

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

CHAIRPERSON _____ DATE _____
ATTEST: _____

SECRETARY _____ DATE _____

THIS PLAT (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.

DJO 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 _____

200' PROPERTY OWNERS LIST

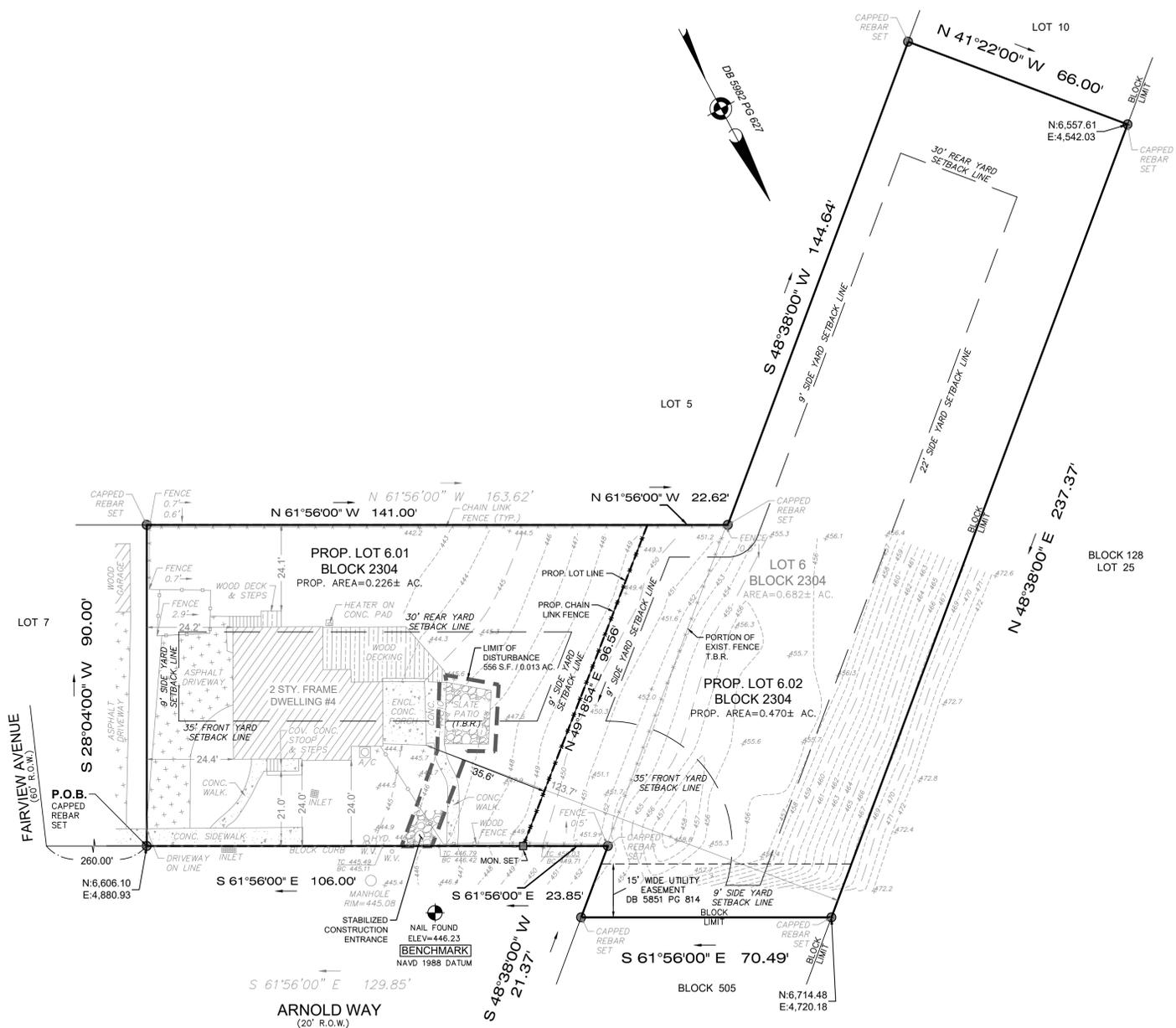
Target Parcel(s): Block-Lot: 2304-6
4 ARNOLD WAY
16 parcels fall within 200 feet of this parcel(s).

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

- New Jersey Bell Telephone Co. Attn: Corporate Secretary
540 Broad Street Room 1005, Newark, NJ 07101
- American Telephone & Telegraph Co. Attn: Karl Grossmann
50 Patricia Drive, Flanders, NJ 07836
- Public Service Electric & Gas Co. Attn: Manager Corporate
Properties
80 Park Place, T6B, Newark, NJ 07102
- Passaic Valley Water Commission Attn: Corporate Secretary
1525 Main Avenue, Clifton, NJ 07011
- MCI 10 Marcella Ave., Attn: John Scoccola
West Orange, NJ 07052
- Comcast Cable
800 Rahway Avenue, Union, New Jersey 07083

NOTES:

1. THIS MAP IS NOT A SURVEY.
2. THE PURPOSE OF THIS MAP IS FOR OBTAINING A MINOR SUBDIVISION APPROVAL TO
SUBDIVIDE THE EXISTING PROPERTY INTO TWO LOTS.
3. 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.
4. 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.
5. PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON CURRENT FIRM MAP
#3401300084F, DATED 6/04/2007.
6. EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
7. ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA
RTK GPS NETWORK.
8. THIS PROPERTY LOCATED WITHIN THE R-100 ZONE. ZONE CONFIRMED BY MUNICIPAL
ZONING OFFICE ON 12/8/21.



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.	11,115 S.F.**	18,575 S.F.
MIN. LOT WIDTH	100 FT.	206.35 FT.	119.61 FT.	86.02 FT.**
MIN. FRONT YARD SETBACK	35 FT.	21 FT.*	21 FT.*	-
MIN. SIDE YARD SETBACK:				
SINGLE	9 FT.	24.2 FT.	24.2 FT.	-
COMBINED	20 FT.	147.9 FT.	59.8 FT.	-
COMBINED % OF WIDTH	25%	71.7%	50%	-
MIN. REAR YARD SETBACK	30 FT.	24.1 FT.*	24.1 FT.*	-
MAX. LOT COVERAGE	20%	5.2%	13.8%	-
MAX. IMPROVED LOT COVERAGE	35%	12.1%	30.4%	-

** - EXISTING NON-CONFORMING
* - VARIANCE REQUIRED

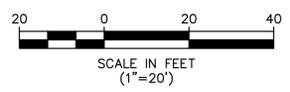
LOT COVERAGE (BUILDING) COVERAGE

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.	11,115 S.F.
TOTAL BUILDING LOT COVERAGE	5.2%	13.8%

N.C. - NO CHANGE

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.	0 S.F.
IMPROVED LOT COVERAGE	3,582 S.F.	3,380 S.F.
LOT AREA	29,689 S.F.	11,115 S.F.
TOTAL IMPROVED LOT COVERAGE	12.1%	30.4%



PREPARED FOR: MICHAEL E. NICHOLSON

CERTIFICATE OF AUTHORIZATION: 24GA28229800

 P.O. BOX 6232
 TOMS RIVER, N.J. 08754
 TEL: 732-270-9690
 FAX: 732-270-9891
 www.morganengineeringllc.com

MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. 50652

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR

REV	DATE	DESCRIPTION	DAP	BY
2	4/4/22	REVISED PROPOSED LOT LINE		DAP
1	3/4/22	REVISED PER TOWNSHIP REVIEW		DAP

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