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December 6, 2024

**Kathleen Miesch, Zoning Official**  
**Township of Verona**

Municipal Building  
600 Bloomfield Avenue  
Verona, NJ 07044

**RE: Michael Nazzaretto**  
**15 Wilton Terrace, Verona, NJ**  
**Block 802, Lot 30**  
**Application #2024-160**

Dear Ms. Miesch:

Supplementing our correspondence of November 27, 2024, enclosed please find an original and 16 copies of the Stormwater Permit Application signed by our client. Kindly incorporate these in the Application package previously hand delivered to your office.

Our client's checks in the amount of \$150.00 and ~~\$750.00~~<sup>750.00</sup> in payment of the Stormwater Application Fee and Stormwater Permit Review Escrow for Minor Development, respectively, are also enclosed.

Kindly review, process and provide our office with a hearing date at your earliest convenience.

Very truly yours,

GALANTE & MATTHEWS, ESQS.

  
Connie Shute, Legal Assistant to  
DONALD G. MATTHEWS, ESQ.

DGM/ces  
Enclosures  
Hand Delivered

cc: Michael Nazzaretto

TOWNSHIP OF VERONA  
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER  
JOSEPH O. D'ARCO  
TOWNSHIP CLERK  
JENNIFER KIERNAN



DEPUTY MANAGER  
KEVIN O'SULLIVAN  
TOWNSHIP ATTORNEY  
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING  
600 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044  
(973) 239-3220  
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS  
10 COMMERCE COURT  
VERONA, NEW JERSEY 07044

**Township of Verona Building Department**  
**Stormwater Permit Application**

Applicant's Name: Michael Nazzaretto  
Block: 802 Lot: 30  
Address: 15 Wilton Terrace, Verona

The Township of Verona has established a stormwater management requirements and control for major and minor developments within the Township in Section § 455 of the Township Code.

As per Township Ordinance 2024-06, the Stormwater Permit Fees are as follows:

Stormwater Permit Application Fee	\$ 150.00 *
Stormwater Permit Review Escrow (Minor Development)	\$ 750.00
Stormwater Permit Review Escrow (Major Development)	\$1,500.00

***The application shall include all submission requirements as outlined in the Stormwater Control Ordinance, Section 455.***

I certify that the above information is correct to the best of my knowledge and shall abide by all terms and conditions to Stormwater Permit and Ordinances through the Township of Verona and the State of New Jersey.

Name of Applicant/Owner Michael Nazzaretto

Signature of Applicant/Owner [Signature] Date: 12 / 6 / 24

This stormwater permit is classified: Minor Development  Major Development

The stormwater permit is issued with the following conditions:

- The Applicant/Owner shall conform to the grading sketch submitted.
- The Applicant/Owner shall not change the existing drainage pattern from the approved design.
- The Applicant/Owner shall haul away all and excess excavated material.

- The Applicant/Owner will loam and or seed and/or sod.
- The Applicant/Owner shall protect the trees by suitable method satisfactory to Shade Tree.
- Only clean fill acceptable to the Township Engineer shall be used.
- The owner shall comply with all requirements of the Hudson-Essex-Passaic Soil Conservation District.

Notify the Township Engineer at 973-857-4834, 48 hours prior to installing stormwater management devices/measures.

