

**PLANNING BOARD
TOWNSHIP OF VERONA
VERONA, NEW JERSEY 07044
AMENDED APPLICATION FOR APPROVAL OF MINOR SUBDIVISION
DATE 9/22/2024**

NAME OF OWNER OF RECORD Jonathan Lamkin
please print

ADDRESS OF OWNER OF RECORD 14 Frawnee Road, Short Hills, NJ 07078

I hereby authorize the following party to apply for this Minor Subdivision:

Name of Applicant: Jonathan Lamkin

Address of Applicant: Same as above

Date: _____ Telephone No. of Applicant 973-219-9282

 _____ Signature of Applicant	_____ Signature of Owner
---	-----------------------------

Property Description: _____ Tax. Map No. _____ Date of Latest Revision _____

Block 1403 Lot No. 90
Street Address 176 Grove Street, Verona, New Jersey 07044

Reasons for Subdivision Applicant proposes to subdivide the property into two lots.

The existing two-family dwelling will be retained and the subdivided lot will be developed with a new single-family dwelling.

Application must be filed in triplicate together with 15 copies of a plot plan prepared by a licensed surveyor. Scale to be no less than 1 inch equals 50 feet. Plot plan shall indicate owners of all properties involved, existing and proposed lot lines and dimensions, existing buildings, front, side and rear setback dimensions, etc. If subdivision is within 200 feet of or adjoins a County Highway, and problems of traffic, drainage, etc. may be involved, application must be filed with the Essex County Planning Board, 900 Bloomfield Avenue, Verona, NJ 07044 triplicate and typed. Application may be obtained from the respective community. The County Planning Board has 30 days in which to act on a Subdivision. Four copies of the plans must also be filed with them.

Application received by _____ on _____
Clerk, Planning Board Date

Classified as a Minor Subdivision (tentative) _____
Township Engineer Date

Approved as a Minor Subdivision _____
Chainman, Verona Planning Board Date

Date of Essex County Approval _____

Enclosed is a check in the amount of \$ 650.00 for the application circled above, to the Planning Board of the Township of Verona for approval of the following: minor subdivision of property located at 19 Parkhurst Place

as Map ; Block 1403 Lot 90 known on the Verona Tax Map

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

Name of applicant Jonathan Lamkin
Address of applicant 4 Frawnee Road
Short Hills, NJ 07078

Telephone# 973-219-9282

Name of property owner: Same as applicant _____

176 Grove Avenue, Block 1403, Lot 90

TOWNSHIP OF VERONA
MINOR SUBDIVISION REVIEW
SUGGESTED CHECK LIST

CASE# 2024-01

Applicant Jonathan Lamkin

Block No. 1403 Lot No. 90-

Date Submitted 9/4/2024

Date Checked _____

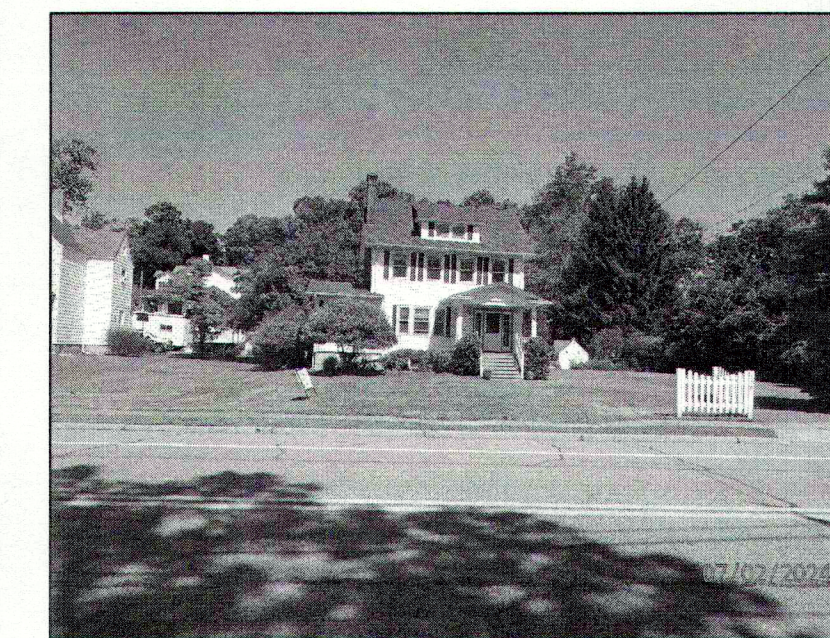
- A. Applications: 3 copies
15 copies of Minor Subdivision Plans & Documents
- B. Fees \$ 650.00
- C. Information and data

