

**200' PROPERTY OWNERS LIST**

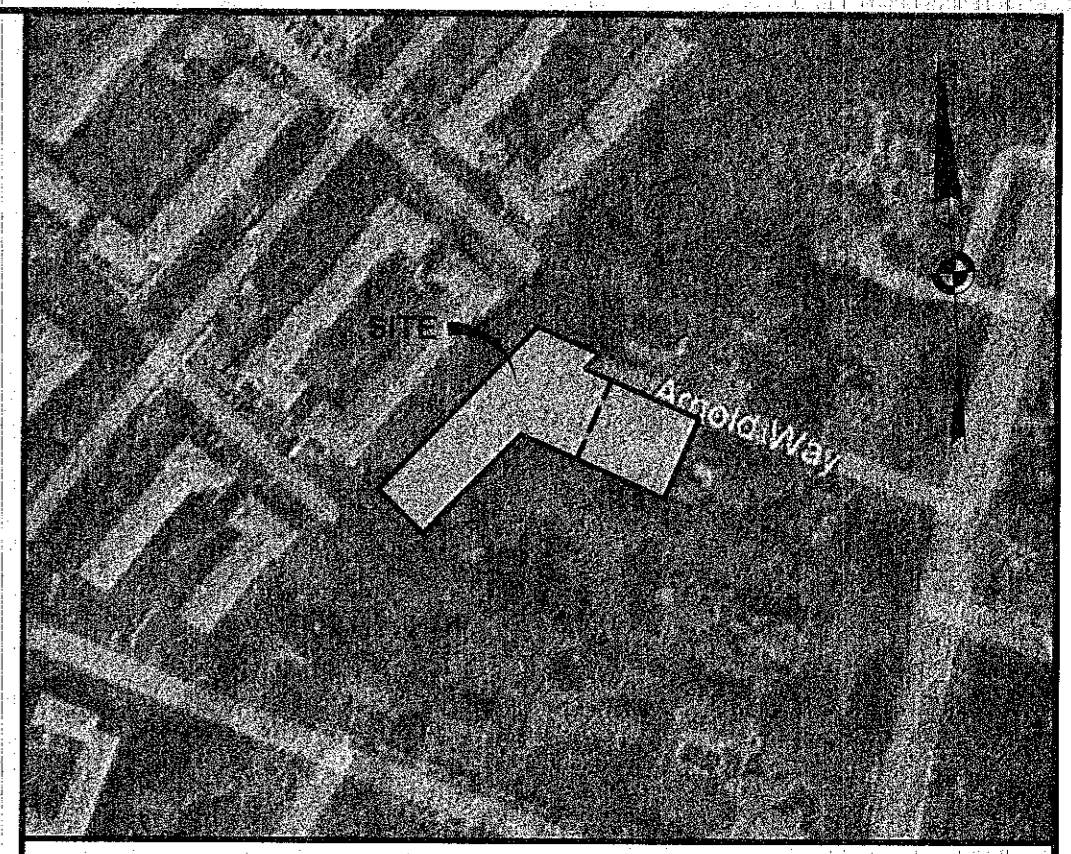
Target Parcel(s): Block-Lot: 2304-6  
4 ARNOLD WAY  
18 parcels fall within 200 feet of this parcel(s).