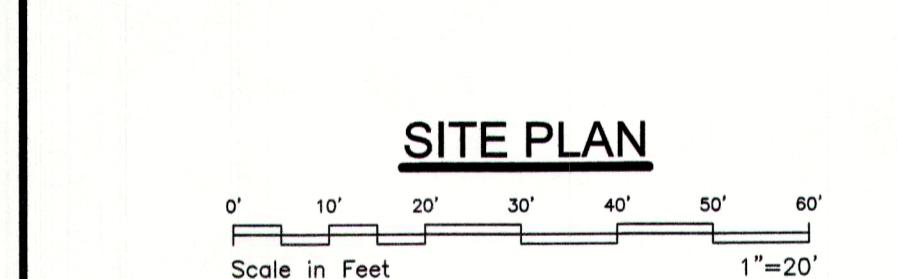
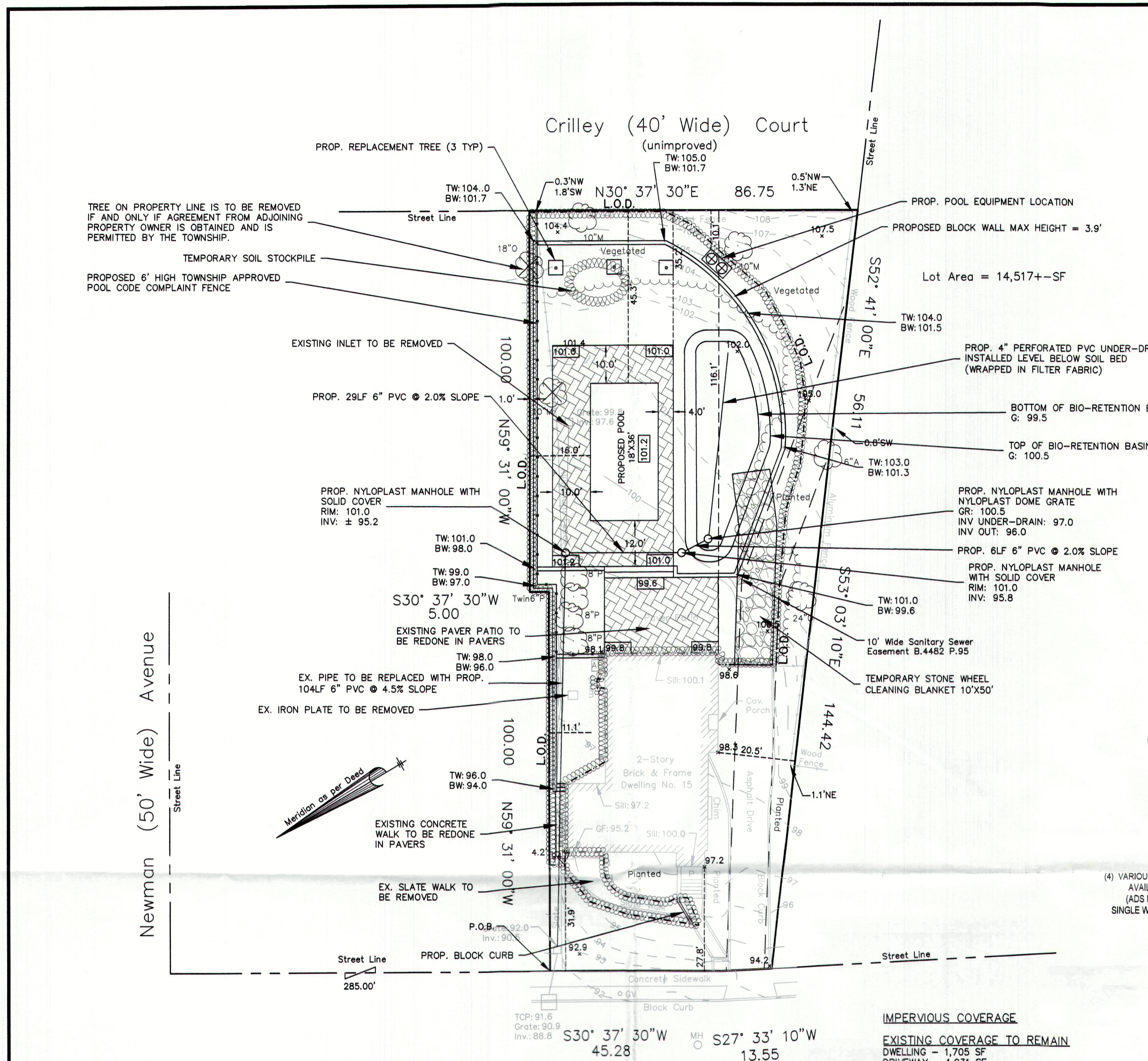
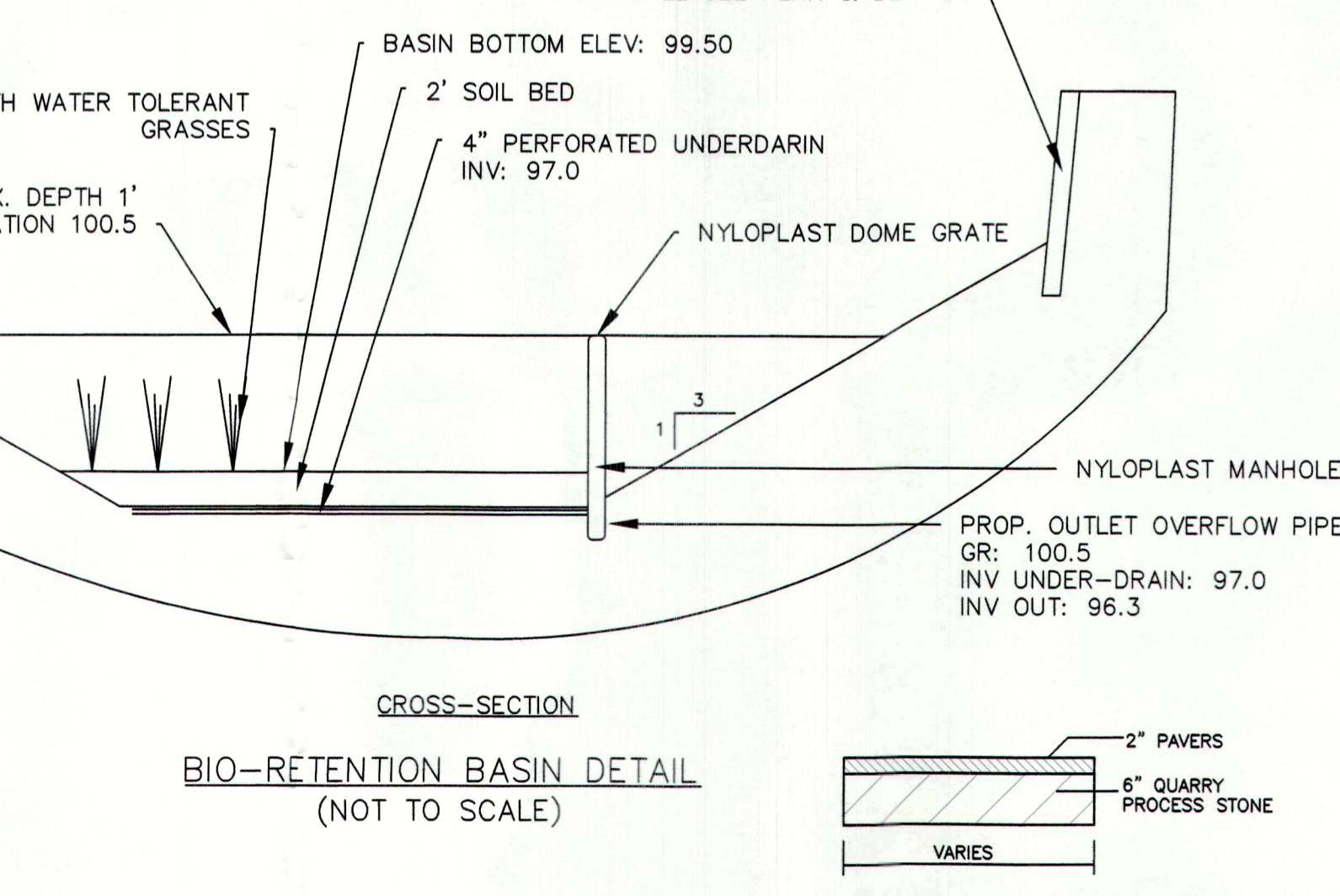
