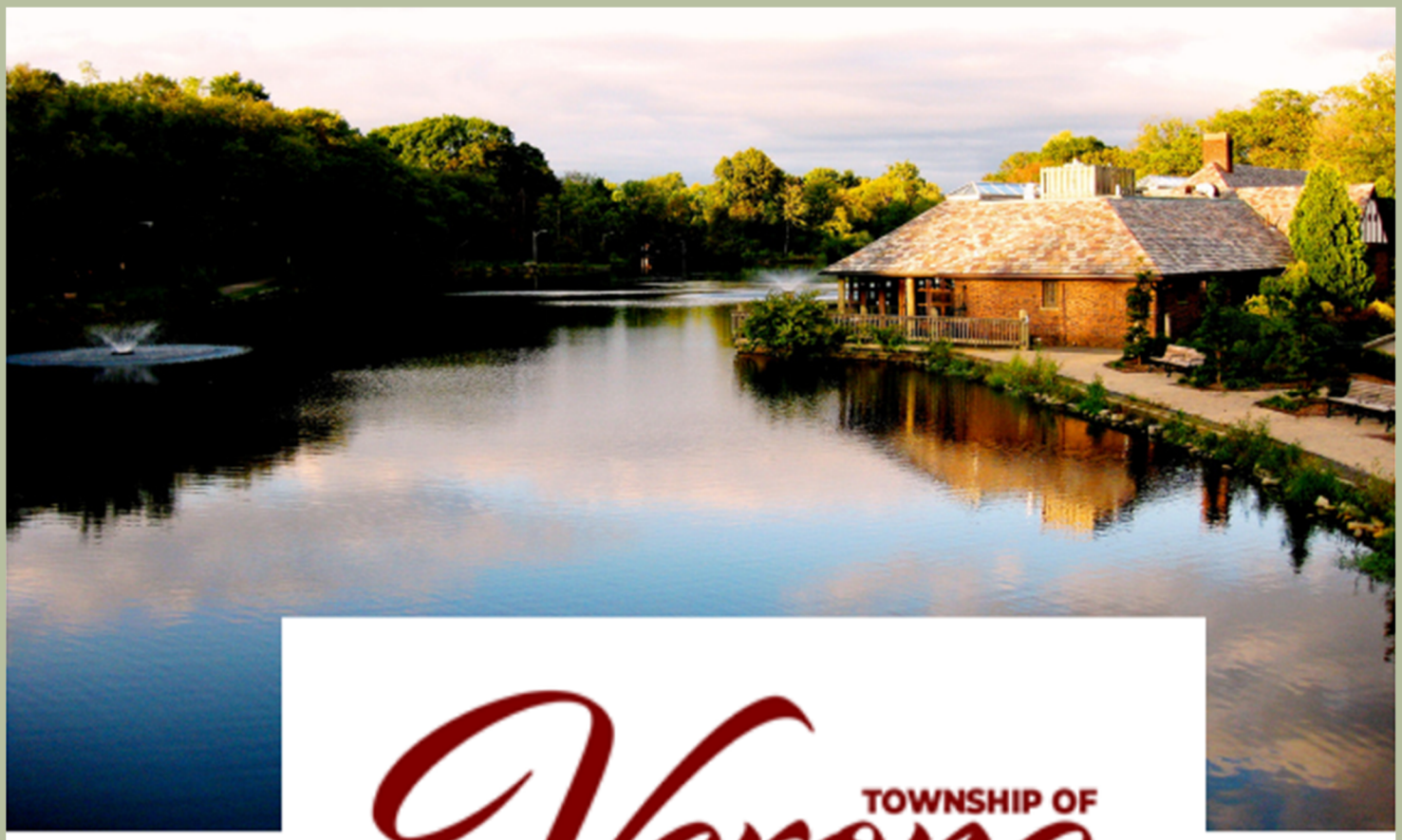
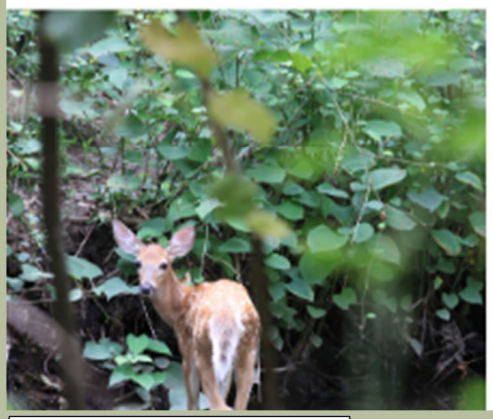
OPEN SPACE AND RECREATION PLAN



TOWNSHIP OF
Verona







40 YEARS THE LAND CONSERVANCY OF NEW JERSEY

June 1, 2021

TOWNSHIP OF VERONA, NJ INCORPORATED 1907

OPEN SPACE AND RECREATION PLAN

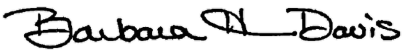
for

Township of Verona

County of Essex

Prepared June 1, 2021 by:

The Land Conservancy of New Jersey
An accredited land trust
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This original document was appropriately signed and sealed
in accordance with Chapter 41, Title 13 of the State Board of Professional Planners

OPEN SPACE AND RECREATION PLAN

for

Township of Verona

County of Essex

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The Land Conservancy of New Jersey

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June 1, 2021

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Preserved and Public Land: F.N. Brown Elementary
Historic and Cultural Resources: Kip's Castle
Recreation Resources: Laning Avenue School
Planning Consistency: Verona High School
Community Meetings: Town Hall
Recommendations: Brookdale School
Action Plan: Peckman Trail



Executive Summary

In 2019, Verona Township residents approved the referendum to establish a local Open Space Trust Fund (OSTF) for the acquisition and preservation of lands for open space and recreation. A closely knit, historic community, residents see this as an opportunity to expand their existing park system. Verona is invested in the success and diversity of its recreation programs. Municipal facilities are well-maintained, and, with the Board of Education, there are parks, playgrounds, and fields both within and surrounding neighborhoods throughout the community. The Township's Recreation Department provides a diverse array of programs from sports leagues to community events for residents of all ages and interests.

In addition to the municipal parks, Verona Township is home to Verona Park, Kip's Castle Park, Hilltop Reservation, parts of both the West Essex and Lenape Trails, and a portion of Eagle Rock Reservation. These County facilities are scenic recreation destinations for both residents and visitors. Majestic views of New York City are captured at Kip's Castle and paddle boating in Verona Park is a lovely way to spend an afternoon.

Community wellness, quality of life, and robust recreational opportunities are the hallmarks of Verona Township's successful open space program. The *Open Space Plan* proposes the implementation of a comprehensive open space program that addresses the natural, recreational, and historic land preservation needs expressed by Township residents. These properties were identified utilizing computerized GIS maps that incorporate data on ecologically sensitive lands. A timeline with short, mid, and long-term goals is offered to guide the Township's preservation efforts.

The Township is completing this *Open Space and Recreation Plan* as part of its application to the New Jersey Department of Environmental Protection (NJDEP) Green Acres Planning Incentive grant program. Funds from the municipal Trust Fund were used to acquire two properties in December 2020, and Verona will be applying to Green Acres for reimbursement to help offset the cost of purchasing and preserving these two sites.



Goals of the Open Space Program

An *Open Space and Recreation Plan*, paired with a dedicated open space trust fund, enables Verona Township to leverage state funding for land acquisition and improve local parks and recreational areas. As part of the educational campaign for the passage of the 2019 ballot question, the Township identified the following priorities for the OSTF:

- Preserve remaining undeveloped lands in the Township. Existing undeveloped land is less than 2% of all land in Verona.
- Provide space for outdoor recreation.
- Improve existing open space and recreational lands in the Township.
- Mitigate or protect against flooding due to increased stormwater surges and localized flooding.
- Reduce the strain on existing infrastructure (traffic, schools, public utilities) in the community.
- Buffer the Township's waterways from water pollution. Protect and restore ecological functioning of the waterways.
- Promote wildlife diversity.
- Promote a healthy lifestyle and outdoor interests.
- Encourage the protection and preservation of historic sites and buildings.



Establishing the Open Space Program

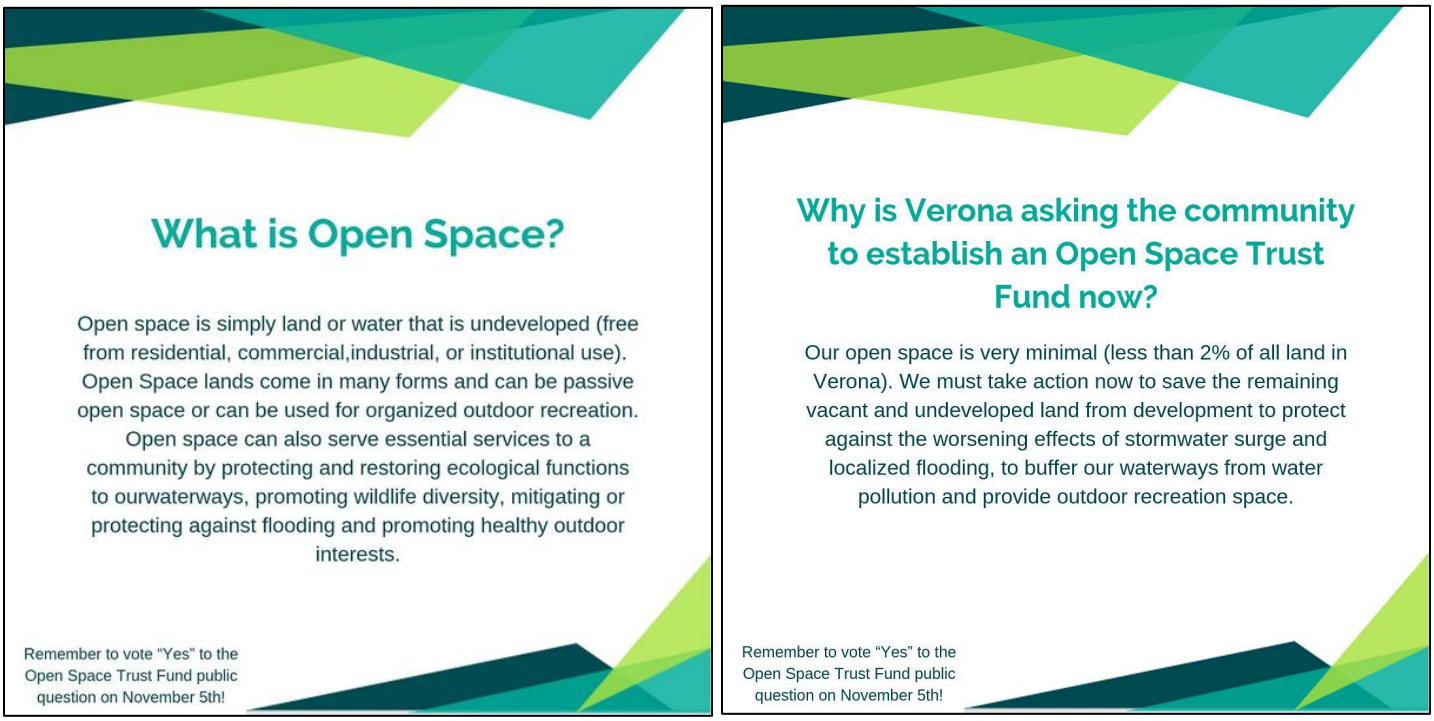


Figure 1. Educational Material for the Open Space Ballot Question, October 2019[1]

Verona Township Open Space Trust Fund

In November 2019, the residents of Verona Township voted in support of establishing a municipal Open Space Trust Fund for the protection of land for parks and recreation in the municipality. (**Figure 1**) Approval of the ballot question authorized the Council to establish a tax of two cents ($0.02) per $100 of assessed valuation. For the average assessment of a home in Verona ($430,000) this is an additional $86 in annual taxes.[2] .

The ballot question read,

> Shall the Township Council of the Township of Verona, County of Essex adopt an Ordinance establishing a "Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund" to be funded through the imposition and collection of a tax not to exceed two (2) cents per ONE HUNDRED DOLLARS ($100.00) of assessed valuation for the purposes of:
>
> (a) Acquisition of lands for recreation and conservation purposes
> (b) Development of lands acquired for recreation and conservation purposes;
> (c) Maintenance of lands acquired for recreation and conservation purposes;
> (d) Historic preservation of historic properties, structures, facilities, sites, areas, or objects for historic preservation purposes; and
> (e) Payment of debt service on indebtedness issued or incurred by the Township of Verona for any of these purposes?

The referendum passed, with 2,115 votes in favor and 1,351 votes not in favor. Following the approval of the open space trust fund, the Township Council adopted Ordinance No. 2019-36, which established Chapter 98, recodified in 2020 as Chapter 69 (Open Space, Recreation, Farmland and Historic Preservation Trust Fund) of the Code of the Township of Verona. Section § 69-2 of the municipal code states,

> Beginning in 2020, a special tax rate shall be added to the total Township tax rate in the amount of $0.02 per $100.00 of the assessed valuation of all real property within the Township. The Fund shall also be permitted to accept donations and testamentary bequests. The Open Space, Recreation and Farmland and Historic Preservation Trust Fund created by this Article shall be administered in accordance with applicable statutory provisions, including, without limitation, N.J.S.A. 40:12-15.1, et seq."

The ballot question and Ordinance are included in **Appendix A**. The Township open space levy raises approximately **$420,000** annually for the purchase or maintenance of open space.

State and County Grants in Verona

Essex County Recreation and Open Space Trust Fund

The Essex County OSTF was established on November 3, 1998 as a one cent ($0.01) tax levy per $100 of assessed property value. In 2007, the County Freeholders increased the tax to one and one-half cent ($0.015 per $100) of assessed property value. Since 2004, Verona Township has received four grants totaling **$675,000** for recreation improvement projects through the County's open space program:[3]

- Hilltop Park (2005, $150,000)
- Veteran's Field Improvements (2009, $225,000)
- Hilltop Park Phase 2 (2014, $150,000)
- Liberty Field (2020, $150,000)

New Jersey Department of Environmental Protection Green Acres Program

The New Jersey Department of Environmental Protection (NJDEP) Green Acres (GA) program provides grants for both land acquisition and park development projects. Verona Township has received **$5,139,601** in funding for park acquisition and improvement projects at Verona Hilltop Park and Linn Drive Park, now Veteran's Field:[4]

Name: Hilltop Park
Funding: 6/14/07 - $1,965,000 loan and 6/18/07 - $3,035,000 grant
Description: The acquisition of approximately 11.9 acres formerly occupied by the County jail and hospital. These are now Freedom Field and Hilltop Park.
Hilltop Park: Block 2601, Lot 3 (former Block 128, Lot 31.04)
Freedom Field: Block 2402, Lot 2 (former Block 129, Lot 2)
GA Project #: 0720-94-086

Name: Linn Drive Park (now Veteran's Field)
Funding: 10/24/86 - $139,601.35 matching grant
Description: The development of a baseball/softball field, a football/soccer field, bleachers, playground, benches, landscaping, utilities, walkways, and a park administration/storage building.
GA Project #: 0720-13-095



Preserved and Public Land

The *Open Space and Recreation Plan* identifies the existing parks, open space, and public lands in the Township. Maps produced for the *Plan* were completed using ESRI's ArcGIS 10.8 software. The parcels and their acreages are included at the conclusion of this report in **Parcel Table 1**. Property information was gathered from the New Jersey County Tax Board's database and confirmed by the Township tax assessor when necessary. All acreages in the *Plan* are rounded to the nearest acre unless otherwise stated.[a] The following section refers to the tax assessor classification for land use:

- Class 1: Undeveloped, vacant properties
- Class 2: Residential properties
- Class 3: Farm assessed properties (includes Class A and B)
- Class 4: Commercial, industrial, and apartment properties (including Class A, B, and C)
- Class 15: Public and charitable properties (Class 15A, B, C, D, E, and F)

The population of Verona Township increased by slightly more than 1% between 2008 and 2019, from 13,246 to 13,390 individuals.[5] The *2009 Master Plan* reports that Verona is 2.79 square miles (1,786 acres with the annexation of 0.32 acres from North Caldwell).[b]

Preserved Land

The Township is home to county and municipal parks and open space. **Map 1** and **Map 2** identify the parks, public, and private recreational lands within and surrounding the municipality.

Municipal Open Space

The Township of Verona's Recreation and Open Space Inventory (ROSI) contains municipally owned lands that are held for open space and recreation. When applying for funding through the

[a] All acreage in this section of the *Plan* has been calculated using the ArcGIS software and may be different from what is in on the tax assessor database.

[b] According to the New Jersey GIS database, Verona Township is 2.82 sq. miles or 1,803 acres (*New Jersey Geographic Open Data* http://njogis-newjersey.opendata.arcgis.com/). This varies slightly from what is reported in the *2009 Master Plan* (2.79 square miles, or 1,786 acres) and by the *U.S. Census* (2.76 square miles, or 1,766 acres).

NJDEP Green Acres program, municipalities and counties are required to prepare a ROSI. When signed, the ROSI becomes a contract under which the municipality continues to use the lands listed for recreation and conservation purposes.[6] The Township last completed a ROSI in 2007. (**Appendix B**) The Township included five parks totaling 36.37 acres[c] on the ROSI:

- Brookside Terrace, 6.03 acres
- Everett Field, 2.89 acres
- Veteran's Field, 2.38 acres
- Hilltop Reservation, 12.57 acres
  (includes what was formerly known as Hillwood Terrace and a portion of Hilltop Park)
- Freedom Field and Liberty Field, Hilltop Reservation, 12.50 acres
  (formerly known as Hilltop Park)

Verona is updating its ROSI to include properties purchased in December 2020. The town bonded to acquire the sites:

- Peckman Park (Block 1201, Lot 3.01, 25 Commerce Court)
  The Township purchased the 11.62 acre[d] property in December. The Peckman River flows along the western boundary, and the area is a mixture of upland forest and early and late field vegetation. The Township is considering developing a portion of the site (8.12 acres) for passive recreational use. The remaining 3.5 acres may be sold for future residential development. (**Appendix C**) The Township will be vacating the portion of the road that extends into the property and adding it to the future parkland. (**Figure 2**)



Figure 2. Entrance to Peckman Park from Commerce Court

- Mount Prospect Park (Block 501, Lot 83, 111 Mount Prospect Avenue)
  This property is 14.28 acres and is adjacent to Essex County's Eagle Rock Reservation. Predominantly forested, it has riverine wetlands associated with a tributary to the Peckman River. There is an informal trail through the property with a small foot bridge crossing. (**Figure 3**)



Figure 3. Woodlands within Mount Prospect Park

In addition to these recently acquired properties, when the ROSI is updated it will also include:

- Centennial Field (Block 2401, Lot 2) – 1.12 acres
- Grove Avenue Park (Block 1605, Lot 24) – 2.23 acres
- Verona Community Pool (Block 1302, Lot 19) – 7.78 acres.[e]

[c] As reported on the 2007 ROSI, which differs slightly from the GIS digital mapping.
[d] The acreages for Peckman Park and Mount Prospect Park are from the boundary surveys completed in September 2020.
[e] As reported by the New Jersey County Tax Boards Association.

Preservation of Peckman Park and Mount Prospect Park adds 22.4 acres to the ROSI.[f] With the addition of Centennial Field, Grove Park and Verona Community Pool, the total amount of parkland included on the ROSI increases by 33.95 acres, nearly doubling the amount of parkland in the municipality to **71.14 acres**.

Essex County
Essex County owns **195.60 acres** of land in Verona Township in four parks and the West Essex Trail:

- Eagle Rock Reservation (33.90 acres)
- Hilltop Reservation (93.65 acres)
- Kips Castle (7.71 acres)
- Verona Park (54.34 acres)
- West Essex Trail (6.00 acres)

Summary of Preserved Land
There are **263 acres** of permanently preserved land in Verona Township, **14.7%** of the municipality.

Public and Quasi-Public Land

Public Property- Township of Verona
In addition to the five parks, Essex County and the Essex County Improvement Authority own two properties, totaling 9.3 acres which are used for office/county operations.

Verona Township owns 24.6 acres of land which is developed for municipal services. This includes the municipal complex, community center, firehouse, public water/sewer, and land for future affordable housing. In addition, the town owns **12.8 acres** identified by the tax assessor as undeveloped, vacant land. In total, the Township owns 37 acres for general municipal use.

The Board of Education owns 55 acres in the Township. This includes four elementary schools (Brookdale Avenue, Laning Avenue, F.N. Brown, and Forest Avenue), the H. B. Whitehorne Middle School, and Verona High School. Each of the schools has recreational facilities, from fields to playgrounds, that are used by residents.

Privately Owned Land

The Montclair Golf Club is in Verona and West Orange Townships. Founded in 1893, the Golf Club includes 36 holes, tennis courts, and a swimming pool. There are three ponds on the property, and part of the Peckman River crosses the property. Eighty-one acres **(**81 acres) of the club are in Verona Township and 189 acres are in West Orange Township. Eagle Rock Reservation and the newly acquired Mount Prospect Park are located across from the Golf Club.

[f] 3.5 acres of the land purchased at Commerce Court (Peckman Park) will be subdivided for non-park purposes.

Religious and charitable organizations own 21 acres in Verona Township. This includes houses of worship, schools, several group homes, and senior apartments.

There are 158 residential properties which are greater than 0.5 acres in size. Of these, six properties (**15.1 acres**) are two or more acres:

- Block 402, Lot 5 on Belleclaire Place (3.7 acres)
- Block 104, Lot 10 on Crestmont Road (3.6 acres)
- Block 104, Lot 32 on Pompton Avenue (2.1 acres)
- Block 2304, Lot 5 on Fairview Avenue (1.9 acres)
- Block 402, Lot 9 on Afterglow Avenue (1.9 acres) and Lot 2 (1.9 acres)

Of the **19.6 acres** of undeveloped land remaining in Verona Township, most are under one acre in size, but several are close to or over two acres:

- Block 104, Lot 13 on Crestmont Road (4.2 acres)
- Block 709, Lot 27 on Sunset Avenue (1.8 acres) and Lot 28 (2.5 acres)[g]
- Block 402, Lot 7 on Cole Road (2.2 acres)

Lands Potentially Eligible for Preservation

The Township of Verona can look at property not traditionally thought of as "open space" when planning for future preservation. The *Open Space and Recreation Plan* recommends that Verona utilize a diverse inventory of lands to prioritize properties for acquisition or other means of preservation. The lands listed below may have structures or other improvements on them but have potential for open space acquisition/preservation:

Vacant, Undeveloped Land	19.6 acres
Residential Property, 2 acres or greater	15.1 acres
Golf/Country Club	81.4 acres
Municipal Properties (Undeveloped)	12.8 acres
Total	**129 acres**

The Township may consider preserving land that is already developed, depending on whether an entire property or a portion of a property may be suitable for recreation or conservation. Expanding the definition of potential open space to include parcels which may have structures on them represents an opportunity for open space preservation.

