

Memo

To: Mrs. Ashley Neale
Verona Planning Board Secretary

From: Plan Review Committee of the Verona Environmental Commission

c: Verona Environmental Commission Chair

Date: February 8, 2022

Re: **Case # 2022-01: Minor Subdivision**
4 Arnold Way [Block 2304, Lot 6]
Verona, New Jersey

Zone: R-100 (Very Low-Density Single Family)

The Plan Review Committee of the Verona Environmental Commission (VEC) reviewed the application for 4 Arnold Way in Verona, submitted by Michael Nicholson, which we received on February 3, 2022. We understand that the Applicant is seeking to subdivide a single lot into two separate lots. The comments below are provided for the Board's consideration:

- 1) The subdivision of Lot 6 renders Proposed Lot 6.01 in need of variances for both total improved lot coverage and required lot size. Proposed Lot 6.01 contains a single-family house, walkways, decking, concrete and slate patios, and an asphalt driveway.
- 2) Scaling off the drawing, Proposed Lot 6.01 will have only 8,995 ft² in area when a minimum lot area of 12,000 ft² is required for this R-100 property (please see attached Minor Subdivision plan annotated by the VEC). Additionally, Proposed Lot 6.01 will exceed the maximum allowable improved lot coverage by 5%, reaching 40.0% when only 35% is allowed. The resulting Proposed Lot 6.02 has insufficient lot width for this R-100 zone, as determined by the Township Engineering Manager letter dated February 3, 2022.
- 3) Arnold Way ends at the eastern frontage of Proposed Lot 6.02. There also appears to be a 15-foot-wide utility easement that may interfere with access to this lot. Additionally, Proposed Lot 6.02 is heavily wooded and steeply sloped, which makes the lot unsuitable for development.
- 4) Most of Proposed Lot 6.02 exists as a 66- to 70-foot-wide, 237-foot-long strip of property that, at one time, served as the rail bed of the Erie-Lackawanna Railroad. In Verona, this rail bed extends north from Bloomfield Avenue and is generally parallel to Linn Drive to the east, behind the buildings that are situated on the west side of Depot Street, and adjacent to the lower eastern parking area at the rear of the Linn Drive apartments. Currently, the rail bed is interrupted by a residential home on the north side of Personette Avenue and starts again with Proposed Lot 6.02, where it continues for another 3 miles to Little Falls as the West Essex Trail.
- 5) The VEC is empowered to conduct research into the use and possible use of the open land areas of the municipality. We are also tasked with keeping an index of all open areas, publicly or privately owned, (as are on file through the Open Space and

Recreation Plan), in order to obtain information on the proper use of such areas and may, from time to time, recommend to the Township Planning Board or to the Township Council plans and programs for inclusion in the Master Plan and the development and use of such areas.

Due to the foregoing conditions of Proposed Lot 6.01, the VEC PRC recommends that the Applicant revise the proposed subdivision line to form a larger Proposed Alternative Lot 6.01 so that it conforms with the bulk requirements for R-100 properties in the Verona Township Zoning Code, Chapter 150, as depicted in the attached annotated Minor Subdivision plan.

- 6) We further recommend that, due to the forgoing conditions of Proposed Lot 6.02, its environmentally-challenging landscape, and its adjacent location to the West Essex Trail, that the Verona Planning Board send a resolution to the Verona Town Council recommending the exploration of acquiring a revised, smaller Proposed Alternative Lot 6.02 for its addition to Verona's Open Space inventory (please see attached Minor Subdivision plan annotated by the VEC).

The Verona Open Space and Recreation Plan lists, as one of its goals, to preserve the less than 2% of dwindling undeveloped lands in the Township. Additionally, it cites the 2009 New Jersey Trails Plan Update, which encourages trail planning, construction, and maintenance in New Jersey. It would be advantageous for the Township to take this opportunity and explore the possibility to extend the West Essex Trail towards its Bloomfield Avenue terminus in Verona and to strive for the completion of one contiguous West Essex Trail from Bloomfield Avenue to Little Falls.

- 7) Finally, with the Verona Master Plan update underway and with 95 residential units slated for construction in the Linn Drive area, the VEC envisions Proposed Alternative Lot 6.02 as an opportunity to incrementally connect the West Essex Trail to these and other existing apartment communities. By doing so, the Township can provide more accessible and available passive recreational opportunities for more of our residents.