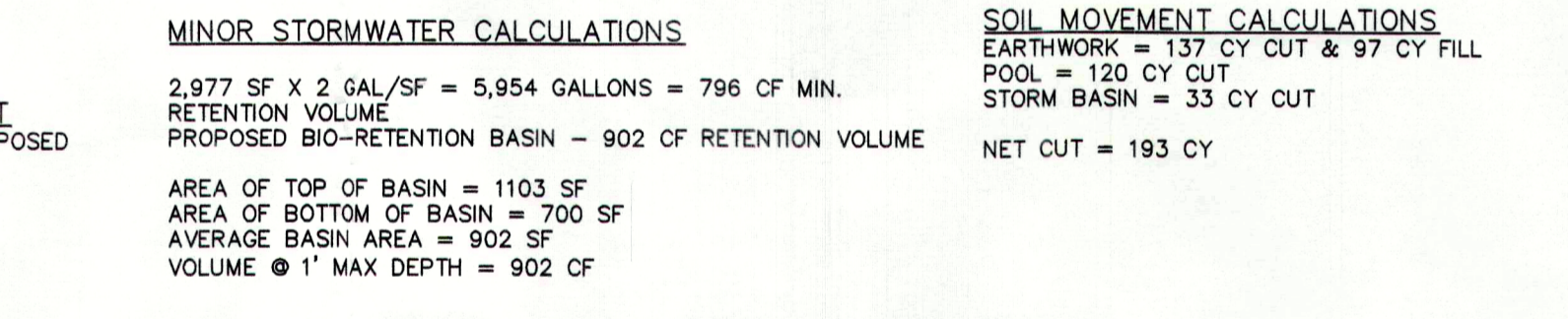
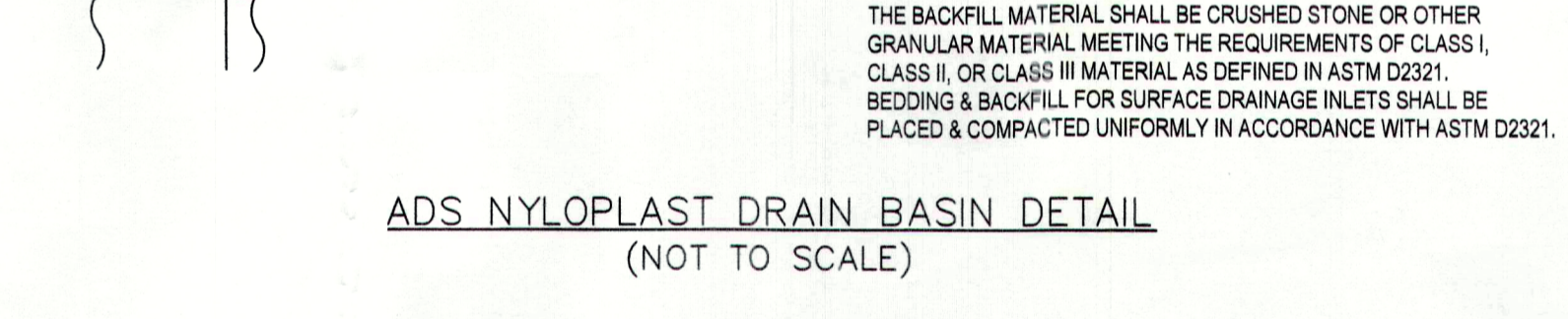