[g] Lot 27 is currently being donated to the Township. Ordinances to accept the donation are to be introduced by the Township Council in the Spring 2021. (*Matt Cavallo, Township Manager, May 2021)*



Historic and Cultural Resources[h]

The first known inhabitants of the region were the Lenni Lenape Native Americans. Colonist settlement began in 1702 when a group from Newark purchased 14,000 acres from the Lenni Lenape. They populated the land with small farmsteads which were supported by mills, blacksmiths, shops, and general stores. The colonists from Newark were soon joined by the Dutch from Bergen County. The title of the land was disputed over several decades between the Newark and Dutch settlers. These disputes led to "The Horse Neck Riots" in the 1740s.

In 1770, the first Verona schoolhouse was believed to have been built. It was a log structure, but the exact location remains unknown. During the Revolutionary War, the Montclair/Verona border was used as a vantage point for Washington's troops to survey British movement in New York. In 1798, "The Horseneck" seceded from Newark becoming the Township of Caldwell. Later, this area once again divided to become Verona, Cedar Grove, Fairfield, and the Caldwells.

At the end of the 18th century, the Enos Martin House, the Priest Farm Homestead, and the Hathaway House were constructed. These three properties are considered historic sites by the Verona Historic Preservation Commission (VHPC). Beginning in 1806, the Newark and Pompton Turnpike was constructed. Today it is known as Bloomfield and Pompton Avenues. By the mid-19th century, Caldwell's control began to slip in the area known at that time as Vernon Valley. When an application for a post office in this location was submitted, residents learned that another Vernon Valley existed in Sussex County, leading them to change the name to Verona.

As the population grew, the need for essential services increased and talks of separation from Caldwell began. In 1892, the citizens of Verona and Cedar Grove elected to secede from Caldwell Township. The combined communities became Verona Township. During the late 1800s, the Newark City Home, which was established in 1874 to house Newark children and orphans, created an in-house print shop which later became *The Caldwell News*. For many years, *The Caldwell News* was the only printed newspaper west of the First Watchung Mountain in Essex County.

[h] This section of the *Open Space and Recreation Plan* is adapted from the *2018 Environmental Resource Inventory Update* completed on December 20, 2018 (Pages 79-83).

The 1890s was a prosperous time for Verona. A railroad was constructed, and trolley service was readily available. Home to more than 800 residents, the area transformed from an agricultural to a suburban community. Verona Lake was used for recreation, and the Montclair Golf Club relocated to Verona during this time. With Verona exceeding the growth of Cedar Grove, the town split once more, creating two towns in 1902. The Borough of Verona was officially recognized by the state on May 13, 1907. In 1981, the Borough of Verona was changed to Verona Township to increase federal revenue-sharing money.[7]

In 2017 the Verona Township Landmark Preservation Commission was changed to the Historic Preservation Commission.[8] Ordinance #6-13 established the Commission to "assist in the identification and preservation of [Verona's] landmarks and historic sites."[9] Barton Ross & Associates completed a Historic Resources Survey and Inventory Update in 2017.

Historic and Cultural Sites

Verona Township's history is seen through its many historic buildings, structures, and districts. The NJDEP State Historic Preservation Office (SHPO) documents properties in Verona Township identified by the State or National Register. [10] Designations include:

- National Register of Historic Places (NR): The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966 to identify, evaluate, and protect America's historic and archeological resources.[11]
- State Register (SR): Property is listed on the New Jersey Register of Historic Places.
- Certificate of Eligibility (COE): Issued by the SHPO. For properties not already listed on the New Jersey Register of Historic Places, a COE satisfies a prerequisite to apply for funds from the New Jersey Historic Trust and county preservation funding programs.
- State Historic Preservation Office (SHPO) Opinion: Opinion of eligibility issued by the SHPO. It is in response to a federally funded activity that will influence historic properties not listed on the NR.

In Verona, there are three state registered or eligible historic properties and districts. (**Table 1**)

Table 1. Historic Sites in Verona Township – State and National Register

Site Name	Address	Designation	Designation
Annin and Company Building	163 Bloomfield Avenue	SHPO Opinion: 6/9/2014 (ID#5344)	State
Kip's Castle & Park	22 Crestmont Road, also located in Montclair Township	COE: 2/6/2009 (ID#4868)	State
Verona Lake Park	Lakeside Avenue	SHPO Opinion: 8/2/2001 (ID#3822)	State

Source: NJDEP State Historic Preservation Office[12]

In 2017, the Landmarks Preservation Commission completed an inventory of historic sites with Barton Ross & Partners LLC. The *2017 Historic Resources and Inventory Update* is an architectural survey of 87 historic properties in Verona Township. The report re-evaluates previous historic properties which have been demolished as well as provides guidance for establishing historic districts in the township. A recommendation is made for each property, indicating whether a property has local, state, or national historic significance. Individual survey forms were completed for each of the historic sites in Verona.

As noted in the *Historic Inventory*, several sites in the Township are of special historic interest and may be eligible for inclusion on the National or State Register but have yet to receive an opinion from either or both. A list of locally designated historic sites and landmarks is included in **Table 2**.

Table 2. Locally Designated Historic Sites and Landmarks of Verona Township

Name	Address	Block/Lot
Enos Martin House	42 Martin Road	910/17
Freight Shed	62 Depot Street	2301/1
Hathaway House	190 Grove Avenue	1403/86
Johnson House	16 Grove Avenue	1605/31
Kip's Castle	22 Crestmont Road	104/12
Methodist Church	24 Montrose Avenue	1807/13
Pease House	66 Lakeside Avenue	1806/26
Priest Farm Homestead	110 Claremont Avenue	806/7
The White Rock (Hilltop)	Second Watchung Mountain	
Verona Civic Center	Gould Street and Bloomfield Ave	1603/2
Verona Public Library	Verona Civic Center (800 Bloomfield Avenue)	1603/2

Source: Verona Township Historic Sites Survey, 2017

Site Descriptions

State Register

Annin and Company Building

Located at 163 Bloomfield Avenue, this building received SHPO Opinion on 6/9/2014 (ID#5344). This building is a historic flag making factory in Verona.



Figure 4. Annin and Company

Source: MyVeronaNJ.com

Manufacturer of the United States Flag since 1847, Annin Flagmakers is headquartered in nearby Roseland. The Verona plant, located at 163 Bloomfield Avenue, opened in 1919.[13] The flagship plant, the Verona factory was automated and included assembly line manufacturing; the factory was considered state-of-the-art. The Verona facility manufactured flags for the first moon landing in 1969, presidential inaugurations, and increased production following the tragedy of September 11, 2011. Closed since 2013, the site has been redeveloped into residential lofts.[14] [15] (**Figure 4**)

Kip's Castle

Kip's Castle, originally known as "Kypsburg," was completed in 1905. Located at 22 Crestmont Road, the 11-acre is on the ridge of First Watchung Mountain in Montclair and Verona Townships, and provides spectacular views of New York City. It was constructed over a three-year period by Frederic Ellsworth Kip and his wife, Charlotte Bishop Williams Kip. The property consists of a castle and a two-story carriage house. The castle itself is 9,000 square feet and is modeled after a medieval Norman castle. After Charlotte's passing in 1926, the estate was sold and went through several owners. In 2007 it was purchased and preserved by Essex County. It houses the County's Division of Cultural Historic Affairs and is known as Kip's Castle Park.

Verona Lake Park

During the mid-1800s, Captain Hiram Cook purchased land between the area of present-day Wayland Drive and the east shore of Verona Lake. He built several homes and allowed people to picnic on his property. A boathouse, bathhouse, and small pavilion were also built where people could enjoy refreshments. He nicknamed his property "Eden Wild." In 1900, he sold his portion of the lakefront property to the Verona Lake and Park Association. Now known as Verona Park, it is owned by Essex County and managed by the Department of Parks, Recreation and Cultural Affairs.[16]

Local Historic Sites

Enos Martin House

The Enos Martin House, 42 Martin Road, was constructed in the late 18th century. The house was originally built by Enos Martin, who served during the Revolutionary War. It contains a large hearth along with the remains of a beehive oven. There are exposed overhead ceiling beams on the first floor. The house remained in the Enos family for over a century. It is eligible for Register listing due to its early architecture styles and sympathetic alterations.

Freight Shed

The Freight Shed at 62 Depot Street was built during the turn of the 19th century. It is a small wooden structure that is the sole-survivor of a once-busy rail line. It linked Verona to the Caldwell Branch of the Erie Railroad. As of 2020, the Township owns the Freight Shed and is looking to move the building west so it is located on Township property also acquired in 2020.[17]

Hathaway House

The Hathaway House, 190 Grove Avenue, was constructed around 1790. The exterior walls are brick lined and its characteristics are known as "East Jersey Cottage." The house was built on a farm of one of the earliest European families to settle in the area, the Baldwin family.[18]

Johnson House

The Johnson House, located at 16 Grove Avenue, was built around 1870. It is an Italianate-style house. Past residents of the house include Hiram Cook, William P. Rich, and William Johnson. Cook moved to Verona after the Civil War and was the person responsible for converting Verona Lake into a recreation center.

Methodist Church

The Methodist Church, located at 24 Montrose Avenue, was built in 1909. It models other 19th century wooden tabernacle buildings, located in Mount Tabor, Ocean City, and Ocean Grove, with its yellow brick exterior and hexagonal lantern on top. The church was eventually retrofitted to accommodate the fire and police departments and the library. A fire destroyed the original church and only the rear annex remained. The annex was moved to South Prospect Street.

Pease House

Gilbert Pease built the house in 1893 and it is located at 66 Lakeside Avenue. Much of the property is overgrown and barely visible from Verona Lake.

Priest Farm Homestead

Constructed in the 18th century, the Priest Farm Homestead is located at 110 Claremont Avenue. The house is surrounded by maple trees that are more than 150 years old, as well as a white picket fence lining the front lawn.

The White Rock (Hilltop)

The boulder is atop the Second Watchung Mountain, which divides Verona from neighboring towns. There is no written history of the boulder, but according to handed down stories, the White Rock was a religious meeting place in the early 1800s.

Verona Civic Center
The Verona Civic Center was constructed in 1923. This Georgian Revival style of buildings relates to the City Beautiful movement in the early 20th century. The scenic, park-like center is in the shape of a square, with Gould Street and Bloomfield Ave acting as borders. It includes the H.B. Whitehorne Middle School (formerly Verona High School), Verona Public Library, and the Verona Municipal Building.

Verona Public Library
Construction of the permanent library began in 1922. Prior to the construction of the Verona Public Library, Anna M. DeGolier, among others, established the Isabella Literary Club. The club dedicated funds to establishing a library which was housed in Anna DeGolier's sister's home. The public library is also historically significant as a Carnegie Library.



Recreation Resources

The Township of Verona is home to a variety of private and public recreational facilities for residents and visitors to enjoy. The Township's Recreation Department manages popular recreation programs and offers a wide range of sports and activities, at both municipal and Board of Education's facilities. These programs engage 1,300 participants who range from toddlers to senior citizens.[19] A detailed, updated listing is located on the township website: *https://www.veronanj.org/recreation*.

Municipal Programs and Facilities

Verona Township's municipal fields accommodate outdoor recreation programs run by the Township. Whenever possible, Verona works with neighboring towns to share municipal facilities.

Verona Community Center, located off Linn Drive, is home to four athletic fields and a playground. In 2020, Verona received a $150,000 grant from the Essex County Recreation and Open Space Trust Fund to build a sensory playground for disabled children next to the Community Center.[20]

- *Veteran's Field* has a ballfield and soccer field. There is a playground next to the field. Veteran's Field is owned by Essex County and is leased and maintained by Verona. Nearby tents are used for dance classes and senior exercise programs. Montville and Cedar Grove use the grass volleyball court in the outfield of Veterans Field.[21]
- *Centennial Field* is a large turf field behind the Verona Community Center.
- *Liberty Field* is a turf field for baseball and soccer.
- *Freedom Field* is a turf field used for football by the Verona Eagles. There is a playground next to the concession/restroom facilities. (**Figure 5**)



Figure 5. Playground at Freedom Field

The **Verona Community Pool**, located at 880 Bloomfield Avenue, includes an Olympic size pool and a children's pool. It is available to residents of Verona Township who purchase a membership to the pool. The Community Pool includes a play area, tennis courts (which also doubles for pickle ball), a field, benches, and a gazebo with picnic tables.[22]

Grove Park is a historic site and nature preserve along Grove Avenue. Established in November 2015, this park has benches, a walking trail, and educational signage. (**Figure 6**)



Figure 6. Grove Park

Everett Field, located at the intersection of Bloomfield Avenue and Elmwood Road, has a ballfield and bleachers. The field is home to the Verona Baseball and Softball League.

Hilltop Reservation was previously known as Hilltop Park and is located behind the Senior Citizens Housing adjoining Essex County's Hilltop Reservation. The property is an undeveloped, forested property.

Brookside Terrace is a neighborhood park behind the F.N. Brown Elementary School, off Linden Avenue and Derwent Avenue that contains a trail alongside Peckman Creek. Children frequently use this trail for bicycling and exploring nature close to their homes.

Verona Township Board of Education
Recreational facilities are shared by the Township and the Board of Education.

Verona High School, located at 151 Fairview Avenue, has five tennis courts, two turf ballfields, and the Paul "Doc" Goeltz Field, which contains two football/soccer fields. (**Figure 7**)



Figure 7. Tennis courts at Verona High School

H.B. Whitehorne Middle School, located at the Verona Civic Center Complex on Bloomfield Avenue, has a track and outdoor basketball courts. It is also the site of the recently opened Community Garden.

Brookdale School has a playground, two ballfields, picnic tables, and outdoor basketball courts. It is located at the intersection of Bloomfield Avenue and Brookdale Avenue.

Laning Avenue School, located off Lanning Road, has a playground, open field, and basketball court.



Figure 8. Playground at the F.N. Brown Elementary School on Grove Avenue

F.N. Brown Elementary School on Grove Avenue has a playground, ballfields, and access to the Peckman Creek Trail, which is maintained by the Verona Environmental Commission. (**Figure 8**)

Forest Avenue School at 118 Forest Avenue, has a path leading to an upper area with two ballfields, a playground, picnic tables, and path to the residential neighborhood.

Recreation Programs and Leagues

The Parks & Recreation Advisory Committee (RAC) is a volunteer board to improve the recreational programs and opportunities in the town, and to increase access to programs for all ages.[23] The Committee meets monthly. The members are multi-generational and are reflective of the community they serve. The RAC has been considering how to involve technology, such as an e-sports program for electronic gaming, to attract new segments of Verona's population.[24]

Figure 9 is a comprehensive list of the sports and recreational programs offered by the Verona Township Recreation Department in 2018.

Overall, 2,927 residents took advantage of the programs offered by the Recreation Department in 2018:

- ✓ Adults participate at the highest rates in:
  - Men's Softball, at 450 participants
  - Exercise classes, at 140 participants
- ✓ Children are most active in the following programs:
  - Basketball (390 participants, both boys and girls)
  - Summer swim team (170 participants)
  - Fall tennis and fall "Small Fry Soccer Clinic" have 54 and 101 participants.

Spring tennis and Winter soccer programs for young children have the lowest participation, at 32 and 41 individuals, respectively. Overall, the spring programs have the lowest participation numbers (319 total). The highest participation numbers are for the summer programs, with 1,103 children and adults participating in the holiday and summer camp programs.

ACTIVITIES	AGES	# OF PARTICIPANTS
WINTER		
Li'l Dunkers	3 – 5 years(pre-k)	41
Kinderhoops	Kindergarten	39
Hoopstars Basketball Clinic	1st Graders	45
All Stars Basketball Clinic	2nd Graders	50
Boys Basketball Intown 3 – 6	3rd – 8th Grade	119
Boys ERBL Basketball	7th & 8th Grade	50
Boys Suburban Basketball	5th – 8th Graders	43
Girls Basketball In town 3 – 6	3rd – 6th Graders	101
Girls ERBL Basketball	7th & 8th Grade	35
Girls Suburban Basketball	5th – 8th Grade	42
Winter Soccer Kindergarten	5 – 7 Years	20
Winter Soccer Squirts	3 – 5 years (pre-k)	21
SPRING		
Track K-3	Kindergarten-3rd	60
Track 4-8	4th – 8th Grader	87
Tennis 1 – 2	1st & 2nd Graders	16
Tennis 3 – 6	3rd – 6th Grade	16
Girls Volleyball Clinic	5th to 8th Grades	50
Men's Softball Verona / C Grove	18 yrs +	30 Teams@15 each=450
Round Robin Mixed Double Tennis	18 yrs +	60
SUMMER		
Summer Swim lessons	4 Years +	60 Children
Summer Swim Team	5 Years -- 18years	170 Children
Tot Lot	3 – 5 Years	80
Primary Park	1st & 2nd Graders	175
Elementary Zone	3rd & 4th Graders	200
Summer Adventure	5th – 8th Graders	200
Summer Tennis Lesson	3rd – 8th Graders	25
Summer Tennis Team	9 – 14 years	25
Men's Summer Basketball Ver/CG	18 years +	8 Teams@10 each=80
Round Robin Mixed Double Tennis	18 years +	24 pairs = 48
The Summer Kick off Camp		40 Children
FALL		
Girls Volleyball	6th – 8th Graders	24
Tennis Clinic 1 – 2	1st & 2nd Graders	30
Tennis Clinic 3 – 6	3rd – 6th Graders	24
Recreation Girls Volleyball	5th to 8th Grades	60
Flag Football	1st & 2nd Graders	64
Flag Football – 3 -6	3rd – 6th Graders	29
Small Fry Soccer Clinic	3 – 5 years	101
Kinderkickers Soccer Clinic	Kindergartners	69
Soccer Clinic	1st & 2nd Graders	80
Soccer	3rd -6th Graders	70
Recreation Soccer	4th to 8th Grades	60
Cross Country Track	3rd – 8th Graders	43
Cross Country Race	Kindergarten-8th	57
Adult Exercise Classes	18 + Years	140 (All Seasons)
Round Robin Mixed Doubles	18 years +	24 pairs = 48

Figure 9. Recreation Program Participants (2018)

The **Verona Eagles** is a football and cheerleading organization established in 1965 with the goal of providing a "safe and positive playing environment for all participants with an expectation of success through respect, character growth, physical fitness, work ethic, and attitude."[25] Verona Eagles are part of the West Essex Jr. Football League and hold their practices and games at various fields in and around Verona Township, including Freedom and Centennial Fields. (**Figure 10**)



Figure 10. Centennial Field

Verona Baseball and Softball League (VBSL) has 500 to 600 participants in the spring season and about 150 participants during the summer and fall seasons. VBSL offers recreation and travel programs for children Kindergarten through 8th Grades. Participants in the municipal program play within Verona, whereas the travel teams have 10 to 12 players who compete against neighboring towns. VBSL uses public, Board of Education, and private fields, with Everett Field being the main base of play. Baseball and softball take precedence in the spring, making it easier to secure field space, but field space in the fall can be difficult when other sports take precedence.[26]

Basketball is the most popular program in Verona. Over 600 boys and girls play basketball. The Township has one full-size outdoor basketball court, which is not adequate to support the number of participants.[27]

Verona United Soccer Club is a volunteer nonprofit organization supporting competitive youth soccer. Participation has increased in recent years to nearly 400 players. Recreational soccer is increasingly preferred to travel soccer as it is less competitive, costly, and time intensive. Verona United Soccer uses the four Verona Community Center fields and various school fields throughout the Township.[28]

Verona Junior Lacrosse offers fundamental clinics for children from Kindergarten through 2nd Grade. Competitive games against other towns are available for participants in 3rd through 8th grades. Enrollment has trended upwards over the past five years, with 279 players in 2019. Lacrosse clinics, practices, and games mostly occur at Centennial and Freedom Fields, though Liberty and Veterans Fields are used occasionally. Winter clinics must be held indoors, but

Verona does not have indoor facilities. As a result, Verona Junior Lacrosse rents private indoor space.[29]

Verona Waves Swim Team is a competitive summer swim team that aims to "develop the sport of swimming in an environment that encourages sportsmanship, leadership and achievement."[30] The Verona Waves compete in the North Jersey Summer Swim League consisting of eight dual meets and one championship meet. Tryouts and practices take place at the Verona Community Pool.

Essex County Parks

The Essex County Department of Parks, Recreation and Cultural Affairs maintains several reservations, parks, and recreational facilities in Verona Township.



Figure 11. Kip's Castle Park

Kip's Castle County Park is home to a historic, 9,000 square-foot mansion. The park is 11 acres, which provides stunning views of New York City, is in Verona and Montclair Townships. The County opens the first floor of the Castle to the public for self-guided tours from May 1st through October 31st.[i] The park is accessible from Crestmont Road in Verona Township.[31] **(Figure 11)**

Hilltop Reservation is 284 acres located on the Second Watchung Mountain in Verona, Cedar Grove, and North Caldwell on the grounds of the Essex County Hospital Center (formerly known as the Essex Mountain Sanatorium for the treatment of tuberculosis). It offers trails and views along a preserved ridgeline. The Hilltop Conservancy is currently working to restore wildlife habitats in this preserve. Visitors to Hilltop can enjoy hiking, birding, and other nature activities.[32] There is a ten-mile trail network at the Reservation, which is maintained by the volunteers of the Hilltop Conservancy, including an extension to the County's Lenape Trail. [33] **(Figure 12)**

Eagle Rock Reservation is a total of over 400 acres of forested open space and trails in Verona, West Orange, and Montclair. The main entrance to the park is on Eagle Rock Avenue in West Orange and is home to the Essex County 9/11 Memorial where visitors can see the New York City skyline.[34] There is a trailhead to the Reservation at the bend on Afterglow Avenue in Verona Township. Recently, the Township purchased 14 acres on Mount Prospect Avenue as an addition to the park. (**Map 2**)

[i] Due to the COVID-19 pandemic, the interior of Kip's Castle is closed (as of the writing of this Plan).

