



2009
Master Plan &
Reexamination Report
Verona, New Jersey

MASTER PLAN
TOWNSHIP OF VERONA, NEW JERSEY

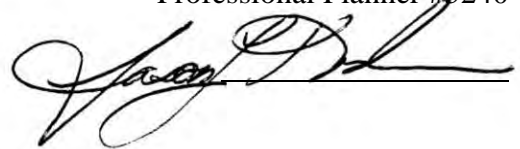
PREPARED FOR
THE PLANNING BOARD
OF THE
TOWNSHIP OF VERONA, NJ

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The original document was signed and sealed on May 18, 2009, in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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A handwritten signature in black ink, appearing to read "Jason L. Kasler", written over a horizontal line.

This report was developed, in part, using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

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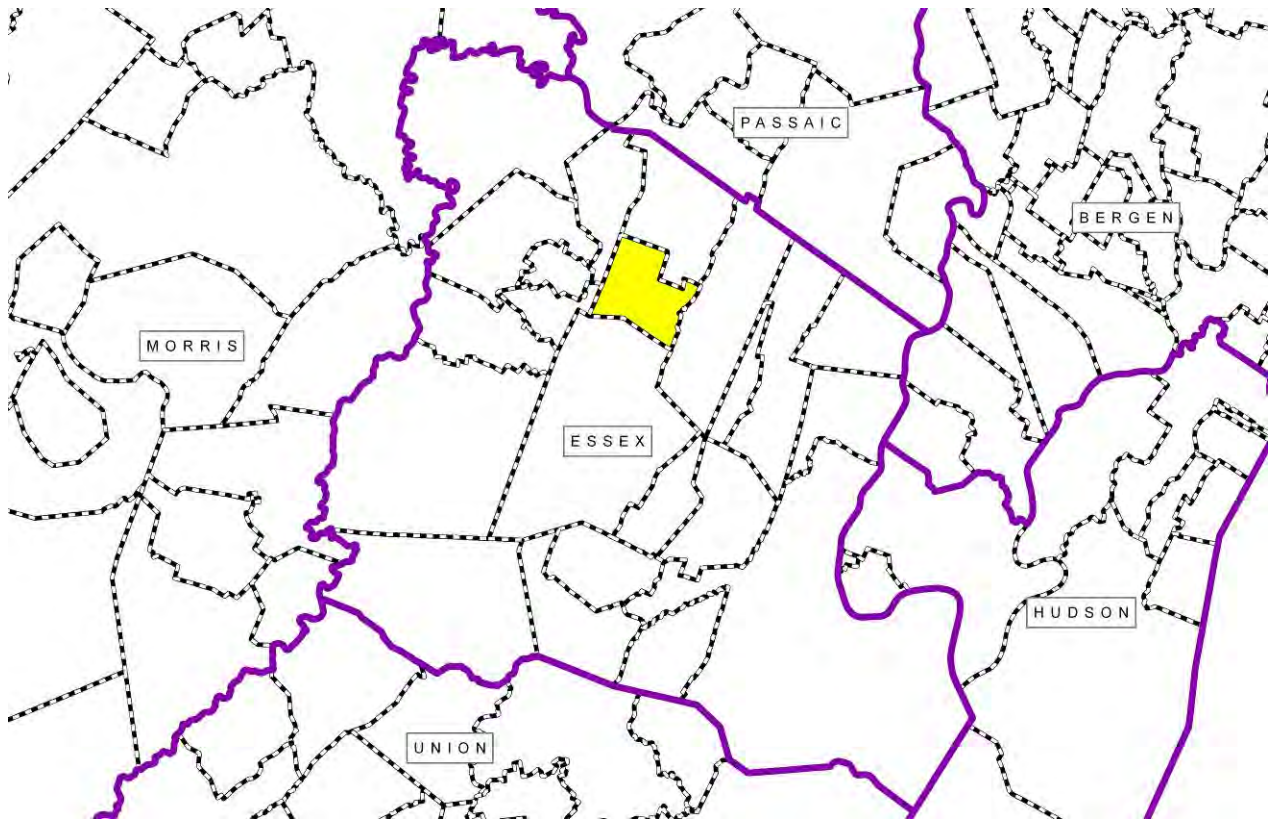
REGIONAL LOCATION



SECTION 1 - REGIONAL LOCATION

The Township of Verona (Township), located in the north central portion of Essex County, contains a land area of 2.79 square miles¹. There are five communities in Essex County abutting the Township. These communities include the Towns of Montclair and West Orange and the Townships of Cedar Grove, North Caldwell and Essex Fells. The map below indicates the location of the Township of Verona as it relates to Essex County.

Map 1 – 1 : Regional Location
Township of Verona



Source: NJDEP

The Township of Verona has two major east/west roads, Bloomfield and Linden Avenues; and five north/south roads, Mount Prospect, Fairview, Grove, Lakeside and Pompton (Route 23) Avenues. Bloomfield, Prospect and Lakeside Avenues are all classified by the New Jersey Department of Transportation (NJDOT) as urban principal arterial roadways. Fairview and Grove Avenues are classified by NJDOT as urban collector roads.

¹ On December 22, 2005, the Township of Verona entered into an agreement to annex 0.320 acres of land from North Caldwell. Since the bulk of this master plan predates the annexation of this land, a majority of the statistical analysis refers to the 2.79 square miles.

POPULATION & SOCIO-ECONOMIC DEMOGRAPHICS



SECTION 2 - POPULATION AND SOCIO-ECONOMIC DATA

Population

The Township of Verona has grown from a community of 1,675 people in 1900 to 13,533 people in 2000. The population rate of increase was substantial from the 1940s through the 1960s. The Township experienced population increases of 25 percent in the decade that ended in 1940, 22 percent in the decade that ended in 1950 and 26 percent in the decade that ended in 1960, while the county's population grew at a much slower pace. The Township of Verona has experienced a decrease in population from 1970 through 2000. This decrease in population was echoed at the County level as well. Since 1930, the population of Verona has accounted for a larger portion of the County's population, from 0.86 percent of the total population in 1930 to 1.71 percent in 2000.

Table 2 – 1 : Historic Population
Township of Verona

<u>Year</u>	<u>Population</u>			<u>Percent Change</u>	
	<u>Verona Township</u>	<u>Essex County</u>	<u>Verona as Percentage of County Population</u>	<u>Verona Township</u>	<u>Essex County</u>
1900		359,053			
1910	1,675	512,886	0.32%		42.84%
1920	3,039	652,089	0.46%	81.43%	27.14%
1930	7,161	833,513	0.86%	135.63%	27.82%
1940	8,957	837,340	1.07%	25.08%	0.46%
1950	10,921	905,949	1.21%	21.93%	8.19%
1960	13,782	923,545	1.49%	26.20%	1.94%
1970	15,067	932,526	1.62%	9.32%	0.97%
1980	14,166	851,304	1.66%	-5.98%	-8.71%
1990	13,597	778,206	1.75%	-4.02%	-8.59%
2000	13,533	793,633	1.71%	-0.47%	1.98%

Source: U.S. Bureau of the Census, Census of Population and Housing (various years)

Births and Deaths

The number of births and deaths in a community is one component in determining the natural increase or decrease in the overall size of the community. The number of births and deaths are also an important element for determining community facility needs and services, particularly in the school system. The number of births and deaths listed below represent the most current data available from the New Jersey Department of Health from 1970 through 2004. The number of births peaked in 1992 at 199, and deaths peaked in 1997 at 180. The overall natural growth of the Township of Verona hit its highest levels in 1992 and 2002 with an increase of 68 people. The Township's largest decrease was in 1977 when deaths outnumbered births by 35. The Township experienced an average natural growth of 21.25 people per year over the 34-year period.

Table 2 – 2 : Historic Birth and Death Rates
Township of Verona

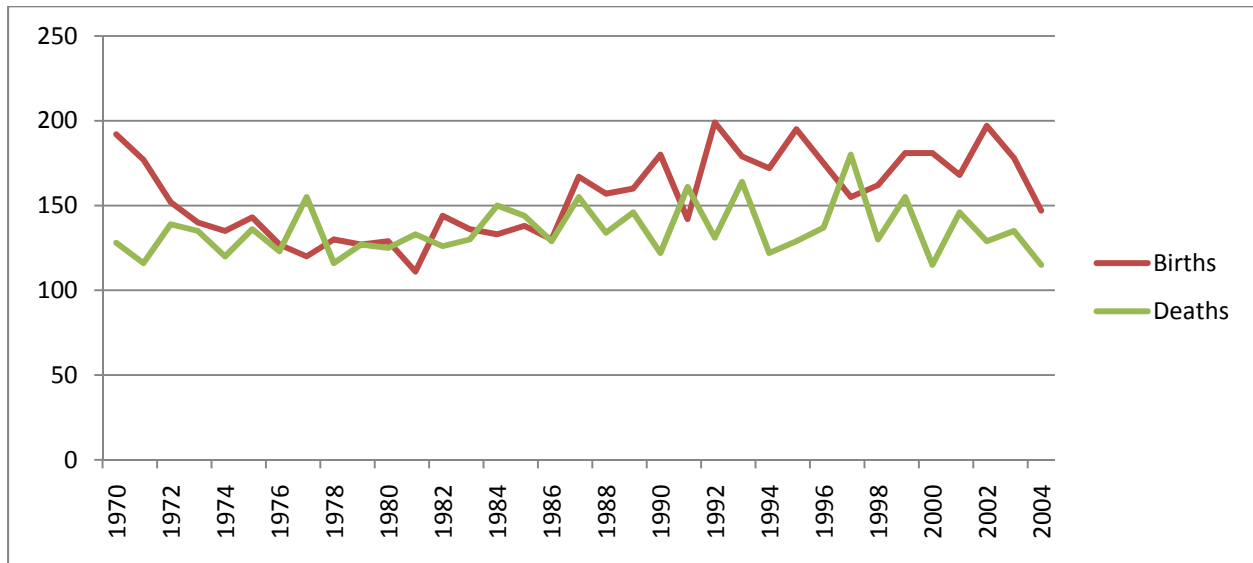
<u>Year</u>	<u>Births</u>	<u>Deaths</u>	<u>Natural Growth</u>
1970	192	128	64
1971	177	116	61
1972	152	139	13
1973	140	135	5
1974	135	120	15
1975	143	136	7
1976	127	123	4
1977	120	155	-35
1978	130	116	14
1979	127	127	0
1980	129	125	4
1981	111	133	-22
1982	144	126	18
1983	136	130	6
1984	133	150	-17
1985	138	144	-6
1986	130	129	1
1987	167	155	12
1988	157	134	23
1989	160	146	14
1990	180	122	58
1991	142	161	-19
1992	199	131	68
1993	179	164	15
1994	172	122	50
1995	195	129	66
1996	175	137	38
1997	155	180	-25
1998	162	130	32
1999	181	155	26

<u>Year</u>	<u>Births</u>	<u>Deaths</u>	<u>Natural Growth</u>
2000	181	115	66
2001	168	146	22
2002	197	129	68
2003	178	135	43
2004	147	115	32

Source: New Jersey Department of Health

These births and deaths from 1970 to 2004 have been plotted on the chart below.

Chart 2 – 1 : Historic Birth and Death Rates
Township of Verona



Source: New Jersey Department of Health

Migration

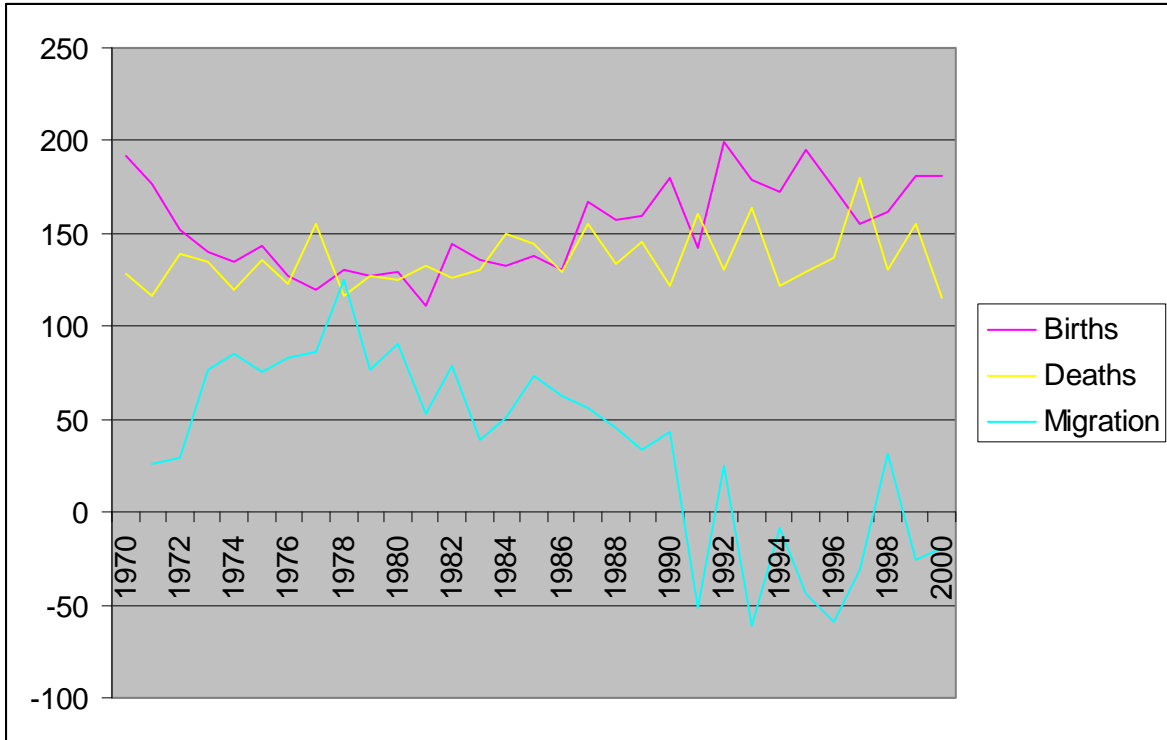
Net migration indicates the number of people moving into or out of a given area. Migration statistics are based upon the estimated population change minus the natural growth rate. Since the Census of Population is only taken once a decade, years between censuses are estimated and are only utilized to illustrate overall trends and not individual yearly data. The data suggests an “in migration” has occurred from 1970 through 1990 peaking in 1978 with 125 people migrating into the Township of Verona. Since 1990, the Township has been experiencing an “out-migration” with the exceptions of 1992 and 1998.