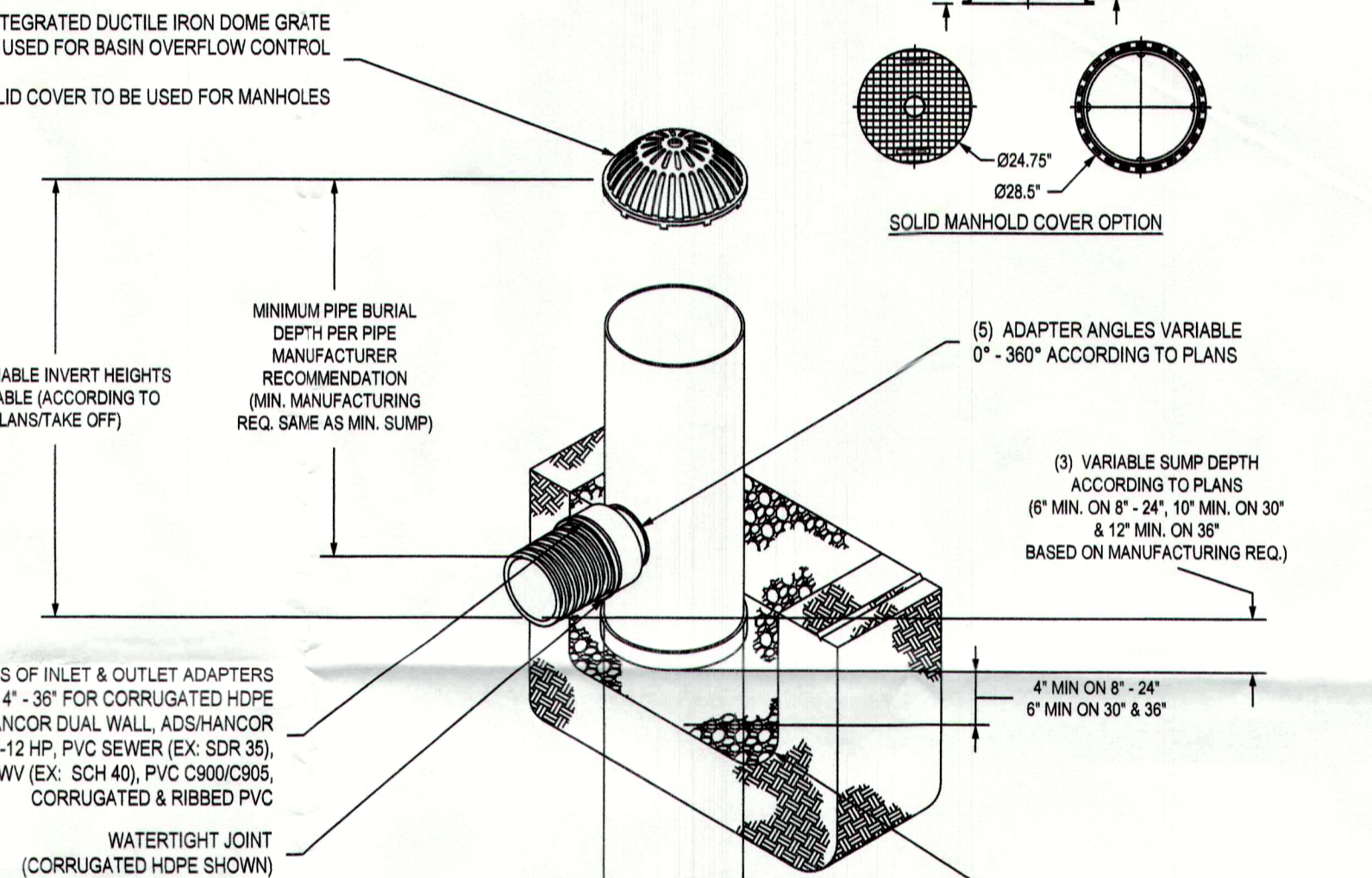
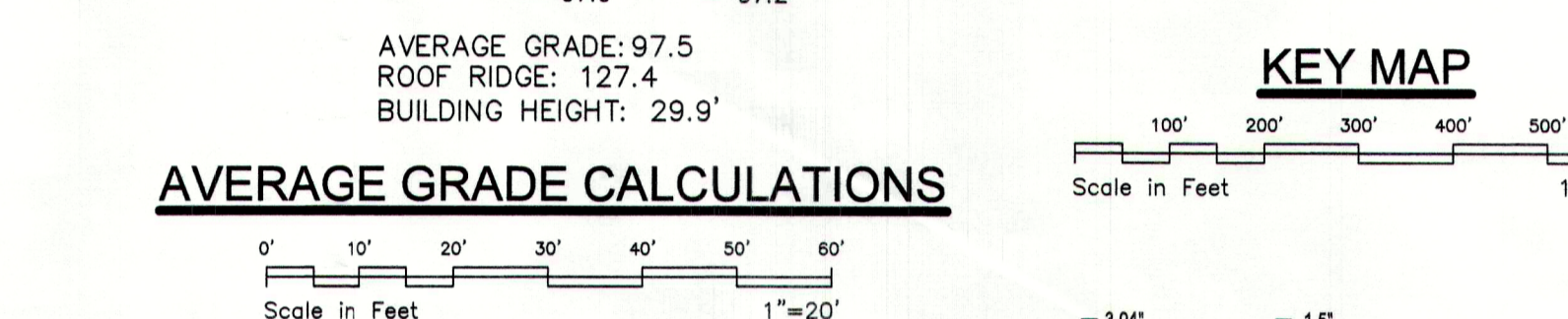
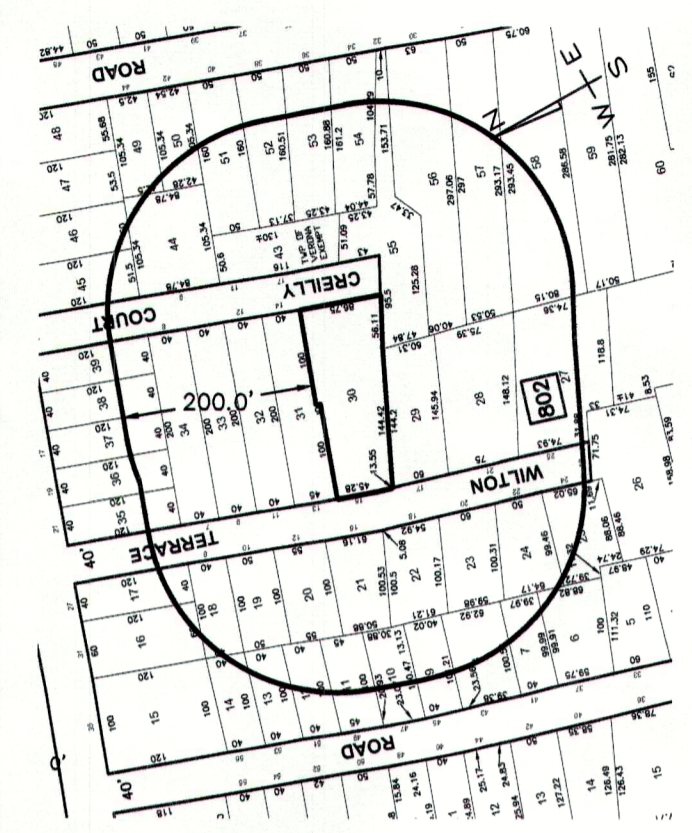
Construction Code Official: \_\_\_\_\_ Date    /    /     
Township Engineer Official: \_\_\_\_\_ Date    /    /

