHAEL F. & RITA C.      | 0.57                    | 0.56           |
| 2002  | 5     | 2     | 44 HOWELL DRIVE        | MICHAEL, EILEEN ERWIN & JARED       | 0.39                    | 0.56           |
| 2002  | 6     | 2     | 46 HOWELL DRIVE        | ROSS, CHRISTOPHER & ROSS LOREN      | 0.36                    | 0.56           |
| 804   | 10    | 2     | 170 CLAREMONT AVENUE   | GIRT, BARBARA                       | 0.47                    | 0.56           |

| Block | Lot   | Class | Location             | Owner                               | Acres<br>(Tax Assessor) | Acres<br>(GIS) |
|-------|-------|-------|----------------------|-------------------------------------|-------------------------|----------------|
| 1604  | 25    | 2     | 40 FAIRVIEW AVENUE   | JOYCE, JOHN J. & STACEY S.          | 0.49                    | 0.55           |
| 2204  | 5     | 2     | 22 UPLAND WAY        | DI TRANI, ROBERT & MARY             | 0.36                    | 0.55           |
| 2003  | 3     | 2     | 33 HOWELL DRIVE      | VILLAROSA, THOMAS M. & KATHLEEN A.  | 0.50                    | 0.55           |
| 501   | 40    | 2     | 14 GLEN ROAD         | VOELKI, FRANK & KARELL              | 0.55                    | 0.55           |
| 2301  | 5     | 2     | 34 DEPOT STREET      | BIANCO, JOHN A. & JOHN D.           | 0.27                    | 0.55           |
| 1806  | 20    | 2     | 36 LAKESIDE AVENUE   | KING AHARON REALTY LLC              | 0.47                    | 0.54           |
| 2102  | 31    | 2     | 15 MOUNTAIN ROAD     | LEVINE, STEVEN & RANDEE             | 0.54                    | 0.54           |
| 2206  | 10    | 2     | 3 UPLAND WAY         | NITTI, KATHLEEN C                   | 0.32                    | 0.54           |
| 606   | 19    | 2     | 181 SUNSET AVENUE    | WALLACE, DAVID P. & MARJORIE A.     | 0.25                    | 0.54           |
| 2102  | 36    | 2     | 113 HARRISON STREET  | GRIFFIN, BETH & GERALD              | 0.52                    | 0.54           |
| 205   | 8     | 2     | 7 CRESTMONT ROAD     | SCIARRA, PAUL                       | 0.54                    | 0.54           |
| 2206  | 9     | 2     | 5 UPLAND WAY         | AUTORINO, MICHAEL EST& MARIANNE     | 0.52                    | 0.54           |
| 2102  | 35    | 2     | 45 CHESTNUT ROAD     | CAVALLO, CHRISTOPHER & STEPHANIE    | 0.57                    | 0.53           |
| 2003  | 9     | 2     | 43 HOWELL DRIVE      | FERRARI, FRANK III & EILEEN         | 0.46                    | 0.53           |
| 2102  | 33    | 2     | 7 MOUNTAIN ROAD      | BELOTTA, ANTHONY & ALICIA BIASOTTI- | 0.59                    | 0.53           |
| 1401  | 5     | 2     | 213 FAIRVIEW AVENUE  | GARRETT, TIMOTHY J. & BETH ANN      | 0.55                    | 0.53           |
| 2102  | 32    | 2     | 9 MOUNTAIN ROAD      | PAPERA, KATHY A (TRUSTEE)           | 0.52                    | 0.53           |
| 605   | 18    | 2     | 167 SUNSET AVENUE    | LAUDANO, JOSEPH                     | 0.63                    | 0.53           |
| 302   | 7     | 2     | 19 GLEN ROAD         | MILLEN, DAVID SEAN & TERZELLA, MARY | 0.49                    | 0.53           |
| 1605  | 17    | 2     | 73 PERSONETTE AVENUE | CARNOVALE, MILLICENT                | 0.51                    | 0.52           |
| 1109  | 134   | 2     | 25 OAK LANE          | BUTLER, DOUGLAS & KATHRYN           | 0.18                    | 0.52           |
| 2206  | 11    | 2     | 49 FELLS ROAD        | FERRERA, GARY & DIANA               | 0.38                    | 0.52           |
| 203   | 30    | 2     | 28 SUNSET AVENUE     | MC KEOWN, THOMAS J. & SUSAN         | 0.53                    | 0.52           |
| 2205  | 3     | 2     | 54 FELLS ROAD        | ERCOLANO, CAROL                     | -                       | 0.52           |
| 2208  | 2     | 2     | 89 OAKRIDGE ROAD     | DAVISON, JOHN D. & CHRISTINE        | -                       | 0.52           |
| 2202  | 12    | 2     | 15 FELLSWOOD DRIVE   | KAPTEIN, DAVID & LENA               | 0.52                    | 0.52           |
| 1306  | 14.01 | 2     | 48 DURRELL STREET    | VENEZIA, JOSEPH & KRISTIN L         | 0.52                    | 0.51           |