Areas (scaled off plan)
 Lot 6 size = 29,665.7 sq ft

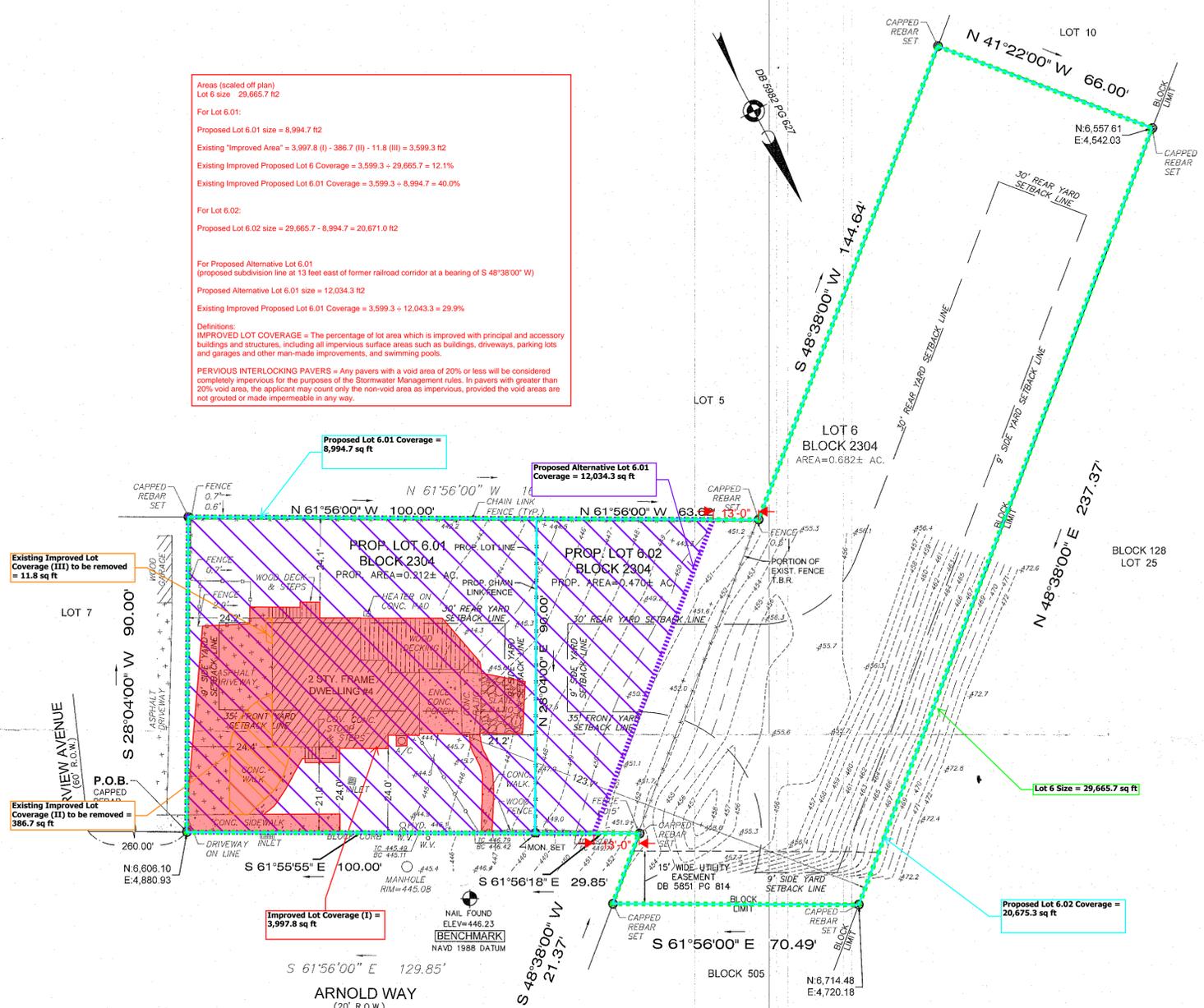
For Lot 6.01:
 Proposed Lot 6.01 size = 8,994.7 sq ft
 Existing "Improved Area" = 3,997.8 (I) - 386.7 (II) - 11.8 (III) = 3,599.3 sq ft
 Existing Improved Proposed Lot 6 Coverage = 3,599.3 + 29,665.7 = 12.1%
 Existing Improved Proposed Lot 6.01 Coverage = 3,599.3 + 8,994.7 = 40.0%

For Lot 6.02:
 Proposed Lot 6.02 size = 29,665.7 - 8,994.7 = 20,671.0 sq ft

For Proposed Alternative Lot 6.01
 (proposed subdivision line at 13 feet east of former railroad corridor at a bearing of S 48°38'00" W)
 Proposed Alternative Lot 6.01 size = 12,034.3 sq ft
 Existing Improved Proposed Lot 6.01 Coverage = 3,599.3 + 12,034.3 = 29.9%

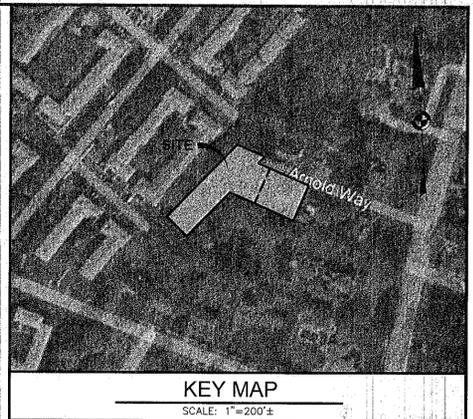
Definitions:
 IMPROVED LOT COVERAGE = The percentage of lot area which is improved with principal and accessory buildings and structures, including all impervious surface areas such as buildings, driveways, parking lots and garages and other man-made improvements, and swimming pools.