Y = Yes N = No N/A = Not Applicable

- | | | (Circle One) | |
|--|------------------------------------|------------------------------------|--------------------------------------|
| | | N | N/A |
| 1) Map sizes - 15"x2P', 24"x36", 30';x42" | <input checked="" type="radio"/> Y | N | N/A |
| 2) Key map showing the subdivision site and its relation to the surrounding area, streets and highways and zone district boundaries. | <input checked="" type="radio"/> y | N | N/A |
| 3) Tax map sheet, block and lot numbers | <input checked="" type="radio"/> y | N | N/A |
| 4) Name and address of owner | <input checked="" type="radio"/> y | N | N/A |
| 5) Boundary survey data or some other similarly accurate base Bearings and Distances | <input checked="" type="radio"/> y | N | N/A |
| 6) Topographic survey of property and surrounding area within 200' U.S.G.S. spot-elevations, elevations of corners | y | <input checked="" type="radio"/> N | N/A |
| 7) Existing and proposed drainage features and ditches within 200' | y | N | <input checked="" type="radio"/> N/A |
| 8) Names of adjoining owners to be provided | <input checked="" type="radio"/> y | N | N/A |
| 9) Special site conditions. | y | <input checked="" type="radio"/> N | N/A |

10)	Location of the subdivided portion of entire tract	<input checked="" type="radio"/> Y	<input type="radio"/> N	N/A
11)	Any zone lines within 100' of property	<input type="radio"/> Y	<input checked="" type="radio"/> N	N/A
12)	All existing and proposed street	<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> N/A
13)	All existing, proposed and required set back dimensions	<input checked="" type="radio"/> Y	<input type="radio"/> N	N/A
14)	Area of the entire tract and area of each lot proposed	<input checked="" type="radio"/> Y	<input type="radio"/> N	N/A
15)	Lots width and depths	<input checked="" type="radio"/> Y	<input type="radio"/> N	N/A
16)	Scale of the plat and north arrow	<input checked="" type="radio"/> Y	<input type="radio"/> N	N/A
17)	All rights of way and easements	<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> N/A
18)	Method of sewerage disposal	<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> N/A
19)	Name and seal of Licensed Land Surveyor – preparing plat map	<input checked="" type="radio"/> Y	<input type="radio"/> N	N/A
20)	All proposed lot lines and lot lines to be eliminated	<input checked="" type="radio"/> Y	<input type="radio"/> N	N/A
21)	Scale of plat map (1" = 30')	<input type="radio"/> Y	<input checked="" type="radio"/> N	N/A
22)	Additional comments	<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> N/A

Alan G. Trembulak, Esq.
Montclair Real Estate Law Group
363 Bloomfield Avenue | Suite 2C | Montclair | NJ | 07042
Direct Dial: 973-746-7500
Office (973) 744-2100 Ext. 351 | Fax (973) 509-9521
<http://www.montclairlaw.com>



SITE PHOTO

GENERAL NOTES

- Total project area = 41,760 sq. ft. or 0.959 acres.
- This survey is subject to the facts and findings of a complete title search.
- This survey is not valid unless signed and sealed by the licensed surveyor.
- Referenced Filed Map entitled, "Section 2, Improvement Plan, Lynwood Road and Ferncliff Road, Verona, N.J. for Verona Estates," dated 1945. Said map filed at the Essex County Register's Office on March 23, 1946 as Map No. 1594.
- Per the National Flood Insurance Program Map No. 34013C 0103 F with an effective date of June 4, 2007 the property shown here on falls in Zone X and does not fall in a Special Flood Hazard Area.