ZONING SCHEDULE - R-40

Table with 4 columns: LOT AREA, LOT WIDTH, FRONT SETBACK, SIDE SETBACK, REAR YARD SETBACK, MAX. HEIGHT, MAX. LOT COVERAGE, MAX. IMPROVED LOT COVERAGE. Rows show required vs existing values for a 40x30 lot.

GENERAL NOTES:

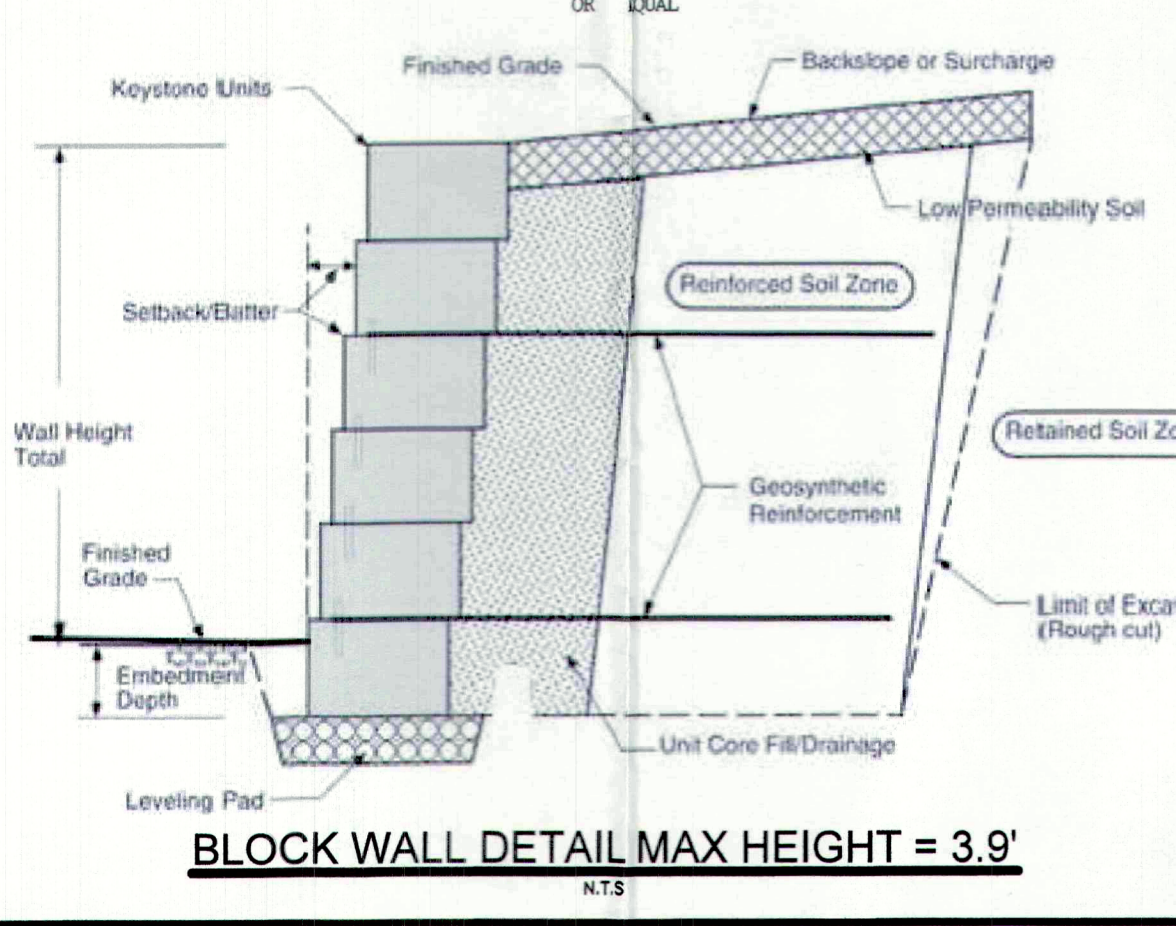
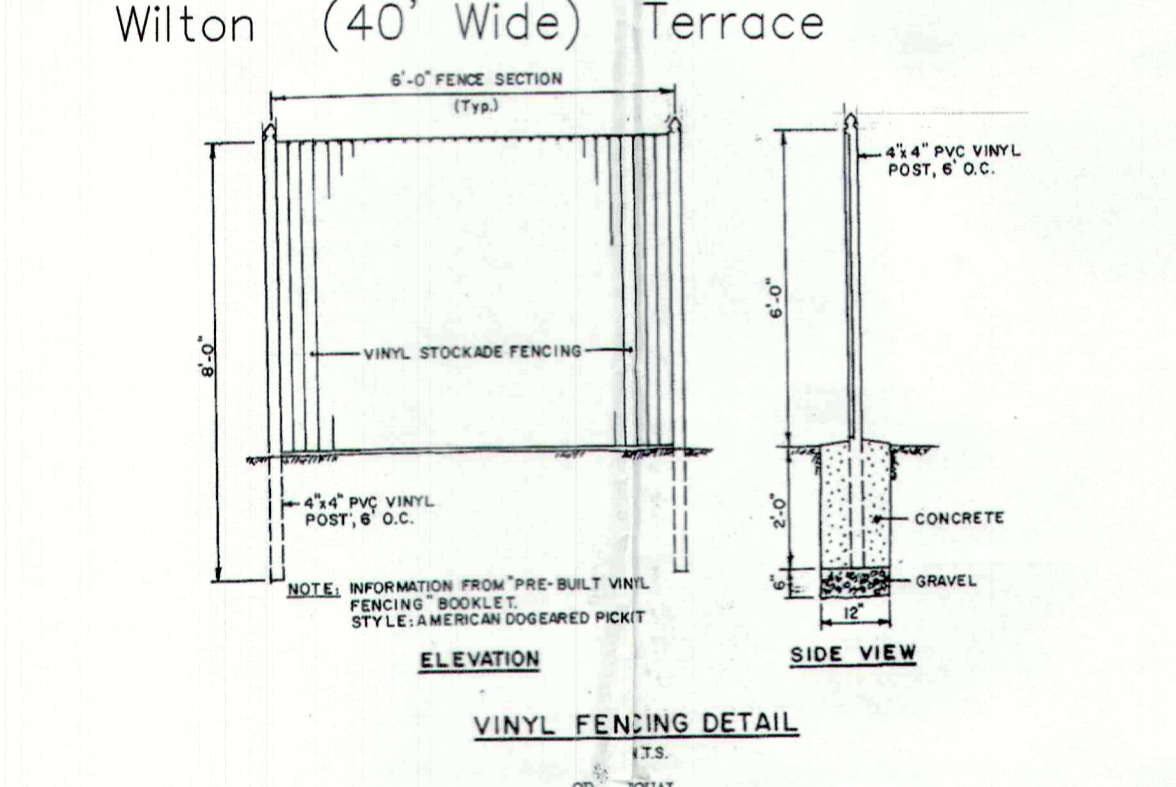
- 1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: PROPERTY SURVEY BY MICHAEL H. DARMSTATTER, PLS FOR MICHAEL NAZZARETTO DATED 8-1-24.
2. OWNER/APPLICANT: MICHAEL NAZZARETTO 15 WILTON TERRACE VERONA, NJ 07044.
3. PARCEL DATA: BLOCK 802, LOT 30 65 WILTON TERRACE VERONA, NJ 07044 ESSEX COUNTY ZONE: R-40.
4. ELEVATIONS AND TOPOGRAPHY BASED ON NAVD 1988 PER RTK GPS SOLUTION BY PER MICHAEL H. DARMSTATTER, PLS. TOPOGRAPHY BY STANDARD STADIA METHODS AND LOCATIONS MAY VARY. TOPOGRAPHY OUTSIDE OF LIMIT OF DISTURBANCE MAY BE APPROXIMATE FOR GENERAL GRADING PURPOSES ONLY.
5. ANY REPRESENTATIONS OF UTILITY LOCATIONS OR SUBSURFACE LOCATIONS ARE APPROXIMATE AND BASED UPON MARK-OUTS, AND/OR MAPS PROVIDED BY OTHERS. CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY SUBSURFACE CONDITIONS AND UTILITY LOCATIONS, DEPTHS, ETC. TREE SPECIES SHOWN ON THIS PLAN ARE ASSIGNED BY THIS FIRM AND HAVE NOT BEEN VERIFIED BY A QUALIFIED ARBORIST.
6. THE LIMIT OF DISTURBANCE SHALL BE LINED WITH SOIL EROSION PREVENTION MEASURES AS INDICATED ON THE PLAN. ADDITIONAL MEASURES, IF NECESSARY TO PREVENT SOIL EROSION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SOIL EROSION PREVENTION MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
7. ALL CONTRACTORS AND SUBCONTRACTORS SHALL CARRY STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE, AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS AND SUBCONTRACTORS MUST HAVE CGL POLICIES ENDORSED TO NAME DARMSTATTER INC. AND ITS SUB-CONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY AND NECESSITY REQUIREMENTS ASSIGNED BY THE CONTRACTOR. ALL CONTRACTORS MUST FURNISH DARMSTATTER INC WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW INDEMNIFY AND HOLD HARMLESS DARMSTATTER INC AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
8. NEITHER THE PROFESSIONAL ACTIVITIES OF DARMSTATTER INC NOR THE PRESENCE OF DARMSTATTER INC OR ITS EMPLOYEES AND SUBCONSULTANTS AT A PROJECT SITE SHALL RELIEVE THE CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR SHALL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES REGARDING THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