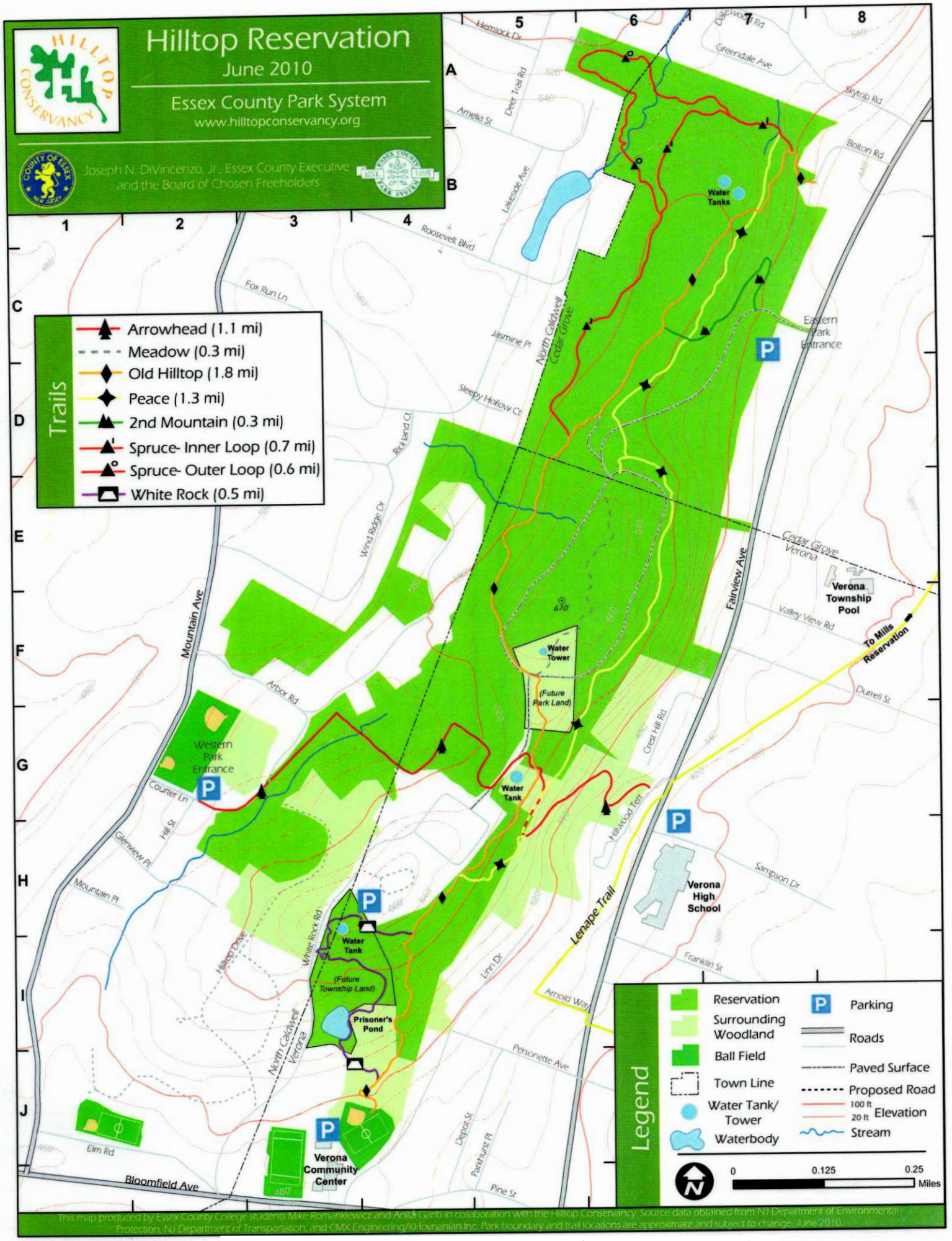


Figure 12. Hilltop Reservation Trails Map (Essex County Parks)

Verona Park, located along Bloomfield and Lakeside Avenue, offers 54 acres of green space which includes walking paths, a 13-acre lake for paddle boating and fishing, Bocce ball courts, a Children's Garden, tennis courts, a playground, and boathouse. It is the fifth largest park within the County park system. The park has a rich history as a gathering place for the Verona community. The landscape plan for the park was prepared by the Olmstead Brothers.[35] The Verona Park Conservancy works with the Essex County Parks Department on park improvement and enhancement projects.[36] (**Figure 13**)



Figure 13. Verona Park

Private Recreation

The **Montclair Golf Club,** based in West Orange, owns property along Mount Prospect Avenue in Verona Township. Montclair Golf Club offers four 9-hole courses for members of the private club. A total of 189 acres of the course is in West Orange and an additional 81 acres of the course extends north into Verona Township. In addition to golf, the Club offers tennis courts and a swimming pool. There are three ponds on the property, and a tributary to the Peckman River traverses the property.



Planning Consistency

One of the objectives of the *Open Space and Recreation Plan* is to ensure that the open space and recreation goals of the Township are consistent with the overall vision expressed in the various elements of the municipal *Master Plan* and related local and regional planning documents.

Municipal Planning

2009 Master Plan and Reexamination Report
Verona's most recent Master Plan was adopted in 2009. Goals consistent with open space and recreation include:

- To provide adequate light, air, and **open space**.
- To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of people, neighborhoods, communities and regions, and **preservation of the environment**.
- To provide sufficient space in appropriate locations for a variety of residential, **recreation**, commercial, and **open space**, both public and private, according to their respective environmental requirements to meet the needs of all citizens of Verona.
- To continue to recognize the central business district as the primary location for **pedestrian-oriented** business serving the community.
- To promote the **conservation of historic sites and districts, open space, energy resources, and valuable natural resources** in the Township and to prevent urban sprawl and degradation of the environment through improper use of land.[37]

In addition to the *Master Plan,* the 2005 *Hilltop Redevelopment Plan and Master Plan Update* details conservation of the Hilltop Reservation. The Plan states "the conservation area, a.k.a., Hilltop Reservation, shall be considered public lands with the intent of preserving that includes low-impact recreation and public educational uses."[38] In addition, the goal is, "to prohibit residential, commercial, and industrial uses of the land, commercial recreational use of the land,

and any use of the land that would diminish its value in serving the recreational needs of Verona, Cedar Grove, North Caldwell, and Caldwell."

County Planning

2003 Essex County Parks, Recreation, and Open Space Master Plan
Essex County prepared the *2003 Plan* to renew the County Park System and preserve open spaces, natural resources, and cultural resources. The goals are as follows:

- Provide for the care and maintenance of the Essex County Parks System consistent with the Olmsted vision.
- Rehabilitate each County park for the full use and enjoyment of all County residents.
- Maintain each County park to a superior level.
- Protect the **significant natural resources** of Essex County.
- Support **local and community-based** efforts that preserve open space and that expand recreational opportunities available to County residents.
- Establish partnerships with community groups and user groups that support the County Park System.
- Pursue Federal, State, and non-profit funding to improve County parks, preserve open space, and conserve natural and cultural resources.
- Capitalize on the unique features of the Essex County Park System and provide new recreational programs and facilities to meet the needs of all County residents.
- Establish a safe environment in each County park so that every visitor feels secure and at ease.
- Organize all park functions under one management structure that is responsible for parks and recreation and empower it with an integrated management approach to ensure staff accountability, achieve standards, and promote an increased level of commitment to the care and improvement of each park in the Essex County Park System.
- **Expand** the County Park System giving particular attention to including sites or lands **contiguous to existing County parks** or to acquire **new sites of substantial size** that can be developed or redeveloped for active recreation facilities and special outdoor events.
- Promote the preservation and restoration of **cultural, archaeological, and historic** sites.

As of 2003, the Township of Verona was identified as having 93 acres below the minimum open space needed as determined in the County Plan. Detailed recommendations for park renovations and facility improvements for Verona Park were also included.

2013 Essex County Comprehensive Transportation Plan
The *2013 Essex County Comprehensive Transportation Plan* was developed to address the mobility and transportation needs of Essex County through 2035. The plan envisions

a more efficient and safer county-wide transportation system that allows for everyone to use streets and provides a reliable alternative to driving. It presents recommendations to build Complete Streets in the County, and includes roadway, transit, bicycle, pedestrian, freight, and aviation improvement projects. Five broad goals were developed to achieve the Plan's vision:

- Maintain a safe and efficient roadway system.
- Increase the use of mass transit.
- Increase and/or provide opportunities for **walking and bicycling**.
- Connectivity for all modes of transportation.
- Foster and support development and industrial growth.

State and Regional Planning

Plan 2045: Connecting North Jersey (2017)

The North Jersey Transportation Planning Authority (NJTPA) is a metropolitan planning organization which provides local guidance over the use of federal transportation funding for the 13 counties of northern New Jersey: Sussex, Passaic, Warren, Bergen, Morris, Hunterdon, Somerset, Union, Hudson, Essex, Monmouth, and Ocean. As the fourth most populous metropolitan area in the country, the large transportation network of North Jersey faces increasing congestion and has a growing need for alternatives to driving, including public transportation, walking, and bicycling. These alternatives have grown in success, which provides relief to the busy road networks and expands transportation options for all residents.

Plan 2045: Connecting North Jersey is a regional transportation plan which addresses changing technology in transportation and offers a "long-term vision to support the region's economy and quality of life." *Plan 2045* advocates for streets to be open to all modes, ages, and abilities. In embracing a "Complete Streets" policy, the plan expects safety and health improvements as a result. This includes traffic calming measures, such as creating curb extensions at corners and traffic islands for pedestrians, narrowing or converting auto lanes to create bike lanes, and upgrading crosswalks and sidewalks. In downtown areas, these measures, combined with streetscaping, public art, pedestrian malls, and other amenities, can create distinctive public spaces. [39]

Plan 2045 recommended that the 4-mile section of Bloomfield Avenue in Verona, Bloomfield, Montclair and Glen Ridge be redesigned using Complete Streets to better accommodate pedestrians, vehicles, and non-vehicular traffic. The Plan notes that a comprehensive complete streets plan would provide for improved traffic circulation, and access to mass transit and local retail. The *Bloomfield Avenue Complete Corridor Plan* was completed by the NJTPA as a local demonstration project in conjunction with the four towns. The study focused on the segment of Bloomfield Avenue which traverses several traditional downtown districts, including two transit villages (Bloomfield and Montclair Bay Street) and carries significant volumes of local and regional traffic. The plan identified a need for better accessibility for pedestrians, consistent with the recommendations of *Plan 2045*.[40]

New Jersey State Development and Redevelopment Plan (SDRP)
The State Plan Policy Map dated October 9, 2012 designates the majority of Verona Township as Metropolitan Planning Area – Planning Area 1 (PA1), with the exclusions of the northwest corner of Verona, including the Hilltop Reservation, which is identified as Environmentally Sensitive Planning Area – Planning Area 5 (PA5), and the southeast corner, which includes Eagle Rock Reservation and is identified as PA8, Parks and Natural Areas.

2018-2022 New Jersey Statewide Comprehensive Outdoor Recreation Plan
The Federal Land and Water Conservation Fund Act (LWCF) requires each state to prepare and revise their *Statewide Comprehensive Outdoor Recreation Plan* (SCORP) every five years. The SCORP's action plan identifies five crucial issues to address current and future needs for open space and recreation in New Jersey: land preservation, recreation, state resource areas, greenways and trails, and stewardship. [41]

2009 New Jersey Trails Plan Update
The *2009 Update*[42] of the *1996 New Jersey Trails Plan* encourages trail planning, construction, and maintenance in New Jersey. The key issues are funding, facility needs, sharing trails, motorized trail use, urban trails, special needs trails, guidelines and standards, trail rights-of-way, and information and promotion. The priority areas are community pathways, trails and health, comprehensive trail inventory, volunteer programs, trail events, and conferences. [43]

Trails in Verona Township include the West Essex Trail and the Lenape Trails within Hilltop Reservation. The West Essex Trail is a rail trail suitable for dog-walking, hiking, mountain biking, running, or birdwatching. In addition to the Lenape Trail, Hilltop Reservation is home to various short trails which take hikers along the preserved ridgeline.

2017 New Jersey Wildlife Action Plan
In 2000, Congress created the Federal State Wildlife Grants program to help states conserve imperiled wildlife species. New Jersey released its first Wildlife Action Plan in 2004.[44] The *New Jersey Wildlife Action Plan* concentrates on identifying species that are the highest conservation priority. The Plan identifies the following priorities:

- Preventing habitat loss which is the greatest threat to New Jersey's wildlife.
- Stewarding and restoring habitat.
- Wildlife management to control overabundant species.
- Managing complex wildlife habitats, including wetlands and riparian areas. [45]

Garden State Greenways
Garden State Greenways is a vision for a statewide system of interconnected natural lands, or greenways, in New Jersey.[46] This includes hubs and connectors. Hubs represent non-fragmented natural areas remaining in New Jersey's landscape and connectors link the hubs. In Verona Township, Garden State Greenways identifies the Peckman River and Verona Lake as a "hub" for open space and recreation.

Conservation Blueprint

Conservation Blueprint is an online, interactive mapping tool to identify priority land rankings based on four themes:

- Water quality – to protect surface water and groundwater.
- Ecological – to support ecosystem health.
- Community Green Space – lands for recreation and connecting people to nature.
- Agricultural – to support farming.[47]

In Verona, high priority lands for water quality are identified along the Peckman River. Lands important for ecological integrity are located along the Peckman River, and within Eagle Rock Reservation. *Conservation Blueprint* identifies the F.N. Brown School and the H.B. Whitehorne Middle School Field as areas important for community green space in the Township.



Recommendations

The *Open Space Plan Update* provides a strategic look at Verona's natural and cultural resources with an emphasis on protecting lands of importance for residents. Leveraging municipal funding with state and county grants expands the ability of Verona Township to preserve, protect, and steward its public lands.

Community Benefits of Open Space Preservation

A system of open space supports the community's quality of life, recreational programs, and protects its historic and natural resources. In 2018, the NJDEP Division of Science and Trends published the *Open Space Preservation Environmental Trends Report*. In it, they state that "open space is a vital strategy to preserve land for agriculture, protect rural landscapes, and sustain the state's $42.9 billion tourism industry. It is generally considered one of the most cost-effective and efficient means of environmental protection."[48]

In 2019, the Delaware Valley Regional Planning Commission and the Green Space Alliance released *Return on Environment - The Economic Value of Protected Open Space in Southeastern Pennsylvania* (2011).[49] The report argues that the protection of open space:

- Contributes to quality of life.
- Improves air and water quality.
- Enhances the values of homeowner properties.
- Generates and sustains jobs in agriculture, hospitality, and recreation.
- Attracts consumers.
- Encourages physical activity.

Increased open space fosters a sense of community and encourages people to gather and participate in recreational activity. Preserved land is productive and revenue producing, and households, businesses, and governments benefit financially from the protection of open space. It is costly to replicate these open space and natural area benefits once the land is developed.[50]

Enroll in the Planning Incentive (PI) Grant Program

Green Acres provides funding and technical assistance to municipal and county governments and nonprofit land trusts to acquire land for recreation and conservation and to develop outdoor recreational facilities. With the establishment of the local OSTF and the adoption of the *Open Space and Recreation Plan*, the Township is eligible for the Green Acres PI grant program for land acquisition, which is a 50% matching grant program.[51] To remain eligible for funds through the Green Acres PI program, the Township will need to keep the open space levy to one-half cent per $100 of assessed property value.

Having an *Open Space and Recreation Plan* that is adopted by the Planning Board and approved by the State of New Jersey allows other organizations (such as non-profit land trusts) to contribute their Green Acres Planning Incentive grant funding to land acquisitions in Verona Township.

The Township will be applying to Green Acres for a Planning Incentive grant for reimbursement funding for the Peckman Park and Mount Prospect Park projects, which were purchased for $12 million.

Documenting Parks and Open Space

The Township's Recreation and Open Space Inventory (ROSI) is the list of permanently protected parks and open space owned by the Township. Completed in 2007, the ROSI is being updated by the Township to address the following:

- **Hilltop Reservation** (former Block 128, Lot 31.04, current Block 2601, Lot 3): The Township has completed the physical remediation at the site, although they are in litigation with the contractor to conclude the administrative close-out of the contract. This is currently in the deposition stage of the litigation.[52]

- **Freedom Field/Liberty Field** (former Block 129, Lot 2, now 2402, Lot 2): Update the name of the facility on the ROSI from Verona Hilltop Park to Freedom Field/Liberty Field.

- **Veterans Field** (Block 2401, Lot 5) has been leased from Essex County beginning in 1976. The lease was renewed in 2020. (**Appendix D**)

- **Centennial Field** (Block 2401, Lot 2) is to be added to the ROSI.

- **Verona Community Pool** (Block 1302, Lot 19) is to be added to the ROSI.

- **Peckman Park** (Block 1201, Lot 3.01): Located at 25 Commerce Court, the property was purchased by the Township in December 2020. Once the street has been vacated, and the subdivision has been completed, the remaining land to be encumbered on the ROSI should be added.

- **Mount Prospect Park** (Block 501, Lot 83): Purchased by the Township in December 2020, this 14-acre property located at 111 Mount Prospect Avenue adjoins Eagle Rock Reservation and should be added to the ROSI.

Potential Historic Sites, Landmarks, and Districts

The *2017 Verona Township Historic Resources Survey and Inventory Update* identifies six historic districts within the municipality:

- Claremont Avenue
- Forest Avenue, between Bloomfield and Pease Avenues
- Sunnyside Heights
- Kip's Castle Historic District
- Afterglow Historic District
- Fairview Avenue Historic District

Of the six proposed districts, the Afterglow and Claremont Avenue Historic Districts contain close to half (38 out of 87) of the surveyed properties in the report. The Afterglow Historic District has "a significant concentration of elaborate large scale, historical revival residences, many in the Tudor Revival and Romantic styles of the early twentieth century." The Claremont Avenue Historic District encompasses many wood-framed, moderate-sized homes spanning three centuries of varying architecture design and construction techniques. These proposed districts are shown on **Map 3**.

The Township can leverage its Open Space Trust Fund to preserve and protect its unique historic structures and sites. Buildings of historic value may be suitable for future acquisition and preservation depending on availability and opportunities for public use.

Recreation

A priority for local officials and residents is recreational field space and facilities. Looking at existing developed lands, whether they are publicly or privately held, where there is already impervious surface, may offer sites for redevelopment into recreational field space.

The popularity of the recreation programs has resulted in management challenges for available fields and recreation facilities for both youth and adult recreational programs. Due to the continual use of fields, many of the grass-based facilities exhibit wear and tear, resulting in concerns about the sustainability of the playing fields and escalating maintenance costs.

The Recreation Department maintains current facilities with the support and contribution of its sports programs. The Board of Education and the Township maintain playing fields on school property. Limited field space and practice facilities necessitate that this partnership continue and expand in the coming years to ensure adequate playing time for the various sports programs.

Interviews with members of the Parks & Recreation Advisory Committee along with Township officials resulted in the following informal set of recommendations for specific and general site improvements to enhance the opportunities for field space and sports programming in the Township:

- **Everett Field** –The infield needs to be redone as there are drainage issues. The Committee would like to see this kept as a grass field. Improving drainage will extend playing time for the field. Upgraded restrooms, concession, and parking were identified as opportunities for improving the park facilities.

- **Verona Community Center** – Replacing the turf at Centennial Field and reinforcing the facilities at Veterans Field will enhance the sports programming at these fields.

- **Verona Community Pool** – The splash and play areas need an upgrade, as well as the playing surface and lighting for the tennis courts. The town does have these scheduled, but they were delayed due to the Covid-19 pandemic. Plans for the tennis courts include retiling and the addition of a pickleball court.

- **Brookside Terrace** – The Peckman River Trail at Brookside Terrace (behind the F.N. Brown Elementary School) is used by neighborhood children and could use drainage and surface improvements.

- **Middle School** – Adding a multi-purpose field for field hockey and lacrosse in the center of the track would benefit multiple programs.

- **Board of Education Fields** – conduct more regular general maintenance.

- General recommendations include:

    - ✓ Increase access to facilities and trails. Add walking trails and pathways in parks to connect to sidewalks and neighborhoods.
    - ✓ Grow all adult leagues.
    - ✓ Build additional basketball courts, tennis/pickleball courts, and a bocce ball court which could help encourage teenagers and adults ages 50-70 to engage in outdoor recreation.
    - ✓ Create and grow an e-sports program for residents who do not play traditional sports. The Committee has discussed a potential partnership with Caldwell University.
    - ✓ Encourage Essex County to add a basketball court in Verona Park. Adding and improving existing basketball courts on municipal and school properties would benefit the basketball program.
    - ✓ Add overhead lighting in the heavily trafficked fields. In late fall it can be difficult to play as the sun begins its earlier descent.
    - ✓ Construct a dog park and playground.
    - ✓ Expand or construct additional community garden space.

Grow Your Parks

The preservation of open space, while frequently thought of in terms of large, undeveloped tracts of land, can and should be resized in settings where such larger parcels are unlikely to be found. Green spaces give residents, particularly those with young children, a place to interact and play together, without the formality of an organized recreation program. Particularly for renters and homeowners whose lots barely extend past the footprint of their homes, the existence of a nearby park can provide a sense of ownership-in-common that helps to anchor them more securely to the greater Township community. Additionally, providing these amenities helps to preserve and enhance property values.

A *Grow Your Parks* program examines local parks and conservation areas to identify properties which may present opportunities to expand and connect existing park and recreation areas. This expansion may allow for new sports fields, trails, parking, and infrastructure. In Verona Township, the municipality has been proactive in the pursuit of additional green space with the recent acquisition of the Mount Prospect Park and Peckman Park properties. As part of this *Open Space Plan*, an analysis of undeveloped land and underutilized residential properties was conducted to identify potential opportunities for future preservation.

Recommendations for *Grow Your Parks* program include:

- Identification of properties adjacent to parks within the town that, if acquired, would expand and improve the park facility.
- Examination of undeveloped municipal and private property within proximity to local parks and neighborhoods as potential park additions.
- Development of a financial plan to fund the purchase of these lands.
- Continuation of the town's program of creating neighborhood green spaces within walking distance of residents.



Community Meetings

The Township hosted two public meetings on the *Open Space and Recreation Plan.* The purpose of these meetings is to share the *Plan* to provide an opportunity for residents and community stakeholders to listen and provide recommendations regarding open space and recreation.

The public meetings were announced on the municipal website. Copies of the report were available at the public library, the municipal building, and on the Township website.

The first public meeting was held as part of the Township Council meeting on June 7, 2021, and the second public meeting was hosted by the Planning Board on June 24, 2021.



Action Plan

The *Open Space and Recreation Plan* offers an updated set of strategies to implement the goals and recommendations within this Plan. The action program serves as a vehicle for continued dialogue about recreation and land preservation needs. The activities listed for the first year after the completion of the *Plan* are the most urgent and will further the Township's open space program immediately. The "mid-term" recommendations are focused on longer-term objectives that will serve to accomplish the Township's open space and recreation needs. The "long-term" and later projects will be achieved as the program continues to mature and as these opportunities arise. "Ongoing" activities are items that will continue, with regular review if not continual attention.

Short-Term

- Adopt the *Open Space and Recreation Plan* as part of the Master Plan.
- Submit the *Open Space and Recreation Plan* to the Green Acres program.
- Complete the update to the Recreation and Open Space Inventory, including the subdivision and vacation of Commerce Court for Peckman Park.
- Enroll in the Green Acres Planning Incentive grant program.
- Appoint members to the Open Space Trust Fund Advisory Committee.