Table 2 – 3: Historic Migration
Township of Verona

<u>Year</u>	<u>Births</u>	<u>Deaths</u>	<u>Natural Growth</u>	<u>Estimated Population*</u>	<u>Net Migration</u>
1970	192	128	64	15,067	
1971	177	116	61	14,977	26
1972	152	139	13	14,887	29
1973	140	135	5	14,797	77
1974	135	120	15	14,707	85
1975	143	136	7	14,617	75
1976	127	123	4	14,526	83
1977	120	155	-35	14,436	86
1978	130	116	14	14,346	125
1979	127	127	0	14,256	76
1980	129	125	4	14,166	90
1981	111	133	-22	14,109	53
1982	144	126	18	14,052	79
1983	136	130	6	13,995	39
1984	133	150	-17	13,938	51
1985	138	144	-6	13,882	74
1986	130	129	1	13,825	63
1987	167	155	12	13,768	56
1988	157	134	23	13,711	45
1989	160	146	14	13,654	34
1990	180	122	58	13,597	43
1991	142	161	-19	13,591	-52
1992	199	131	68	13,584	25
1993	179	164	15	13,578	-62
1994	172	122	50	13,571	-9
1995	195	129	66	13,565	-44
1996	175	137	38	13,559	-60
1997	155	180	-25	13,552	-32
1998	162	130	32	13,546	31
1999	181	155	26	13,539	-26
2000	181	115	66	13,533	-20

(Sources: U.S. Bureau of the Census, Census of Population and Housing,
New Jersey Department of Health)

Chart 2 – 2 : Historic Births, Deaths and Migration
Township of Verona



(Sources: U.S. Bureau of the Census, Census of Population and Housing,
New Jersey Department of Health)

Age and Gender Characteristics

Data concerning the characteristics of the Township's population by age and gender are presented in the following tables. This data will be analyzed in depth in future portions of this master plan.

Table 2 – 4 : Age and Genders Characteristics
- 1990 Census of Population
Township of Verona

Age	Number			Percent		
	Both Genders	Male	Female	Both Genders	Male	Female
Total population	13,597	6,351	7,246	100.0	100.0	100.0
Under 5 years	786	413	373	5.8	6.5	5.1
Under 1 year	132	65	67	1.0	1.0	0.9
1 and 2 years	355	190	165	2.6	3.0	2.3
3 and 4 years	299	158	141	2.2	2.5	1.9
5 to 9 years	691	358	333	5.1	5.6	4.6
5 years	135	63	72	1.0	1.0	1.0
6 years	134	68	66	1.0	1.1	0.9
7 to 9 years	422	227	195	3.1	3.6	2.7
10 to 14 years	613	323	290	4.5	5.1	4.0
10 and 11 years	252	129	123	1.9	2.0	1.7
12 and 13 years	248	142	106	1.8	2.2	1.5
14 years	113	52	61	0.8	0.8	0.8
15 to 19 years	656	339	317	4.8	5.3	4.4
15 years	120	62	58	0.9	1.0	0.8
16 years	120	54	66	0.9	0.9	0.9
17 years	147	81	66	1.1	1.3	0.9
18 years	140	66	74	1.0	1.0	1.0
19 years	129	76	53	0.9	1.2	0.7
20 to 24 years	796	380	416	5.9	6.0	5.7
20 years	141	62	79	1.0	1.0	1.1
21 years	162	88	74	1.2	1.4	1.0
25 to 29 years	988	457	531	7.3	7.2	7.3
30 to 34 years	1,116	539	577	8.2	8.5	8.0
35 to 39 years	1,145	550	595	8.4	8.7	8.2
40 to 44 years	1,028	492	536	7.6	7.7	7.4
45 to 49 years	888	439	449	6.5	6.9	6.2
50 to 54 years	688	333	355	5.1	5.2	4.9
55 to 59 years	723	345	378	5.3	5.4	5.2
60 to 64 years	792	343	449	5.8	5.4	6.2
65 to 69 years	773	330	443	5.7	5.2	6.1
70 to 74 years	692	284	408	5.1	4.5	5.6
75 to 79 years	596	209	387	4.4	3.3	5.3
80 to 84 years	384	147	237	2.8	2.3	3.3
85 years and over	242	70	172	1.8	1.1	2.4
18 years and over	11,120	5,060	6,060	81.8	79.7	83.6
21 years and over	10,710	4,856	5,854	78.8	76.5	80.8
62 years and over	3,169	1,261	1,908	23.3	19.9	26.3
65 years and over	2,687	1,040	1,647	19.8	16.4	22.7

(X)Not applicable

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data)
Matrices P1, P5, P11, P12.

Table 2 – 5 : Age and Gender Characteristics
- 2000 Census of Population
Township of Verona

Age	Number			Percent		
	Both Genders	Male	Female	Both Genders	Male	Female
Total population	13,533	6,376	7,157	100.0	100.0	100.0
Under 5 years	888	471	417	6.6	7.4	5.8
5 to 9 years	888	467	421	6.6	7.3	5.9
10 to 14 years	813	422	391	6.0	6.6	5.5
15 to 19 years	631	337	294	4.7	5.3	4.1
20 to 24 years	406	210	196	3.0	3.3	2.7
25 to 29 years	626	290	336	4.6	4.5	4.7
30 to 34 years	1,007	477	530	7.4	7.5	7.4
35 to 39 years	1,186	565	621	8.8	8.9	8.7
40 to 44 years	1,083	517	566	8.0	8.1	7.9
45 to 49 years	1,082	508	574	8.0	8.0	8.0
50 to 54 years	957	457	500	7.1	7.2	7.0
55 to 59 years	795	398	397	5.9	6.2	5.5
60 to 64 years	557	269	288	4.1	4.2	4.0
65 to 69 years	572	252	320	4.2	4.0	4.5
70 to 74 years	591	230	361	4.4	3.6	5.0
75 to 79 years	606	228	378	4.5	3.6	5.3
80 to 84 years	460	156	304	3.4	2.4	4.2
85 to 89 years	271	86	185	2.0	1.3	2.6
90 years and over	114	36	78	0.8	0.6	1.1
Under 18 years	3,043	1,593	1,450	22.5	25.0	20.3
18 to 64 years	7,876	3,795	4,081	58.2	59.5	57.0
18 to 24 years	583	314	269	4.3	4.9	3.8
25 to 44 years	3,902	1,849	2,053	28.8	29.0	28.7
25 to 34 years	1,633	767	866	12.1	12.0	12.1
35 to 44 years	2,269	1,082	1,187	16.8	17.0	16.6
45 to 64 years	3,391	1,632	1,759	25.1	25.6	24.6
45 to 54 years	2,039	965	1,074	15.1	15.1	15.0
55 to 64 years	1,352	667	685	10.0	10.5	9.6
65 years and over	2,614	988	1,626	19.3	15.5	22.7
65 to 74 years	1,163	482	681	8.6	7.6	9.5
75 to 84 years	1,066	384	682	7.9	6.0	9.5
85 years and over	385	122	263	2.8	1.9	3.7
16 years and over	10,792	4,949	5,843	79.7	77.6	81.6
18 years and over	10,490	4,783	5,707	77.5	75.0	79.7
21 years and over	10,236	4,637	5,599	75.6	72.7	78.2
60 years and over	3,171	1,257	1,914	23.4	19.7	26.7
62 years and over	2,931	1,138	1,793	21.7	17.8	25.1
67 years and over	2,376	882	1,494	17.6	13.8	20.9
75 years and over	1,451	506	945	10.7	7.9	13.2
Median age (years)	41.4	39.6	43.3	(X)	(X)	(X)

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P13 and PCT12.

Racial Composition

The Township of Verona is predominantly white but declined from 95 percent of the population in 1990 to 93 percent in 2000. The black or African American population also experienced a slight decline in the ten-year period from 1.76 percent of the population in 1990 to 1.5 percent in 2000. The Asian population grew from 2.76 percent of the population in 1990 to 3.4 percent in 2000.

Table 2 – 6 : Race Characteristics
- 1990 Census of Population
Township of Verona

RACE	<u>Number</u>	<u>Percent</u>
White	12,920	95.02
Black	239	1.76
American Indian, Eskimo, or Aleut	14	0.10
Asian or Pacific Islander	375	2.76
Other race	49	0.36

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing

Table 2 – 7 : Race Characteristics
- 2000 Census of Population
Township of Verona

RACE	<u>Number</u>	<u>Percent</u>
One race	13,361	98.7
White	12,585	93.0
Black or African-American	207	1.5
American Indian and Alaska Native	3	0.0
Asian	462	3.4
Asian Indian	161	1.2
Chinese	155	1.1
Filipino	57	0.4
Japanese	26	0.2
Korean	37	0.3
Vietnamese	4	0.0
Other Asian ¹	22	0.2
Native Hawaiian and Other Pacific Islander	8	0.1
Native Hawaiian	2	0.0
Guamanian or Chamorro	5	0.0
Samoan	0	0.0
Other Pacific Islander ²	1	0.0
Some other race	96	0.7

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing

Household Income

The Census of Population defines a household as follows:

Households consist of all people who occupy a housing unit. The Census Bureau regards a house, an apartment or other group of rooms, or a single room as a housing unit when it is occupied or intended for occupancy as separate living quarters: the occupants do not live and eat with any other people in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. The Census Bureau also counts a person living alone in a housing unit or a group of unrelated people sharing a housing unit as partners as a household. The count of households excludes group quarters.

The Census distinguishes a household from a family, as a family is defined as the following:

The term "family" refers to a group of two or more people related by birth, marriage, or adoption who reside together. The Census Bureau considers all such people as members of one family. For example, if the son of the person maintaining the household and the son's wife are members of the household, the Census Bureau treats them as members of the parent's family. Every family must include a reference person (see definition of householder for primary families). Two or more people living in the same household who are related to one another, but are not related to the householder, form an "unrelated subfamily." Beginning with the 1980 Current Population Survey (CPS), the Census Bureau excluded unrelated subfamilies from the count of families and unrelated subfamily members from the count of family members.

Tables 2 - 8 and 2 - 9 indicate the household income distribution for the years 1989 and 1999 for the Township of Verona's residents and Essex County. The 1999 data, as published in the year 2000 Census, indicates that the distribution was based upon sample data. The median household data for the Township, also based upon sample data, was reported to be \$74,619 in 1999 up from \$55,248 in 1989.

The median household incomes for 1989 and 1999 were both significantly higher than the median household incomes for Essex County as a whole. The median household income for Essex County stood at \$44,944 in 1999 up from \$34,518 in 1989.

Table 2 – 8 : Household Income
 1989 Census of Population
 Essex County & Verona Township

	Essex County	Verona
Less than \$15,000	194	633
\$15,000 to \$24,999	370	343
\$25,000 to \$34,999	431	667
\$35,000 to \$49,999	775	786
\$50,000 to \$74,999	2,518	1,232
\$75,000 to \$99,999	4,801	842
\$100,000 to \$149,999	13,493	589
\$150,000 or more	65,062	325

U.S. Bureau of the Census, 1990 Census of Population and Housing

Table 2 – 9 : Household Income
 1999 Census of Population
 Essex County & Verona Township

	Essex County	Verona
Less than \$10,000	36,560	247
\$10,000 to \$14,999	17,456	244
\$15,000 to \$19,999	16,015	252
\$20,000 to \$24,999	14,872	170
\$25,000 to \$29,999	15,319	222
\$30,000 to \$34,999	14,697	154
\$35,000 to \$39,999	13,896	168
\$40,000 to \$44,999	13,154	285
\$45,000 to \$49,999	12,022	175
\$50,000 to \$59,999	20,419	323
\$60,000 to \$74,999	27,092	581
\$75,000 to \$99,999	29,615	739
\$100,000 to \$124,999	17,961	679
\$125,000 to \$149,999	10,348	386
\$150,000 to \$199,999	10,184	468
\$200,000 or more	14,082	524

U.S. Bureau of the Census, 2000 Census of Population and Housing

Table 2 – 10 : Household Income
 1990 / 2000 Census of Population
 Essex County & Verona Township

	Essex County, New Jersey				Verona Township			
	1989		1999		1989		1999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	45,659	15.48%	36,560	13.36%	280	3.56%	407	5.25%
\$10,000 to \$14,999	18,680	6.33%	17,456	6.38%	226	2.87%	226	2.91%
\$15,000 to \$24,999	39,153	13.28%	30,887	11.29%	343	4.36%	422	5.44%
\$25,000 to \$34,999	36,697	12.44%	30,016	10.97%	667	8.48%	376	4.85%
\$35,000 to \$49,999	44,841	15.21%	27,050	9.88%	786	9.99%	628	8.09%
\$50,000 to \$74,999	45,558	15.45%	47,511	17.36%	1,232	15.66%	904	11.65%
\$75,000 to \$99,999	21,694	7.36%	29,615	10.82%	842	10.70%	739	9.53%
\$100,000 to \$149,999	15,251	5.17%	28,309	10.34%	589	7.49%	1,065	13.73%
\$150,000 or more	25,385	8.61%	24,266	8.87%	914	11.62%	992	12.79%

U.S. Bureau of the Census, 1990, 2000 Census of Population and Housing

Number of People per Household

Table 2 - 11 represents the average number of people per household. Reflecting a countywide and statewide pattern of decreasing household size, the Township of Verona has experienced similar patterns of diminishing household size as follows:

Table 2 – 11 : People per Household
 Township of Verona, Essex County, and New Jersey

	<u>People per Household</u>	
	1990	2000
Verona	2.47	2.42
Essex County	2.72	2.72
New Jersey	2.70	2.68

U.S. Bureau of the Census, 1990, 2000 Census of Population and Housing

Household Size

Table 2 - 12 represents an analysis of the total number of people per household for the year 2000 for New Jersey, Essex County, and Verona Township. Verona’s households are predominately comprised of one- and two-person households representing 61.4 percent of the total number of households. The number of households over five people account for only eight percent of Verona, which is drastically less than the 13.2 percent in Essex County and the 11.9 percent found in New Jersey as a whole.