9. DARMSTATTER INC SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR'S SUBMITTALS AND SHOP DRAWINGS WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONDITIONS AND THE INFORMATION SHOWN ON THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DARMSTATTER INC'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DARMSTATTER INC HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DARMSTATTER INC SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS REQUIRED BY THE ATTENTION OF DARMSTATTER INC IN WRITING BY THE CONTRACTOR. DARMSTATTER INC SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMITTALS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
10. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT MAY ARISE DURING THE DESIGN AND CONSTRUCTION PHASES OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DARMSTATTER INC AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NON-BINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
11. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND MUST REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
12. TREES TO BE REMOVED = 1
13. ESTIMATED DISTURBANCE = 8,350-SF OR 0.192-ACRES
14. FENCES - §150-7.3
14.1. NO FENCING SHALL BE INSTALLED WITHIN 10' OF A FRONT LOT LINE, 0.3' EXISTING TO REMAIN TO CRILLEY COURT FRONTAGE. (EXISTING NON-CONFORMING CONDITION)
14.2. PROPOSED FENCE IS 8" H" FROM THE PROPERTY LINE. EXISTING FENCE ALONG SOUTHERN PROPERTY LINE IS PARTIALLY ON APPLICANT'S LOT, PARTIALLY ON NEIGHBORS LOT. EXISTING FENCE SHALL REMAIN. (EXISTING NON-CONFORMING CONDITION)
15. §150-7.5A - POOLS PERMITTED ONLY IN REAR YARD. PROPOSED POOL IN CRILLEY COURT FRONTAGE. (VARIANCE REQUIRED)
16. §150-5.3(3)(b) - PATIOS ONLY PERMITTED IN SIDE AND REAR YARDS. PATIO PROPOSED IN CRILLEY COURT FRONTAGE. (VARIANCE REQUIRED)
17. §150-7.13A - NO MECHANICAL EQUIPMENT PERMITTED WITHIN MINIMUM FRONT YARD REQUIREMENT. POOL EQUIPMENT LOCATED 10' FROM CRILLEY COURT. (VARIANCE REQUIRED)
18. §150-7.13A - MECHANICAL EQUIPMENT SHALL NOT BE LOCATED MORE THAN 5' FROM THE STRUCTURE THEY SERVE. POOL EQUIPMENT LOCATED 432' FROM PROPOSED POOL. (VARIANCE REQUIRED)
19. POOL EMPTYING PROCEDURES SHALL BE IN COMPLIANCE WITH NJDEP REGULATIONS FOR SAME.
20. OWNER SHALL OBTAIN AN AS-BUILT SURVEY POST CONSTRUCTION AND SUBMIT SAME TO THE TOWNSHIP TO INCLUDE TOPOGRAPHY, STORMWATER IMPROVEMENTS, ETC.
21. §150-17.6E(1) - MINIMUM FRONT YARD SETBACK OF 30'. PROPOSED POOL EQUIPMENT LOCATED 10' FROM CRILLEY COURT. (VARIANCE REQUIRED)