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|---|---|
| <p><b>Block-Lot: 2702-6</b><br/>WATTS, DIANE<br/>100 FAIRVIEW AVENUE<br/>VERONA, NJ 07044<br/>RE: 100 FAIRVIEW AVENUE</p> <p><b>Block-Lot: 2702-4</b><br/>ALDIA, CORIN D &amp; DANIEL J<br/>94 FAIRVIEW AVENUE<br/>VERONA, NJ 07044<br/>RE: 94 FAIRVIEW AVENUE</p> <p><b>Block-Lot: 2304-9</b><br/>FRADETTE, NICHOLAS AZEMOKHOL, CARINE<br/>88 FAIRVIEW AVENUE<br/>VERONA, NJ 07044<br/>RE: 88 FAIRVIEW AVENUE</p> <p><b>Block-Lot: 2304-8</b><br/>TOWNSHIP OF VERONA<br/>600 BLOOMFIELD AVE<br/>VERONA, N.J. 07044<br/>RE: ARNOLD WAY</p> <p><b>Block-Lot: 2304-7</b><br/>GRIMES, PAUL E. &amp; ELIZABETH K.<br/>2 ARNOLD WAY<br/>VERONA, NEW JERSEY 07044<br/>RE: 2 ARNOLD WAY</p> <p><b>Block-Lot: 2304-5</b><br/>YEATES, ANDREW &amp; BARBARA P<br/>80 FAIRVIEW AVENUE<br/>VERONA, NEW JERSEY 07044<br/>RE: 80 FAIRVIEW AVENUE</p> <p><b>Block-Lot: 2702-9</b><br/>COUNTY OF ESSEX<br/>HALL OF RECORDS RM 402<br/>NEWARK, NEW JERSEY 07102<br/>RE: ARNOLD WAY TO FAIRVIEW</p> <p><b>Block-Lot: 2304-1</b><br/>MATAZZO, MICHAEL &amp; JENNIFER<br/>70 FAIRVIEW AVE<br/>VERONA, NJ 07044<br/>RE: 70 FAIRVIEW AVENUE</p> <p><b>Block-Lot: 2304-2</b><br/>HOLLAND, DANIEL<br/>120 PERSONETTE AVENUE<br/>VERONA, NEW JERSEY 07044<br/>RE: 120 PERSONETTE AVENUE</p> <p><b>Block-Lot: 2304-3</b><br/>JACKSON, CHARLES R. &amp; MARY WILLIAMS<br/>128 PERSONETTE AVENUE<br/>VERONA, NEW JERSEY 07044<br/>RE: 128 PERSONETTE AVENUE</p> | <p><b>Block-Lot: 2304-4</b><br/>VERZELLA, JONATHAN &amp; DENISE<br/>130 PERSONETTE AVENUE<br/>VERONA, NJ 07044<br/>RE: 130 PERSONETTE AVENUE</p> <p><b>Block-Lot: 2304-11</b><br/>CAM GAR<br/>PO BOX 837, 39 MAIN ST<br/>CHATHAM, NJ 07928<br/>RE: LINN DRIVE</p> <p><b>Block-Lot: 2702-1</b><br/>KIWIOR, MARGARET &amp; ET AL.<br/>90 FAIRVIEW AVENUE<br/>VERONA, NEW JERSEY 07044<br/>RE: 90 FAIRVIEW AVENUE</p> <p><b>Block-Lot: 2702-2</b><br/>BURBULLOS, BRIAN &amp; SABRINA<br/>1 ARNOLD WAY<br/>VERONA, NEW JERSEY 07044<br/>RE: 1 ARNOLD WAY</p> <p><b>Block-Lot: 2702-3</b><br/>STERN, MARIA &amp; DUFFY, PAUL<br/>5 ARNOLD WAY<br/>VERONA, NJ 07044<br/>RE: 5 ARNOLD WAY</p> <p><b>Block-Lot: 2304-10</b><br/>VASALANI, MICHAEL J &amp; JOAN M<br/>134 PERSONETTE AVENUE<br/>VERONA, NEW JERSEY 07044<br/>RE: 134 PERSONETTE AVENUE</p> |
|---|---|

- New Jersey Bell Telephone Co. Attn: Corporate Secretary  
540 Broad Street Room 1005, Newark, NJ 07101
- American Telephone & Telegraph Co. Attn: Karl Grossman  
50 Patricia Drive, Flanders, NJ 07838
- Public Service Electric & Gas Co. Attn: Manager Corporate Properties  
80 Park Place, T8B, Newark, NJ 07102
- Passaic Valley Water Commission Attn: Corporate Secretary  
1525 Main Avenue, Clifton, NJ 07011
- MCI 10 Marcello Ave., Attn: John Scoccola  
West Orange, NJ 07052
- Comcast Cable  
800 Rahway Avenue, Union, New Jersey 07083

**NOTES:**

- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A MINOR SUBDIVISION APPROVAL TO SUBDIVIDE THE EXISTING PROPERTY INTO TWO LOTS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY, LOT 6, BLOCK 2304, TOWNSHIP OF VERONA, COUNTY OF ESSEX, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 11/23/21.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON CURRENT FIRM MAP #3401300084F, DATED 6/04/2007.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- THIS PROPERTY LOCATED WITHIN THE R-100 ZONE. ZONE CONFIRMED BY MUNICIPAL ZONING OFFICE ON 12/8/21.