Table 2 – 12 : Household Size
 - 2000 Census of Population
 Township of Verona, Essex County and New Jersey

HOUSEHOLD SIZE	NJ		Essex		Verona	
	Number	Percent	Number	Percent	Number	Percent
Total households	3,064,645	100	283,736	100	5,585	100
1-person household	751,287	24.5	75,839	26.7	1,678	30.0
2-person household	927,529	30.3	76,701	27	1,751	31.4
3-person household	531,620	17.3	50,755	17.9	895	16.0
4-person household	490,510	16	42,794	15.1	808	14.5
5-person household	229,192	7.5	21,969	7.7	348	6.2
6-person household	82,308	2.7	8,855	3.1	75	1.3
7-or-more-person household	52,199	1.7	6,823	2.4	30	0.5

U.S. Bureau of the Census, 2000 Census of Population and Housing

Table 2 – 13 : Household Size
 - 1990 Census of Population
 Township of Verona, Essex County and New Jersey

	New Jersey	Percent	Essex County	Percent	Verona	Percent
Total	2,794,711	100.00%	278,752	100.00%	4,715	100.00%
1 person	646,171	23.12%	75,440	27.06%	1,471	31.20%
2 people	851,141	30.46%	74,316	26.66%	1,896	40.21%
3 people	509,619	18.24%	49,479	17.75%	886	18.79%
4 people	457,714	16.38%	41,547	14.90%	326	6.91%
5 people	207,809	7.44%	20,958	7.52%	88	1.87%
6 people	74,994	2.68%	9,008	3.23%	46	0.98%
7 or more people	47,263	1.69%	8,004	2.87%	2	0.04%

U.S. Bureau of the Census, 1990 Census of Population and Housing

Table 2 - 14 illustrates a drastic shift in the number of people per household in the Township of Verona. The number of two- and three-person households decreased by over 10 percent and the number of four- and five-person households has increased by over 11 percent.

Table 2 – 14 : Household Size
 - 1990 & 2000 Census of Population
 Township of Verona

HOUSEHOLD SIZE	1990		2000		Percent Change
	Number	Percent	Number	Percent	
Total households	4,715	100.00%	5,585	100.0	
1-person household	1,471	31.20%	1,678	30.0	- 1.20 %
2-person household	1,896	40.21%	1,751	31.4	- 8.81 %
3-person household	886	18.79%	895	16.0	- 2.79 %
4-person household	326	6.91%	808	14.5	+ 7.59 %
5-person household	88	1.87%	348	6.2	+ 4.33 %
6-person household	46	0.98%	75	1.3	+ 0.32 %
7-or-more-person household	2	0.04%	30	0.5	+ 0.46 %

U.S. Bureau of the Census, 1990, 2000 Census of Population and Housing

Educational Attainment

Table 2 - 15 indicates school enrollment and educational attainment for the Township of Verona, Essex County and New Jersey as a whole. This table illustrates that Verona has a high education attainment level when compared to Essex County and New Jersey. Ninety-two percent of Verona's population has an educational level of a high school degree or higher, compared to 82.1 percent of the State and 75.6 percent of the County. Furthermore, almost 50 percent of the population of Verona has a bachelor's degree or higher, compared to 30 percent of New Jersey and 27 percent of the County population.

Table 2 – 15 : School Enrollment and Educational Attainment
- 2000 Census of Population
Township of Verona, Essex County and New Jersey

Subject	New Jersey		Essex County		Verona	
	Number	Percent	Number	Percent	Number	Percent
SCHOOL ENROLLMENT						
Population 3 years and over enrolled in school	2,217,832	100	221,424	100	3,057	100
Nursery school, preschool	181,423	8.2	18,361	8.3	332	10.9
Kindergarten	121,950	5.5	12,044	5.4	127	4.2
Elementary school (grades 1-8)	978,203	44.1	95,942	43.3	1,380	45.1
High school (grades 9-12)	465,954	21	47,393	21.4	620	20.3
College or graduate school	470,302	21.2	47,684	21.5	598	19.6
EDUCATIONAL ATTAINMENT						
Population 25 years and over	5,657,799	100	513,570	100	9,980	100
Less than 9th grade	373,429	6.6	47,859	9.3	258	2.6
9th to 12th grade, no diploma	641,048	11.3	77,545	15.1	501	5
High school graduate (includes equivalency)	1,661,493	29.4	139,578	27.2	2,244	22.5
Some college, no degree	998,872	17.7	86,465	16.8	1,622	16.3
Associate degree	298,096	5.3	20,956	4.1	411	4.1
Bachelor's degree	1,063,665	18.8	84,953	16.5	3,111	31.2
Graduate or professional degree	621,196	11	56,214	10.9	1,833	18.4
Percent high school graduate or higher	82.1	(X)	75.6	(X)	92.4	(X)
Percent bachelor's degree or higher	29.8	(X)	27.5	(X)	49.5	(X)

U.S. Bureau of the Census, 2000 Census of Population and Housing

2000 Census Tracts and Block Groups

The census defines a census tract as follows:

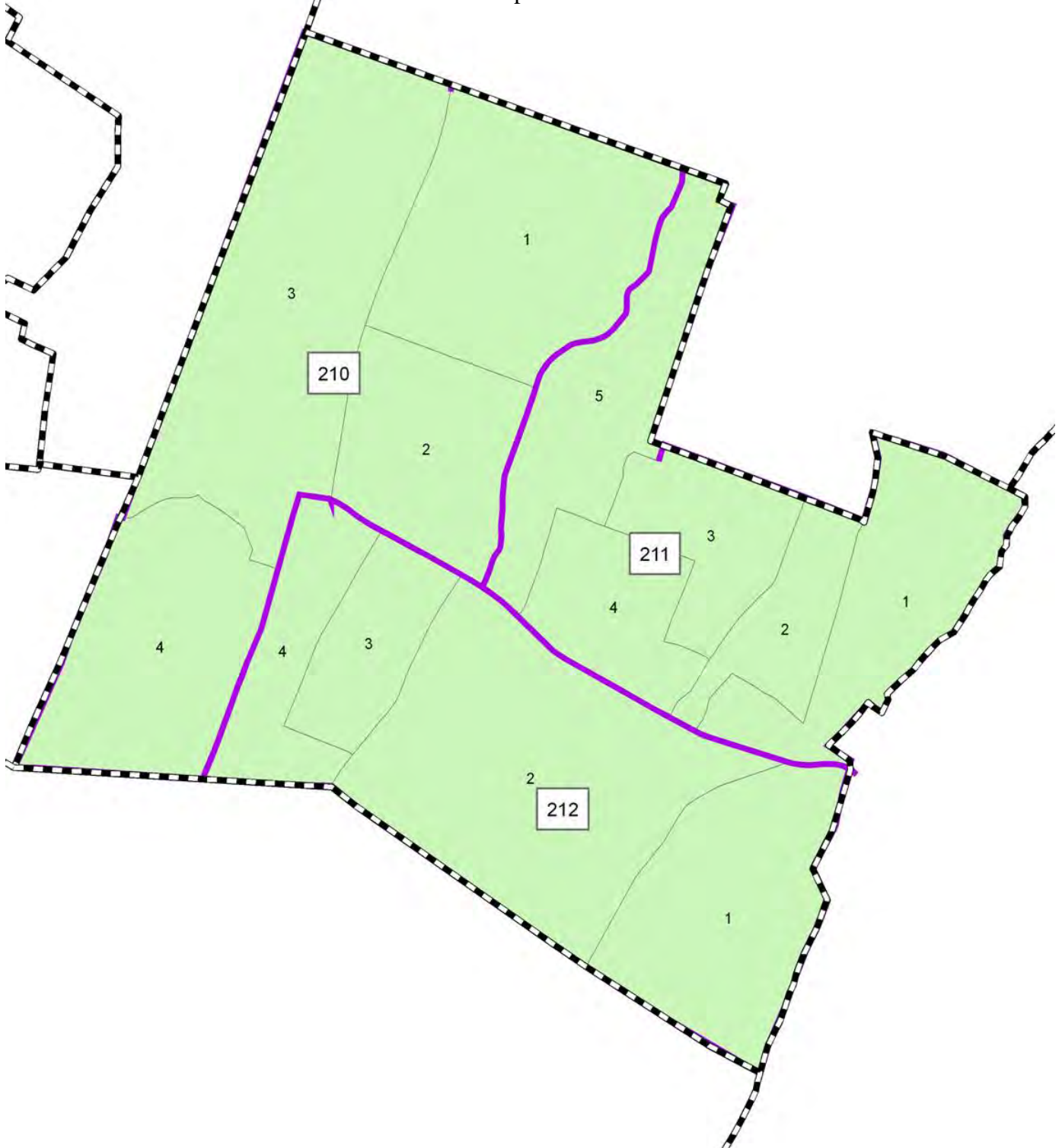
A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features in some instances; they always nest within counties. Designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment, census tracts average about 4,000 inhabitants. They may be split by any sub-county geographic entity.

The census defines a census block group as follows:

A subdivision of a census tract (or, prior to 2000, a block numbering area), a block is the smallest geographic unit for which the Census Bureau tabulates 100-percent data. Many blocks correspond to individual city blocks bounded by streets, but blocks -- especially in rural areas - may include many square miles and may have some boundaries that are not streets. The Census Bureau established blocks covering the entire nation for the first time in 1990. Previous censuses back to 1940 had blocks established only for part of the nation. Over 8 million blocks are identified for Census 2000.

The 2000 Census divides the Township of Verona into three Census Tracts and thirteen block groups as shown below:

Map 2 – 1 : Census Tracts & Block Location
Township of Verona



New Jersey Department of Environmental Protection

Census Tract 210



Census tract 210 is located along the western side of the Township. Tract 210 extends from Cedar Grove to the north, West Orange to the south, the Boroughs of North Caldwell and Essex Fells to the west, is separated from tract 211 to the east by the Peckman River to its intersection with Bloomfield Avenue, and is separated from tract 212 to the east along Forest Avenue to its intersection with Bloomfield Avenue. Census tract 210 is 782.02 acres in size and represents 43.9 percent of the municipality. Census tract 210 is separated into four blocks groups as follows:

Census Tract 210 - Block Group 1



Block group 1 in census tract 210 contains 466 tax lots, is 211.04 acres in size and represents 11.85 percent of the municipality. Block group 1 is bounded by the municipal boundary with Cedar Grove to the north, the Peckman River to the east, Fairview Avenue to the west and Franklin Street to the south. The demographics of this block group are as follows:

Table 2 – 16 :
Socio-economic
Indicators
Census Tract 210
Block Group 1

U.S. Bureau of the Census, 2000 Census of Population and Housing

	Square Miles	0.32975
	Acres	211.04
	2000 Population	1361
	Males	674
	Females	687
Preschool Age	Under 5	99
School Age	5 – 17	250
College Age	18 – 21	36
Primary Child Bearing Years	22 – 29	95
Primary Child Bearing Years	30 – 39	204
	40 – 49	237
	50 – 64	233
Retirement Age	Over 65	207
	Median Age	39.9
	Median Age Male	37.7
	Median Age Female	41.3
	Households	465
	Average Household Size	2.93
	Families	382
	Average Family Size	3.28
	Housing Units	473
	Vacant Units	8
	Owner Occupied Units	445
	Renter Occupied Units	20

Census Tract 210 - Block Group 2



Block group 2 in census tract 210 contains 375 tax lots, is 114.79 acres in size and represents 6.44 percent of the municipality. Block group 2 is bounded by Franklin Street to the north, the Peckman River to the east, Fairview Avenue to the west and Bloomfield Avenue to the south. The demographics of this block group are as follows:

Table 2 – 17 :
Socio-economic Indicators
Census Tract 210 Block Group 2

	Square Miles	0.17936
	Acres	114.79
	2000 Population	1086
	Males	511
	Females	575
Preschool Years	Under 5	60
School Age Years	5 – 17	205
College Age Years	18 – 21	35
Primary Child Bearing Years	22 – 29	71
Primary Child Bearing Years	30 – 39	194
	40 – 49	183
	50 – 64	173
Retirement Age	Over 65	165
	Median Age	39.0
	Median Age Male	38.0
	Median Age Female	40.4
	Households	393
	Average Household Size	2.76
	Families	313
	Average Family Size	3.14
	Housing Units	399
	Vacant Units	6
	Owner Occupied Units	327
	Renter Occupied Units	66

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 210 - Block Group 3



Block group 3 in census tract 210 contains 176 tax lots, is 300.63 acres in size and represents 16.88 percent of the municipality. Block group 3 is bounded by the municipal boundary with Cedar Grove to the north, the Boroughs of North Caldwell and Essex Fells to the west, Fairview and Forest Avenues to the east and Beechwood and Fells Roads and Harrison Street to the south. The demographics of this block group are as follows:

Table 2 – 18 :
Socio-economic Indicators
Census Tract 210 Block Group 3

	Square Miles	0.46973
	Acres	300.63
	2000 Population	1100
	Males	472
	Females	628
Preschool Years	Under 5	33
School Age Years	5 – 17	77
College Age Years	18 – 21	18
Primary Child Bearing Years	22 – 29	127
Primary Child Bearing Years	30 – 39	172
	40 – 49	130
	50 – 64	187
Retirement Age	Over 65	356
	Median Age	49.6
	Median Age Male	41.7
	Median Age Female	56.7
	Households	665
	Average Household Size	1.65
	Families	242
	Average Family Size	2.59
	Housing Units	675
	Vacant Units	10
	Owner Occupied Units	128
	Renter Occupied Units	537

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 210 - Block Group 4



Block group 4 in census tract 210 contains 463 tax lots, is 155.56 acres in size and represents 8.73 percent of the municipality. Block group 4 is bounded by Beechwood and Fells Roads and Harrison Street to the north, the Township of West Orange to the south, the Township of Essex Fells on the west and Forest Avenue to the east. The demographics of this block group are as follows:

Table 2 – 19 :
Socio-economic Indicators
Census Tract 210 Block Group 4

	Square Miles	0.24306
	Acres	155.56
	2000 Population	1307
	Males	647
	Females	660
Preschool Year	Under 5	76
School Age Years	5 – 17	290
College Age Years	18 – 21	35
Primary Child Bearing Years	22 – 29	51
Primary Child Bearing Years	30 – 39	189
	40 – 49	244
	50– 64	258
Retirement Age	Over 65	164
	Median Age	40.5
	Median Age Male	39.7
	Median Age Female	41.0
	Households	447
	Average Household Size	2.92
	Families	385
	Average Family Size	3.20
	Housing Units	449
	Vacant Units	2
	Owner Occupied Units	438
	Renter Occupied Units	9