LEGEND

- PROJECT BOUNDARY LINE
- OHW OVERHEAD WIRES
- CURB LINE
- DROP CURB
- FENCE
- CATCH BASIN
- GAS VALVE
- UTILITY POLE
- CONCRETE
- ASPHALT

This minor subdivision has been reviewed and approved by the Verona Planning Board.

Chairperson of the Planning Board _____ Date _____

Secretary of the Planning Board _____ Date _____

This map was approved by the Essex County Planning Board on _____

Secretary, Essex County Planning Board _____ Date _____

A written waiver and direction not to set corner markers has been obtained from the ultimate user pursuant to P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.2(d).

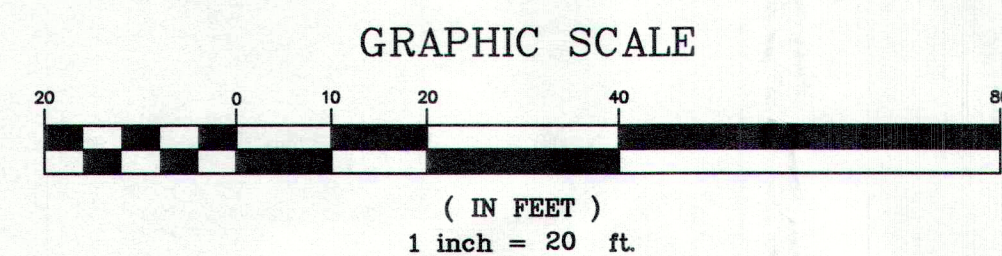
No.	DATE	DESCRIPTION	BY

BOUNDARY SURVEY & MINOR SUBDIVISION
OF
176 GROVE AVENUE
EXISTING LOT 90 IN BLOCK 1403
PROPOSED LOTS 90.01 & 90.02 IN BLOCK 1403 ON TAX MAPS OF
TOWNSHIP OF VERONA ESSEX COUNTY NEW JERSEY

PREPARED FOR
JONATHAN LAMKIN



870 POMPTON AVENUE, SUITE B1
CEDAR GROVE, NJ 07009
TEL. (973) 857-3319 • FAX (973) 857-3608
www.PRONESTI.com
MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. No. 37805