**KEY MAP**  
SCALE: 1"=200'±

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY VERONA TOWNSHIP PLANNING BOARD ON \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAN (OR DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF ESSEX COUNTY ON OR BEFORE WHICH DATE IS 190 DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY VERONA TOWNSHIP PLANNING BOARD

SECRETARY \_\_\_\_\_

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 11/23/2021 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

*DAVID J. VON STEENBURG* 12/15/2021  
DAVID J. VON STEENBURG  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE No. 34500

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

LOTS 6 BLOCK 2304 OWNER SIGNATURE \_\_\_\_\_

I/WE HEREBY CERTIFY THAT I/WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES \_\_\_\_\_

**ZONE R-100 REQUIREMENTS**

	REQUIRED	EXISTING (LOT 6)	PROPOSED (LOT 6.01)	PROPOSED (LOT 6.02)
MIN. LOT AREA	12,000 S.F.	29,689 S.F.	9,224 S.F.**	20,466 S.F.
MIN. LOT WIDTH	100 FT.	168.9 FT.	100 FT.	81.5 FT.**
MIN. FRONT YARD SETBACK	35 FT.	21 FT.*	N.C.*	-
MIN. SIDE YARD SETBACK:				
SINGLE	9 FT.	24.2 FT.	21.2 FT.	-
COMBINED	20 FT.	147.9 FT.	45.4 FT.	-
COMBINED % OF WIDTH	25%	87.6%	45.4%	-
MIN. REAR YARD SETBACK	30 FT.	24.1 FT.*	N.C.	-
MAX. LOT COVERAGE	20%	5.2%	16.6%	-
MAX. IMPROVED LOT COVERAGE	35%	12.1%	38.8%**	-

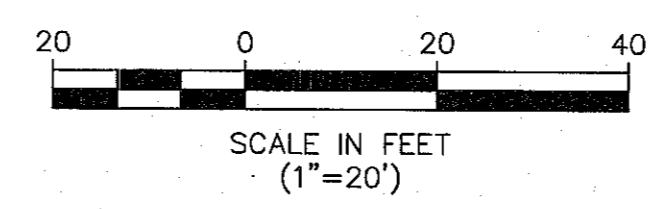
\* - EXISTING NON-CONFORMING  
\*\* - VARIANCE REQUIRED  
N.C. - NO CHANGE

**LOT COVERAGE (BUILDING) COVERAGE**

DESCRIPTION	EXISTING (LOT 6)	PROPOSED (LOT 6.01)
DWELLING	1,301 S.F.	N.C.
COV. STOOP	17 S.F.	N.C.
COV. PORCH	211 S.F.	N.C.
BUILDING LOT COVERAGE	1,529 S.F.	N.C.
LOT AREA	29,689 S.F.	9,224 S.F.
TOTAL BUILDING LOT COVERAGE	5.2%	16.6%

**IMPROVED LOT COVERAGE**

DESCRIPTION	EXISTING (LOT 6)	PROPOSED (LOT 6.01)
DWELLING	1,301 S.F.	N.C.
COV. STOOP + STEPS	30 S.F.	N.C.
COV. PORCH + STEPS	211 S.F.	N.C.
DECKS + STEPS	475 S.F.	N.C.
WALLS	14 S.F.	N.C.
DRIVEWAY	862 S.F.	N.C.
CONC.	487 S.F.	N.C.
SLATE	202 S.F.	N.C.
IMPROVED LOT COVERAGE	3,582 S.F.	N.C.
LOT AREA	29,689 S.F.	9,224 S.F.
TOTAL IMPROVED LOT COVERAGE	12.1%	38.8%



PREPARED FOR: MICHAEL E. NICHOLSON

CERTIFICATE OF AUTHORIZATION: 24GA28229000  
  
 P.O. BOX 5232  
 TOMS RIVER, N.J. 08754  
 TEL: 732-270-9690  
 FAX: 732-270-9691  
 www.morganengineeringllc.com

*Matthew R. Wilder*  
 MATHEW R. WILDER  
 NEW JERSEY PROFESSIONAL ENGINEER  
 LICENSE No. 50522

*David J. Von Steenburg*  
 DAVID J. VON STEENBURG  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE No. 34500

REV	DATE	DESCRIPTION	BY

**MINOR SUBDIVISION**  
 #4 ARNOLD WAY  
 LOT 6 BLOCK 2304  
 TOWNSHIP OF VERONA  
 COUNTY OF ESSEX NEW JERSEY

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