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 211



Census tract 211 is located along the northeastern portion of the Township and bounded by Cedar Grove to the north, Montclair to the east, is separated from tract 210 to the west by the Peckman River and from tract 212 to the south at Bloomfield Avenue. Census tract 211 is 460.43 acres in size and represents 25.84 percent of the municipality. Census tract 211 is separated into five block groups as follows:

Census Tract 211 - Block Group 1



Block group 1 in census tract 211 contains 161 tax lots, is 129.15 acres in size and represents 7.25 percent of the municipality. Block group 1 is bounded by the municipal boundary with Cedar Grove to the north, Montclair to the east, Bloomfield Avenue to the south and Pompton Avenue (Route 23) to the west to its intersection with Claremont Avenue to Westview Road and south to Bloomfield Avenue. The demographics of this block group are as follows:

U.S. Bureau of the Census,
2000 Census of Population
and Housing

Table 2 – 20 :
Socio-economic
Indicators Census Tract
211 Block Group 1

	Square Miles	0.20180
	Acres	129.15
	2000 Population	1387
	Males	568
	Females	819
Preschool Year	Under 5	50
School Age Years	5 – 17	94
College Age Years	18 – 21	15
Primary Child Bearing Years	22 – 29	56
Primary Child Bearing Years	30 – 39	140
	40 – 49	129
	50 – 64	236
Retirement Age	Over 65	667
	Median Age	63.4
	Median Age Male	59.0
	Median Age Female	66.6
	Households	793
	Average Household Size	1.74
	Families	360
	Average Family Size	2.50
	Housing Units	860
	Vacant Units	67
	Owner Occupied Units	675
	Renter Occupied Units	118

Census Tract 211 - Block Group 2



Block group 2 in census tract 211 contains 227 tax lots, is 59.54 acres in size and represents 3.34 percent of the municipality. Block group 2 is bounded by Pompton Avenue (Route 23) to the east to its intersection with Claremont Avenue to Westview Road and south to Bloomfield Avenue, Bloomfield Avenue to the south and Elmwood Road to the west. The demographics of this block group are as follows:

Table 2 – 21 :
Socio-economic Indicators
Census Tract 211 Block Group 2

	Square Miles	0.09303
	Acres	59.54
	2000 Population	662
	Males	323
	Females	339
Preschool Year	Under 5	53
School Age Years	5 – 17	107
College Age Years	18 – 21	26
Primary Child Bearing Years	22 – 29	44
Primary Child Bearing Years	30 – 39	128
	40 – 49	113
	50 – 64	102
Retirement Age	Over 65	89
	Median Age	38.1
	Median Age Male	36.9
	Median Age Female	38.9
	Households	226
	Average Household Size	2.93
	Families	192
	Average Family Size	3.23
	Housing Units	228
	Vacant Units	2
	Owner Occupied Units	194
	Renter Occupied Units	32

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 211 - Block Group 3



Block group 3 in census tract 211 contains 278 tax lots, is 77.35 acres in size and represents 4.34 percent of the municipality. Block group 3 is bounded by the municipal boundary with Cedar Grove to the north, Elmwood Road to the east to Claremont Avenue to the south to its intersection with Otsego Road, Otsego Road to the west to its intersection with Newman Avenue, Newman Avenue to the south to its intersection with Wildwood Terrace, Wildwood Terrace to the west and to Woodland Avenue. The demographics of this block group are as follows:

Table 2 – 22 :
Socio-economic Indicators
Census Tract 211 Block Group 3

	Square Miles	0.12086
	Acres	77.35
	2000 Population	822
	Males	389
	Females	433
Preschool Year	Under 5	71
School Age Years	5 – 17	150
College Age Years	18 – 21	29
Primary Child Bearing Years	22 – 29	50
Primary Child Bearing Years	30 – 39	127
	40 – 49	160
	50 – 64	132
Retirement Age	Over 65	103
	Median Age	38.9
	Median Age Male	38.1
	Median Age Female	39.7
	Households	285
	Average Household Size	2.88
	Families	237
	Average Family Size	3.22
	Housing Units	288
	Vacant Units	3
	Owner Occupied Units	272
	Renter Occupied Units	13

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 211 - Block Group 4



Block Group 4 in census tract 211 contains 310 tax lots, is 77.30 acres in size and represents 4.34 percent of the municipality. Block group 4 is bounded by Bloomfield Avenue to the south, Newman Avenue from Cumberland Avenue to Otsego Road to the north, Cumberland Avenue to the west and Otsego Road to its intersection with Claremont Avenue and Elmwood Road from Claremont to Bloomfield Avenues to the east. The demographics of this block group are as follows:

Table 2 – 23 :
Socio-economic Indicators
Census Tract 211 Block Group 4

	Square Miles	0.12078
	Acres	77.30
	2000 Population	1195
	Males	559
	Females	636
Preschool Year	Under 5	59
School Age Years	5 – 17	161
College Age Years	18 – 21	24
Primary Child Bearing Years	22 – 29	103
Primary Child Bearing Years	30 – 39	240
	40 – 49	184
	50 – 64	205
Retirement Age	Over 65	219
	Median Age	40.6
	Median Age Male	38.4
	Median Age Female	43.0
	Households	565
	Average Household Size	2.12
	Families	312
	Average Family Size	2.87
	Housing Units	577
	Vacant Units	12
	Owner Occupied Units	387
	Renter Occupied Units	178

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 211 - Block Group 5



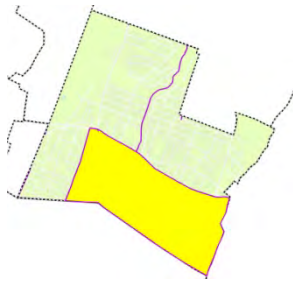
Block group 5 in census tract 211 contains 374 tax lots, is 117.09 acres in size and represents 6.57 percent of the municipality. Block group 5 is bounded by Bloomfield Avenue to the south, the Peckman River to the west, Cedar Grove to the north and Wildwood Terrace and Cumberland Avenue to the east. The demographics of this block group are as follows:

Table 2 – 24 :
Socio-economic Indicators
Census Tract 211 Block Group 5

	Square Miles	0.18295
	Acres	117.09
	2000 Population	1097
	Males	544
	Females	553
Pre School Year	Under 5	88
School Age Years	5 – 17	213
College Age Years	18 – 21	39
Primary Child Bearing Years	22 – 29	56
Primary Child Bearing Years	30 – 39	212
	40 – 49	173
	50 – 64	168
Retirement Age	Over 65	148
	Median Age	37.2
	Median Age Male	36.4
	Median Age Female	37.8
	Households	381
	Average Household Size	2.88
	Families	315
	Average Family Size	3.23
	Housing Units	385
	Vacant Units	4
	Owner Occupied Units	342
	Renter Occupied Units	39

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 212



Census tract 212 is located in the southeastern portion of the Township is bounded by West Orange to the south, Montclair to the east and is separated from tract 210 to the west by Forest Avenue and from tracts 210 and 211 to the north by Bloomfield Avenue. Census tract 212 is 538.89 acres in size and represents 30.25 percent of the municipality. Census tract 212 is separated into four block groups as follows:

Census Tract 212 - Block Group 1



Block group 1 in census tract 212 contains 228 tax lots, is 145.93 acres in size and represents 8.19 percent of the municipality. Block group 1 is bounded by the municipal boundary with Montclair to the east, West Orange to the south, Bloomfield Avenue to the north, and Mount Prospect Avenue to the west. The demographics of this block group are as follows:

U.S. Bureau of the Census,
2000 Census of Population and
Housing

Table 2 – 25 :
Socio-economic
Indicators Census Tract
212 Block Group 1

	Square Miles	0.22801
	Acres	145.93
	2000 Population	624
	Males	298
	Females	326
Preschool Year	Under 5	55
School Age Years	5 – 17	129
College Age Years	18 – 21	17
Primary Child Bearing Years	22 – 29	20
Primary Child Bearing Years	30 – 39	78
	40 – 49	118
	50 – 64	127
Retirement Age	Over 65	80
	Median Age	41.3
	Median Age Male	41.5
	Median Age Female	41.1
	Households	210
	Average Household Size	2.97
	Families	179
	Average Family Size	3.25
	Housing Units	211
	Vacant Units	1
	Owner Occupied Units	207
	Renter Occupied Units	3

Census Tract 212 - Block Group 2



Block group 2 in census tract 212 contains 383 tax lots, is 248.22 acres in size and represents 13.93 percent of the municipality. Block group 2 is bounded by Prospect Avenue to the east, the municipal boundary with West Orange to the south, Bloomfield Avenue to the north and Lakeside Avenue to the west. The demographics of this block group are as follows:

Table 2 – 26 :
Socio-economic Indicators
Census Tract 212 Block Group 2

	Square Miles	0.38785
	Acres	248.22
	2000 Population	1367
	Males	645
	Females	722
Preschool Year	Under 5	107
School Age Years	5 – 17	222
College Age Years	18 – 21	25
Primary Child Bearing Years	22 – 29	106
Primary Child Bearing Years	30 – 39	261
	40 – 49	234
	50 – 64	219
Retirement Age	Over 65	193
	Median Age	38.4
	Median Age Male	37.9
	Median Age Female	38.7
	Households	586
	Average Household Size	2.33
	Families	348
	Average Family Size	3.12
	Housing Units	596
	Vacant Units	10
	Owner Occupied Units	409
	Renter Occupied Units	177

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 212 - Block Group 3



Block group 3 in census tract 212 contains 202 tax lots, is 65.22 acres in size and represents 3.66 percent of the municipality. Block group 3 is bounded by Bloomfield Avenue to the north, Lakeside Avenue from its intersection with Bloomfield Avenue to Morningside Road to the east, Morningside Road to the south and Forest Avenue to the west. The demographics of this block group are as follows:

Table 2 – 27 :
Socio-economic Indicators
Census Tract 212 Block Group 3

	Square Miles	0.10190
	Acres	65.22
	2000 Population	592
	Males	280
	Females	312
Preschool Year	Under 5	47
School Age Years	5 – 17	89
College Age Years	18 – 21	15
Primary Child Bearing Years	22 – 29	47
Primary Child Bearing Years	30 – 39	102
	40 – 49	97
	50 – 64	114
Retirement Age	Over 65	81
	Median Age	39.6
	Median Age Male	38.0
	Median Age Female	42.0
	Households	225
	Average Household Size	2.59
	Families	168
	Average Family Size	2.99
	Housing Units	230
	Vacant Units	5
	Owner Occupied Units	175
	Renter Occupied Units	50

U.S. Bureau of the Census, 2000 Census of Population and Housing

Census Tract 212 - Block Group 4



Block group 4 in census tract 212 contains 322 tax lots, is 76.52 acres in size and represents 4.29 percent of the municipality. Block group 4 is bounded by Bloomfield Avenue to the north, West Orange to the south, Forest Avenue to the west and Lakeside Avenue from the municipal boundary to Morningside Road. The demographics of this block group are as follows:

Table 2 – 28 :
Socio-economic Indicators
Census Tract 212 Block Group 4

	Square Miles	0.11957
	Acres	76.52
	2000 Population	933
	Males	466
	Females	467
Preschool Year	Under 5	90
School Age Years	5 – 17	168
College Age Years	18 – 21	23
Primary Child Bearing Years	22 – 29	46
Primary Child Bearing Years	30 – 39	146
	40 – 49	163
	50 – 64	155
Retirement Age	Over 65	142
	Median Age	39.5
	Median Age Male	38.9
	Median Age Female	40.3
	Households	344
	Average Household Size	2.71
	Families	262
	Average Family Size	3.18
	Housing Units	348
	Vacant Units	4
	Owner Occupied Units	308
	Renter Occupied Units	36

U.S. Bureau of the Census, 2000 Census of Population and Housing

EXISTING LAND USE



SECTION 3 - EXISTING LAND USE

The analysis of land use is one of the fundamental steps in formulating a plan for the future development of a community. The analysis of existing land use identifies the amount, the location and the relationship of various land uses to one another. Once this data is identified, analysis of physical and environmental constraints affecting the municipality can be prepared to determine the amount and location of developable land in Verona. This information can then serve as a basis for forecasting future land use, the intensity of use and for the formulation of the land use plan element.

A digital lot-line base map was prepared for the land-use survey. The categories of land use include residential, commercial and office, industrial and three public-use categories as well as separate categories for semi-public uses, streets and roads, and railroads.

LAND USE IN VERONA

The Township of Verona has grown from a small rural community of 1,675 people in 1910 to a Township of 13,533 people in 2000. The first half of the twentieth century witnessed a large population increase. A substantial period of growth occurred from 1930 to 1970 as the population more than doubled. The population peaked in 1970 at 15,067 people and decreased to 13,533 people in 2000. Approximately 98 percent of Verona is considered developed.

The development pattern represents a broad array of land uses. Residential development accounts for 934.67 acres of land and is the largest land use in the Township. Residential development accounts for approximately 52.73 percent of the land area of Verona. Parks and open-space uses are the second largest land use in the Township totaling 296.63 acres of land, or 15.71 percent of the community. Roadways account for the third largest use of land. Public right-of-ways account for 224.69 acres of land or approximately 12.58 percent of the Township. Commercial and office uses total 102.25 acres, or 5.76 percent of the Township. A comprehensive analysis of the land use within the municipality can be found on the following pages.