Mid-Term

- Meet with Essex County regarding partnering on Mount Prospect Park project, expansion opportunities for the West Essex Trail, and lands surrounding Kip's Castle Park.
- With the Recreation Advisory Committee, prioritize recommendations for municipal parks facility upgrades. Discuss any suggested improvements to Verona Park and Hilltop Reservation with Essex County.
- Work with neighboring municipalities to coordinate shared land preservation, bicycling/trail initiatives, and protection of shared resources.
- Offer local educational opportunities to create home-based stewardship programs benefitting local wildlife and ecosystems, such as the National Wildlife Federation

Backyard Habitat Certification Program or best management practices related to lawn care and road salt usage to further reduce non-point source water pollution.
- Work with the Historic Preservation Commission to expand local opportunities for conservation and education.
- Develop materials and programs that educate owners of forested lands about conservation easements to permanently protect their lands.
- Develop an Adopt a Park program, starting with small neighborhood parks.
- Create a process to contact landowners of priority parcels regarding land donations and granting the Township "first refusal" rights on future sales of their properties.

Long-Term

- Encourage tax incentives for the preservation and adaptive reuse of historic buildings.
- Investigate and apply for possible grant opportunities to grow the Township's walking trails and create bicycling lanes.
- Develop a Recreation Plan for the Township in coordination with the Recreation Department, volunteer sports leagues, and Environmental Commission.
- Meet with regional and neighboring municipal committees and commissions, and non-governmental environmental organizations to discuss acquisition priorities and partnership opportunities.

Ongoing

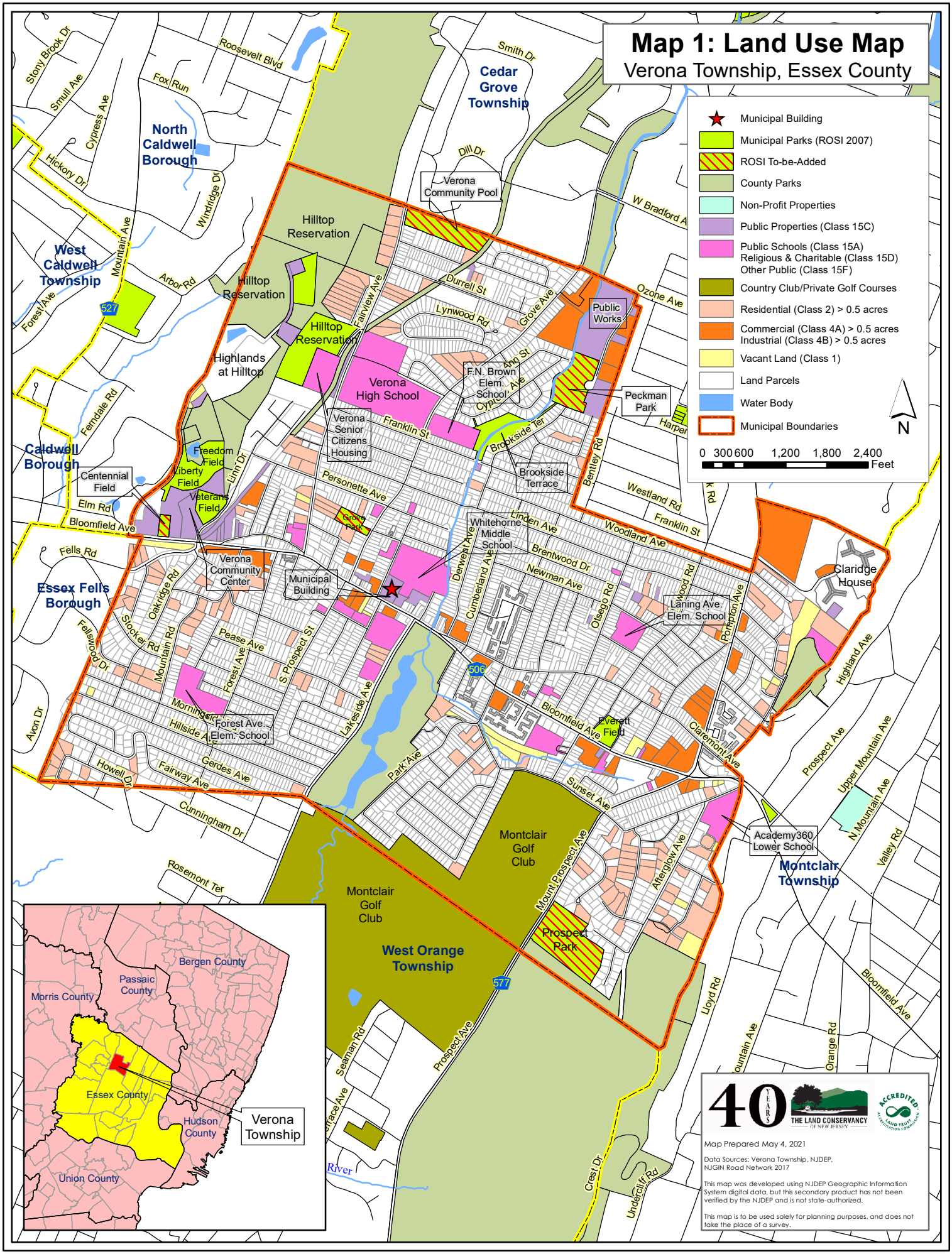
- Apply for and investigate grant opportunities to protect the Township's open space areas, including the Essex County Preservation Trust Fund and Green Acres Program.
- Review the *Open Space and Recreation Plan* yearly to update the properties and information.
- Partner with the Environmental Commission for projects of joint interest to further "green" the Township.
- Continue to meet with government, nonprofit, and other organizations to strategize and develop plans for open space conservation, stewardship, and trail development on a regional basis.
- Host an annual tour for the Open Space Committee to inventory potential new acquisitions, survey areas in need of stewardship, and observe best usage for properties already acquired.
- Continue to offer ongoing and diverse recreational programs for all Township residents.
- Continue to pursue open space preservation opportunities in the Township.
- Promote historic easements through Preservation New Jersey and the New Jersey Historic Trust.
- Continue funding the municipal Open Space Trust Fund to purchase additional lands and support any debt services for future acquisitions.
- Continue to disseminate materials to inform residents about the value of open space and their role(s) in protecting existing open space.
- Celebrate and publicize all successful open space projects with community events and on social media.

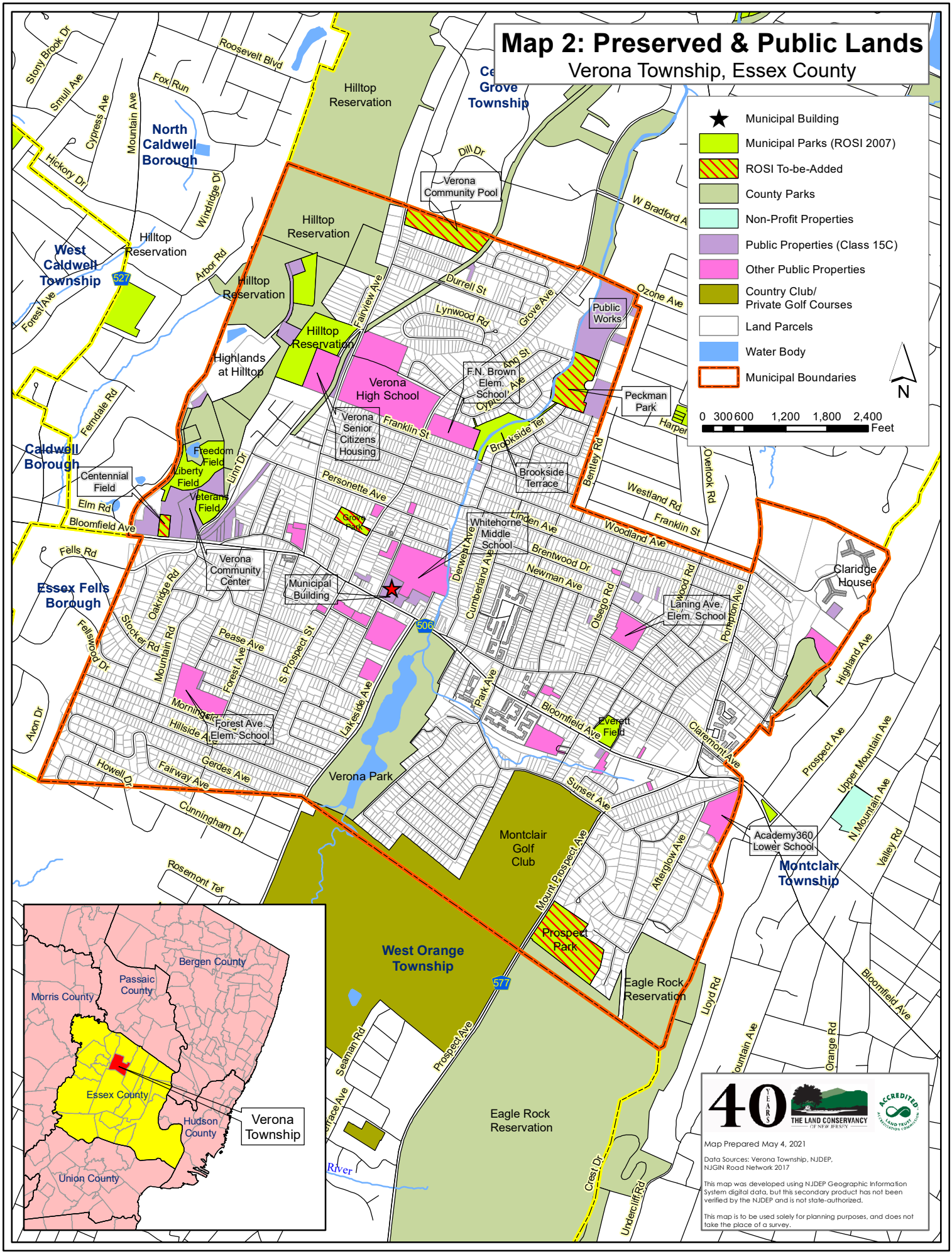
MAPS

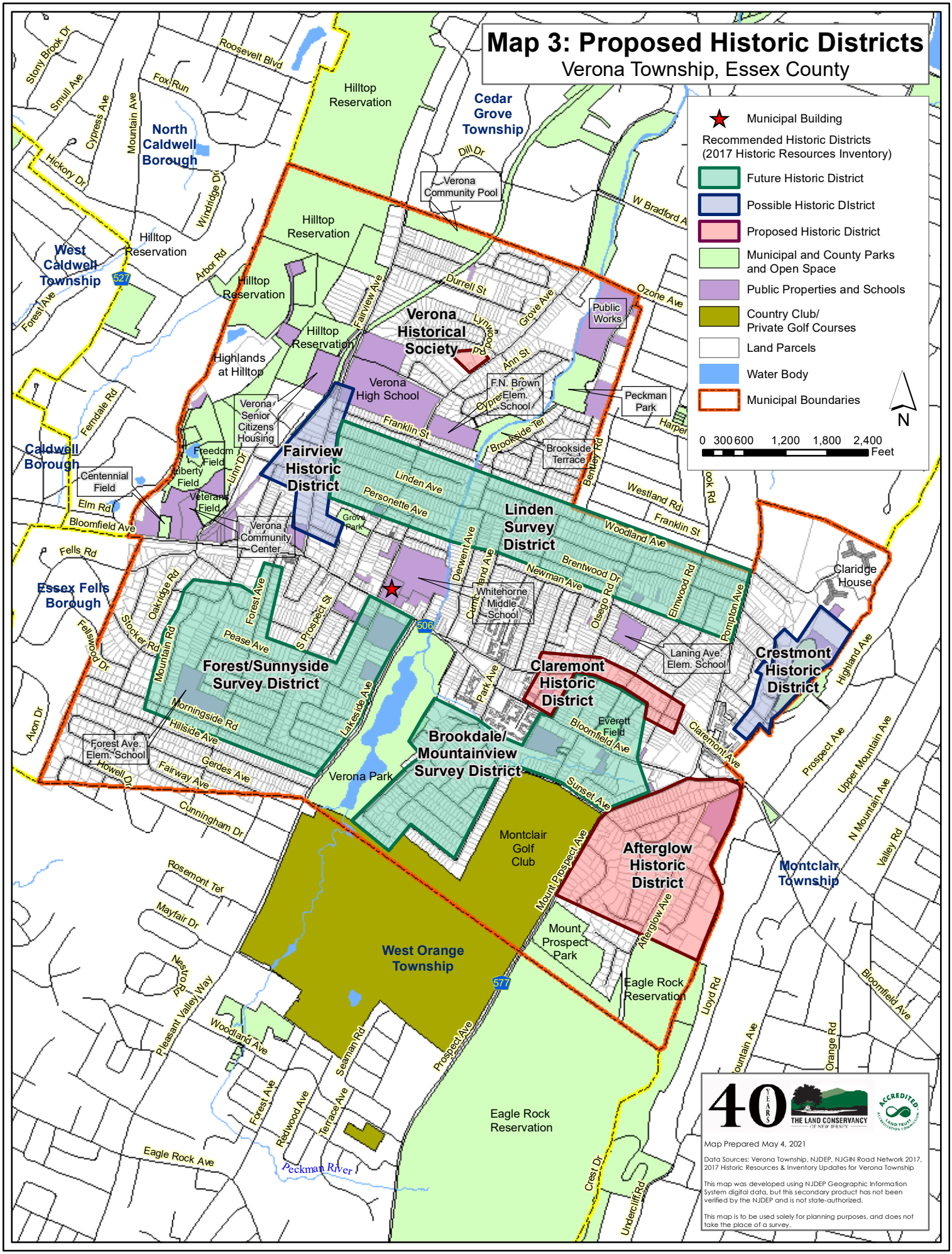
Map 1. Land Use

Map 2. Preserved, Public and Recreational Lands

Map 3. Proposed Historic Districts


Map 1: Land Use Map
Verona Township, Essex County
Municipal Building
Municipal Parks (ROSI 2007)
ROSI To-be-Added
County Parks
Non-Profit Properties
Public Properties (Class 15C)
Public Schools (Class 15A)
Religious & Charitable (Class 15D)
Other Public (Class 15F)
Country Club/Private Golf Courses
Residential (Class 2) > 0.5 acres
Commercial (Class 4A) > 0.5 acres
Industrial (Class 4B) > 0.5 acres
Vacant Land (Class 1)
Land Parcels
Water Body
Municipal Boundaries
N
0 300 600 1,200 1,800 2,400
Feet
Cedar Grove Township
North Caldwell Borough
West Caldwell Township
Caldwell Borough
Essex Fells Borough
Montclair Township
West Orange Township
Verona Community Pool
Hilltop Reservation
Highlands at Hilltop
Verona High School
Verona Senior Citizens Housing
F.N. Brown Elem. School
Public Works
Peckman Park
Brookside Terrace
Whitehorne Middle School
Verona Community Center
Municipal Building
Grove Park
Freedom Field
Liberty Field
Veterans Field
Centennial Field
Forest Ave Elem. School
Laning Ave. Elem. School
Academy360 Lower School
Everett Field
Claridge House
Montclair Golf Club
Prospect Park
Bergen County
Passaic County
Morris County
Essex County
Hudson County
Union County
Verona Township
Map Prepared May 4, 2021
Data Sources: Verona Township, NJDEP, NJGIN Road Network 2017
This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.
This map is to be used solely for planning purposes, and does not take the place of a survey.


Map 2: Preserved & Public Lands
Verona Township, Essex County
Municipal Building
Municipal Parks (ROSI 2007)
ROSI To-be-Added
County Parks
Non-Profit Properties
Public Properties (Class 15C)
Other Public Properties
Country Club/ Private Golf Courses
Land Parcels
Water Body
Municipal Boundaries
N
0 300 600 1,200 1,800 2,400 Feet
Verona Township
Bergen County
Passaic County
Morris County
Essex County
Hudson County
Union County
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Map 3: Proposed Historic Districts
Verona Township, Essex County
Municipal Building
Recommended Historic Districts
(2017 Historic Resources Inventory)
Future Historic District
Possible Historic DIstrict
Proposed Historic District
Municipal and County Parks and Open Space
Public Properties and Schools
Country Club/ Private Golf Courses
Land Parcels
Water Body
Municipal Boundaries
N
0 300 600 1,200 1,800 2,400 Feet
Fairview Historic District
Linden Survey District
Forest/Sunnyside Survey District
Brookdale/ Mountainview Survey District
Claremont Historic District
Crestmont Historic District
Afterglow Historic District
Verona Historical Society
Verona High School
Verona Community Pool
Verona Community Center
Verona Senior Citizens Housing
Whitehorne Middle School
F.N. Brown Elem. School
Laning Ave. Elem. School
Forest Ave. Elem. School
Public Works
Peckman Park
Verona Park
Montclair Golf Club
Mount Prospect Park
Eagle Rock Reservation
Claridge House
Everett Field
Centennial Field
Freedom Field
Liberty Field
Veterans Field
Grove Park
Hilltop Reservation
Highlands at Hilltop
North Caldwell Borough
West Caldwell Township
Caldwell Borough
Essex Fells Borough
Cedar Grove Township
West Orange Township
Montclair Township
Peckman River
Map Prepared May 4, 2021
Data Sources: Verona Township, NJDEP, NJGIN Road Network 2017, 2017 Historic Resources & Inventory Updates for Verona Township
This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.
This map is to be used solely for planning purposes, and does not take the place of a survey.
40 YEARS
THE LAND CONSERVANCY OF NEW JERSEY
ACCREDITED LAND TRUST ACCREDITATION COMMISSION

POTENTIAL OPEN SPACE SITES: ANALYSIS

I. Class 1: Vacant Parcel Analysis

There are several privately owned properties which are currently undeveloped and may represent opportunities for future open space/recreation in Verona Township. They may or may not have development applications under consideration by the property owner. This review does not comment on any such proposals, but instead offers an option for the municipality to consider when looking at the future outcome of the properties.

1. Bloomfield Avenue/Fells Road (owned by A&R Skyline Properties, LLC)

A 1.77-acre property, Block 2205, Lot 6 (885 Bloomfield Avenue) is located across Bloomfield Avenue from the Verona Fire Department, Community Center, and the Essex County Public Works Department. Also across Bloomfield Avenue is Centennial Field and Veteran's Field. The property is forested and is bordered by Fells Road and Bloomfield Avenue, and is situated along the Township's western border with Caldwell Borough. (**Figure 14**)[j]

This area of the Township is in the A-3 Residential-Townhouse Zoning District, which permits single-family dwellings.[53] Three homes neighbor the property along Fells Road. This property has been discussed as a possible redevelopment area. If preserved, it would provide a natural buffer along Bloomfield Avenue for the local neighborhoods from the traffic and lighting at the Community Center.

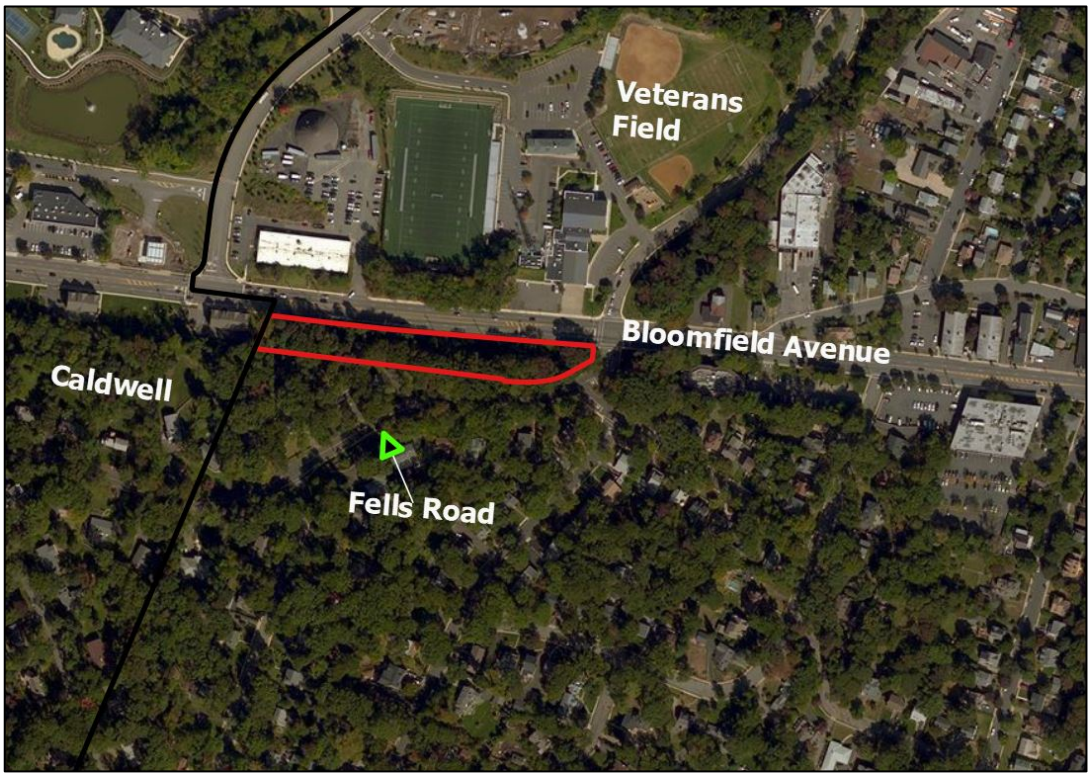


Figure 14. Bloomfield Avenue/Fells Road Property

[j] All maps in this section of the *Open Space Plan* were developed using data provided by QGIS Geographic Information System, Open Space Geospatial Foundation Project. http://qgis.osgeo.org.

2. Montclair Avenue/Bloomfield Avenue (owned by DMH2, LLC)

Block 202, Lot 23 (176 Bloomfield Avenue) is located at the corner of Montclair and Bloomfield Avenues. It is 1.10 acres and heavily wooded. Multiple commercial businesses face the parcel along Bloomfield Avenue and on Montclair Avenue. Residential properties border the rear of the property fronting on Westview Road and Everett Field. Annin Lofts & Luxury Apartments lies across the street from this site on Bloomfield Avenue. (**Figure 15**)



Figure 15. Montclair/Bloomfield Avenues Property

If preserved, tenants at Annin Lofts will have access to additional greenspace, advancing public health goals. The parcel is located within the Extended Town Center (ETC) Zone District, the minimum lot size for this zone is 12,000 square feet. Sidewalks provide an easy, accessible connection from this property to Everett Field.

This property has an approved Site Plan but has been in litigation for quite some time. The Township has also considered this land for the location of a new fire station. [54]

3. Cole Road (owned by James L. & Kristina N. Bromley)



Figure 16. Cole Road Property

Block 402, Lot 7 (1.53 acres) on Cole Road is in the southeast portion of Verona Township. Mostly wooded, this parcel is within the R-100 Very Low-Density Single-Family Zone District. The owner of this property also owns the adjacent residential property (Lot 6, 0.42 acres, at 35 Belleclaire Place). Through Cole Road, this parcel is connected to the residential neighborhoods of Belleclaire Place and Afterglow Avenue. (**Figure 16**)

This property is landlocked between Eagle Rock Reservation and the ridge into Montclair. To its south and southeast is Eagle Rock Reservation. The Reservation extends into West Orange and Montclair and is adjacent to the Montclair Golf Club and the new Mount Prospect Park. While residences adjoin the edges of the property, this parcel is in a great position to enhance the contiguity of Eagle Rock Reservation. Neighboring parcels in Montclair are also heavily wooded.