TREE REMOVAL SCHEDULE table with columns for TREE TYPE, CALIBER, and QUANTITY.

TREE REPLACEMENT SCHEDULE table with columns for TREE TYPE and QUANTITY.

UTILITY LEGEND and TREE LEGEND. Includes symbols for Gas Line, Water Line, Sewer Lateral, and various tree species like Maple and Oak.



IMPERVIOUS COVERAGE: EXISTING COVERAGE TO REMAIN: DWELLING - 1,705 SF, DRIVEWAY - 1,031 SF, FRONT PORCH/STEPS - 66 SF, SIDE COVERED PORCH - 10 SF, AC UNIT - 9 SF.

PROPOSED NEW IMPERVIOUS AND REDEVELOPMENT: FRONT WALK - 293 SF EXISTING REDUCED TO 94 SF PROPOSED, POOL - 648 SF, PAVERS - 1,855 SF, STEPS - 60 SF, RETAINING WALL - 292 SF.

TOTAL IMPERVIOUS COVERAGE = 5,798 SF or 39.9% TOTAL NEW/REDEVELOPED IMPERVIOUS COVERAGE = 2,977 SF TOTAL INCREASE IN IMPERVIOUS COVERAGE = 1,984 SF

CONCRETE PATIO CROSS-SECTION showing 2\"/>

PAVER PATIO CROSS-SECTION showing 2\"/>

Table of 200' RADIUS OF 15 WILTON TERRACE VERONA. Columns: LOT#, BLOCK#, ADDRESS, OWNER, MAILING ADDRESS IF DIFFERENT FROM PHYSICAL ADDRESS.

Pool Site Plan / Variance Plan For NAZZARETTO 15 Wilton Terrace, Lot 30, Block 802. Includes contact information for Eric D. Wilson and Michael H. Darmstatter.

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