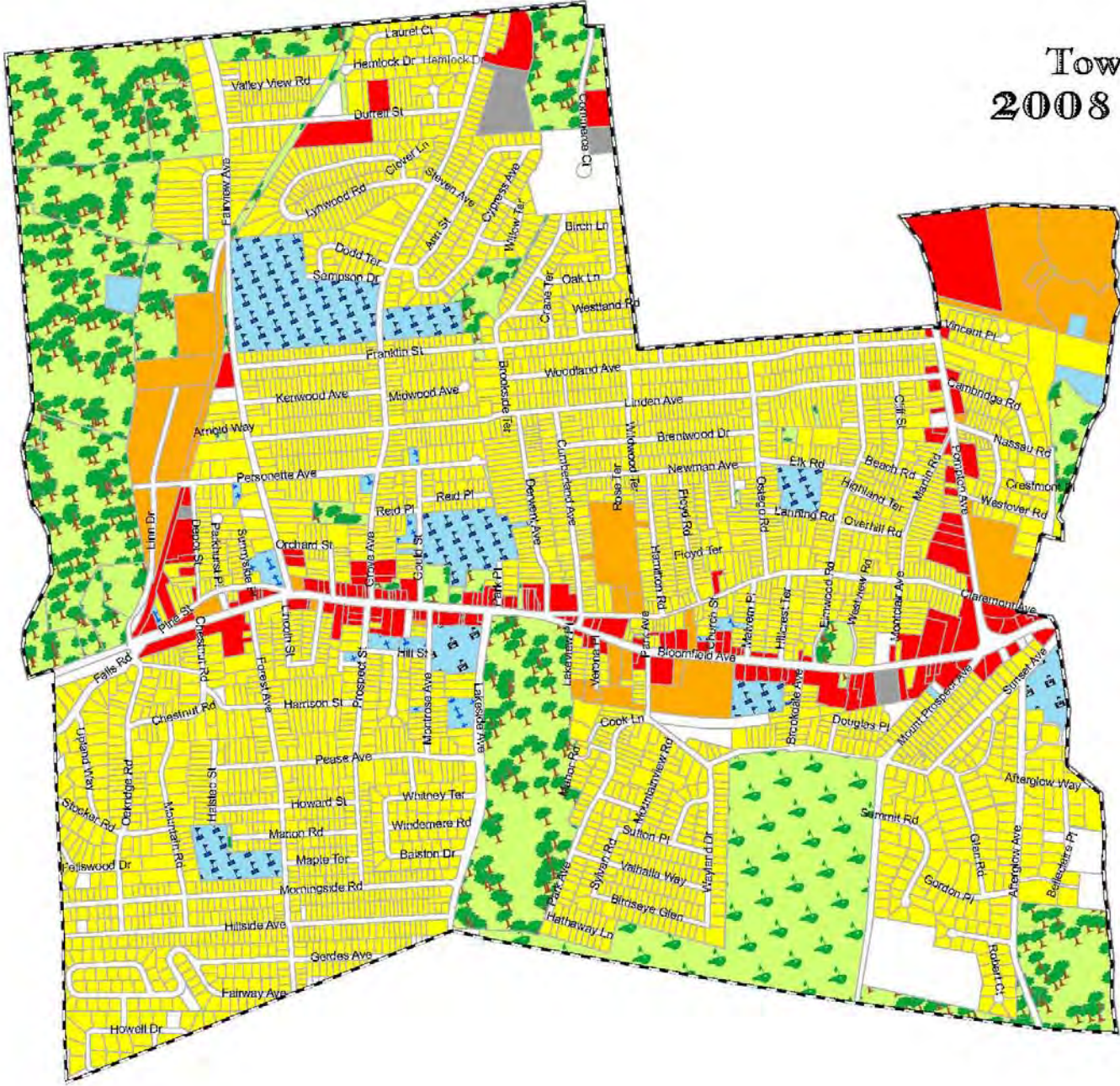
Table 3 – 1 :
Existing Land Use
Township of Verona

LAND USE CATEGORY	NUMBER OF LOTS	AREA (ACRES)	PERCENT OF TOTAL
RESIDENTIAL			
SINGLE-FAMILY (1 – 4 UNITS)	3,669	843.18	47.57%
APARTMENTS	30	91.45	5.16%
COMMERCIAL/OFFICE	175	102.25	5.76%
INDUSTRIAL	4	8.98	0.51%
PUBLIC			
SCHOOLS	9	65.03	3.67%
PARKS & OPEN SPACE	42	296.63	15.71%
OTHER TAX EXEMPT	8	2.01	0.11%
HOUSES OF WORSHIP	12	6.70	0.38%
GOLF COURSE	1	80.98	5.76%
STREETS/RIGHTS-OF-WAY		224.69	12.58%
VACANT AND UNDEVELOPED	43	51.15	2.88%
TOTAL		1,773.05	100.0%

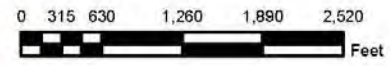
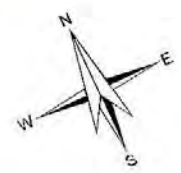
Source: Township of Verona Tax Records, 2005

Map 3-1 Township of Verona 2008 Existing Land Use

Kasler Associates, PA
 Land Use Consultants
 34 Little Brook Road
 Springfield, NJ 07081
 908.598.1666
www.KaslerAssociates.com
 April 2008



- Legend**
- RESIDENTIAL PROPERTY (1 - 4 FAMILY)
 - APARTMENT
 - COMMERCIAL/OFFICE
 - INDUSTRIAL
 - S PUBLIC SCHOOL PROPERTY
 - C OTHER SCHOOL PROPERTY
 - PUBLIC PROPERTY
 - C CHURCH & CHARITABLE PROPERTY
 - OTHER EXEMPT
 - VACANT LAND
 - T GOLF COURSE



Source: Municipal Tax Records and field inspection.



Existing Land Use by Census Block Groups

Census Tract 210



Census tract 210 is located along the western side of the Township. Tract 210 extends from Cedar Grove to the north, West Orange to the south, Boroughs of North Caldwell and Essex Fells to the west, and is separated from tract 211 to the east by the Peckman River to its intersection with Bloomfield Avenue, and is separated from tract 212 to the east along Forest Avenue to its intersection with Bloomfield Avenue. Census tract 210 is 779.37 acres in size and represents 43.9 percent of the municipality. This census tract contains approximately 123.92 acres of roadways. Census tract 210 is separated into four block groups as follows:

Census Tract 210 - Block Group 1



Block group 1 in census tract 210 contains 473 tax lots, is 172.63 acres in size and represents 11.85 percent of the municipality. This census block group is dominated by residential land uses. It also contains the F.N. Brown Elementary School, the Verona High School, the municipal pool and half of the municipally owned land adjacent to the Peckman River. The land uses for this block group are as follows:

Table 3 – 2 :
Existing Land Use
Tract 210 Block Group 1

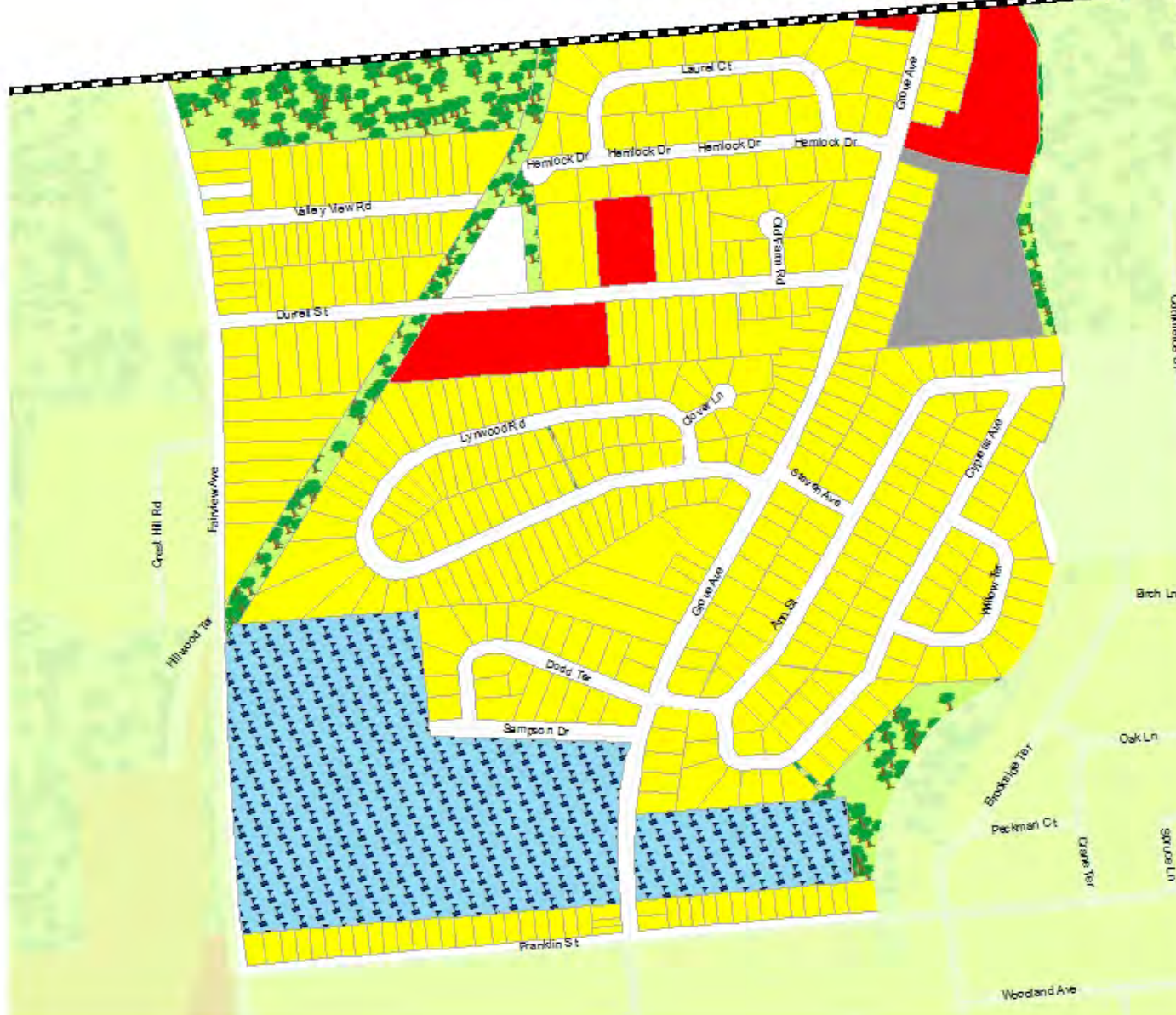
	Number of Lots	Acres	Percent of Block
Vacant	2	1.54	0.89%
School	2	30.77	17.82%
Public Property - Parks	6	17.84	10.34%
Residential	458	107.94	62.53%
Commercial	4	8.92	5.17%
Industrial	1	5.61	3.25%
Total	473	172.63	100.00%

Source: Municipal tax records
Calculations: Kasler Associates

Map 3-2
Township of Verona
2008 Existing Land Use
Tract 210 Block Group 1

Kasler Associates, PA

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 34 Little Brook Road
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 April 2008

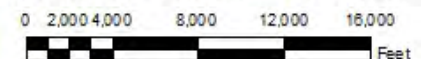


Legend

- RESIDENTIAL PROPERTY (1 - 4 FAMILY)
- APARTMENT
- COMMERCIAL/OFFICE
- INDUSTRIAL
- PUBLIC SCHOOL PROPERTY
- OTHER SCHOOL PROPERTY
- PUBLIC PROPERTY
- CHURCH & CHARITABLE PROPERTY
- OTHER EXEMPT
- VACANT LAND
- GOLF COURSE



Source: Municipal Tax Records and field inspection.



Census Tract 210 – Block Group 2



Block group 2 in census tract 210 contains 384 tax lots, is 94.82 acres in size and represents 6.44 percent of the municipality. This census block group is dominated by residential land uses. It also contains the H.B. Whitehorne Middle School, the Township Municipal Hall, Congregation Beth Ahm, the Holy Spirit Episcopal Church, and Jehovah’s Witness of Verona. The land uses for this census block group are as follows:

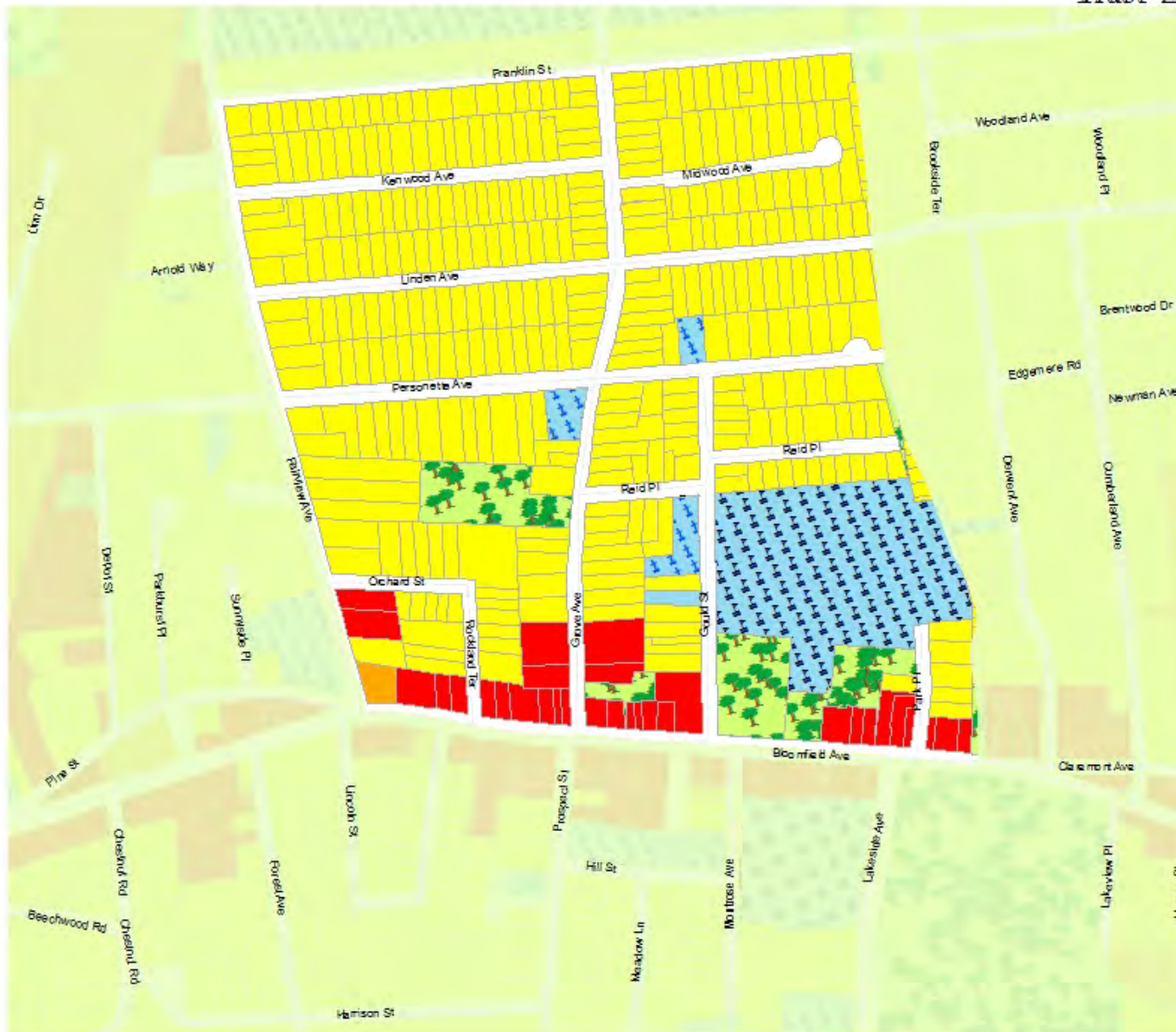
Table 3 – 3 :
Existing Land Use
Tract 210 Block Group 2

	Number of Lots	Acres	Percent of Block
School	1	10.82068	11.41%
Public - Park	5	6.199862	6.54%
House of Worship	3	1.599472	1.69%
Other Exempt Property	4	0.777502	0.82%
Residential	341	68.10054	71.86%
Commercial	29	6.922039	7.30%
Apartment	1	0.360514	0.38%
Total	384	94.8216	100.00%

Source: Municipal tax records
Calculations: Kasler Associates

Map 3-3
Township of Verona
2008 Existing Land Use
Tract 210 Block Group 2

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 - OTHER SCHOOL PROPERTY
 - PUBLIC PROPERTY
 - CHURCH & CHARITABLE PROPERTY
 - OTHER EXEMPT
 - VACANT LAND
 - GOLF COURSE

Source: Municipal Tax Records and field inspection.