4. Sunset Avenue (owned by P.T.Z. Realty & Green Acres at Verona, Inc.)



Figure 17. Sunset Avenue Properties

Block 709, Lot 27 (174 Sunset Avenue) and Lot 28 (190 Sunset Avenue) total 4.8 acres. (**Figure 17**) Located in the R-100 Very Low-Density Single-Family Zone District, Lot 28 has frontage on Sunset and Park Avenues. Sunset Avenue provides access to Brookdale Avenue to the east and Cook Lane to the west (which connects to Verona Park). Brookdale Avenue Elementary School is situated between the parcels and Bloomfield Avenue. Single family homes line Sunset Avenue and the Montclair Golf Club is located immediately to the south of the properties. The proximity of Verona Park and the Montclair Golf Club extend a greenspace through the neighborhood. Everett Field is also nearby. The nature of this mixed-use area lends itself to protecting both parcels as a noise and light buffer for residents.

The Township has been in discussion with the owner of Lot 27 to donate the land to the Township for open space, and their hope is that once agreed to, the owner of the adjoining parcel would consider doing the same.[55]

II. Class 2: Residential (Class 2) Parcel Analysis

Oversized, residential properties were reviewed for their proximity to existing County parkland. These may or may not have development applications under consideration by the property owner. This review does not comment on any such proposals, but instead offers an option for the municipality to consider when looking at the future outcome of the properties.

1. Fairview Avenue (owned by Andrew & Barbara P. Yeates): West Essex Trail



Figure 18. Fairview Avenue Property and West Essex Trail

This 1.91-acre parcel, Block 2304: Lot 5 (80 Fairview Avenue), sits near the intersection of Fairview Avenue and Linden Avenue. (**Figure 18**) It is situated in a single-family neighborhood, extending south from Arnold Way past Orchard Street. On Arnold Way, there are three houses adjacent to the parcel, as well as four homes south of the parcel along Personette Avenue. Within the parcel itself is a two-lane driveway, backyard swimming pool, with woods towards the parcel's western boundary. The property lies proximate to the County's West Essex Trail. If the rear portion is protected through a conservation easement held by Essex County, it would provide a natural buffer to the trail. The parcel lies in the R-100 Very Low-Density District, which limits housing to single-family homes.

2. Crestmont Road and Pompton Avenue Properties: Kip's Castle Park

Crestmont Road in Verona provides entry into Essex County Kip's Castle Park, a historical 9,000 square foot mansion which sits upon 11 acres of parkland. Three parcels, one of which is entirely undeveloped and the other two which are over-sized residential properties, buffer Kip's Castle Park. With access to Crestmont Road, two of these properties are adjacent to the Salvatorian Fathers Monastery and Kip's Castle. The Salvatorian Fathers Monastery is a religious order which expanded to Verona in 1964. To the north resides Claridge House I & II, a luxury hi-rise development that provides views of the Watchung Mountains. The third property has frontage on Pompton Avenue, and its rear portion is close to, but does not adjoin, these properties. The Monastery and Park are situated on the ridge of the Watchung Mountains. These mountains stretch from Somerset County to Passaic County, and Verona is located within the valley between the First and Second Mountains.

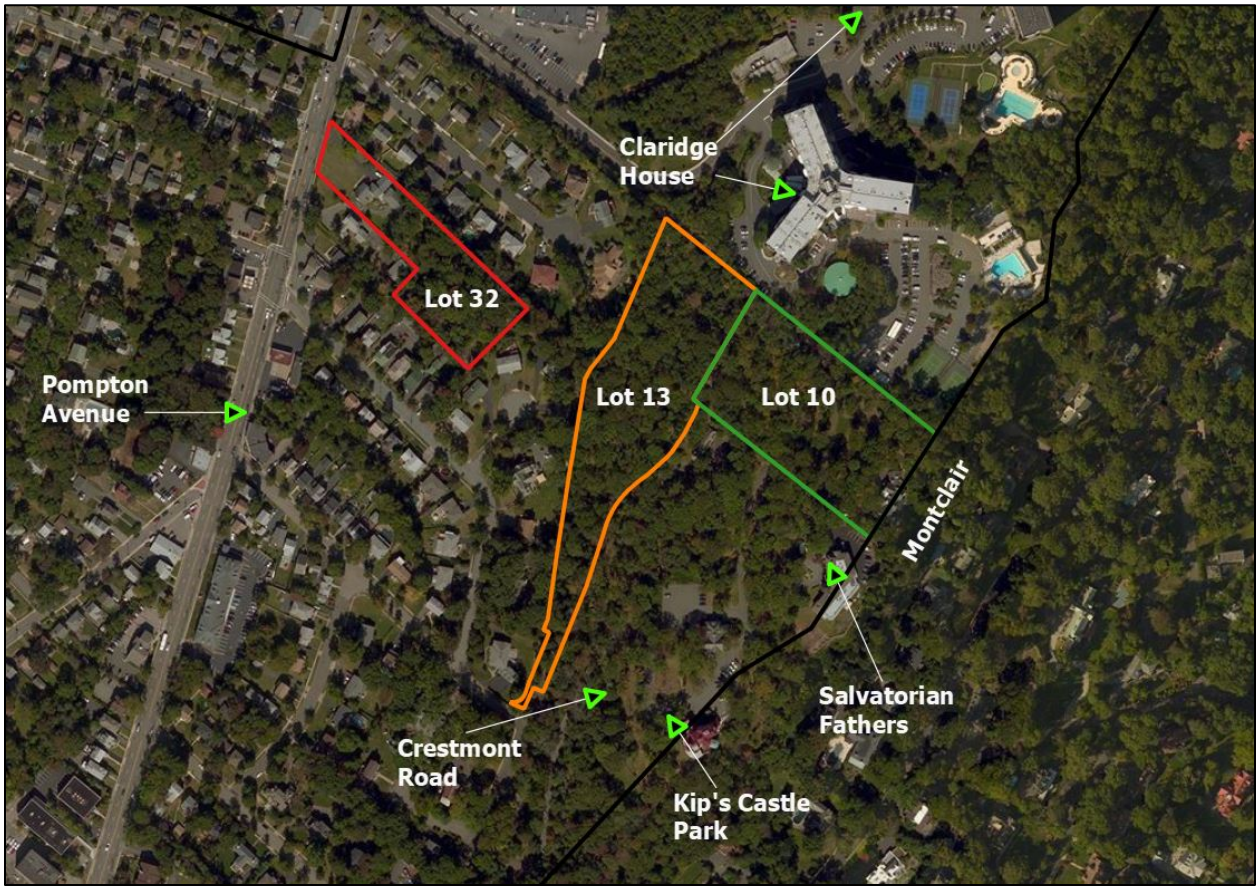


Figure 19. Crestmont Road Property (Undeveloped)

Block 104, Lot 13, located at 26 Crestmont Road is owned by William Sapoch. (**Figure 19**) This 4.3-acre undeveloped wooded parcel is located within the R-100 Very Low-Density Single-Family Zone District. Local housing are single-family neighborhoods along Pompton Avenue. Through Crestmont Road, the parcel has access to Nassau and Cambridge Roads.

Two oversized, under-utilized residential properties one on Crestmont Road (owned by William Sapoch, Block 104: Lot 10 at 24 Crestmont Road) and the second on Pompton Avenue (owned by Frank W. Riley GST Trust, Lot 32 at 225 Pompton Avenue) flank this property. The Crestmont Road residential property owned by Mr. Sapoch is 3.54 acres in size. Mostly forested, it is in the R-100 Very Low-Density District. The eastern edge of the 1.57-acre Pompton Avenue residence is contiguous to the forested area. This heavily wooded property contains one residence with a multi-entry driveway. Along the parcel's northern edge are homes on Vincent Place and Amy Court. The portion of the parcel along Pompton Avenue lies in the C-2 Professional Office and Business District, which accommodates commercial development. The rear wooded portion lies in the R-70: Very Low-Density Single-Family District and permits a maximum lot width of 70 feet.

The steeply sloped, vacant parcel on Crestmont Road (Lot 13) has been subject to tax sale for several years. The Township started foreclosure procedures, but the lien was paid off and procedures stopped. It is possible the land was sold in January of 2021. The residential property at 24 Crestmont Road was recently sold to a Land Development Company by Bank of America who acquired the property at Sheriff's sale. The future of the Salvatorian Father's is also not known at this time. The property at 225 Pompton Avenue is a site that the Township looked at for redevelopment multiple times during the COAH litigation. The property does have some topographical and neighborhood concerns. [56]

Protection of the wooded portion of the residential properties and the undeveloped lot on Crestmont, in a coordinated effort with Essex County to negotiate with the Salvatorian Monastery, is an opportunity to permanently protect land surrounding Kip's Castle.

APPENDICES

Appendix A. Open Space Trust Fund Ballot Question and Ordinance

Appendix B. Recreation and Open Space Inventory (2007)

Appendix C. Peckman Park (formerly known as Commerce Court Park) and Mount Prospect Park - Aerial Maps

Appendix D. Veteran's Field: Lease with Essex County (2020)

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2019-62

A motion was made by Mayor Ryan; seconded by Deputy Mayor Nochimson that the following resolution be adopted:

AUTHORIZING THE SUBMISSION OF A PROPOSITION TO THE VOTERS REGARDING THE ESTABLISHMENT OF A MUNICIPAL OPEN SPACE, RECREATION AND FARMLAND AND HISTORIC PRESERVATION TRUST FUND PURSUANT TO N.J.S.A. 40:12-15.7, ET. SEQ.

WHEREAS, *N.J.S.A.* 40:12-15.7 et seq. permits the governing body of any municipality to submit to the voters of the municipality in a general or special election a proposition authorizing the imposition of an annual tax levy for an amount or at a rate deemed appropriate for the acquisition, development and maintenance of lands for recreation and conservation purposes, historic preservation purposes, or the payment of debt service on indebtedness issued or incurred by the Township for the above purposes; and

WHEREAS, the Township Council of the Township of Verona desires to authorize the submission of such a proposition to the voters as set forth hereinafter.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, County of Essex, State of New Jersey that pursuant to *N.J.S.A.* 40:12-15.7, et seq., the Township Council hereby requests that the County Clerk of the County of Essex print upon the official ballots to be used at the November 5, 2019 general election the following proposition:

> *Shall the Township Council of the Township of Verona, County of Essex adopt an Ordinance establishing a "Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund" to be funded through the imposition and collection of a tax not to exceed two (2) cents per ONE HUNDRED DOLLARS ($100.00) of assessed valuation for the purposes of (a) acquisition of lands for recreation and conservation purposes; (b) development of lands acquired for recreation and conservation purposes; (c) maintenance of lands acquired for recreation and conservation purposes; (d) historic preservation of historic properties, structures, facilities, sites, areas or objects and acquisition of such properties, structures, facilities, sites, areas or objects for historic preservation purposes; and (e) payment of debt service on indebtedness issued or incurred by the Township of Verona for any of these purposes?*

BE IT FURTHER RESOLVED that the County Clerk of the County of Essex is hereby requested to print upon the official ballots to be used at the November 5, 2019 general election the following Interpretative Statement:

EXPLANATORY STATEMENT

> *A "yes" vote for this proposition means that you do want the Township of Verona to take the necessary steps to establish a Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund that shall be used to acquire lands for recreation and conservation purposes. The Trust Fund can also be used to develop or maintain lands that are acquired for recreation and conservation purposes or used for the acquisition or historic preservation of historic properties, structures, facilities, sites, areas or objects located within the Township of Verona. The Trust Fund can also be used to make payments on bonds issued to acquire lands for these purposes.*
>
> *The tax, if authorized at the full two (2) cents per One Hundred Dollars ($100.00) of assessed valuation will result in the annual increase in the municipal portion of the real property taxes assessed on a home with an assessment of $429,576.00, the Township average assessment, of $85.92 and based upon the current assessed valuations of property within the Township, would raise approximately $418,665.00 annually.*

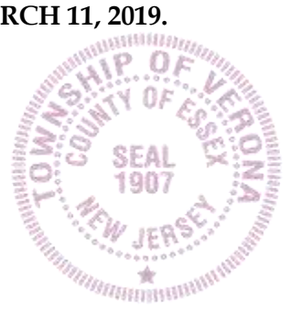
BE IT FURTHER RESOLVED that Township Clerk shall file a copy of this ordinance with the County Clerk of County of Essex.

ROLL CALL:

AYES: Giblin, McEvoy, Roman, Nochimson, Ryan
NAYS:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON MARCH 11, 2019.

JENNIFER KIERNAN
MUNICIPAL CLERK



TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

ORDINANCE NO. 2019-36

AN ORDINANCE ESTABLISHING CHAPTER 98 (OPEN SPACE, RECREATION, AND FARMLAND AND HISTORIC PRESERVATION TRUST FUND) OF THE CODE OF THE TOWNSHIP OF VERONA

WHEREAS, in accordance with *N.J.S.A. 40:12-15.7, et seq.*, the Township Council of the Township of Verona submitted to the voters of the Township a proposition authorizing the establishment of a "Open Space, Recreation, and Farmland and Historic Preservation Trust Fund" (hereinafter referred to as "Trust Fund"); and

WHEREAS, the voters of the Township of Verona adopted the proposition at the General Election held on November 5, 2019; and

WHEREAS, the Township Council of the Township of Verona now desires to establish the "Trust Fund".

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Verona, County of Essex, State of New Jersey, as follows:

SECTION 1. There is hereby established a new Chapter 98 (Open Space, Recreation and Farmland and Historic Preservation Trust Fund) of the Code of the Township of Verona to read as follows:

ARTICLE I MUNICIPAL OPEN SPACE, RECREATION AND FARMLAND AND HISTORIC PRESERVATION TRUST FUND

§ 98-1 – Establishment

There is hereby established a reserve in the General Capital Fund, which shall be known and designated as the "Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund". A special bank account shall be opened and maintained for this purpose. The Council is authorized, by majority vote, to make the acquisition of lands or acquisition of property or easements within the Township in accordance with this Ordinance. The governing body shall determine the amount of funds that it will make available for each acquisition after conducting at least one public hearing thereon in accordance with *N.J.S.A. 40:12-15.7(2).* Funds from the Municipal Open Space, Recreation and Farmland and Historic Preservation Trust may be utilized to acquire by gift, purchase, or by eminent domain proceedings, easements, vacant land, as well as land which has improvements thereon at the time of acquisition, where the principal purpose of the acquisition is for any and all of the following purposes or any combination thereof;

A. Acquisition of lands for recreation and conservation purposes;

B. Development of lands acquired for recreation and conservation purposes;

C. Maintenance of lands acquired for recreation and conservation purposes;

D. Historic preservation of historic properties, structures, facilities, sites, areas or objects and the acquisition of such properties, structures, facilities, sites, areas or objects for historic preservation purposes; or

E. Payment of debt service on indebtedness issued or incurred by the Township for any of the purposes set forth in subparagraphs A through D above.

The funds from the account may also be used to acquire land which has improvements on it at the time of acquisition, provided that the principal purpose of the acquisition is to preserve open space. In the event that the governing body shall find it appropriate to apportion the cost of acquisition between open space and improvement, it may do so and charge the Open Space Trust Fund for the approximate value that the governing body deems relative to open space and the Township's capital account for the value that it determines attributable to improvements.

§ 98-2 – Funding of the Trust Fund

Beginning in 2020, a special tax rate shall be added to the total Township tax rate in the amount of $0.02 per $100.00 of the assessed valuation of all real property within the Township. The Fund shall also be permitted to accept donations and testamentary bequests. The Open Space, Recreation and Farmland and Historic Preservation Trust Fund created by this Article shall be administered in accordance with applicable statutory provisions, including, without limitation, *N.J.S.A. 40:12-15.1, et seq*.

§ 98-3 – Sale of Property

No real property or interest therein acquired with funds from The Trust Fund shall be sold, conveyed, leased or otherwise alienated, unless it is needed for another public purpose or otherwise further the purposes of the Trust. If such a sale, lease or conveyance is made, the Township shall do so in accordance with *N.J.S.A. 40:12-15.9*.

ARTICLE I OPEN SPACE TRUST FUND ADVISORY COMMITTEE

§ 98-11 – Open Space Committee

There is hereby established an Open Space Trust Fund Advisory Committee which shall consist of nine members whose terms and powers are hereinafter set forth.

§ 98-12 – Membership

The Open Space Trust Fund Advisory Committee shall be comprised of the following persons:

1. Township Manager;
2. Two members of the Township Council appointed by the Council;
3. Six residents of the Township to be appointed by the Council;
4. The Director of the Community Services and the Chief Financial Officer shall serve as ex officio members of the committee and shall have no vote on the committee.

The residents appointed by the Council shall hold no other Municipal office, position or employment in the Township.

§ 98-13 – Terms of Office

The term of the Township Manager, the Director of Community Services and the Chief Financial Officer shall correspond to their respective tenure. The term of the Council members shall be for one year beginning on July 1 or terminate at the completion of their respective terms of office, whichever occurs first. Public members shall be appointed by the Council and shall serve for terms of three (3) years beginning on July 1, except that, the term of the members first appointed pursuant to this section shall be distributed evenly over the first three (3) years after their appointments so that the term of not more than two (2) public members shall expire in any one year.

§ 98-14 – Powers and Duties

A. The powers and duties of the Open Space Trust Committee shall be limited to those enumerated herein. The Open Space Trust Committee shall serve in an advisory capacity to the Township Council.

B. The Open Space Trust Committee shall prepare a report recommending the parcels of land which may be acquired in fee and/or those parcels of land from which the Township should acquire development rights only. The Committee shall also develop and maintain an updated plan outlining the Committee's recommendations for the acquisition, development and maintenance of lands for recreation and conservation purposes and the historic preservation of historic properties, structures, facilities, sites, areas or objections. The Committee shall submit to the Township Council the properties which it recommends that the Township acquire. The Township Council shall review the properties submitted and make a determination as to which properties, if any, are to be acquired.

C. After reviewing the properties referred to herein, the Township Council may proceed to acquire, by gift, purchase or by eminent domain proceedings, pursuant to N.J.S.A. 20:3-1 et seq., the identified parcels or parcels recommended by the Council within the financial constraints established by the Township Council.

D. The Open Space Trust Committee shall hold public meetings, which public meetings shall be held in accordance with the Open Public Meetings Act (N.J.S.A. 104-6 et seq.), and the Committee shall give appropriate notification of said meetings.

E. The Mayor if appointed as a member of the Committee or the senior most Councilmember on the Committee shall serve as Chairperson of the Open Space Trust Fund Advisory Committee, and the Open Space Trust Fund Advisory Committee shall select from among the six citizen members a Vice Chairman to serve as a presiding officer in the absence of the Chairman. The Township Clerk shall serve as the Secretary to the Committee whose function shall be to maintain minutes of the Committee's meeting and record of the proceedings of the Committee.

SECTION 2. If any section, sub-section, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 3. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. This ordinance shall take effect immediately after final passage and publication as prescribed by law.

TOWNSHIP OF VERONA COUNTY OF ESSEX SEAL 1907 NEW JERSEY

ATTEST:

JENNIFER KIERNAN
MUNICIPAL CLERK

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE STAR LEDGER, A NEWSPAPER PUBLISHED IN THE COUNTY OF ESSEX AND CIRCULATED IN THE TOWNSHIP OF VERONA, IN THE ISSUE OF NOVEMBER 22, 2019 AND DECEMBER 20, 2019.

JENNIFER KIERNAN
MUNICIPAL CLERK

INTRODUCTION: November 18, 2019
PUBLIC HEARING: December 16, 2019
EFFECTIVE DATE: January 5, 2020

Prepared By: Cathy Elliott-Shaw
Cathy Elliott-Shaw
Green Acres Program
Department of Environmental Protection
(609) 984-0570

GREEN ACRES PROJECT AGREEMENT

BETWEEN

THE STATE OF NEW JERSEY

BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

AND

VERONA TOWNSHIP

ESSEX COUNTY

X Green Acres Copy
___ Local Unit Copy

File No. 0720-94-086
Dated: June 1, 2007

last revised 2/6/06

THE STATE OF NEW JERSEY
BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PROGRAM

GREEN ACRES PROJECT AGREEMENT

BETWEEN Township of Verona

County of Essex

having its office at 600 Bloomfield Avenue

Verona, New Jersey 07044

hereinafter "Local Unit", and the State of New Jersey by the Department of Environmental Protection, Green Acres Program, P O BOX 412, Trenton, New Jersey 08625-0412, hereinafter "State",

WITNESSETH:

WHEREAS, Local Unit has submitted an application to the State for financial assistance under the Green Acres Program; and

WHEREAS, Local Unit has agreed to hold and use the premises hereinafter described in accordance with the rules adopted by the State (N.J.A.C. 7:36-1 et seq.); and

WHEREAS, the State has reviewed said application and has found it to be in conformance with the scope and intent of the Green Acres Program and has approved Local Unit's request for funding;

NOW, THEREFORE, in consideration of the award of funding, and in accordance with the application heretofore filed, the State and Local Unit agree to perform in accordance with the provisions, terms and conditions set forth in this Project Agreement.

PROJECT PERIOD

The project period shall begin on the earliest of the following dates: (1) The date of the letter from the State notifying the Local Unit of the amount of the Green Acres funding award; (2) The date of the at-risk authorization provided by the Green Acres Program under N.J.A.C. 7:36-1 et seq.; or (3) The date on which the Local Unit first incurred allowable project costs under N.J.A.C. 7:36-1 et seq.; and shall terminate two years from the date this Project Agreement is executed by the last required signatory for the State (unless extended under N.J.A.C. 7:36-1 et seq.).

Upon written request from the Local Unit and establishment of good cause, the State may extend the project period as may be necessary to complete the Approved Project.

APPROVED PROJECT DESCRIPTION

LOCAL UNIT: Township of Verona

PROJECT NUMBER: 0720-94-086

TYPE OF PROJECT: __X_ Acquisition ____ Development

PROJECT TITLE: Verona Hilltop Park

APPROVED PROJECT SCOPE:

Verona Township proposes to acquire approximately 12.5 acres of land to be part of the Verona Hilltop Park.

PROJECT LOCATION (a lot and block description of the premises to be acquired or developed):

Block 128, Lot 31.04
Block 129, Lot 2
Verona Township, Essex County

ALLOCATION OF PROJECT COST:

Funds directly from Local Unit	$0	
Donation through Local Unit	$0	
LOCAL SHARE		$0
State Loan	$1,965,000	
State Grant	$3,035,000	
STATE SHARE		$5,000,000
OTHER SHARE		$0
ESTIMATED TOTAL COST FOR APPROVED PROJECT		$5,000,000

6/12/07

6-4-07

DECLARATION OF ENCUMBRANCE

TOWNSHIP OF VERONA

TO

THE STATE OF NEW JERSEY
Department of Environmental Protection

Record and return to:

Department of Environmental Protection
Green Acres Program
P.O. Box 412
Trenton, New Jersey 08625-0412

Attention: Cathy Elliott-Shaw

Prepared by:
Cathy Elliott-Shaw
Cathy Elliott-Shaw, Project Manager

2/10/99
Forms/encagt

DECLARATION OF ENCUMBRANCE

This Declaration of Encumbrance is made this 15th day of April, 2006, by the Township of Verona, County of Essex, ("Local Unit"), whose mailing address is 600 Bloomfield Avenue, Verona, NJ 07044.

