

SITE PLAN APPLICATION

VERONA PLANNING BOARD
10 Commerce Court, Verona, NJ 07044
Phone 857-4805

PRELIMINARY APPLICATION FEE: \$400 min; \$400 for 1st 1,000 sq. ft.;
\$500 1,000-2,500 sq. ft.; \$700 2,500 – 5,000 sq. ft.; \$1000 over 5,000 sq. ft.

FINAL: ½ preliminary

CHECKS PAYABLE TO TOWNSHIP OF VERONA

Please answer the following questions:

1. Is there a Zoning Variance Pending? Yes _____ No X
If so, what type? _____
2. Does the developer intend to request, at a future date, a Zoning Variance in connection with the Site Plan? Yes _____ No X

Applicant
Name Grove Street Developers, LLC
Address 80 South Jefferson Road, Suite 202
City Whippany, NJ
Phone # 973-451-0111

Owner
Name Marve Development
Address PO Box 216
City Verona, NJ
Phone # 973-332-2603

Architect
Name _____
Address _____
City _____
Phone # _____

Licensed Land Surveyor
Name Dynamic Survey, LLC
Address 1904 Main Street
City Lake Como, NJ
Phone # 908-879-9229

Municipal Tax Map No. 12 Block No. 1201 Lot No. 12
Municipality Verona Tax Sheet No. 12

Name of Local Building Official _____

Commercial _____ Multi-Family X Residential _____

Type of Construction:

Light Industry _____ Mixed Use _____ Misc. _____

Description of Construction Proposed multi-family Townhome development
consisting of 84 units and 185 total parking spaces.
Additional improvements include driveways, sidewalk,
landscaping, lighting, and stormwater management.

TOWNSHIP OF VERONA

SITE PLAN REVIEW
SECTION 118

CHECK LIST FOR SITE PLAN APPLICATION

APPLICANT : Grove Street Developers, LLC TELEPHONE NO. 973-451-0111
OWNER: Marve Development TELEPHONE NO. 973-332-2603
ADDRESS: 251 Grove Avenue TAX MAP BL. 1201 LOT 12

A) Type of Site Plan

1. Repairs (interior) _____
2. Renovation or Alteration (exterior) _____
3. Change of Use _____
4. Excavation Removal of Soil, Clear of Site _____
5. Additions _____
6. Percent (%) or Size of Addition _____
7. New Structure _____
8. New Accessory Structures _____
9. Other _____

B) Waiver Request _____

C) 15 Copies of Application and Site Plan _____

D) Application Fee Paid (amount) _____

E) Verification of Taxes Paid _____

F) Date Received Application _____

G) Date Certified as Completed _____

- H) All plans submitted shall be drawn at a scale not smaller than one (1") inch equals twenty (20') feet, signed and sealed by a professional engineer, architect or professional planner and shall bear the signature and seal of the licensed land surveyor as to topography and boundary survey data and shall contain the following:

Circle One:

C = Complies

D = Deficient

WS = Waiver Sought

- | | | | | |
|-----|--|-----|---|----|
| 1. | Name and title of applicant, owner and person preparing map. | (C) | D | WS |
| 2. | Date, scale and north point and date of any revision | (C) | D | WS |
| 3. | Place for signature of Chairman and Secretary of approving Board. | (C) | D | WS |
| 4. | Tax map lot and block numbers and address of property | (C) | D | WS |
| 5. | Bearing of all property lines with reference to North and South and length of these lines. Area of subject property. | (C) | D | WS |
| 6. | Zone district and zone district of adjoining properties within 200 feet. | (C) | D | WS |
| 7. | Zoning schedule. | (C) | D | WS |
| 8. | All entrances and exits to public streets on site and within 200 feet thereof. | (C) | D | WS |
| 9. | All property lines, streets, roads, buildings, retaining walls, rock outcrops, marsh areas, ponds, and streams within 200 feet. | (C) | D | WS |
| 10. | The location of principal and accessory structures with dimensions of the structures and distances to lot lines. | (C) | D | WS |
| 11. | All set-back dimensions, landscaped areas, fencing and trees over 6" caliper. | (C) | D | WS |
| 12. | Location of all signs and exterior lighting with size and height of signs and light fixtures and strength in lumens and direction of illumination. | (C) | D | WS |

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|-----|---|-----|---|----|
| 13. | Storm water system, including calculations and design data supporting adequacy of the system to handle storm run-off as required by the Township Engineer | (C) | D | WS |
| 14. | Sanitary sewerage disposal system by existing and proposed and calculation. | (C) | D | WS |
| 15. | Water supply system and all other utilities both existing and proposed. | (C) | D | WS |
| 16. | All curbs, sidewalks, driveways, parking space layout, and off-street loading areas with dimension. | (C) | D | WS |
| 17. | Right-of-way, easements and all lands dedicated to the Township, County, and State. | (C) | D | WS |
| 18. | Names of owners and use of property of all lands within 200 feet to the property and block and lot numbers. | (C) | D | WS |
| 19. | Site Plan drawn on sheet size: (Circle One) | (C) | D | WS |