| 2107  | 10    | 2     | 59 PEASE AVENUE      | O'HARA, JACQUELINE G                | 0.53                    | 0.51           |
| 2108  | 14    | 2     | 63 HARRISON STREET   | TODARO, RUSSELL                     | 0.54                    | 0.51           |
| 1804  | 5     | 2     | 19 PEASE AVENUE      | TODARO, RUSSELL                     | 0.49                    | 0.51           |
| 402   | 1     | 2     | 41 AFTERGLOW WAY     | INGALLS, GAIL E.                    | 0.52                    | 0.51           |
| 402   | 6     | 2     | 31 BELLECLAIRE PLACE | BROMLEY, JAMES L & KRISTINA N       | 0.42                    | 0.51           |
| 302   | 9     | 2     | 11 GLEN ROAD         | LANZO, STEPHEN P & LISA             | 0.47                    | 0.51           |
| 1806  | 22    | 2     | 44 LAKESIDE AVENUE   | VITALITI, SALVADOR, & ANA           | 0.52                    | 0.51           |
| 1306  | 14.02 | 2     | 42 DURRELL STREET    | GOULD, DANIEL V & EDGAR, JOY M      | 0.52                    | 0.50           |
| 2202  | 9     | 2     | 88 OAKRIDGE ROAD     | GAWLEY, DAMON & SANDRA              | 0.53                    | 0.50           |
| 401   | 7     | 2     | 67 AFTERGLOW AVENUE  | FEHNEL, DAVID V.                    | 0.55                    | 0.50           |
| 302   | 11    | 2     | 13 STONEWOOD PARKWAY | MORRICE, PETER & MELANIE            | 0.41                    | 0.50           |

| Block | Lot  | Class | Location              | Owner   | Acres<br>(Tax Assessor) | Acres<br>(GIS) |
|-------|------|-------|-----------------------|---|-------------------------|----------------|
| 401   | 1    | 2     | 41 AFTERGLOW AVENUE   | KASLANDER, ROBERT & AMELIA                          | -                       | 0.50           |
| 2006  | 1.01 | 2     | 157 HILLSIDE AVENUE   | SCHNURR, MATTHEW & ADUBATO, LISA                    | -                       | 0.50           |
| 107   | 4    | 2     | 17 CRESTMONT ROAD     | LAIRD, DAVID & MARY                                 | -                       | 0.50           |
| 1401  | 16   | 2     | 75 DURRELL STREET     | LIPTAK, RAYMOND & BARBARA                           | 1.06                    | 0.50           |
| 2005  | 28   | 2     | 24 HOWELL DRIVE       | LUCANIE, VINCENT & MELISSA                          | 0.47                    | 0.50           |
| 1806  | 21   | 2     | 40 LAKESIDE AVENUE    | MARTINO, PETER & KAREN I.                           | 0.53                    | 0.50           |
|       |      |       |                       | <b>Total (Residential Property &gt; 0.5 acres):</b> | <b>167.76</b>           | <b>117.37</b>  |
| 103   | 1    | 4A    | 265-345 POMPTON AVE   | PILGRIM PLAZA LLC                                   | 14.08                   | 13.64          |
| 1201  | 11   | 4A    | 271 GROVE AVENUE      | J. WEBSTER REALTY LLC                               | 3.58                    | 3.71           |
| 202   | 44   | 4A    | 100 BLOOMFIELD AVENUE | EVI REALTY INC / M. UZIEL                           | 3.41                    | 3.08           |
| 1602  | 8    | 4A    | 799 BLOOMFIELD AVENUE | GAHC3 VERONA NJ MOB, LLC                            | 2.51                    | 2.44           |
| 201   | 10   | 4A    | 225 BLOOMFIELD AVENUE | 225 BLOOMFIELD AVE LLC                              | 2.23                    | 2.17           |
| 1201  | 2    | 4A    | 39 COMMERCE COURT     | ESSEX COURT REALTY                                  | 1.95                    | 2.01           |
| 807   | 16   | 4A    | 60 POMPTON AVENUE     | FIRST NEW JERSEY REALTY ASSOCIATES                  | 1.85                    | 1.83           |
| 2301  | 3    | 4A    | 40-54 DEPOT STREET    | DEPOT STREET REALTY, LLC                            | 1.66                    | 1.73           |
| 202   | 46   | 4A    | 142 BLOOMFIELD AVENUE | IVM REALTY, LLC                                     | 1.64                    | 1.70           |
| 1704  | 25   | 4A    | 342 CLAREMONT AVENUE  | 342 CLAREMONT AVE. C/O HALVERN LLC                  | -                       | 1.33           |
| 1601  | 1    | 4A    | 825 BLOOMFIELD AVENUE | ARCADIAN PROFESSIONAL PROPERTIES NJ                 | 1.27                    | 1.28           |