The Local Unit makes this Declaration in consideration of the State of New Jersey, Department of Environmental Protection, Green Acres Program's agreement to provide funding in connection with:

Verona Hilltop Park
Project # 0720-94-086
As approved on July 3, 1996

The attached exhibit to this Declaration is labeled "Recreation and Open Space Inventory," comprising ____ pages. This exhibit is incorporated into, and forms a part of this Declaration.

The Local Unit represents and warrants (a) that all lands described in the exhibit attached to this Declaration are held by it for recreation and conservation purposes, and (b) in accordance with N.J.S.A. 13:8A-1 et seq., N.J.S.A. 13:8A-19 et seq., N.J.S.A. 13:8A-35 et seq., N.J.A.C. 7:36-1.1 et seq., and all of the Green Acres Bond Acts (collectively, the "Green Acres Laws"), covenants, agrees, and declares that all lands described on the exhibit attached to this Declaration are subject to the covenants, restrictions, and conditions described in the Green Acres Laws, and further agrees that:

1. The Local Unit shall not dispose of or divert to a use for other than recreation and conservation purposes any lands described in the exhibit attached to this Declaration without the approval of the Commissioner and State House Commission.

2. Should lands held by the Local Unit for recreation or conservation purposes be, by mistake or inadvertence, omitted from the exhibit attached to this Declaration, such lands shall be subject to the terms and conditions of this Declaration to the same extent as though they had been included.

LOCAL UNIT ATTORNEY
Reviewed and approved

on April 15, 2006

Paul J. Giblin
(signature)

PAUL GIBLIN, ESQ.
(print name)
Local Unit Attorney

LOCAL UNIT CHIEF EXECUTIVE OFFICER

By: _____
(signature)

JAY SWIATKOWSKI, MAYOR
(print name and title)

Date: 4/15/06

STATE OF NEW JERSEY)

ss

COUNTY OF ESSEX)

I CERTIFY that on April 4, 2006 Township Mayor personally came before me,
(date) (official designated above)
Township Clerk and stated to my satisfaction that he/she is the individual
(clerk)
who signed this Declaration and that he/she

a. is authorized to execute this Declaration, and
b. executed this Declaration as his/her own act, and as the act of the Township of Verona represented by him/her as
(municipality
Mayor.
(official's title)

Evelyn J. Hill.
(signature) Clerk
(print name and title below)

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

A Local Unit which receives a loan or grant from the State of New Jersey, Office of Green Acres shall not dispose of, or divert to a use for other than recreation and conservation purposes, any lands (1) acquired or developed with Green Acres or Federal Land and Water Conservation Fund assistance or (2) held by the Local Unit for recreation and conservation purposes at the "time of receipt of Green Acres funds" (the restricted lands) N.J.S.A. 13:8A-47. The primary purposes of this recreation and open space inventory (ROSI) are to document all restricted lands and to provide notice of the restrictions to title searchers.

Instructions

All restricted lands must be described on the completed ROSI by their block and lot identification numbers as shown on the current, official tax map and specify whether or not each parcel is funded or unfunded parkland. The Local Unit shall submit a tax map current as of the date of Green Acres application showing each parcel of parkland listed on the ROSI, with the approximate boundaries of each such parcel clearly marked in colored ink. Staff knowledgeable of the Local Unit's land use regulations and the uses of its land holdings must complete this ROSI. If only a portion of a current tax lot is to be restricted, the phrase *part of* or *portion of* shall be used on the ROSI. Deletion or omission of lands listed on previously submitted ROSI's is prohibited without prior written approval of the Office of Green Acres (See N.J.A.C. 7:36-20.3).

The completed ROSI must be duly executed and certified by the Local Unit's Chief Executive Officer and planning board chairperson (or equivalent). The page number and the total number of pages in the completed ROSI must be entered at the top right corner of each page.

All pages, including this Page 1 and the following Page 2, of the ROSI must be submitted.

Special Notes

Lands held by school boards, parking authorities, housing authorities, and similar public agencies without primary recreation or conservation responsibilities should not be inventoried unless they are also held for recreation and conservation purposes by the Local Unit.

If lands held by the Local Unit for recreation and conservation purposes are omitted from this ROSI by mistake, inadvertence, or otherwise, such lands shall be subject to the same terms and conditions, covenants, and restrictions as they would be if they were included. This ROSI, as completed and duly executed, shall be incorporated into, and be a part of, both (1) the Green Acres Project Agreement and (2) the Declaration of Encumbrance.

Recommendations

The Local Unit's planning board, and other boards or commissions, are encouraged to participate in the preparation and review of this ROSI. When preparing the ROSI, the listed parcels of parkland should be confirmed by reference to the tax maps that are required to be submitted as part of the Green Acres application (See N.J.A.C. 7:36-6.4(a)3ii or 12.4(a)4ii).

The Local Unit's governing body and planning board should designate, with appropriate descriptive labels, all lands listed on this ROSI in any revision or update of the following master plan elements: recreation plan, conservation plan, and land use plan.

The Local Unit's governing body should officially and permanently dedicate all lands held for recreation and conservation purposes. However, failure to do so shall have no effect on the validity of the Declaration.

Rev. 1/29/99

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Definitions

For the purposes of this ROSI, the following definitions shall apply whenever the quoted words, or a form of the word are used:

"Declaration" means the recordable, written instrument executed by the Local Unit which declares that all of the Local Unit's funded and unfunded parklands are subject to Green Acres restrictions.

"Development" means any improvement or physical alteration designed to expand or enhance the use of parkland for recreation and conservation purposes.

"Funded parkland" means parkland that a Local Unit has acquired or that a Local Unit has developed with Green Acres funding.

"Held" means owned, leased, or otherwise controlled (by the Local Unit for recreation and conservation purposes).

"Lands" means real property, including improvements, rights-of-way, riparian and other rights, easements, privileges, and any other rights or interests in, relating to, or connected with real property.

"Local Unit" means a municipality or county, or other local political subdivision of this State, or any agency thereof whose primary purpose is to acquire, administer, protect, develop, and maintain lands for recreation and conservation purposes.

"Parkland" means land acquired, developed, and/or used for recreation and conservation purposes.

"Recreation and conservation purposes" means the use of lands for parks, natural areas, forests, camping, fishing, reservoirs, water reserves, wildlife preserves, hunting, boating, winter sports and similar uses for either public outdoor recreation or conservation of natural resources, or both, pursuant to the Green Acres Bond Acts. This term also includes the use of historic areas pursuant to P.L. 1974, c.102; P.L. 1978, c.118; P.L. 1983, c.354; P.L. 1987, c.265; P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204; and the use of historic buildings and structures pursuant to P.L. 1992, c.88 and P.L. 1995, c.204; and the use of ecological and biological study areas pursuant to P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204.

"ROSI" mean the listing of all parcels of land held by a Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds, including a description sufficient to identify each such parcel.

"Time of receipt of Green Acres funds" means at all times beginning on the date of the letter from the Department under N.J.A.C. 7:36-6.7 or 12.5 notifying the Local Unit of the amount of the Green Acres funding award and ending on the date of receipt of the first transmittal of Green Acres funds.

"Unfunded parkland" means parkland, other than funded parkland, that is held by the Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds.

Legislative References

N.J.S.A. 13:8A-1 et seq.; N.J.S.A. 13:8A-19 et seq.; N.J.S.A. 8:A-35 et seq. (as amended and supplemented); N.J.A.C. 7:36-1et seq.; 16 U.S.C. 460 s.1 et seq.

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Local Unit: Township of Verona County: Essex

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named street map and is dated June 1, 19 2003. Revised March 25, 2006.

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes
(*If necessary, use the first page following & after Page 4 for additional developed and partially developed lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
1.	208 Bloomfield Avenue	Everett Field	33	10	2.89	Unfunded
2.	Linn Drive	Veteran's Field	128	28	2.38	Funded
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						
16.						
17.						
18.						

Subtotal of Acres on this page 5.27

Total Acres of developed and partially developed lands from all pages of this ROSI... 5.27

EXHIBIT I to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Local Unit: Township of Verona County: Essex

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named street map and is dated June 1, 19 2003.
Revised March 25, 2006.

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes
(*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
A.	Hillwood Terrace		128	22	12.57	Unfunded
B.	Brookside Terrace		62	100.01	6.03	Unfunded
C.						
D.						
E.						
F.						
G.						
H.						
I.						
J.						
K.						

Subtotal of Acres on this page 18.60

Total Acres of wholly undeveloped lands from all pages of this ROSI..... 18.60

CERTIFICATION: I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising 4 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this 25 day of March, 19 2006 for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled Verona Hilltop Park.

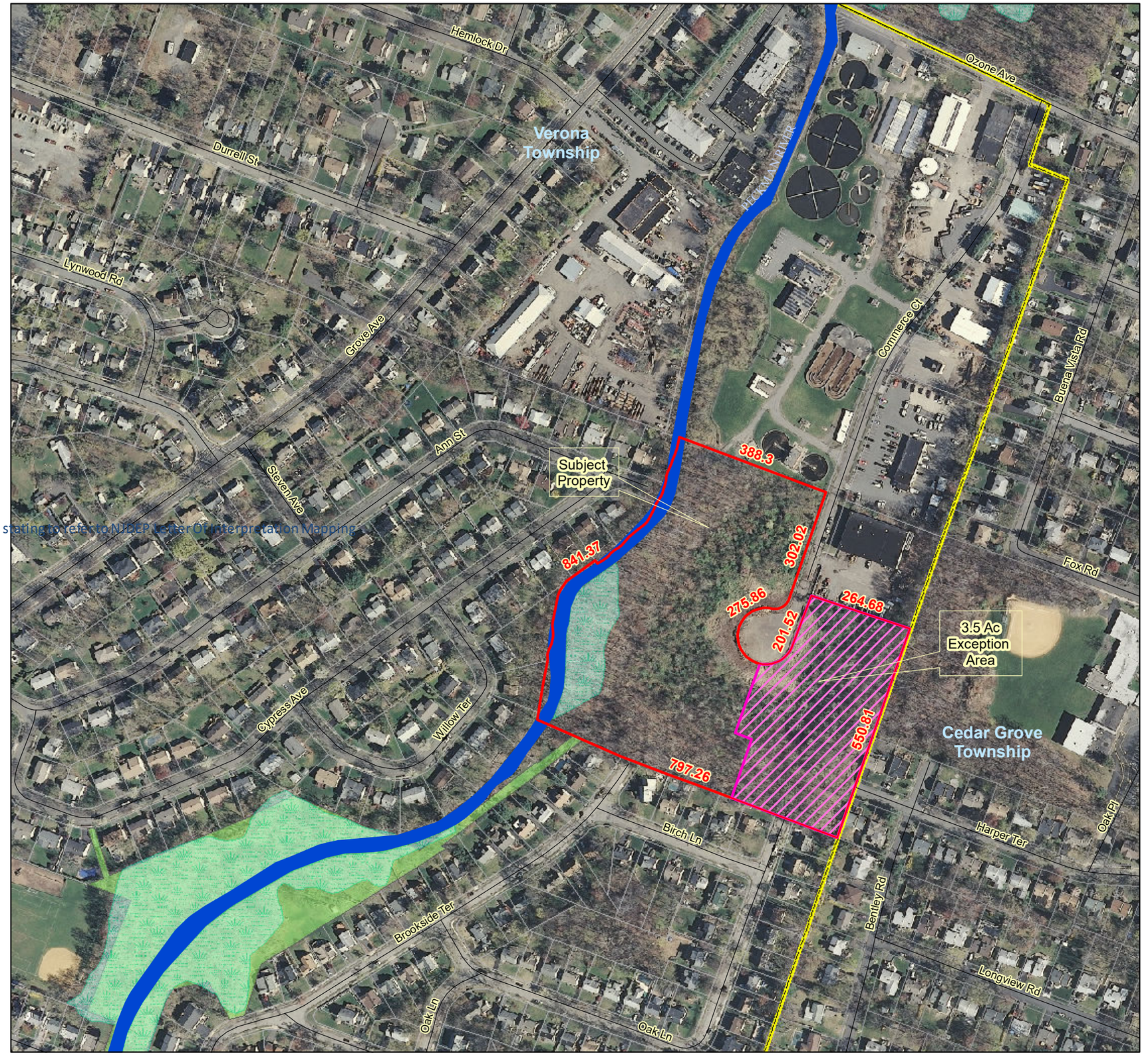
Chief Executive Officer of Local Unit
Date: 3-30-06

Planning Board Chairperson (or equivalent)
Date: 3/30/06

This Certification is to be signed only on this page, Page 4, of EXHIBIT 1 to DECLARATION.

PROJECT REFERENCE MAP (Aerial)
Commerce Court Park
Block 1201, Lot 3.01
Verona Township, Essex County

Project Name: Commerce Court Park
Block/Lot: Block 1201, Lot 3.01
Location: Commerce Court
Municipality: Verona Township, Essex County
Owner's Name: Forsons Partners, LLC
Zoning: C-2 Professional Office and Business Zone
Structures: None Known
Easements: There is a 12' water main, 20' sanitary sewer easement, and a 50' River easement
Acreages: 11.618 acres
Taking: Full taking in Fee mode of 11.618 acres (3.5 acres excepted from Green Acres)
Tax Assessment: Vacant (Class 1)
Wetlands: 0.76 acres of Deciduous Wooded Wetlands identified by NJDEP Land Use/Land Cover 2015*
Slopes: No
Highlands Preservation Area: No
Access: access on Commerce Court
*Refer to NJDEP Letter Of Interpretation Mapping



stating to refer to NJDEP Letter Of Interpretation Mapping.

- Subject Properties
- 3.5 acres Exception Areas
- Wetlands
- Preserved Land
- Land Parcels
- Water Body
- Municipal Boundaries

0 75 150 300 450 600 Feet

N

THE LAND CONSERVANCY OF NEW JERSEY
19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
TLC-NJ.ORG

Map Prepared July 14, 2020

Data Sources: NJ GIS Open Data, NJGIN Road Centerlines 2017, NJDEP, Essex County

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

PROJECT REFERENCE MAP (Aerial)
Mt. Prospect Avenue
Block 501, Lot 83
Verona Township, Essex County

Project Name: Mt. Prospect Avenue
Block/Lot: Block 501, Lot 83
Location: Mt. Prospect Avenue
Municipality: Verona Township, Essex County
Owner's Name: Forsons Partners, LLC
Zoning: R-100, Residential Single Family; Very Low Density
Structures: None Known
Easements: None
Acreages: 14.35 acres
Taking: Full taking in Fee mode of 14.35 acres
Tax Assessment: Vacant (Class 1)
Wetlands: See LOI Map (Approximately 0.83 acres, or 0.6% of the Subject property is identified by NJDEP Land use/Land Cover 2015 as Deciduous Wooded Wetlands)*
Slopes: No
Highlands Preservation Area: No
Access: access on Mt. Prospect Ave
*Refer to NJDEP Letter Of Interpretation Mapping



- Subject Properties
- Wetlands
- Preserved Land
- Land Parcels
- Water Body
- Municipal Boundaries

N

0 100 200 400 600 800 Feet

THE LAND CONSERVANCY OF NEW JERSEY
19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
TLC-NJ.ORG

Map Prepared July 22, 2020

Data Sources: NJ GIS Open Data, NJGIN Road Centerlines 2017, NJDEP, Essex County

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

4

RESOLUTION OF THE BOARD OF FREEHOLDERS

COUNTY OF ESSEX

RESOLUTION NO. R-2020-00771 AUTHORITY FOR RESOLUTION:

PROPOSED BY: COUNTY ADMINISTRATION; AUTHORITY FOR ACTION:

SUBJECT: Authorization to Enter into A Lease Extension Agreement with the Township of Verona

WHEREAS, on July 22, 1976, the Parties entered into the attached lease agreement which expired on July 21, 2001 (25 years later) (Lease); and

WHEREAS, the Parties have continued to operate as though the Lease was still in effect; and

WHEREAS, Lessee has indicated a desire to confirm a renewal of the Lease that allows Lessee to continue to occupy the entire Premises and to continue to abide by the conditions of the Lease; and

WHEREAS, the Lessor has indicated a desire to confirm the extension of the Lease to allow the Lessee to continue to utilize the property for baseball and other sporting and community events; and

WHEREAS, based upon the above understandings, the Parties desire to enter into the Lease Extension Agreement, attached hereto, reaffirming their duties and responsibilities under the Lease.

NOW THEREFORE, BE IT RESOLVED for good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. The Lease and all of the terms, conditions, duties and responsibilities contained therein shall continue in full force and effect for another 25 years beginning upon the original Lease expiration and continuing until this Lease Extension Agreement expires on July 21, 2026, unless extended or cancelled by either of the Parties in accordance with the terms of the Lease.

2. Lessee shall have the right and ability to continue to occupy the entire parcel and to utilize and maintain the same for little league baseball and other sporting and community events.

BE IT FURTHER RESOLVED, by the Board of Chosen Freeholders of the County of Essex that it hereby authorizes the execution of the attached Lease Extension Agreement between Essex County and the Township of Verona; and

BE IT FURTHER RESOLVED that the County Administrator is authorized to execute the attached Lease Extension Agreement on behalf of Essex County; and

BE IT FURTHER RESOLVED, that a copy of this Resolution with the Agreement shall be open for public inspection at the Office of the Clerk to the Board after adoption of this Resolution; and

BE IT FURTHER RESOLVED, that the Clerk shall forward two (2) originals of this Resolution and Agreement to Courtney M. Gaccione, Essex County Counsel, and a one (1) to the Office of the County Administrator.

RECEIVED
CLERK OF THE BOARD
2020 OCT 15 PM 12:57
ESSEX COUNTY
BOARD OF
CHOSEN FREEHOLDERS

Approved as to form and legality Courtney Gaccione Date 10/13/20
ESSEX COUNTY COUNSEL

RECORD OF VOTE (X=Vote N.V.=Abstention ABS=Absent)

Moved by Freeholder Graham

Second by Freeholder Johnson

Freeholder	Yes	No	N.V.	ABS	Freeholder	Yes	No	N.V.	ABS
Cooper				✓	Mercado	✓			
Gill, Pres.	✓				Pomares	✓			
Graham	✓				Richardson, V.P.	✓			
Johnson	✓				Sebold	✓			
Luciano	✓								

It is hereby certified that the foregoing Resolution was (✓) adopted ( ) defeated ( ) tabled by roll call vote at a Regular meeting of the Board of Chosen Freeholders of the County of Essex, New Jersey held on Oct 21, 2020

Is Publication Required ( ) Yes ( ) No

Date Published _____

Brendan W. Gill

Brendan W. Gill, President

TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY

RESOLUTION No. 2020-153

A motion was made by Mayor McEvoy; seconded by Councilwoman McGrath that the following resolution be adopted:

AUTHORIZING EXECUTION OF A LEASE EXTENSION AGREEMENT WITH THE COUNTY OF ESSEX FOR THE CONTINUED LEASE OF VETERAN'S FIELD

WHEREAS, on July 22, 1976, the Township of Verona (the "Township") and the County of Essex (the "County) entered into the lease agreement which expired on July 21, 2001 (25 years later) for the lease of Veteran's Field by the County to the Township; and

WHEREAS, the County and the Township have continued to operate as though the Lease was still in effect; and

WHEREAS, Township has indicated a desire to confirm a renewal of the Lease that allows Township to continue to occupy the entire Premises and to continue to abide by the conditions of the Lease; and

WHEREAS, the County has indicated a desire to confirm the extension of the Lease to allow the Township to continue to utilize the property for baseball and other sporting and community events; and

WHEREAS, based upon the above understandings, the County and the Township desire to enter into the Lease Extension Agreement reaffirming their duties and responsibilities under the Lease.

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Verona, in the County of Essex, New Jersey that the Lease and all of the terms, conditions, duties and responsibilities contained therein shall continue in full force and effect for another 25 years beginning upon the original Lease expiration and continuing until this Lease Extension Agreement expires on July 21, 2026, unless extended or cancelled by either the County or the Township in accordance with the terms of the Lease.

BE IT FURTHER RESOLVED that the Township Manager and the Township Clerk are hereby authorized to execute the Lease Extension Agreement a copy of which shall be available for public inspection in the Office of the Township Clerk.

ROLL CALL:
AYES: McGrath, Giblin, Ryan, Roman, McEvoy
NAYS:
ABSTAIN:

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT THE REGULAR MEETING HELD ON SEPTEMBER 21, 2020.

Jennifer Kiernan
JENNIFER KIERNAN
MUNICIPAL CLERK

TOWNSHIP OF VERONA COUNTY OF ESSEX SEAL 1907 NEW JERSEY

R-2020-00771
10-21-2020.

LEASE EXTENSION AGREEMENT

THIS AGREEMENT effective on the 16th day of December, 2020, is between by and COUNTY OF ESSEX, a body politic of the State of New Jersey, in the County of Essex ("Lessor"), with an address of Hall of Records, 465 Dr. Martin Luther King, Jr. Boulevard, Newark, New Jersey 07102, New Jersey and the Township of Verona, with an address of Bloomfield Avenue, Verona, New Jersey 07044 ("Lessee") (collectively "the Parties").

PREAMBLE

WHEREAS, on July 22, 1976, the Parties entered into the attached lease agreement which expired on July 21, 2001 (25 years later) (Lease); and

WHEREAS, the Parties have continued to operate as though the Lease was still in effect; and

WHEREAS, Lessee has indicated a desire to confirm a renewal of the Lease that allows Lessee to continue to occupy the entire Premises and to continue to abide by the conditions of the Lease; and

WHEREAS, the Lessor has indicated a desire to confirm the extension of the Lease to allow the Lessee to continue to utilize the property for baseball and other sporting and community events; and

WHEREAS, based upon the above understandings, the Parties desire to enter into the Lease Extension Agreement reaffirming their duties and responsibilities under the Lease.

NOW THEREFORE, BE IT RESOLVED for good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. The Lease and all of the terms, conditions, duties and responsibilities contained therein shall continue in full force and effect for another 25 years beginning upon the original Lease expiration and continuing until this Lease Extension Agreement expires on July 21, 2026, unless extended or cancelled by either of the Parties in accordance with the terms of the Lease.

2. Lessee shall have the right and ability to continue to occupy the entire parcel and to utilize and maintain the same for little league baseball and other sporting and community events.