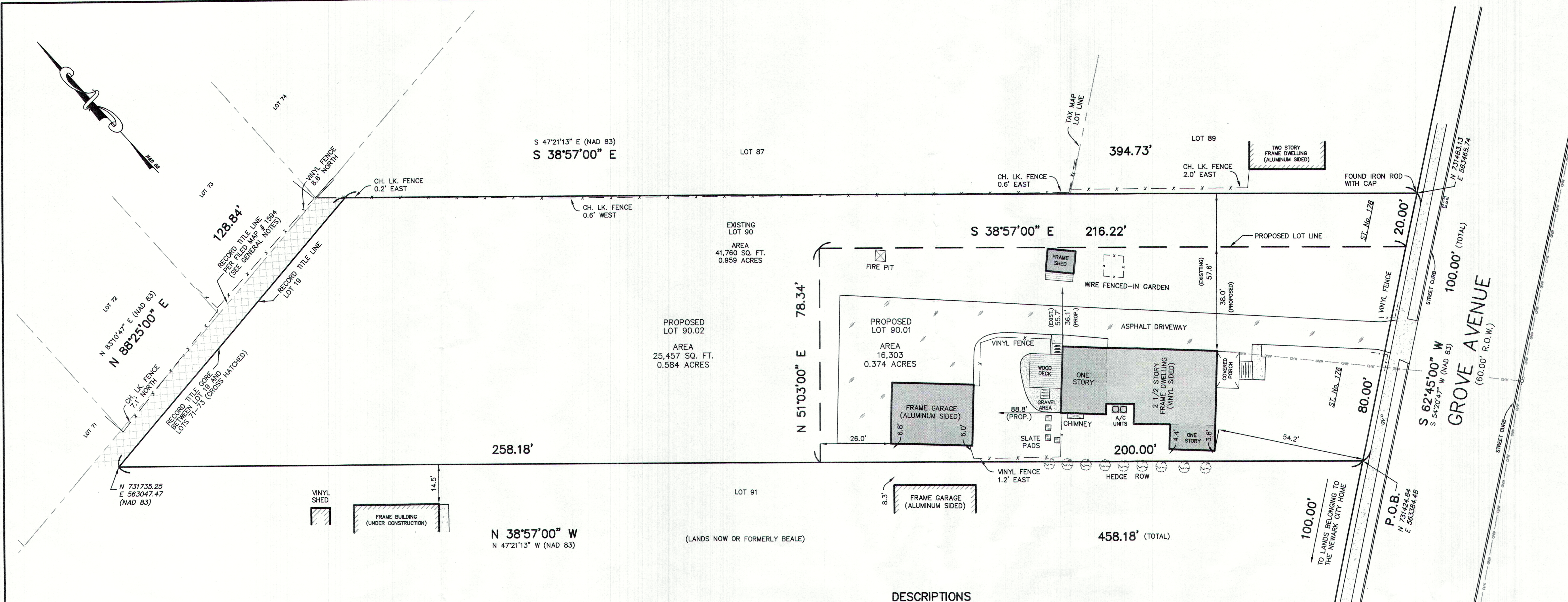
OWNER/APPLICANT
JONATHAN LAMKIN
4 SHAWNEE ROAD
SHORT HILLS, NJ 07078

SCAN FOR PHOTOS, ZONING & ADDITIONAL INFORMATION



PRONESTI SURVEYING, INC.

NJ CERTIFICATE OF AUTHORIZATION: 246A28072100	
DRAWN BY: M. STEFANO	DATE: 7-2-2024
CHECKED BY: M. PRONESTI	SCALE: 1"=20'
JOB No. 55983	SHEET 1 OF 1



DESCRIPTIONS

Existing Lot 90

BEGINNING at a point in the northwesterly sideline of Grove Avenue, said point being distant easterly 100.00 feet from the northerly line of lands belonging to the Newark City Home, thence running

- Northerly along the land now or formerly Beale, North 38 degrees 57 minutes 00 seconds West, 458.18 feet to a point, thence
- North 88 degrees 25 minutes 00 seconds East, 128.84 feet to a point, thence
- South 38 degrees 57 minutes 00 seconds East, 394.73 feet to a point in the aforesaid northwesterly sideline of Grove Avenue, thence
- Westerly along said sideline, South 62 degrees 45 minutes 00 seconds West, 100.00 feet to the POINT AND PLACE OF BEGINNING.

The above described parcel contains 41,760 square feet or 0.959 acres of land.

Proposed Lot 90.01

BEGINNING at a point in the northwesterly sideline of Grove Avenue, said point being distant easterly 100.00 feet from the northerly line of lands belonging to the Newark City Home, thence running

- Northerly along the land now or formerly Beale, North 38 degrees 57 minutes 00 seconds West, 200.00 feet to a point, thence
- North 51 degrees 03 minutes 00 seconds East, 78.34 feet to a point, thence
- South 38 degrees 57 minutes 00 seconds East, 216.22 feet to a point in the aforesaid northwesterly sideline of Grove Avenue, thence
- Westerly along said sideline, South 62 degrees 45 minutes 00 seconds West, 80.00 feet to the POINT AND PLACE OF BEGINNING.

