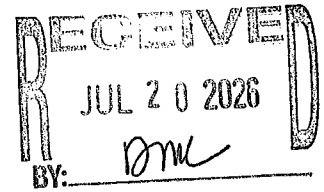




TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY
PLANNING BOARD APPLICATION

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044
973-857-4773



APPLICATION DATE: 7/20/26

CASE # 2026-04

PROPERTY ADDRESS 22/32 Lakeside Avenue
BLOCK 1806 LOT 13 ZONE SP

APPLICANT'S NAME Church of Our Lady of the Lake
PHONE # (973) 239-7190 CELL PHONE#
EMAIL rectory@ollverona.org

PROPERTY OWNER'S NAME Church of Our Lady of the Lake
PROPERTY OWNER'S ADDRESS 22/32 Lakeside Avenue
PROPERTY OWNER'S PHONE # (973) 239-7190 CELL #
PROPERTY OWNER'S EMAIL rectory@ollverona.org
RELATIONSHIP OF APPLICANT TO OWNER same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Demolition of existing building and upgrade of parking

CONTRARY TO THE FOLLOWING (IF VARIANCES ARE SOUGHT):

Front yard setback (existing condition) Building Height (existing condition)

Improved lot coverage (existing condition)

APPLICATION INCLUDES A MINOR SUBDIVISION: MINOR SUBDIVISION APPLICATION FORM

LOT SIZE: EXISTING 196,094 PROPOSED 196,094 TOTAL 196,094

HEIGHT: EXISTING PROPOSED

PERCENTAGE OF BUILDING COVERAGE: EXISTING 20 PROPOSED 19.6
PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 70.4 PROPOSED 69.2

PRESENT USE church PROPOSED USE church

SET-BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30</u>	<u>21.6</u>	<u>26.5</u>
REAR YARD	<u>30</u>	<u>N/A</u>	<u>N/A</u>
SIDE YARD (1)	<u>8</u>	<u>28.55</u>	<u>28.55</u>
SIDE YARD (2)	<u>18</u>	<u>62.52</u>	<u>62.52</u>

DATE PROPERTY WAS ACQUIRED _____

TYPE OF CONSTRUCTION PROPOSED:

Parking lot renovation, garage and demolition of building

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

Lighting plan in drawing C-8 of plans

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	<u>no change</u>	_____	_____
FIRST FLOOR	_____	_____	_____
SECOND FLOOR	_____	_____	_____
ATTIC	_____	_____	_____

NUMBER OF DWELLING UNITS: EXISTING	<u>N/A</u>	PROPOSED	_____
NUMBER OF PARKING SPACES: EXISTING	<u>131</u>	PROPOSED	<u>122</u>

History of any previous appeals to the Board of Adjustments and the Planning Board

If applicable, what are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

TO BE FURNISHED BY PLANNER AT HEARING

Supply a statement of facts showing how relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance

TO BE FURNISHED BY TESTIMONY OF PLANNER AT HEARING

History of any deed restrictions:

PROPOSAL INCLUDES REMOVAL OF THREE OR MORE TREES:

YES ___ NO X

IF YES, DOWNLOAD AND FILE: LAND USE TREE REMOVAL APPLICATION FORM

PROPOSED DEVELOPMENT:

ADDS BETWEEN 400 AND 5,000 FT² OF IMPERVIOUS SURFACE OR DISTURBS $\geq 2,500$ FT² (MINOR DEVELOPMENT) YES _____ NO _____

ADDS > 5,000 FT² OF IMPERVIOUS SURFACE OR DISTURBS $\geq \frac{1}{2}$ ACRE (MAJOR DEVELOPMENT) YES X NO _____

IF YES, DOWNLOAD AND FILE: STORMWATER APPLICATION

A legible plot plan or survey to scale (not less than 1"=100') of the property indicating the existing and/or proposed structure and scale drawings of the existing and/or proposed structure must be provided.

A copy of any conditional contract relating to this application must be filed with this application.