0 125 250 500 750 1,000 Feet

Census Tract 210 - Block Group 3



Block group 3 in census tract 210 contains 175 tax lots, is 255 acres in size and represents 16.88 percent of the municipality. This census block group is dominated by open space. This area is locally known as “The Hilltop” and has been deemed an area in need of redevelopment. A redevelopment plan has been created to preserve a significant amount of land as well as to allow the construction of 159 dwelling units. This block group also contains the Verona Senior Housing Complex. The land uses for this census block are as follows:

Table 3 – 4 :
Existing Land Use
Tract 210 Block Group 3

	Number of Lots	Acres	Percent of Block
Vacant	6	3.381267	1.32%
Public - Park	14	168.5197	66.48%
House of Worship	3	2.312004	0.23%
Residential	123	41.28237	15.97%
Commercial	18	12.14708	4.76%
Industrial	1	0.328581	0.13%
Apartment	10	28.3477	11.10%
Total	175	255	100.00%

Source: Municipal tax records
Calculations: Kasler Associates

Census Tract 210 - Block Group 4



Block group 4 in census tract 210 contains 468 tax lots, is 133 acres in size and represents 8.73 percent of the municipality. This census block group is dominated by residential land use and also contains the Forest Avenue Elementary School. The land uses for this census block group are as follows:

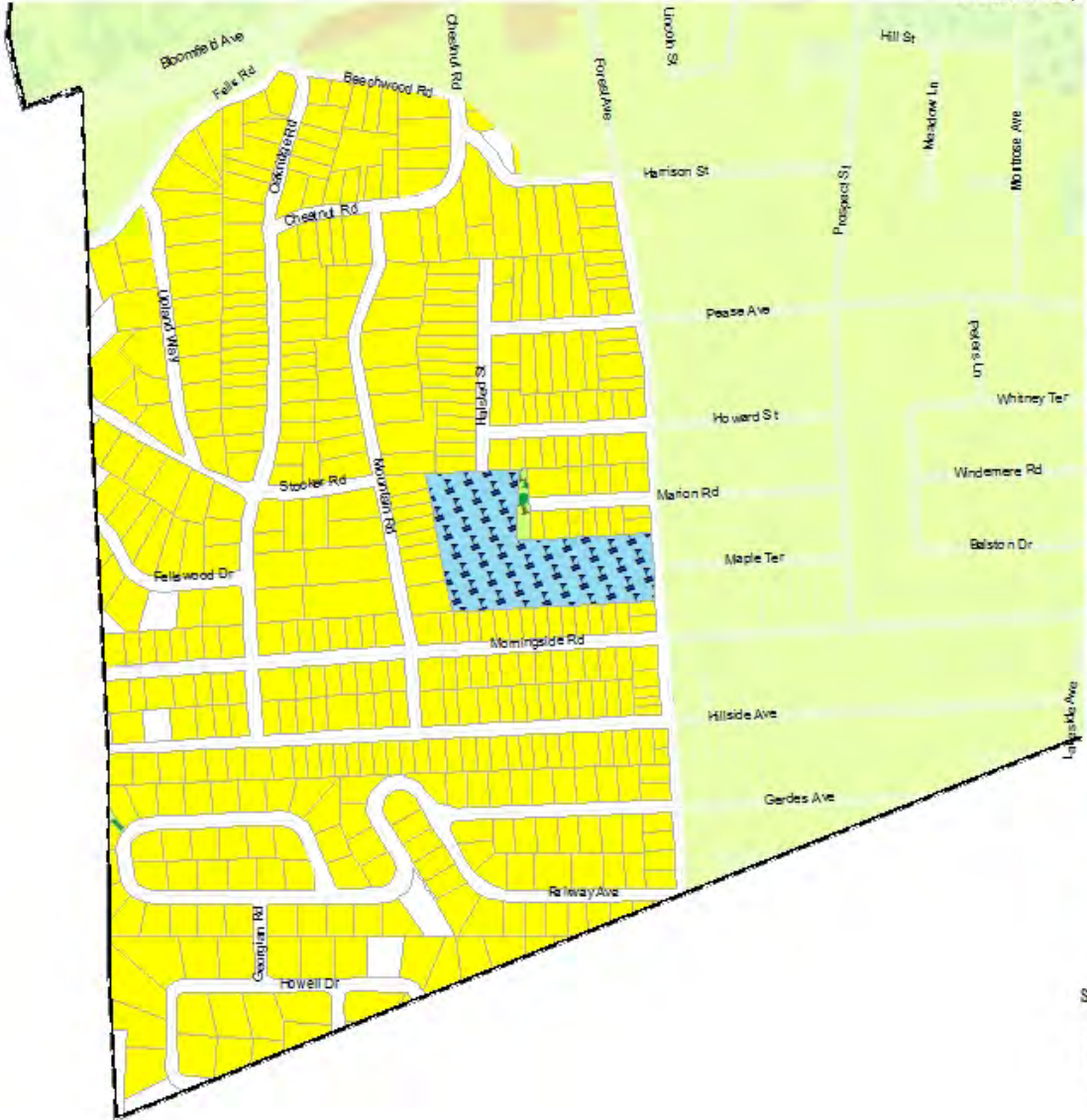
Table 3 – 5 :
Existing Land Use
Tract 210 Block Group 4

	Number of Lots	Acres	Percent of Block
Vacant	13	2.999540863	2.26%
School	1	6.535674931	4.91%
Public - Park	2	0.348393021	0.26%
Residential	449	123.1181983	92.57%
Commercial	3	0.000642792	0.00%
Total	468	133.00	100.00%

Source: Municipal tax records
Calculations: Kasler Associates

**Map 3-5
Township of Verona
2008 Existing Land Use
Tract 210 Block Group 4**

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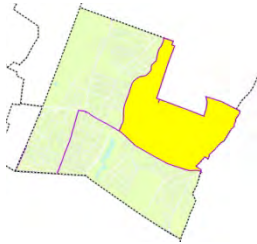


- Legend**
- RESIDENTIAL PROPERTY (1 - 4 FAMILY)
 - APARTMENT
 - COMMERCIAL/OFFICE
 - INDUSTRIAL
 - PUBLIC SCHOOL PROPERTY
 - OTHER SCHOOL PROPERTY
 - PUBLIC PROPERTY
 - CHURCH & CHARITABLE PROPERTY
 - OTHER EXEMPT
 - VACANT LAND
 - GOLF COURSE



Source: Municipal Tax Records and field inspection.
 0 150 300 600 900 1,200
 Feet

Census Tract 211



Census tract 211 is located along the northeastern portion of the Township and bounded by Cedar Grove to the north, Montclair to the east, is separated from tract 210 to the west by the Peckman River and from tract 212 to the south at Bloomfield Avenue. Census tract 211 is 457.78 acres in size and represents 25.82 percent of the municipality. This census tract contains approximately 59.04 acres of roadway. Census tract 211 is separated into five block groups as follows:

Census Tract 211 - Block Group 1



Block group 1 in census tract 211 contains 161 tax lots, is 120.47 acres in size and represents 7.25 percent of the municipality. This block group is dominated by residential land use. This block group contains the high-rise Claridge House Condominiums, the Pilgrim Shopping Plaza and Kip’s Castle Park. The land uses for this block group are as follows:

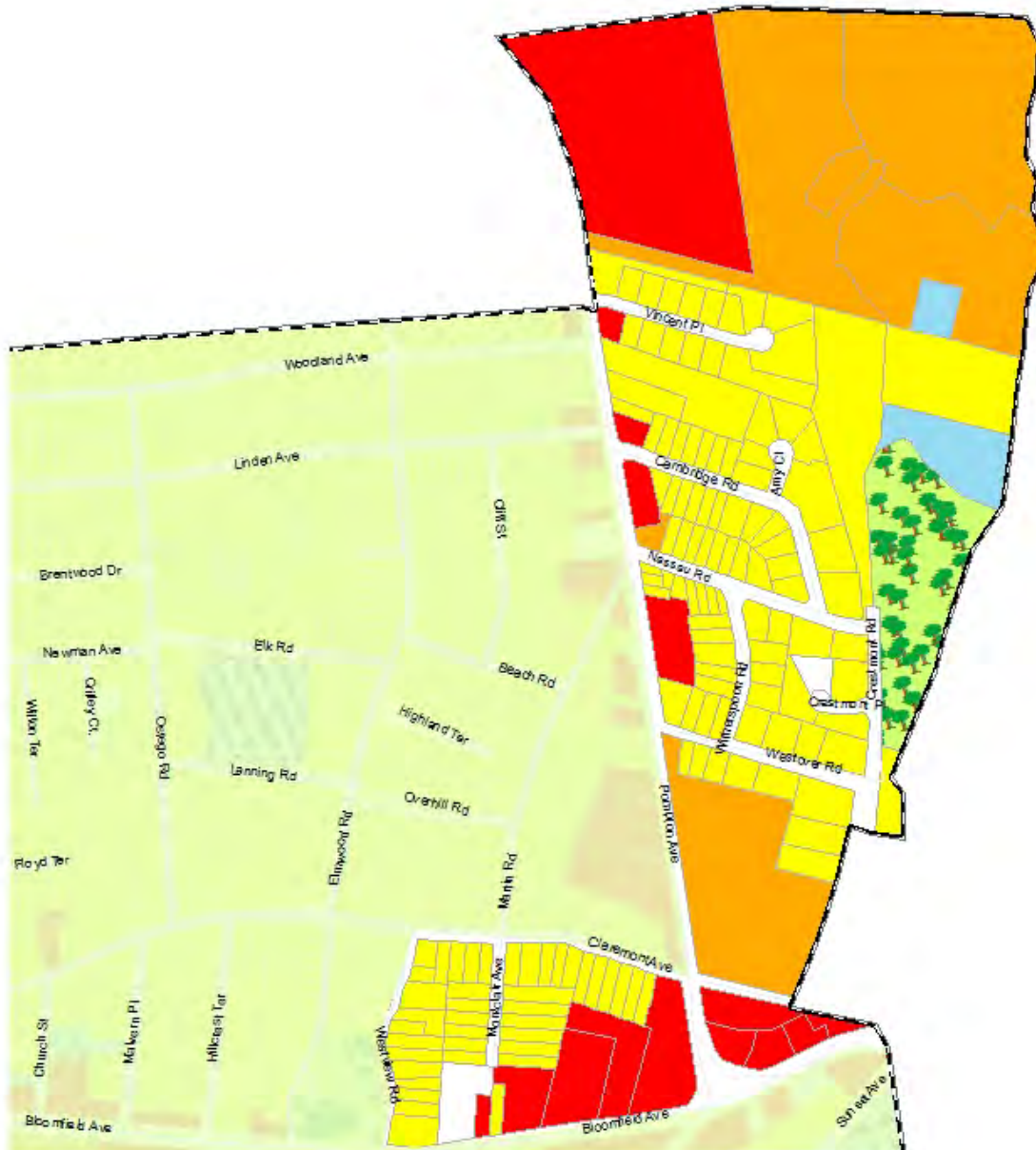
Table 3 – 6 :
Existing Land Use
Tract 211 Block Group 1

	Number of Lots	Acres	Percent of Block
Vacant	4	1.450000	0.90%
Public - Other	1	7.354000	6.10%
Residential	132	30.89800	25.65%
Commercial	18	40.78655	25.33%
Apartment	6	39.55748	24.57%
Total	161	120.47	100.00%

Source: Municipal tax records
Calculations: Kasler Associates

Map 3-6
Township of Verona
2008 Existing Land Use
Tract 211 Block Group 1

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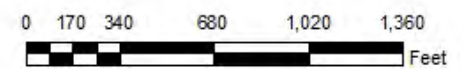


Legend

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- APARTMENT
- COMMERCIAL/OFFICE
- INDUSTRIAL
- PUBLIC SCHOOL PROPERTY
- OTHER SCHOOL PROPERTY
- PUBLIC PROPERTY
- CHURCH & CHARITABLE PROPERTY
- OTHER EXEMPT
- VACANT LAND
- GOLF COURSE



Source: Municipal Tax Records and field inspection.