8.5 x 14 inches

15 x 21 inches

24 x 36 inches

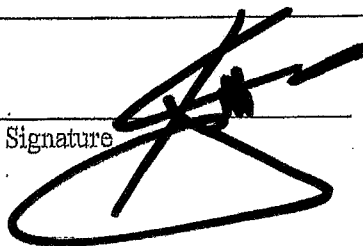
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|-----|--|-----|---|----|
| 20. | The entire property shall be shown, on the required sheet size a key map. | (C) | D | WS |
| 21. | Existing and proposed contours, with contour interval not more than two feet (2') slopes less than 10% and interval of five feet (5') for slopes greater than 10%. Existing contours by dashed lines, proposed by solid lines. | (C) | D | WS |
| 22. | Proposed finished grade spot elevations at all corners of existing and proposed buildings. | (C) | D | WS |
| 23. | The proposed use of building. | (C) | D | WS |
| 24. | The proposed use of outdoor area. | (C) | D | WS |
| 25. | The floor space of each building and total number of parking spaces. | (C) | D | WS |

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|-----|---|-----|---|------|
| 26. | Distances along right-of-way lines of existing streets abutting property to nearest intersection. | (C) | D | WS |
| 27. | All existing easements, deed restrictions, other covenants and previous variances granted for the property. | (C) | D | WS |
| 28. | Floor plan of proposed structures with accompanying front, rear and side elevations drawn to scale. | (C) | D | WS |
| 29. | Landscaping plan, buffer plan, landscaping schedule showing number, size and species of plantings. | (C) | D | WS |
| 30. | Soil erosion and sediment control plan. | (C) | D | WS |
| 31. | Application filed with Essex County Planning Board | (C) | D | WS |
| 32. | Notice to all neighbors within 200 feet. | (C) | D | WS |
| 33. | Notification to Fire, Police, Health Department, Township Manager, and Shade Tree. | (C) | D | WS |
| 34. | Refuse, disposal (storage), dumpster screening | (C) | D | WS |
| 35. | Storage height (gross sq. footage) | (C) | D | WS |
| 36. | Drainage arrows. | (C) | D | WS |
| 37. | Site Lighting Plan with isolux patterns to indicate intensity of site lighting. | (C) | D | WS |
| 38. | Location HVAC Equipment and screening. | (C) | D | WS |
| 39. | NJDEP Freshwater Wetlands Approval. | C | D | (WS) |
| 40. | Complies with escrow ordinance. | (C) | D | WS |

Applicant's Remarks:

No wetlands are located on site - No NJDEP Wetlands Approval is required

Applicant's Signature



PLANNING BOARD
TOWNSHIP OF VERONA
Planning Board Applications Fees

Date: 6-17-2026

INITIAL
ESCROW FOR
PROFESSIONAL
REVIEW

List Requested	\$10.00	
<u>CONDITIONAL USE</u>		
Application	\$500.00	\$1,000.00
Townhouse, additional per unit	\$ 50.00	\$ 200.00
<u>SITE PLAN APPLICATION</u>		
<u>Preliminary</u>		
Minimum	\$400.00	\$ 750.00
0 to 1,000 sq. ft.	\$400.00	\$ 750.00
1,000 to 2,500 sq. ft.	\$500.00	\$1,000.00
2,500 to 5,000 sq. ft.	\$700.00	\$1,500.00
over 5,000 sq. ft.	\$1,000.00	\$2,000.00
<u>Final</u>	½ Preliminary	½ Preliminary
<u>MAJOR SUBDIVISION</u>		
Minimum	\$550.00	\$1,000.00
Plus (per lot)	\$150.00	\$ 550.00
<u>MINOR SUBDIVISION</u>		
<u>1 family residential</u>		
No new lot created	\$250.00	None
1 to 3 lots	\$500.00	\$ 500.00
<u>Other, residential or commercial</u>		
1 to 3 lots	\$250.00 per lot	\$ 500.00
<u>Special meeting</u>		
Requested by applicant	\$800.00	

Enclosed is a check in the amount of \$ _____ for the application circled above, to the Planning Board of the Township of Verona for approval of the following: Proposed 84 multi-family Townhome development

located at 251 Grove Avenue known on the Verona Tax Map as Map 12 Block 1201 Lot 12

Included in the check is an additional \$10.00 where indicated for the list of property owners within 200 feet of subject property.

Name of applicant Grove Street Developers, LLC

Address of applicant 80 South Jefferson Road,
Suite 202, Whippany NJ Telephone # 973-451-0111

Name of property owner Marve Development

VERONA

Township of Verona, New Jersey



Municipal Building
600 Bloomfield Avenue
Verona, New Jersey 07044
Website: www.VeronaNJ.org

OFFICE OF FINANCE / TAXES
Telephone: (973) 857-4777 Fax: (973) 857-8551

June 16, 2026

O'Toole Scrivo
Attn: Melissa Scardigno
14 Village Park Road
Cedar Grove, NJ 07009

Re: Tax Certification
1201-12
251 ½ Grove Avenue

Dear Melissa;

Please be advised that the taxes on 251 ½ Grove Avenue are paid through 2nd quarter 2026.

They are also current through 2nd quarter on their water/sewer bill.

If you have any questions, please do not hesitate to call.

Sincerely,

Jennifer Muscara
Tax Collector