PERVIOUS INTERLOCKING PAVERS = Any pavers with a void area of 20% or less will be considered completely impervious for the purposes of the Stormwater Management rules. In pavers with greater than 20% void area, the applicant may count only the non-void area as impervious, provided the void areas are not grouted or made impermeable in any way.



200' PROPERTY OWNERS LIST

- Target Parcel(s): Block-Lot: 2304-6
 4 ARNOLD WAY
 18 parcels fall within 200 feet of this parcel(s).
- | | |
|--|---|
| <p>Block-Lot: 2702-6
 WAITTS, DIANE
 100 FAIRVIEW AVENUE
 VERONA, NJ 07044
 RE: 100 FAIRVIEW AVENUE</p> <p>Block-Lot: 2702-4
 ALOIA, CORIN D & DANIEL J
 94 FAIRVIEW AVENUE
 VERONA, NJ 07044
 RE: 94 FAIRVIEW AVENUE</p> <p>Block-Lot: 2304-9
 FRADETTE, NICHOLAS AZEMOKHOL, CARINE
 88 FAIRVIEW AVENUE
 VERONA, NJ 07044
 RE: 88 FAIRVIEW AVENUE</p> <p>Block-Lot: 2304-8
 TOWNSHIP OF VERONA
 600 BLOOMFIELD AVE
 VERONA, N.J. 07044
 RE: ARNOLD WAY</p> <p>Block-Lot: 2304-7
 GRIMES, PAUL E. & ELIZABETH K.
 2 ARNOLD WAY
 VERONA, NEW JERSEY 07044
 RE: 2 ARNOLD WAY</p> <p>Block-Lot: 2304-5
 YEATES, ANDREW & BARBARA P
 80 FAIRVIEW AVENUE
 VERONA, NEW JERSEY 07044
 RE: 80 FAIRVIEW AVENUE</p> <p>Block-Lot: 2702-9
 COUNTY OF ESSEX
 HALL OF RECORDS RM 402
 NEWARK, NEW JERSEY 07102
 RE: ARNOLD WAY TO FAIRVIEW</p> <p>Block-Lot: 2304-1
 MATARAZZO, MICHAEL & JENNIFER
 70 FAIRVIEW AVE
 VERONA, NJ 07044
 RE: 70 FAIRVIEW AVENUE</p> <p>Block-Lot: 2304-2
 HOLLAND, DANIEL
 120 PERSONETTE AVENUE
 VERONA, NEW JERSEY 07044
 RE: 120 PERSONETTE AVENUE</p> <p>Block-Lot: 2304-3
 JACKSON, CHARLES R. & MARY WILLIAMS
 128 PERSONETTE AVENUE
 VERONA, NEW JERSEY 07044
 RE: 128 PERSONETTE AVENUE</p> | <p>Block-Lot: 2304-4
 VERZELLA, JONATHAN & DENISE
 130 PERSONETTE AVENUE
 VERONA, NJ 07044
 RE: 130 PERSONETTE AVENUE</p> <p>Block-Lot: 2304-11
 CAM GAR
 PO BOX 837, 39 MAIN ST
 CHATHAM, NJ 07928
 RE: LINN DRIVE</p> <p>Block-Lot: 2702-1
 KIWIOR, MARGARET & ET AL.
 90 FAIRVIEW AVENUE
 VERONA, NEW JERSEY 07044
 RE: 90 FAIRVIEW AVENUE</p> <p>Block-Lot: 2702-2
 BURBULLOS, BRIAN & SABRINA
 1 ARNOLD WAY
 VERONA, NEW JERSEY 07044
 RE: 1 ARNOLD WAY</p> <p>Block-Lot: 2702-3
 STERN, MARIA & DUFFY, PAUL
 5 ARNOLD WAY
 VERONA, NJ 07044
 RE: 5 ARNOLD WAY</p> <p>Block-Lot: 2304-10
 VASALANI, MICHAEL J & JOAN M
 134 PERSONETTE AVENUE
 VERONA, NEW JERSEY 07044
 RE: 134 PERSONETTE AVENUE</p> |
|--|---|



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

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
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE NO. 34500
 DATE 12/15/2021

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.

LOTS 6 BLOCK 2304 OWNER SIGNATURE _____ DATE _____

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

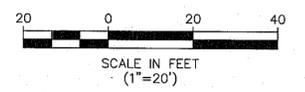
LOT COVERAGE (BUILDING) COVERAGE

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%

- 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.



PREPARED FOR: MICHAEL E. NICHOLSON

CERTIFICATE OF AUTHORIZATION: 24GA28229000

THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED UNUSUALLY PERTINENT TO THOSE SPECIFIED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS.

REV	DATE	DESCRIPTION	BY

MORGAN
 engineering & surveying
 P.O. BOX 5232
 TOMS RIVER, N.J. 08754
 TEL: 732-270-9690
 FAX: 732-270-9691
 www.morganengineeringllc.com

MATHEW R. WILDER
 NEW JERSEY PROFESSIONAL ENGINEER
 LICENSE NO. 39522

DAVID J. VON STEENBURG
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 34500

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