Census Tract 211 - Block Group 2



Block group 2 in census tract 211 contains 226 tax lots, is 49.09 acres in size and represents 3.34 percent of the municipality. This block group is dominated by residential land use. The other dominant land use is commercial, located along Pompton Avenue. The block group also contains Everett Field. The land uses for this census block are as follows:

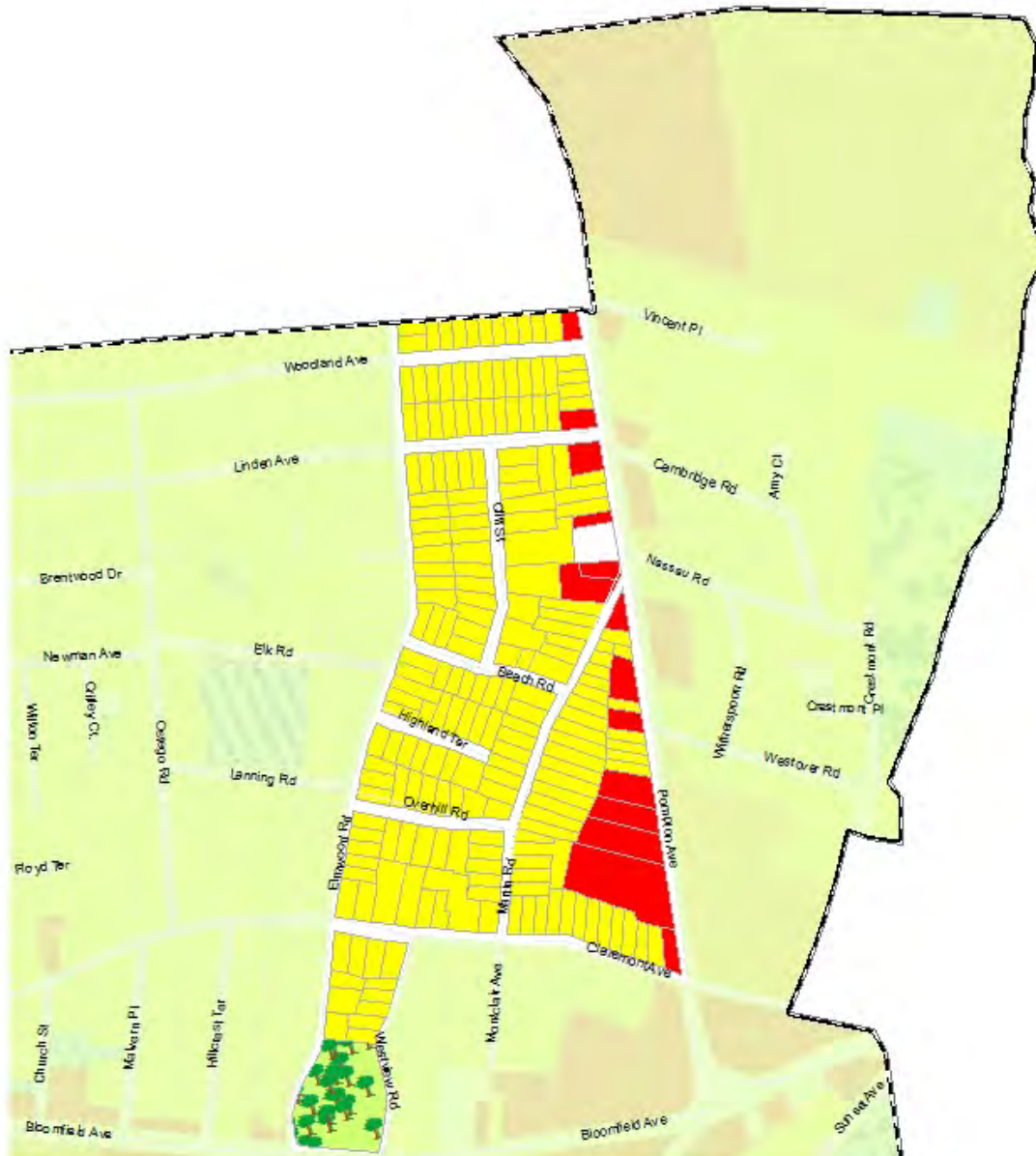
Table 3 – 7 :
Existing Land Use
Tract 211 Block Group 2

	Number of Lots	Acres	Percent of Block
Vacant	1	0.503535	1.03%
Public - Park	1	2.799357	5.70%
Other Exempt	1	0.159665	0.33%
Residential	208	39.31761	80.05%
Commercial	15	6.335009	12.90%
Total	226	49.09	100.00%

Source: Municipal tax records
Calculations: Kasler Associates

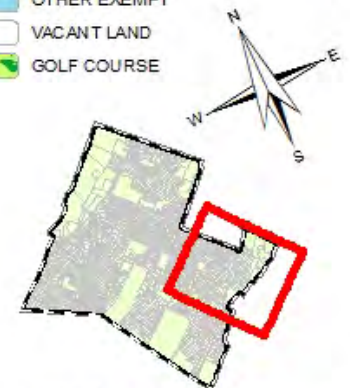
Map 3-7
Township of Verona
2008 Existing Land Use
Tract 211 Block Group 2

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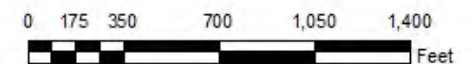


Legend

- RESIDENTIAL PROPERTY (1 - 4 FAMILY)
- APARTMENT
- COMMERCIAL/OFFICE
- INDUSTRIAL
- SCHOOL PUBLIC SCHOOL PROPERTY
- SCHOOL OTHER SCHOOL PROPERTY
- TREE PUBLIC PROPERTY
- CHURCH CHURCH & CHARITABLE PROPERTY
- OTHER EXEMPT
- VACANT LAND
- GOLF GOLF COURSE



Source: Municipal Tax Records and field inspection.



Census Tract 211 - Block Group 3



Block group 3 in census tract 211 contains 282 tax lots, is 61.86 acres in size and represents 4.34 percent of the municipality. This block group is almost exclusively residential in nature and also contains the Laning Avenue Elementary School. The land uses for this block group are as follows:

Table 3 – 8 :
Existing Land Use
Tract 211 Block Group 3

	Number of Lots	Acres	Percent of Block
Vacant	1	0.186593	0.30%
Public - School	1	3.745202	6.05%
Public - Park	3	0.835927	1.35%
Other Exempt	1	0.216781	0.35%
Residential	276	56.87599	91.94%
Total	282	61.86	100%

Source: Municipal tax records
Calculations: Kasler Associates

Map 3-8
Township of Verona
2008 Existing Land Use
Tract 211 Block Group 3

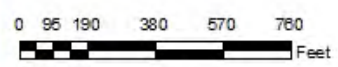
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 - VACANT LAND
 - GOLF COURSE



Source: Municipal Tax Records and field inspection.



Census Tract 211 - Block Group 4



Block group 4 in census tract 211 contains 309 tax lots, is 65.52 acres in size and represents 4.34 percent of the municipality. This block group is dominated by residential land uses. This block group contains apartment complexes, the First Congregational Church of Verona and commercial development along Bloomfield Avenue. The land uses for this block group are as follows:

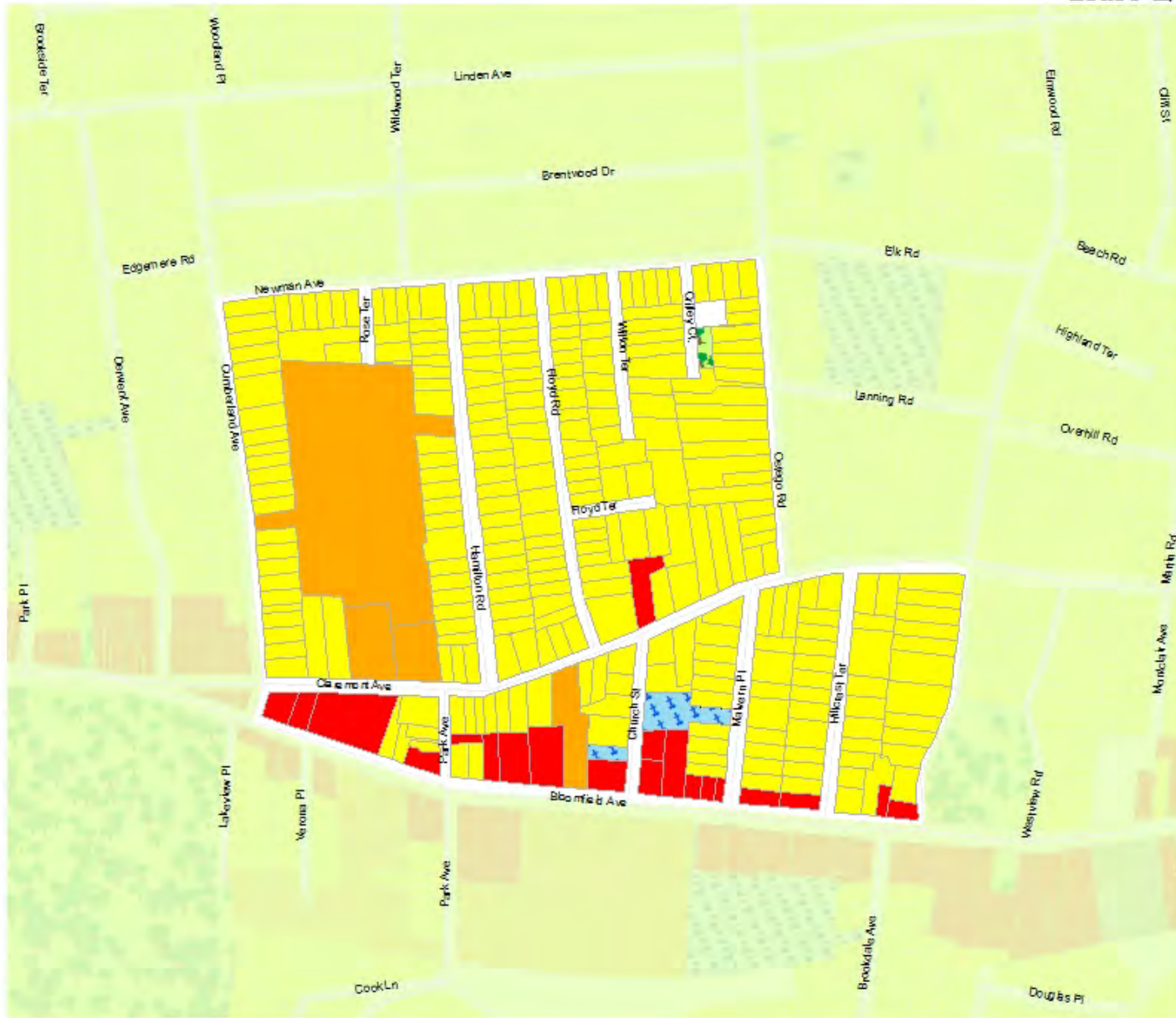
Table 3 – 9 :
Existing Land Use
Tract 211 Block Group 4

	Number of Lots	Acres	Percent of Block
Vacant	1	0.198049	0.30%
Public - Park	1	0.14573	0.22%
House of Worship	2	0.735996	1.12%
Other Exempt	1	0.140634	0.21%
Residential	280	48.96171	74.73%
Commercial	20	4.923278	7.51%
Apartment	4	10.41272	15.89%
Total	309	65.52	100.00%

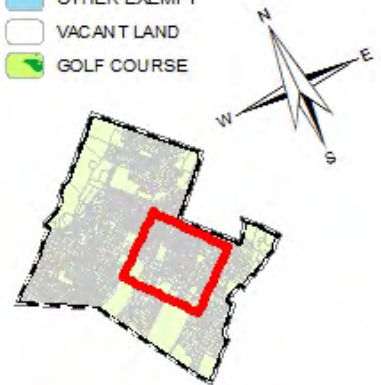
Source: Municipal tax records
Calculations: Kasler Associates

Map 3-9
Township of Verona
2008 Existing Land Use
Tract 211 Block Group 4

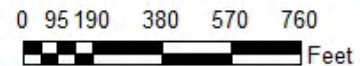
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 - GOLF COURSE



Source: Municipal Tax Records and field inspection.



Census Tract 211 - Block Group 5



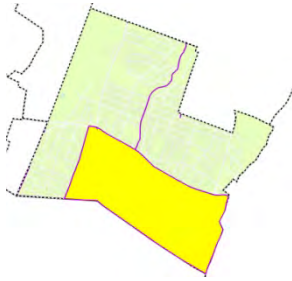
Block group 5 in census tract 211 contains 374 tax lots, is 101.8 acres in size and represents 6.57 percent of the municipality. This block group is dominated by residential land uses. This block group contains the municipal sewage facility, half of the land abutting the Peckman River, as well as other light industrial uses. The block group contains a large vacant property at the terminus of Commerce Court. The land uses for this block group are as follows:

Table 3 – 10 :
Existing Land Use
Tract 211 Block Group 5

	Number of Lots	Acres	Percent of Block
Vacant	1	11.66336	11.46%
Public - Park	3	16.00197	15.72%
Residential	355	67.77811	66.58%
Commercial	14	4.891506	4.81%
Industrial	1	1.463384	1.44%
Total	374	101.80	100.00%

Source: Municipal tax records
Calculations: Kasler Associates

Census Tract 212



Census tract 212 is located in the southeastern portion of the Township is bounded by West Orange to the south, Montclair to the east and is separated from tract 210 to the west by Forest Avenue and from tracts 210 and 211 to the north by Bloomfield Avenue. Census tract 212 is 536.24 acres in size and represents 30.24 percent of the municipality. This census tract contains approximately 47.75 acres of roadway. Census tract 212 is separated into four block groups as follows:

Census Tract 212 - Block Group 1



Block group 1 in census tract 212 contains 228 tax lots, is 135.32 acres in size and represents 8.19 percent of the municipality. This block group is mainly occupied by residential land uses. The other major land use in this block group is a portion of the Eagle Rock Reservation owned by the County of Essex. This block group contains a large vacant property along Mount Prospect Avenue. The land uses for this block group are as follows:

Table 3 – 11 :
Existing Land Use
Tract 212 Block Group 1

	Number of Lots	Acres	Percent of Block
Vacant	8	21.07421	15.30%
School - Other	1	4.941253	3.65%
Public - Park	2	28.21837	20.85%
Residential	211	79.19405	58.52%
Commercial	6	1.891552	1.40%
Total	228	135.32	100.00%

