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DEPARTMENT OF PUBLIC WORKS  
10 COMMERCE COURT  
VERONA, NEW JERSEY 07044

March 3, 2022

Michael C. DeCarlo  
Engineering and Zoning Department  
10 Commerce Court  
Verona, NJ 07044

Township of Verona Board of Adjustment  
Ms. Ashley Neale – Land Use Administrator  
660 Bloomfield Avenue  
Verona, NJ 07044

**RE: Planning Board Case No. 2021-01**

**Owner:** Mr. Michael Nicholson  
**Applicant** 9 Hickory Drive  
North Caldwell, NJ 07006  
**Property:** 4 Arnold Way  
Lot 6 Block 2304  
**Zone:** R-100 (Very Low Density)

Dear Ms. Neale, on February 3, 2022 I had reviewed and prepared both a zoning and engineering review letter for the proposed minor subdivision application which was scheduled to be heard at a public hearing on February 24<sup>th</sup> 2022.

That letter had identified three (3) variances which required the consent of the Planning Board in order for the minor subdivision to be approved. Unfortunately one of the variances identified I later found to be not required.

The applicants plan has stated the "Lot Width" for proposed lot 6.02 to be **81.50 feet**, when in fact it is **106.35** feet when measured by definition of the current zoning ordinance and therefore not requiring a variance.

Please issue this letter to the applicant so that they in turn can send this to their professional for confirmation and subsequent re-notification prior to the next regularly scheduled Planning Board hearing.

My sincere apologies to you and to the Board for the confusion.

Respectfully,

*Michael C. DeCarlo*

Michael C. DeCarlo  
Engineering Manager and Zoning Official