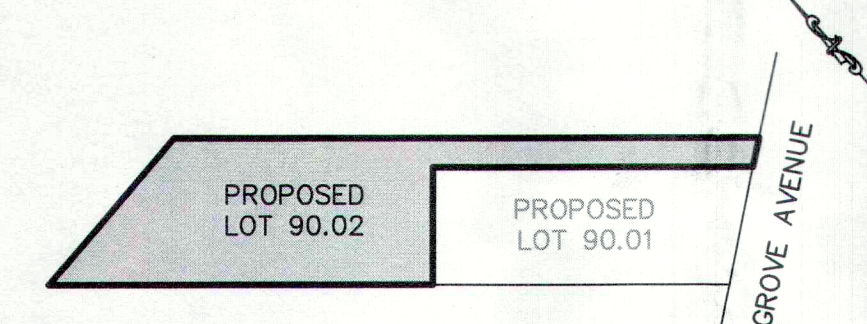
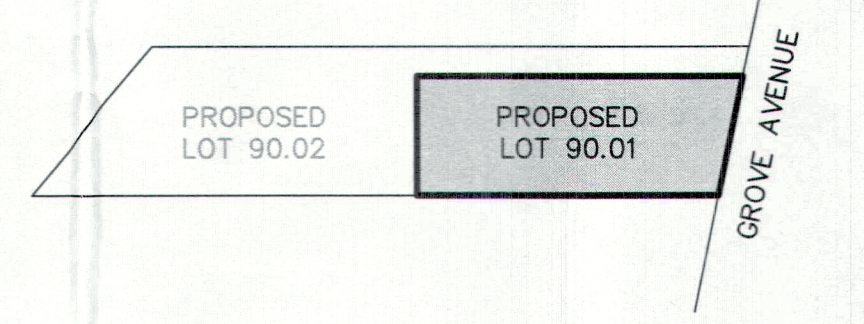
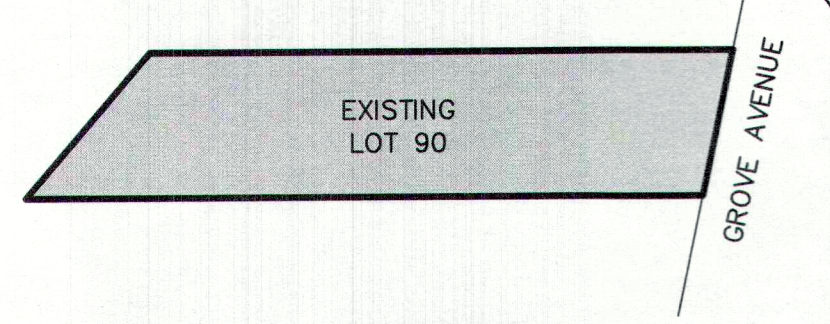
The above described parcel contains 16,303 square feet or 0.374 acres of land.

Proposed Lot 90.02

BEGINNING at a point in the northwesterly sideline of Grove Avenue, said point being distant easterly 180.00 feet from the northerly line of lands belonging to the Newark City Home, thence running

- North 38 degrees 57 minutes 00 seconds West, 216.22 feet to a point, thence
- South 51 degrees 03 minutes 00 seconds West, 78.34 feet to a point, thence
- North 38 degrees 57 minutes 00 seconds West, 258.18 feet to a point, thence
- North 88 degrees 25 minutes 00 seconds East, 128.84 feet to a point, thence
- South 38 degrees 57 minutes 00 seconds East, 394.73 feet to a point in the aforesaid northwesterly sideline of Grove Avenue, thence
- Westerly along said sideline, South 62 degrees 45 minutes 00 seconds West, 20.00 feet to the POINT AND PLACE OF BEGINNING.

The above described parcel contains 25,457 square feet or 0.584 acres of land.



ZONING CHART

	REQUIRED	EXISTING LOT 90	PROPOSED LOT 90.01	PROPOSED LOT 90.02
R-60 (SINGLE FAMILY)				
MINIMUM LOT SIZE (SQ. FT.)	7,200	41,760	16,303	25,457
MINIMUM LOT WIDTH (ft)	60	100	80	20*
MINIMUM FRONT YARD SETBACK (ft)	30	54.2	54.2	-
MINIMUM SIDE YARD SETBACK (one) (ft)	8	3.8**	3.8**	-
MINIMUM SIDE YARD SETBACK (both) (ft)	18	59.5	39.9	-
MINIMUM SIDE YARD SETBACK (% of lot width)	25	59.5	49.9	-
MINIMUM REAR YARD SETBACK (ft)	30	244.8	88.8	-
MAXIMUM (stories/ft)	2.5 / 30	2.5 / -	2.5 / -	-
MAXIMUM LOT COVERAGE (%)	25	5.6	14.4	-
MAXIMUM IMPROVED LOT COVERAGE (%)	40	16	41.0*	-
FLOOR AREA RATIO (%)	-	-	-	-

* VARIANCE REQUIRED
** EXISTING NON CONFORMING

MAP OF
176 GROVE AVENUE
VERONA, N.J.

200' RADIUS AREA MAP
NOT TO SCALE