| 708   | 1    | 4A    | 383 BLOOMFIELD AVENUE | FILOSO FAMILY LLC                                   | 1.26                    | 1.24           |
| 106   | 17   | 4A    | 155 POMPTON AVENUE    | SSBMW LLC   | 1.04                    | 1.08           |
| 201   | 22   | 4A    | 109 BLOOMFIELD AVENUE | NJ ENERGY REALTY LLC                                | 1.13                    | 1.08           |
| 701   | 3    | 4A    | 420 BLOOMFIELD AVENUE | V & J REALTY ASSOC., LLC                            | 1.00                    | 0.96           |
| 202   | 27   | 4A    | 144 BLOOMFIELD AVENUE | V.J PLAZA II, LLC                                   | 0.89                    | 0.95           |
| 201   | 14   | 4A    | 189 BLOOMFIELD AVENUE | THE JETER2 COMPANY, LLC,                            | 0.56                    | 0.90           |
| 1807  | 6    | 4A    | 641 BLOOMFIELD AVENUE | 641 BLOOMFIELD AVENUE, LLC                          | 0.80                    | 0.82           |
| 103   | 3    | 4A    | 3 CLARIDGE DRIVE      | THE CLARIDGES,LLC                                   | -                       | 0.78           |
| 807   | 15   | 4A    | 80 POMPTON AVENUE     | WAL PARK ASSOCIATES,LLC                             | 0.81                    | 0.74           |
| 1702  | 22   | 4A    | 21 & 25 GROVE AVENUE  | GROVE REAL ESTATE, L.L.C.                           | 0.68                    | 0.69           |
| 1807  | 2    | 4A    | 645 BLOOMFIELD AVENUE | BRESSMAN, ARTHUR & MARILYNN                         | -                       | 0.67           |
| 1702  | 13   | 4A    | 620 BLOOMFIELD AVENUE | PENN FEDERAL SAVINGS BANK                           | 0.33                    | 0.64           |
| 203   | 22   | 4A    | 65 BLOOMFIELD AVENUE  | ABBRUZZI REALTY                                     | 0.59                    | 0.59           |
| 105   | 1    | 4A    | 185 POMPTON AVENUE    | SUNOCO LLC,C/O KE ANDREWS & COMPANY                 | 0.56                    | 0.58           |
| 1806  | 15   | 4A    | 599 BLOOMFIELD AVENUE | FIRST UNION (WACHOVIA)                              | 0.28                    | 0.54           |
| 807   | 14   | 4A    | 88 POMPTON AVENUE     | DAVOLINE REALTY, LLC,                               | 0.48                    | 0.54           |
| 1605  | 30   | 4A    | 24 GROVE AVENUE       | SHREE JEE, L.L.C.                                   | 0.28                    | 0.54           |
| 702   | 8    | 4A    | 360 BLOOMFIELD AVENUE | ASTOR REALTY CORP                                   | -                       | 0.53           |
| 807   | 13   | 4A    | 96 POMPTON AVENUE     | PENGUIN HOLDINGS LLC,                               | 0.47                    | 0.53           |

| Block | Lot  | Class | Location               | Owner  | Acres<br>(Tax Assessor) | Acres<br>(GIS) |
|-------|------|-------|------------------------|--|-------------------------|----------------|
| 1703  | 49   | 4A    | 500 BLOOMFIELD AVENUE  | DATA-LIFE ASSOCIATES                               | 0.09                    | 0.51           |
| 910   | 11   | 4A    | 62 MARTIN ROAD         | PRITCHARD, WILLIAM F. & CAROLE M.                  | 0.25                    | 0.50           |
| 203   | 21   | 4A    | 1 MT. PROSPECT AVENUE  | DISTEFANO, KENNETH L. & LYNN                       | -                       | 0.50           |
|       |      |       |                        | <b>Total (Commerical Property &gt; 0.5 acres):</b> | <b>45.66</b>            | <b>50.88</b>   |
| 1201  | 1.02 | 4B    | 49 COMMERCE COURT      | FENTON REAL ESTATE HOLDINGS,LLC                    | 1.32                    | 1.30           |
| 1201  | 3    | 4B    | 29 COMMERCE COURT      | RECCHIA, NORMAN L. & DOLORES                       | 1.49                    | 1.47           |
| 1201  | 12   | 4B    | 251 GROVE AVENUE       | MARVE DEVELOPMENT CORP.                            | 5.54                    | 5.75           |
|       |      |       |                        | <b>Total (Industrial Property &gt; 0.5 acres):</b> | <b>8.35</b>             | <b>8.52</b>    |
| 601   | 1    | 4A    | 25 MT. PROSPECT AVENUE | MONTCLAIR GOLF CLUB                                | 88.13                   | 81.40          |

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