If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided. None

Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____

Expert witness(es) that will present evidence on behalf of this application:

Attorney: Name Donald F. Miceli, Esq.
Address: 5 Becker Farm Road, Roseland, NJ 07068
Phone # (973) 994-1700
Fax # (973) 994-1744
Email dmiceli@carellabyrne.com

Engineer: Name James Giurintano, P.E.
Address 15 Oak Road, Fairfield, NJ 07004
Phone # (908) 418-3068
Fax # _____
Email jgiurintano@bvengr.com

Architect: Name _____
Address _____
Phone # _____
Fax # _____
Email _____

Planner: Name James Giurintano, P.P.
Address 15 Oak Road, Fairfield, NJ 07004
Phone # (908) 418-3068
Fax # _____

TOWNSHIP OF VERONA

SITE PLAN REVIEW
SECTION 118

CHECK LIST FOR SITE PLAN APPLICATION

APPLICANT : Our Lady of the Lake TELEPHONE NO. (973) 239-7190
OWNER: Our Lady of the Lake TELEPHONE NO.
ADDRESS: 22/32 Lakeside Ave TAX MAP BL. 1806 LOT 13

A) Type of Site Plan

- | | | |
|----|---|---------------|
| 1. | Repairs (interior) | _____ |
| 2. | Renovation or Alteration (exterior) | _____ X _____ |
| 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 5 copies _____ X _____

D) Application Fee Paid (amount) _____

E) Verification of Taxes Paid _____ EXEMPT _____

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

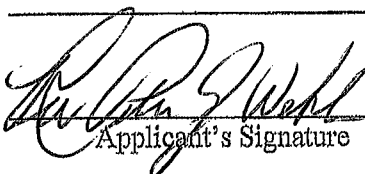
WS = Waiver Sought

- | | | | | | |
|-----|--|-----|---|------|--------|
| 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) | Note 1 |
| 9. | All property lines, streets, roads, buildings, retaining walls, rock outcrops, marsh areas, ponds, and streams within 200 feet. | C | D | (WS) | Note 1 |
| 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 | |

- | | | | | | |
|-----|--|-----|---|------|--------|
| 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) | Note 2 |
| 15. | Water supply system and all other utilities both existing and proposed. | C | D | (WS) | Note 2 |
| 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) | | | | |
| 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) | Note 2 |

- | | | | | | |
|-----|---|-----|---|------|--------|
| 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) | Note 3 |
| 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) | Note 4 |
| 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) | Note 5 |
| 40. | Complies with escrow ordinance. | (C) | D | WS | |

Applicant's Remarks:


Applicant's Signature

Updated 2/08

Note 3. Garage elevation only.

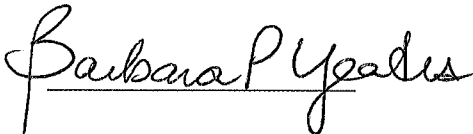
Note 4. Will be filed prior to hearing.

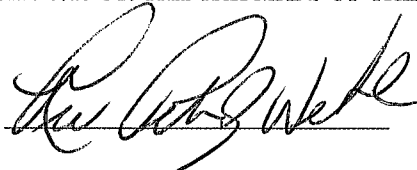
Note 5. No wetland areas on or near improvements.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Very Rev. Peter G. Wehrle OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 22/32 Lakeside Avenue, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT
Our Lady of the Lake IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,
SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS
BLOCK 1806 AND LOT 13 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.


NOTARY

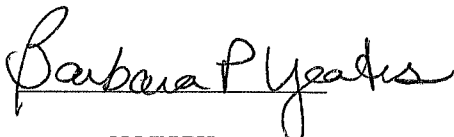

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

BARBARA P YEATES
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50081626
MY COMMISSION EXPIRES APR. 27, 2028

Very Rev. Peter G. Wehrle OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON
OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED
HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17th DAY OF July
2026


NOTARY


APPLICANT

BARBARA P YEATES
BARBARA P YEATES
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION ID # 50081626
MY COMMISSION EXPIRES APR. 27, 2028