3. Neither of the Parties to this Lease Extension Agreement shall cede, assign or in any other way make over any of its rights or obligations under this Agreement but can do so if allowable under the terms of the Lease.

4. This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey, and in the event litigation arises between the Parties in connection with any of the terms of this Agreement, venue shall lie in the courts of Essex County, New Jersey. If any provision of this Agreement or the application thereof to any person

or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

5. This Agreement may be executed in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original, but all of which taken together shall constitute one and the same agreement. A facsimile transmission or scanned and emailed PDF of this signed Agreement shall be legal and binding on all parties hereto.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement as of the date first above written.

TOWNSHIP OF VERONA

BY: _____
Matthew Cavallo,
Township Manager

Attest: _____
Jennifer Kiernan,
Township Clerk

Approved as to form:
_____
Brian J. Aloia, Esq,
Township Attorney

COUNTY OF ESSEX

BY: _____
Robert Jackson,
County Administrator

_____
Deborah Davis Ford
Clerk of the Board

_____
Courtney Gaccione, Esq.
County Counsel

SF 240115
Linn Dr. Vet Field
25 yrs.

AGREEMENT

THIS AGREEMENT, made the 23rd day of July in the year of Our Lord, One Thousand, Nine Hundred and Seventy-six;

BETWEEN:

THE COUNTY OF ESSEX, a body politic of the State of New Jersey, in the County of Essex, hereinafter known as the Landlord,

AND

BOROUGH OF VERONA, a municipality of the State of New Jersey hereinafter known as Tenant.

WITNESSETH, that the said Landlord has hereby let, and rented to the said Tenant, and the said Tenant has hereby hired and taken from the said Landlord the parcel of land situated in the Borough of Verona, County of Essex and State of New Jersey and more particularly described as follows:

BEGINNING at a point in the present northwesterly line of Linn Drive said point being distant northeasterly along various courses of Linn Drive 301.66' from a point of intersection formed by the prolongation of the present northwesterly line of Linn Drive and the present northerly line of Bloomfield Avenue.

Thence (1) through the lands of the County of Essex and at right angles to the present northwesterly line of Linn Drive N19° 25' 40" W 250.00';

Thence (2) through the same N 18° 13' 10" E295.65;

Thence (3) still through the same S 64° 25' 20" E425.00' to the dividing line between the lands of the County of Essex and the lands now or formerly of the Linn Realty Company;

Thence (4) along the County of Essex- Linn Realty dividing line S 12° 52' 10" W 101.29' to the present northwesterly line of Linn Drive

Thence (5) along the present northwesterly line of Linn Drive S 48° 51' 30" W 173.53' to a point of curvature in same;

Thence (6) along the same southwesterly on an arc of a curve, curving to the right, having a radius of 475.00' for a distance of 180.01' to a point of tangency in same;

Thence (7) still along the same S 70° 34' 20" W 90.00' to the point and place of BEGINNING.

All as shown on a map entitled "Essex County Correction Center Property, Verona, Lease of Portion of Lands to Borough of Verona for Little League Baseball Field," dated February 5, 1975 and filed as Map No. 18-B-107A in the Office of the County Engineer.

For the term of twenty-five (25) years to commence on the 22nd day of July, 1976, to be used by the Tenant as a Little League Baseball Field only, on the consideration of One ($1.00) Dollar.

AND, at the expiration of the said term, or the termination of this lease, the said Tenant will quit and surrender the premises hereby demised, in a good a state and condition as reasonable use and wear thereof will permit, damages by the elements excepted.

AND, the said Landlord covenants, that the said Tenant, on performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

IT IS EXPRESSLY AGREED that no structure or building of any kind shall be erected on said premises without the expressed written permission of the Board of Chosen Freeholders of the County of Essex; any such improvements will remain on the premises and become the property of said County of Essex.

IT IS FURTHER AGREED that the Tenant shall provide the Landlord with Certificate of Insurance evidencing public liability insurance coverage in the amount of One Million Dollars ($1,000,000.00) for personal injury and property damage which may arise out of the activities conducted on the demisd premises, said insurance policy to name the County of Essex as an additional insured.

This Agreement may be terminated by either party upon ninety (90) days notice in writing.

COUNTY OF ESSEX

Harry A. McEnroe, Jr., Director
Board of Chosen Freeholders

ATTEST

Gertrude P. Locker, Clerk 9/24/76
Board of Chosen Freeholders

BOROUGH OF VERONA

Mayor

ATTEST

Borough Clerk

Approved as to Form

Francis P. McQuade, County Counsel

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PARCEL DATA TABLES

Parcel Table 1. Preserved, Public, and Private Lands

Block	Lot	2007 ROSI Former Block, Lot	Class	Location	Owner	Acres		2007 ROSI		
						Tax Assessor	GIS	Acres	Name (2007 ROSI)	Status (2021)
1110	100.01	B62, L100.01	15C	32 BROOKSIDE TERR.	TOWNSHIP OF VERONA	4.91	6.25	6.03	Brookside Terrace	
707	10	B33, L10	15C	208 BLOOMFIELD AVE.	TOWNSHIP OF VERONA	2.89	2.73	2.89	Everett Field	
2401	5	B128, L28	15C	LINN DRIVE	COUNTY OF ESSEX	5.69	3.30	2.38	Veteran's Field	Lease renewed
2402	2	B129, L2	15C	HILLTOP	TOWNSHIP OF VERONA	7.43	8.00	12.50	Hilltop Park	Freedom Field & Liberty Field
2601	3	B128, L31.04	15C	HILLTOP	TOWNSHIP OF VERONA	4.44	4.44		Hilltop Park	Hilltop Reservation
2701	22	B128, L22	15C	122 FAIRVIEW AVE. R	TOWNSHIP OF VERONA	14.85	12.48	12.57	Hillwood Terrace	Hilltop Reservation
					2007 ROSI (acres):	40.21	37.19	12.57		
1302	19		15C	257-271 FAIRVIEW AVE.	TOWNSHIP OF VERONA	7.78	7.77	Verona Community Pool		Add to ROSI
1201	3.01		15C	25 COMMERCE COURT	TOWNSHIP OF VERONA	8.00	8.22	Peckman Park		Add to ROSI
501	83		15C	111 MT. PROSPECT AV.	TOWNSHIP OF VERONA	14.35	14.61	Mount Prospect Park		Add to ROSI
2401	2		15C	COMM.CENTER	TOWNSHIP OF VERONA	1.12	1.12	Centennial Field		Add to ROSI
1605	24		15C	42 GROVE AVENUE	TOWNSHIP OF VERONA	2.19	2.23	Grove Park		Add to ROSI
					Add to ROSI (acres):	33.44	33.95			
					Total:	**73.65**	**71.14**			

Acres (Property Survey):
8.12 Peckman Park
14.28 Mount Prospect Park

Block	Lot	Class	Location	Owner	Acres		Name
					Tax Assessor	GIS	
402	10	15C	AFTERGLOW WAY	COUNTY OF ESSEX	26.93	25.60	Eagle Rock Reservation
501	82	15C	MT. PROSPECT AVE	COUNTY OF ESSEX	15.63	8.30	Eagle Rock Reservation
				Total (Eagle Rock Reservation):	**42.56**	**33.90**	
2402	3	15C	HILLTOP	ESSEX COUNTY IMPROVEMENT AUTHORITY	0.17	0.17	Hilltop Reservation
2402	4	15C	HILLTOP	ESSEX COUNTY IMPROVEMENT AUTHORITY	1.05	1.05	Hilltop Reservation
2402	5	15C	HILLTOP	ESSEX COUNTY IMPROVEMENT AUTHORITY	6.32	6.32	Hilltop Reservation
2402	6	15C	HILLTOP	ESSEX COUNTY IMPROVEMENT AUTHORITY	0.41	0.41	Hilltop Reservation
2501	1	15C	MT. TOP & 900 BLFD.AVE	ESSEX COUNTY IMPROV. AUTH.	30.34	6.43	Hilltop Reservation
2501	2	15C	FAIRVIEW AVENUE	ESSEX COUNTY IMPROVEMENT AUTHORITY	42.21	7.62	Hilltop Reservation
2601	2	15C	HILLTOP	ESSEX COUNTY IMPROVEMENT AUTHORITY	6.93	6.93	Hilltop Reservation
2601	6	15C	HILLTOP	ESSEX COUNTY IMPROVEMENT AUTHORITY	21.36	21.36	Hilltop Reservation
2801	1	15C	FAIRVIEW AVENUE	ESSEX COUNTY IMPROVEMENT AUTHORITY	44.22	37.10	Hilltop Reservation
2801	2	15C	FAIRVIEW AVENUE	ESSEX COUNTY IMPROVEMENT AUTHORITY	8.57	6.27	Hilltop Reservation
				Total (Hilltop Reservation):	**161.57**	**93.65**	
104	12	15C	22 CRESTMONT ROAD	COUNTY OF ESSEX	8.26	7.71	Kips Castle
601	2	15C	VERONA PARK	COUNTY OF ESSEX	55.83	54.34	Verona Park
1303	1	15C	HEMLOCK BEHIND	COUNTY OF ESSEX	1.15	1.50	West Essex Trail
1402	1	15C	FAIRVIEW TO DURRELL	COUNTY OF ESSEX	1.84	1.87	West Essex Trail
2702	9	15C	ARNOLD WAY TO FAIRVIEW	COUNTY OF ESSEX	2.08	2.62	West Essex Trail
				Total (West Essex Trail):	**5.07**	**6.00**	
				Total (Essex County Park):	**273.30**	**195.60**	

Block	Lot	Class	Location	Owner	Description	Acres (Tax Assessor)	Acres (GIS)
2401	1	15C	900 BLOOMFIELD AVENUE	ESSEX COUNTY	OFFICE BLDG.	2.62	2.59
2401	3	15C	880 BLOOMFIELD AVE.	ESSEX COUNTY IMPROVEMENT AUTHORITY	VACANT LAND	6.76	6.76
					Total (Essex County):	**9.38**	**9.35**
2401	4	15C	880 BLOOMFIELD AVENUE	TOWNSHIP OF VERONA	COMM. CENTER	3.48	3.61
201	11	15C	209 BLOOMFIELD AVENUE	TOWNSHIP OF VERONA	FIRE HOUSE	0.25	0.25
1201	1.01	15C	43 COMMERCE COURT	TOWNSHIP OF VERONA	FIRE TOWER	0.65	0.64
2301	11	15C	86 PINE STREET	TOWNSHIP OF VERONA	FUT AFF HOUSING	0.21	0.25
2301	12	15C	90 PINE STREET	TOWNSHIP OF VERONA	FUT AFF HOUSING	0.29	0.28
2301	14	15C	100 PINE STREET	TOWNSHIP OF VERONA	FUT AFF HOUSING	-	1.07
2301	15	15C	110 PINE STREET	TOWNSHIP OF VERONA	FUT AFF HOUSING	0.34	0.32
1703	74	15C	600 BLOOMFIELD AVENUE	TOWNSHIP OF VERONA	MUNICIPAL BLDG.	2.04	1.92
1702	20	15C	15 GROVE AVENUE	TOWNSHIP OF VERONA	PARKING AREA	0.40	0.41
1703	65	15C	550 BLOOMFIELD AVENUE REA	TOWNSHIP OF VERONA	PARKING AREA	1.15	1.02
1404	41	15C	LYNWOOD ROAD	TOWNSHIP OF VERONA	RIGHT OF WAY	0.04	0.04
1201	4	15C	11 OZONE AVENUE	TOWNSHIP OF VERONA	SEWER DISPOSAL	12.60	11.97
1201	1.03	15C	69 COMMERCE COURT	TOWNSHIP OF VERONA	WAREHOUSE	0.38	0.40
104	9	15C	MOUNTAIN TOP	TOWNSHIP OF VERONA	WATER TANK	0.69	0.69
2006	62	15C	FAIRWAY AVENUE	TOWNSHIP OF VERONA	WATER TANK	-	0.10
2601	1	15C	FAIRVIEW AVENUE	TOWNSHIP OF VERONA	WATER TANK	-	1.65
					Total (Verona-Developed):	**22.52**	**24.62**
802	43	15C	CRILLEY COURT	TOWNSHIP OF VERONA	VACANT LAND	0.13	0.15
906	48	15C	69 OTSEGO ROAD	TOWNSHIP OF VERONA	VACANT LAND	0.10	0.17
906	51	15C	30 ELK ROAD REAR	TOWNSHIP OF VERONA	VACANT LAND	0.45	0.46
906	52	15C	49 LINDEN AVENUE	TOWNSHIP OF VERONA	VACANT LAND	0.23	0.22
1001	15	15C	67-69 FRANKLIN STREET	TOWNSHIP OF VERONA	VACANT LAND	0.25	0.24
1106	8	15C	36-A FRANKLIN STREET	TOWNSHIP OF VERONA	VACANT LAND	0.03	0.02
1201	3.01	1	25 COMMERCE COURT	TOWNSHIP OF VERONA	VACANT LAND	3.61	3.61
1306	12	15C	50 DURRELL STREET	TOWNSHIP OF VERONA	VACANT LAND	0.34	0.58
1403	107	15C	DURRELL STREET	TOWNSHIP OF VERONA	VACANT LAND	0.02	0.02
1703	55	15C	518 BLOOMFIELD AVENUE	TOWNSHIP OF VERONA	VACANT LAND	0.21	0.23
1703	73	15C	CIVIC CENTER	TOWNSHIP OF VERONA	VACANT LAND	0.50	0.55
1703	106	15C	PERSONETTE AVE	TOWNSHIP OF VERONA	VACANT LAND	0.37	0.17
1706	9	15C	ROSE TERRACE	TOWNSHIP OF VERONA	VACANT LAND	0.00	0.03
1801	56	15C	MORNINGSIDE ROAD REAR	TOWNSHIP OF VERONA	VACANT LAND	0.05	0.05
2102	87	15C	MARION ROAD END OF	TOWNSHIP OF VERONA	VACANT LAND	0.24	0.22
2301	16	15C	858 BLOOMFIELD AVENUE	TOWNSHIP OF VERONA	VACANT LAND	0.26	0.26

Block	Lot	Class	Location	Owner	Description	Acres (Tax Assessor)	Acres (GIS)
2301	17	15C	860 BLOOMFIELD AVENUE	TOWNSHIP OF VERONA		0.83	0.39
2301	18	15C	BLOOMFIELD TO PERSONETTE	TOWNSHIP OF VERONA		1.90	1.90
2301	19	15C	LINN DRIVE	TOWNSHIP OF VERONA	VACANT LAND	0.30	0.29
2304	8	15C	ARNOLD WAY	TOWNSHIP OF VERONA	VACANT LAND	0.02	0.02
2402	7	15C	HILLTOP	TOWNSHIP OF VERONA	VACANT LAND	0.61	0.61
2601	4	15C	HILLTOP-TWP OF VERONA	TOWNSHIP OF VERONA	VACANT LAND	0.92	0.92
2601	5	15C	HILLTOP	TOWNSHIP OF VERONA	VACANT LAND	1.01	1.01
2702	8	15C	122-174 FAIRVIEW AVENUE	TOWNSHIP OF VERONA	VACANT LAND	1.73	0.71
				Total (Verona-Undeveloped):		**14.11**	**12.83**
					Total (Verona):	**36.63**	**37.45**

Block	Lot	Class	Location	Owner	Description	Acres (Tax Assessor)	Acres (GIS)
709	8	15A	BROOKDALE COURT	BOARD OF EDUCATION	BROOKDALE AVENUE SCHOOL	3.50	3.56
803	10	15A	LANNING ROAD	BOARD OF EDUCATION	LANING AVE. ELEMENTARY SCHOOL	3.79	3.78
1110	83	15A	125 GROVE AVENUE	BOARD OF EDUCATION	F.N. BROWN ELEMENTARY SCHOOL	5.06	4.94
1504	106	15A	151 FAIRVIEW AVENUE	BOARD OF EDUCATION	VERONA HIGH SCHOOL	25.88	25.69
1703	64	15A	600 BLOOMFIELD AVENUE	BOARD OF EDUCATION	WHITEHORNE MIDDLE SCHOOL	10.72	10.82
2102	96	15A	116 FOREST AVENUE	BOARD OF EDUCATION	FOREST AVE. ELEMENTARY SCHOOL	6.38	6.54
					Total (Board of Education):	**55.33**	**55.34**
303	4	15B	1 SUNSET AVENUE	THE CHILDREN'S INSTITUTE	SCHOOL	5.06	5.45
704	10	15D	19 CHURCH STREET	1ST CONGREGATION CHURCH VERONA	CHURCH	0.43	0.59
1604	26.01	15D	10 FAIRVIEW AVENUE	1ST PRESBYTERIAN CHURCH	CHURCH	1.26	1.35
1604	26.02	15D	38 FAIRVIEW AVENUE	1ST PRESBYTERIAN CHURCH VERONA	MANCE	0.34	0.35
1607	49	15D	32 SOUTH PROSPECT ST	CALVARY LUTHERAN CHURCH	PARSONAGE	0.30	0.30
1807	1	15D	23 SOUTH PROSPECT ST	CALVARY LUTHERAN CHURCH	CHURCH	0.97	0.91
201	12	15D	201 BLOOMFIELD AVENUE	CHRILL REALTY COMPANY	CHILD CARE	-	0.82
1703	115	15D	42 PERSONETTE AVENUE	CHRISTIAN CONGREGATION IN THE US	CHURCH	0.33	0.32
1806	13	15D	32 LAKESIDE AVENUE	CHURCH OF OUR LADY OF THE LAKE	SCHOOL & CHURCH	0.14	4.52
1806	23	15D	46 LAKESIDE AVENUE	CHURCH OF OUR LADY OF THE LAKE	CHURCH PARKING LOT	0.85	1.59
1605	20	15D	56 GROVE AVENUE	EBADUR RAHAM ISLAMIC CENTER CORP	CHURCH	0.59	0.51
1702	5	15D	36 GOULD STREET	HOLY SPIRIT EPISCOPAL CHURCH	CHURCH	0.33	0.78
1712	1	15D	WEDGEWOOD DR UNIT 122	JEWISH SERVICE FOR DEV. DISABLE	GROUP HOME	0.02	0.01
1712	1	15D	WEDGEWOOD DR UNIT 39	JEWISH SERVICE FOR DEV. DISABLE	GROUP HOME	0.02	0.01
712	1	15D	349 BLOOMFIELD AVE 75	OUR HOUSE, INC.	GROUP HOME	0.58	0.01
1712	1	15D	WEDGEWOOD DR UNIT 116	OUR HOUSE, INC.	GROUP HOME	0.02	0.01
201	25	15D	26 MT. PROSPECT AVENUE	PROJECT LIVE X, INC.	GROUP HOME	0.19	0.18
104	11	15D	CRESTMONT ROAD	SALVATORIAN FATHERS	PARSONAGE	2.45	2.53
202	26	15D	160 BLOOMFIELD AVENUE	THE ARC OF ESSEX COUNTY	GROUP HOME	0.29	0.19
902	23	15D	74 OTSEGO ROAD	THE SALVATION ARMY	PARSONAGE	0.23	0.23
1807	13	15D	24 MONTROSE AVENUE	VERONA METHODIST CHURCH	CHURCH	0.72	0.80
					Total (Charitable and Religious):	**10.07**	**16.01**
703	7	15D	12 CHURCH STREET	VERONA RESCUE SQUAD	RESCUE SQD	0.14	0.14
2701	23	15F	100 HILLWOOD TERRACE	VERONA URBAN RENEWAL HOUSING	VERONA SENIOR APT	5.06	5.11

Block	Lot	Class	Location	Owner	Acres (Tax Assessor)	Acres (GIS)
104	13	1	26 CRESTMONT ROAD	SAPOCH, WILLIAM	4.30	4.22
709	27	1	174 SUNSET AVENUE	P.T.Z. REALTY LLC	2.35	1.78
709	28	1	190 SUNSET AVENUE	GREEN ACRES AT VERONA, INC.	2.45	2.46
402	7	1	COLE ROAD	BROMLEY, JAMES L & KRISTINA N.	1.53	2.22
2205	6	1	885 BLOOMFIELD AVENUE	A&R SKYLINE PROPERTIES, LLC	1.77	1.55
202	23	1	176 BLOOMFIELD AVENUE	DMH2, LLC	1.10	1.10
2002	7	1	48 HOWELL DRIVE	GARDEN HOMES REALTY CORP.	0.57	0.71
2402	8	1	HILLTOP	CENROSE HILLTOP II LLC	0.67	0.67
910	9	1	172 POMPTON AVENUE	CESTONE, HILDA	0.55	0.50
2005	29	1	26 HOWELL DRIVE	GARDEN HOMES REALTY CORP.	0.48	0.46
401	12	1	8 BELLECLAIRE PLACE	SARA ROBERTSON DESIG,	0.47	0.46
1604	22	1	54 FAIRVIEW AVENUE	RIZZOLO, AGNES-JEAN	0.41	0.43
1807	7	1	627 BLOOMFIELD AVENUE	RJR STRATEGIES LLC,	0.42	0.40
2002	9	1	ASSESSED IN WEST ORANGE	FETISOV, VIACHESLAV & LADLENA	-	0.35
107	5	1	4 CRESTMONT PLACE	HARIET ENTERPRISES LLC	0.36	0.33
107	15	1	19 CRESTMONT ROAD	HARIET ENTERPRISES LLC	0.34	0.29
2201	12	1	144 HILLSIDE AVENUE	STEINMANN, WALTER JR	0.28	0.29
612	5	1	6 COOK LANE	SCHWARTZ, LARRY & TEENA	0.58	0.27
303	5	1	10 OVERLOOK PARK	NEWLANDS, LESLIE & CAROL	-	0.24
203	23	1	57 BLOOMFIELD AVENUE	OUTDOOR SYSTEMS INC.	0.19	0.19
906	23	1	110 ELMWOOD ROAD	WANDS, BRUCE E.	0.24	0.17
1807	12	1	20 MONTROSE AVENUE	20 MONTROSE AVENUE LLC	0.17	0.15
203	25	1	35 BLOOMFIELD AVENUE	OUTDOOR SYSTEMS INC.	0.16	0.15
203	26	1	29 BLOOMFIELD AVENUE	OUTDOOR SYSTEMS INC.	0.12	0.12
2201	14	1	152 HILLSIDE AVENUE	SCHNURR, MATTHEW & ADUBATO, LISA	-	0.07
1603	4	1	57 PINE STREET	ANELLO, ANTHONY & REBECCA	0.11	0.05
2202	17	1	MORNINGSIDE ROAD	UNKNOWN	-	0.01
2201	16	1	MORNINGSIDE ROAD	BURKE, JR. ROBERT F. & JACQUELYN M	-	0.01
				Total (Undeveloped Land):	**19.62**	**19.63**

Block	Lot	Class	Location	Owner	Acres (Tax Assessor)	Acres (GIS)
402	5	2	17 BELLECLAIRE PLACE	LADDA, A TODD & JONES, J	4.10	3.66
104	10	2	24 CRESTMONT ROAD	SAPOCH, WILLIAM	3.54	3.63
104	32	2	225 POMPTON AVENUE	FRANK W RILEY GST TRUST	1.57	2.07
2304	5	2	80 FAIRVIEW AVENUE	YEATES, ANDREW & BARBARA P	1.91	1.92
402	9	2	79 AFTERGLOW AVENUE	POLANSKYJ, PETER & STACEY E	1.60	1.89
402	4	2	39 AFTERGLOW WAY	GEYER, HELEN I. TRUST	1.90	1.85
906	25	2	104 ELMWOOD ROAD	CASSEL, RONALD	1.32	1.29
612	4	2	10 COOK LANE	MONOGHAN, T. & DJORDJEVLIC A.F	0.83	1.24
1403	91	2	170 GROVE AVENUE	SILECKY, MARKIAN B &PARKER, JULIE A	1.15	1.21
1403	87	2	184 GROVE AVENUE	ATTAL, JAD & KNIERLING, CLAUDIA	0.29	1.15
2701	17	2	8 CREST HILL ROAD	SOLOMON, ROGER A	-	1.12
1602	13	2	30 FOREST AVENUE	HANNIGAN, JAMISON O. & MICHELE G.	0.91	1.09
2208	11	2	60 MOUNTAIN ROAD	WEISSENBORN, BARI B (TRUSTEE)	1.04	1.07
302	6	2	23 GLEN ROAD	D'ALESSIO, MICHAEL AND MOLLY	-	1.05
1403	59	2	55 LYNWOOD ROAD	ALBERTO, RAFFAELE	-	1.05
501	49	2	24 GORDON PLACE	D'AMATO, RAPHAEL & PATRICIA	1.05	0.99
2701	18	2	6 CREST HILL ROAD	SCAROLA, ROCCO & JOANNE	0.21	0.98
2208	10	2	54 MOUNTAIN ROAD	SKINNER, MARY LOUISE	0.95	0.98
1605	44	2	2 ORCHARD STREET	MESSINGER, JOY G.	-	0.96
1403	90	2	176 GROVE AVENUE	OSTERMAYER, FIONA & PAUL	0.98	0.94
1107	13	2	32 OAK LANE	HUNKO, IHOR & IRYNA & VOLODYMYR	-	0.92
104	40	2	20 VINCENT PLACE	PRIMMER, SCOTT & RENEE	0.88	0.91
2304	1	2	70 FAIRVIEW AVENUE	MATARAZZO, MICHAEL & JENNIFER	0.93	0.91
305	3	2	17 OVERLOOK PARK	ANQUILLARE, MARK &ANNE	0.42	0.91
104	1	2	257 POMPTON AVENUE	FERNICOLA, EUGENE V. & EUGENE R.	0.31	0.89
609	40	2	59 WAYLAND DRIVE	FILOSO, BARBARA	0.75	0.84
501	19	2	45 SUMMIT ROAD	LEV, HERBERT & ELLEN	0.27	0.83
606	22	2	20 MOUNTAINVIEW ROAD	CAMPOS, GABRIEL & MENENDEZ, MARIA	0.80	0.83
906	38	2	24 ELK ROAD	CIULLA, VINCENT ET AL	75.13	0.82
1401	7	2	217 FAIRVIEW AVENUE	HANLON, CRAIG P & BUCCA-HANLON,M	0.71	0.82
910	23	2	19-21 CLIFF STREET	CESTONE, HILDA	0.75	0.82
606	17	2	191 SUNSET AVENUE	COX, GEORGE E. & PATRICIA N.	0.62	0.81
2701	11	2	20 CREST HILL ROAD	KEMPCZYNSKI, ROBERT J. & JOANNE	0.77	0.80
1602	1	2	33 CHESTNUT ROAD	GOLDBERG, STEVEN R	0.15	0.80
2204	1	2	44 STOCKER ROAD	MILLER, HARRIET & GERALD	-	0.79
2002	3	2	40 HOWELL DRIVE	GOLDBERG, GLENN D. & FLORENCE	0.47	0.79
1801	32	2	81 SOUTH PROSPECT STREET	GOLDSTEIN, KENNETH & MEREDITH	0.77	0.77
501	48	2	20 GORDON PLACE	FINKELSTEIN, WARREN & MAXINE	0.72	0.77

Block	Lot	Class	Location	Owner	Acres (Tax Assessor)	Acres (GIS)
2801	5	2	246 FAIRVIEW AVENUE	ZECCHINO, JOSEPH & NORMA JEAN	0.76	0.76
501	27	2	13 SUMMIT ROAD	BARBARA T COLOTTI REVOCABLE TRUST	0.40	0.76
402	8	2	11 COLE ROAD	AMMEEN, JAMES J.	0.78	0.76
2801	6	2	256 FAIRVIEW AVENUE	KUMAR, DAVINDER & KRISHNA VERMA	0.75	0.75
2002	4	2	42 HOWELL DRIVE	WALSH, ROBERT J JR & MARY E.	0.52	0.75
2801	4	2	236 FAIRVIEW AVENUE	SILIBULDU, AHMET	0.75	0.75
2701	13	2	16 CREST HILL ROAD	YANNUCCI, JOSEPH J. JR	0.74	0.74
2801	7	2	266 FAIRVIEW AVENUE	CHANG, HORACE & LINH	0.74	0.74
612	3	2	12 COOK LANE	SCHWARTZ LARRY & TEENA	0.56	0.74
2702	5	2	100 FAIRVIEW AVENUE	WAITTS, DIANE	1.39	0.73
1403	86	2	190 GROVE AVENUE	HATHAWAY, DOUGLAS R	0.66	0.73
2102	37	2	107 HARRISON STREET	FENTON, RHAM & ELIZABETH TOWEY	0.71	0.73
2701	12	2	18 CREST HILL ROAD	CONLON, EDWARD P. & JUDITH L.	0.76	0.73
2210	17	2	58 CHESTNUT ROAD	SMITH, GEORDAN & RONDA	0.30	0.73
2701	14	2	14 CREST HILL ROAD	LIGON, LORI ANN & MARK G.	0.72	0.72
107	8	2	2 WESTOVER ROAD	FINK, DAVID L.	0.72	0.72
302	28	2	42 AFTERGLOW AVENUE	LIGGIO, FRANK J & ANA O'KEEFE	0.57	0.72
2801	8	2	276 FAIRVIEW AVENUE	YAMAKOLU, DURALI SAMIL	0.72	0.72
709	21	2	148 SUNSET AVENUE	PETERSON, DEAN (TRUSTEE)	0.69	0.72
806	7	2	110 CLAREMONT AVENUE	STONBERG, BRADLEY & JACQUELINE	0.50	0.71
2801	3	2	226 FAIRVIEW AVENUE	ANIL, ALPER TUNGA	0.71	0.71
2701	15	2	12 CREST HILL ROAD	NG, YUEHUA WEI	0.70	0.70
2304	6	2	4 ARNOLD WAY	KOBEL, CATHERINE T.	0.27	0.69
1001	19	2	14 BROOKSIDE TERRACE	WYNNE, MATTHEW J & DANA B	0.68	0.69
1403	16	2	226 GROVE AVENUE	GALANTINO, BONITA	-	0.68
1604	21	2	58 FAIRVIEW AVENUE	BAILEY, YURIAH D & LORI C	0.76	0.68
1403	58	2	57 LYNWOOD ROAD	PROMMEL, DAVID J. & JOSETTE	0.36	0.68
2205	1	2	62 FELLS ROAD	DONNELLY, THOMAS & MICHELLE	-	0.67
501	25	2	25 SUMMIT ROAD	CAMPOS,ALEJANDRO &GRAINGER,CHELSEA	0.49	0.67
2102	30	2	21 MOUNTAIN ROAD	ZIMMER, RICHARD & JENNIFER	0.68	0.66
2701	10	2	22 CREST HILL ROAD	DAT, VIKASH & MELISSA	0.67	0.66
1605	5	2	55 FAIRVIEW AVENUE	BENJAMIN, JAMES & RUTH	0.72	0.65
2701	16	2	10 CREST HILL ROAD	DIDIEGO, CHRISTOPHER J & MARIA C	0.68	0.65
104	16.01	2	16 CAMBRIDGE ROAD	SAVVA, JILL	0.55	0.65
401	5	2	57 AFTERGLOW AVENUE	WAGER, RICHARD & MARGARET ANN	0.61	0.65
1605	4	2	51 FAIRVIEW AVENUE	LA RICCIA, WILLIAM & BEVERLY	0.68	0.64
205	7	2	9 CRESTMONT ROAD	QUILICI, BRAD & ELAINE	0.61	0.64
2205	2	2	60 FELLS ROAD	BLAUVELT, LUCILLE	-	0.64

Block	Lot	Class	Location	Owner	Acres (Tax Assessor)	Acres (GIS)
501	7	2	83 MT. PROSPECT AVENUE	STANISCI, KATHLEEN & MICHAEL	0.70	0.64
304	1	2	10 OVERLOOK PARK	NEWLANDS, LESLIE & CAROL	-	0.63
1902	24	2	136 LAKESIDE AVENUE	ORENSTEIN, HENRY & CAROLYN SUE	0.66	0.63
605	12	2	15 MOUNTAINVIEW ROAD	MULROE, CATHERINE	0.31	0.63
2102	27	2	35 MOUNTAIN ROAD	JUNG, PETER SEBASTI & SABINE	-	0.63
302	29	2	44 AFTERGLOW AVENUE	BORTONE, PASQUALE & SUSAN	0.52	0.63
1401	6	2	215 FAIRVIEW AVENUE	GIL, RUSSEL S. & GEREMIA L.	0.62	0.62
401	9	2	36 BELLECLAIRE PLACE	T0LIPAN, ROBERT J. & BAKER, MAUREEN	0.57	0.62
501	38	2	79 SUNSET AVENUE	CHERRY, TOM M. & JENNIE	0.34	0.62
501	24	2	27 SUMMIT ROAD	PARKER, BENJAMIN E & PRANIA, LEAH M	0.56	0.62
501	55	2	11 GORDON PLACE	POWELL, KEVIN & WENDY	0.49	0.62
1302	18	2	2 VALLEY VIEW ROAD	QUERCIA, RICHARD & ELIZABETH	0.27	0.61
2209	11	2	37 OAKRIDGE ROAD	FORYSIAK, SUZANNE	0.61	0.61
501	46	2	36 GLEN ROAD	BROWER, KENNETH & SANDS, ESTRELLITA	0.41	0.61
104	14	2	2 CAMBRIDGE ROAD	GOOR, MARTIN NEAL	0.50	0.60
501	42	2	20 GLEN ROAD	COLUMBIA-WALSH, MARGARET & PATRICIA	0.58	0.60
501	43	2	24 GLEN ROAD	MAMCHUR, BARBARA & DENNIS	0.59	0.60
2208	3	2	83 OAKRIDGE ROAD	FELCHER, CRAIG & DANIELLE	0.60	0.59
401	4	2	55 AFTERGLOW AVENUE	PHILLIPS, JOHN B. & LAURA L.	0.57	0.58
906	6	2	59 LINDEN AVENUE	CHMIEL, BARBARA P. ETAL.	0.29	0.58
501	44	2	28 GLEN ROAD	MALANGA, PATRICIA	0.57	0.58
104	15	2	10 CAMBRIDGE ROAD	PENSIERO, FRANK JAMES & KAREN M.	0.52	0.58
501	35	2	89 SUNSET AVENUE	CAPPELLO, RENATO M. & JODI ANN	-	0.58
2304	2	2	120 PERSONETTE AVENUE	HOLLAND, DANIEL	0.56	0.57
104	31	2	217 POMPTON AVENUE	WILSON, CONSTANCE ANN	0.75	0.57
2005	27	2	22 HOWELL DRIVE	GILANI, SHAMSHAD & NIGHAT	0.46	0.57
501	47	2	48 GLEN ROAD	KOVACS, JOHN & ANN	-	0.57
501	41	2	16 GLEN ROAD	DENTON, JOHN H & HOLLY W	0.56	0.57
1604	23	2	50 FAIRVIEW AVENUE	RIZZOLO, AGNES JEAN	0.60	0.57
2005	6	2	91 FAIRWAY AVENUE	ROGERS, DOROTHY	0.59	0.57
910	22	2	13-17 CLIFF STREET	CATENA, EUGENE & LOUANN	0.46	0.56
1605	3	2	49 FAIRVIEW AVENUE	HARDER, MICHAEL J & DIANA	0.58	0.56
2204	6	2	16 UPLAND WAY	DELORENZO, FREDERICK & JACQUELINE	0.56	0.56
501	6	2	85 MT. PROSPECT AVENUE	DUHANEY, MICHAEL O.	0.53	0.56
1801	32.01	2	37 PEASE AVENUE	MUGHETTO, MICHAEL F. & RITA C.	0.57	0.56
2002	5	2	44 HOWELL DRIVE	MICHAEL, EILEEN ERWIN & JARED	0.39	0.56
2002	6	2	46 HOWELL DRIVE	ROSS, CHRISTOPHER & ROSS LOREN	0.36	0.56
804	10	2	170 CLAREMONT AVENUE	GIRT, BARBARA	0.47	0.56

Block	Lot	Class	Location	Owner	Acres (Tax Assessor)	Acres (GIS)
1604	25	2	40 FAIRVIEW AVENUE	JOYCE, JOHN J. & STACEY S.	0.49	0.55
2204	5	2	22 UPLAND WAY	DI TRANI, ROBERT & MARY	0.36	0.55
2003	3	2	33 HOWELL DRIVE	VILLAROSA, THOMAS M. & KATHLEEN A.	0.50	0.55
501	40	2	14 GLEN ROAD	VOELKI, FRANK & KARELL	0.55	0.55
2301	5	2	34 DEPOT STREET	BIANCO, JOHN A. & JOHN D.	0.27	0.55
1806	20	2	36 LAKESIDE AVENUE	KING AHARON REALTY LLC	0.47	0.54
2102	31	2	15 MOUNTAIN ROAD	LEVINE, STEVEN & RANDEE	0.54	0.54
2206	10	2	3 UPLAND WAY	NITTI, KATHLEEN C	0.32	0.54
606	19	2	181 SUNSET AVENUE	WALLACE, DAVID P. & MARJORIE A.	0.25	0.54
2102	36	2	113 HARRISON STREET	GRIFFIN, BETH & GERALD	0.52	0.54
205	8	2	7 CRESTMONT ROAD	SCIARRA, PAUL	0.54	0.54
2206	9	2	5 UPLAND WAY	AUTORINO, MICHAEL EST& MARIANNE	0.52	0.54
2102	35	2	45 CHESTNUT ROAD	CAVALLO, CHRISTOPHER & STEPHANIE	0.57	0.53
2003	9	2	43 HOWELL DRIVE	FERRARI, FRANK III & EILEEN	0.46	0.53
2102	33	2	7 MOUNTAIN ROAD	BELOTTA, ANTHONY & ALICIA BIASOTTI-	0.59	0.53
1401	5	2	213 FAIRVIEW AVENUE	GARRETT, TIMOTHY J. &BETH ANN	0.55	0.53
2102	32	2	9 MOUNTAIN ROAD	PAPERA, KATHY A (TRUSTEE)	0.52	0.53
605	18	2	167 SUNSET AVENUE	LAUDANO, JOSEPH	0.63	0.53
302	7	2	19 GLEN ROAD	MILLEN, DAVID SEAN & TERZELLA, MARY	0.49	0.53
1605	17	2	73 PERSONETTE AVENUE	CARNOVALE, MILLICENT	0.51	0.52
1109	134	2	25 OAK LANE	BUTLER, DOUGLAS & KATHRYN	0.18	0.52
2206	11	2	49 FELLS ROAD	FERRERA, GARY & DIANA	0.38	0.52
203	30	2	28 SUNSET AVENUE	MC KEOWN, THOMAS J. & SUSAN	0.53	0.52
2205	3	2	54 FELLS ROAD	ERCOLANO, CAROL	-	0.52
2208	2	2	89 OAKRIDGE ROAD	DAVISON, JOHN D. & CHRISTINE	-	0.52
2202	12	2	15 FELLSWOOD DRIVE	KAPTEIN, DAVID & LENA	0.52	0.52
1306	14.01	2	48 DURRELL STREET	VENEZIA, JOSEPH & KRISTIN L	0.52	0.51
2107	10	2	59 PEASE AVENUE	O'HARA, JACQUELINE G	0.53	0.51
2108	14	2	63 HARRISON STREET	TODARO, RUSSELL	0.54	0.51
1804	5	2	19 PEASE AVENUE	TODARO, RUSSELL	0.49	0.51
402	1	2	41 AFTERGLOW WAY	INGALLS, GAIL E.	0.52	0.51
402	6	2	31 BELLECLAIRE PLACE	BROMLEY, JAMES L & KRISTINA N	0.42	0.51
302	9	2	11 GLEN ROAD	LANZO, STEPHEN P & LISA	0.47	0.51
1806	22	2	44 LAKESIDE AVENUE	VITALITI, SALVADOR, & ANA	0.52	0.51
1306	14.02	2	42 DURRELL STREET	GOULD, DANIEL V & EDGAR, JOY M	0.52	0.50
2202	9	2	88 OAKRIDGE ROAD	GAWLEY, DAMON & SANDRA	0.53	0.50
401	7	2	67 AFTERGLOW AVENUE	FEHNEL, DAVID V.	0.55	0.50
302	11	2	13 STONEWOOD PARKWAY	MORRICE, PETER & MELANIE	0.41	0.50

Block	Lot	Class	Location	Owner	Acres (Tax Assessor)	Acres (GIS)
401	1	2	41 AFTERGLOW AVENUE	KASLANDER, ROBERT & AMELIA	-	0.50
2006	1.01	2	157 HILLSIDE AVENUE	SCHNURR, MATTHEW & ADUBATO, LISA	-	0.50
107	4	2	17 CRESTMONT ROAD	LAIRD, DAVID & MARY	-	0.50
1401	16	2	75 DURRELL STREET	LIPTAK, RAYMOND & BARBARA	1.06	0.50
2005	28	2	24 HOWELL DRIVE	LUCANIE, VINCENT & MELISSA	0.47	0.50
1806	21	2	40 LAKESIDE AVENUE	MARTINO, PETER & KAREN I.	0.53	0.50
				Total (Residential Property > 0.5 acres):	**167.76**	**117.37**
103	1	4A	265-345 POMPTON AVE	PILGRIM PLAZA LLC	14.08	13.64
1201	11	4A	271 GROVE AVENUE	J. WEBSTER REALTY LLC	3.58	3.71
202	44	4A	100 BLOOMFIELD AVENUE	EVI REALTY INC / M. UZIEL	3.41	3.08
1602	8	4A	799 BLOOMFIELD AVENUE	GAHC3 VERONA NJ MOB, LLC	2.51	2.44
201	10	4A	225 BLOOMFIELD AVENUE	225 BLOOMFIELD AVE LLC	2.23	2.17
1201	2	4A	39 COMMERCE COURT	ESSEX COURT REALTY	1.95	2.01
807	16	4A	60 POMPTON AVENUE	FIRST NEW JERSEY REALTY ASSOCIATES	1.85	1.83
2301	3	4A	40-54 DEPOT STREET	DEPOT STREET REALTY, LLC	1.66	1.73
202	46	4A	142 BLOOMFIELD AVENUE	IVM REALTY, LLC	1.64	1.70
1704	25	4A	342 CLAREMONT AVENUE	342 CLAREMONT AVE. C/O HALVERN LLC	-	1.33
1601	1	4A	825 BLOOMFIELD AVENUE	ARCADIAN PROFESSIONAL PROPERTIES NJ	1.27	1.28
708	1	4A	383 BLOOMFIELD AVENUE	FILOSO FAMILY LLC	1.26	1.24
106	17	4A	155 POMPTON AVENUE	SSBMW LLC	1.04	1.08
201	22	4A	109 BLOOMFIELD AVENUE	NJ ENERGY REALTY LLC	1.13	1.08
701	3	4A	420 BLOOMFIELD AVENUE	V & J REALTY ASSOC., LLC	1.00	0.96
202	27	4A	144 BLOOMFIELD AVENUE	V.J PLAZA II, LLC	0.89	0.95
201	14	4A	189 BLOOMFIELD AVENUE	THE JETER2 COMPANY, LLC,	0.56	0.90
1807	6	4A	641 BLOOMFIELD AVENUE	641 BLOOMFIELD AVENUE, LLC	0.80	0.82
103	3	4A	3 CLARIDGE DRIVE	THE CLARIDGES,LLC	-	0.78
807	15	4A	80 POMPTON AVENUE	WAL PARK ASSOCIATES,LLC	0.81	0.74
1702	22	4A	21 & 25 GROVE AVENUE	GROVE REAL ESTATE, L.L.C.	0.68	0.69
1807	2	4A	645 BLOOMFIELD AVENUE	BRESSMAN, ARTHUR & MARILYNN	-	0.67
1702	13	4A	620 BLOOMFIELD AVENUE	PENN FEDERAL SAVINGS BANK	0.33	0.64
203	22	4A	65 BLOOMFIELD AVENUE	ABBRUZZI REALTY	0.59	0.59
105	1	4A	185 POMPTON AVENUE	SUNOCO LLC,C/O KE ANDREWS & COMPANY	0.56	0.58
1806	15	4A	599 BLOOMFIELD AVENUE	FIRST UNION (WACHOVIA)	0.28	0.54
807	14	4A	88 POMPTON AVENUE	DAVOLINE REALTY, LLC,	0.48	0.54
1605	30	4A	24 GROVE AVENUE	SHREE JEE, L.L.C.	0.28	0.54
702	8	4A	360 BLOOMFIELD AVENUE	ASTOR REALTY CORP	-	0.53
807	13	4A	96 POMPTON AVENUE	PENGUIN HOLDINGS LLC,	0.47	0.53

Block	Lot	Class	Location	Owner	Acres (Tax Assessor)	Acres (GIS)
1703	49	4A	500 BLOOMFIELD AVENUE	DATA-LIFE ASSOCIATES	0.09	0.51
910	11	4A	62 MARTIN ROAD	PRITCHARD, WILLIAM F. & CAROLE M.	0.25	0.50
203	21	4A	1 MT. PROSPECT AVENUE	DISTEFANO, KENNETH L. & LYNN	-	0.50
				Total (Commerical Property > 0.5 acres):	**45.66**	**50.88**
1201	1.02	4B	49 COMMERCE COURT	FENTON REAL ESTATE HOLDINGS,LLC	1.32	1.30
1201	3	4B	29 COMMERCE COURT	RECCHIA, NORMAN L. & DOLORES	1.49	1.47
1201	12	4B	251 GROVE AVENUE	MARVE DEVELOPMENT CORP.	5.54	5.75
				Total (Industrial Property > 0.5 acres):	**8.35**	**8.52**
601	1	4A	25 MT. PROSPECT AVENUE	MONTCLAIR GOLF CLUB	88.13	81.40

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