Source: Municipal tax records
Calculations: Kasler Associates

Map 3-11
Township of Verona
2008 Existing Land Use
Tract 212 Block Group 1

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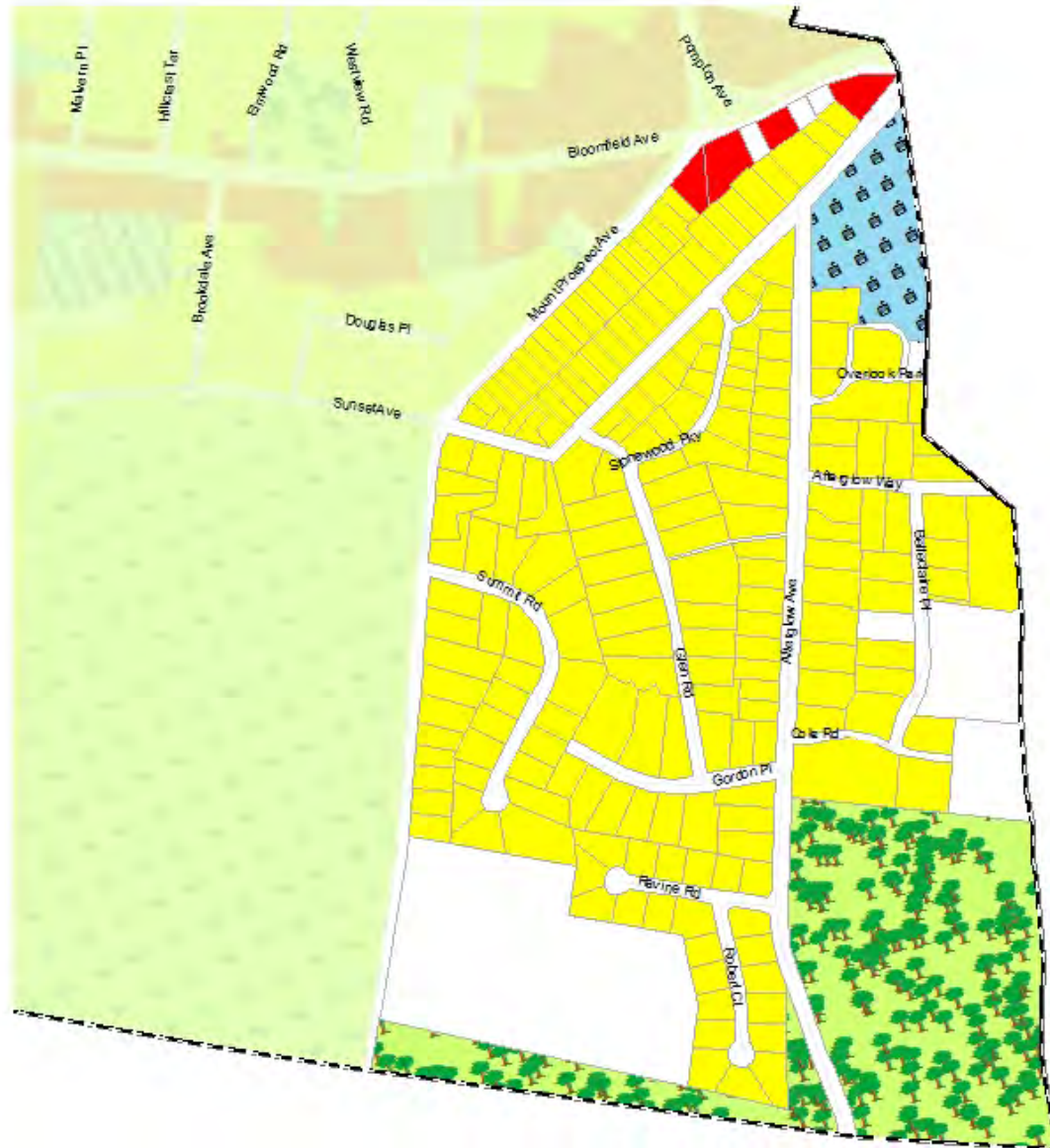
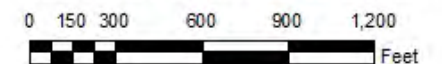
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Legend

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- INDUSTRIAL
- PUBLIC SCHOOL PROPERTY
- OTHER SCHOOL PROPERTY
- PUBLIC PROPERTY
- CHURCH & CHARITABLE PROPERTY
- OTHER EXEMPT
- VACANT LAND
- GOLF COURSE



Source: Municipal Tax Records and field inspection.



Census Tract 212 - Block Group 2



Block group 2 in Census Tract 212 contains 382 tax lots, is 246.59 acres in size and represents 13.93 percent of the municipality. This block group does not have a particular dominant land use. The southern side of Bloomfield Avenue contains commercial and apartment developments. The block group also contains the Brookdale Avenue Elementary School. The land uses for this block group are as follows:

Table 3 – 12 :
Existing Land Use
Tract 212 Block Group 2

	Number of Lots	Acres	Percent of Block
Vacant	6	7.666736	3.11%
Public School	1	3.557966	1.44%
Public - Park	2	55.4056	22.47%
School Other	1	0.198806	0.08%
Residential	331	73.0936	29.64%
Commercial	32	11.68908	4.74%
Industrial	1	1.573944	0.64%
Apartments	7	12.43097	5.04%
Golf Course	1	80.97624	32.84%
Total	382	246.59	100.00%

Source: Municipal tax records
Calculations: Kasler Associates

Map 3-12
Township of Verona
2008 Existing Land Use
Tract 212 Block Group 2

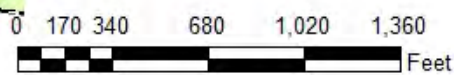
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 - OTHER EXEMPT
 - VACANT LAND
 - GOLF COURSE



Source: Municipal Tax Records and field inspection.



Census Tract 212 - Block Group 3



Block group 3 in census tract 212 contains 202 tax lots, is 51.74 acres in size and represents 3.66 percent of the municipality. This block group is dominated by residential land uses. This block group includes the Holy Spirit Episcopal Church, the Church of Our Lady of the Lake, and the Calvary Lutheran Church. The development along Bloomfield Avenue is commercial in nature. The land uses for this block group are as follows:

Table 3 – 13 :
Existing Land Use
Tract 212 Block Group 3

	Number of Lots	Acres	Percent of Block
School - Other	1	4.465266	8.63%
Public - Park	3	0.315473	0.61%
House of Worship	4	3.469789	6.71%
Residential	178	39.3965	76.11%
Commercial	15	3.929408	7.59%
Apartment	1	0.166093	0.32%
Total	202	51.74	100.00%

Source: Municipal tax records
Calculations: Kasler Associates

Map 3-13
Township of Verona
2008 Existing Land Use
Tract 212 Block Group 3

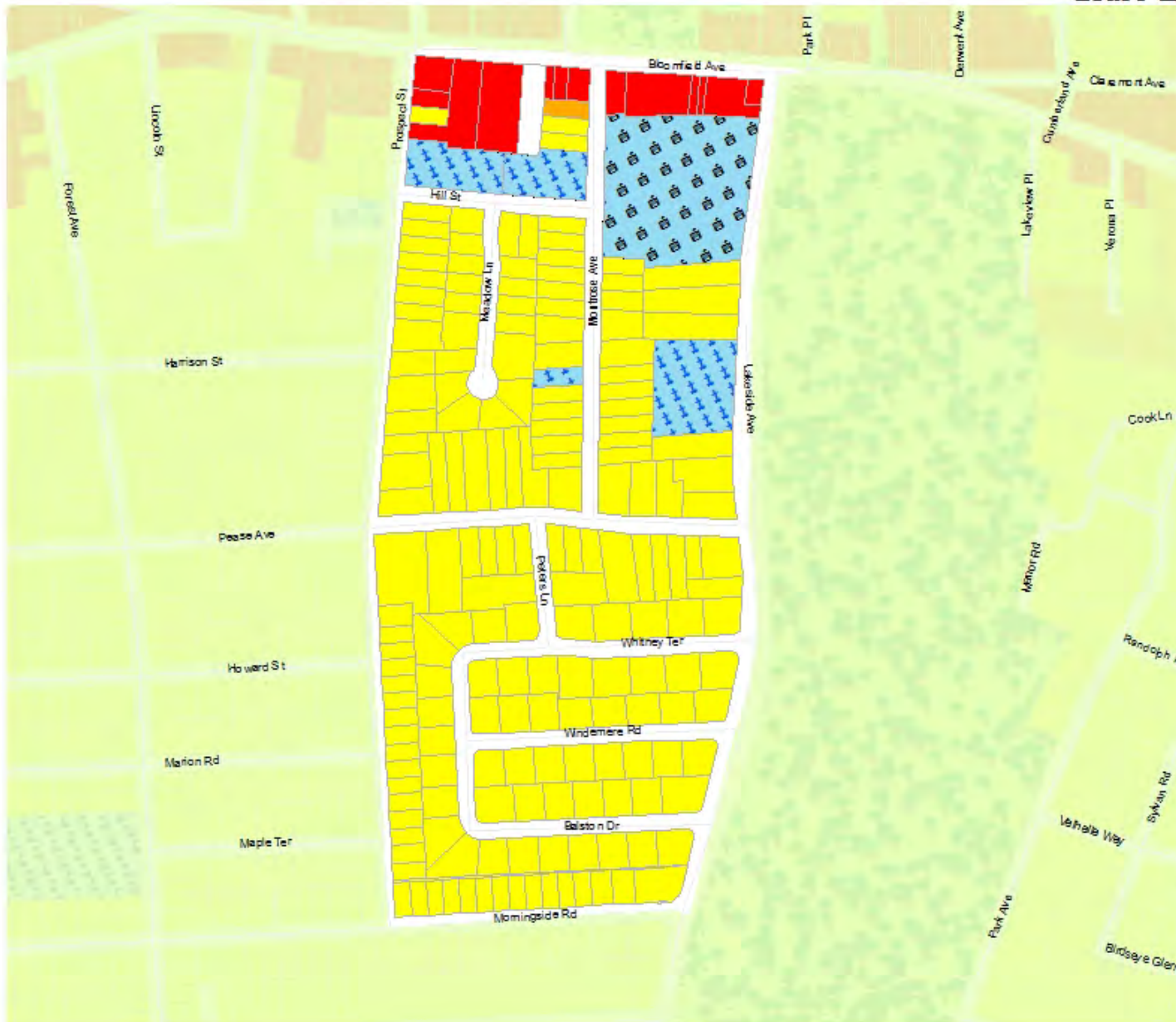
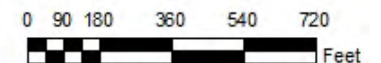
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Legend

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-  PUBLIC SCHOOL PROPERTY
-  OTHER SCHOOL PROPERTY
-  PUBLIC PROPERTY
-  CHURCH & CHARITABLE PROPERTY
-  OTHER EXEMPT
-  VACANT LAND
-  GOLF COURSE



Source: Municipal Tax Records and field inspection.



Census Tract 212 - Block Group 4



Block Group 4 in Census Tract 212 contains 329 tax lots, is 60.84 acres in size and represents 4.29 percent of the municipality. This census block group is dominated by residential land uses. Development along Bloomfield Avenue is commercial in nature with some residential development as well. The land uses for this census block are as follows:

Table 3 – 14 :
Existing Land Use
Tract 212 Block 4

	Number of Lots	Acres	Percent of Block
Vacant	5	0.860836	1.41%
House of Worship	1	0.302227	0.50%
Residential	313	57.19679	94.02%
Commercial	9	2.30593	3.79%
Apartment	1	0.17197	0.28%
Total	329	60.84	100.00%

Source: Municipal tax records
Calculations: Kasler Associates

Existing Land Use by Classification

Residential Land Use

One – Four Units per Lot



As noted in Table 3 – 1, residential development with one to four units per lot is the predominant land use in the community comprising 843.18 acres of land.

Two Family Homes



As with many developed communities, the Township of Verona is plagued by the conversion of single family homes to two family. The map to the left indicates the locations of all two family homes in the Township. There are 140 two family homes located on 31 acres of land. Any further conversions of single family homes to multiple family homes are discouraged.

Apartments



As noted in Table 3 – 1, residential development of apartments account for 91.45 acres of land.

Commercial & Office Land Use



Commercial and office land uses are concentrated primarily in two locations: Bloomfield Avenue and Pompton Avenue. Commercial uses comprise 102.25 acres of land.

Industrial Land Use



Industrial land uses are mainly found on Commerce Court. There are a total of four lots classified as industrial uses, which occupy almost 9 acres of land.

Public Land Uses

Lands that are publicly owned and committed to specific uses total more than 361.66 acres of land. These functions are divided into three sub-categories, which are discussed in greater detail below.

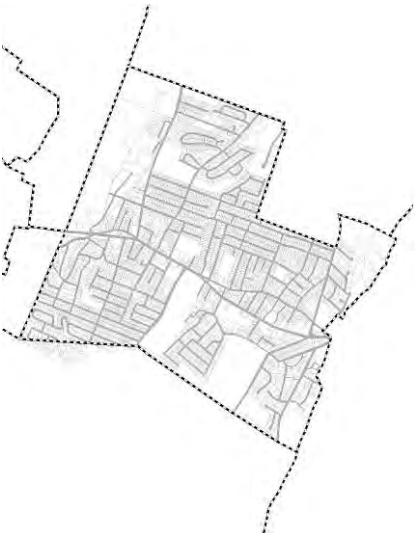
Schools



There are six public schools and one private school in Verona occupying a total of 65 acres of land. The schools are:

- 1) Brookdale Avenue Elementary School constructed in 1927 with additions in the late 1960s and 2007.
- 2) F.N. Brown Elementary School, constructed in 1931 and with additions in 1963.
- 3) Laning Elementary School, constructed in 1918 with additions in 1955, 1966 and 2007.
- 4) Forest Avenue Elementary School, constructed in 1927 with additions in 1966.
- 5) H.B. Whitehorne Middle School constructed in 1920 with additions in 1927, 1967–68 and 2008.
- 6) Verona High School, constructed in 1955 with additions in 1962, 1976, and 2007–8.
- 7) The Children’s Institute. A special education facility for 160 students established in August 1999.
- 8) Our Lady of the Lake. A private kindergarten through eighth grade school.

Streets and Roads



There are a total of 224.69 acres of land that are devoted to streets and roads in the Township of Verona. This represents 12.58 percent of the area of the Township. Pompton Avenue (Route 23) is under the jurisdiction of the New Jersey State Department of Transportation. Mount Prospect, Lakeside and Bloomfield Avenues are under the jurisdiction of Essex County. All other roadways are under the jurisdiction of the Township of Verona.

Recreation and Open Space



The Township of Verona contains large and small parcels of land that are used or dedicated for parks, recreation and open space. These parcels are scattered throughout the Township and represent 274.63 acres of recreational land. The largest portion of 'open space' is the Hilltop area in the northwest part of town.

Active Parks

Verona Park

The largest active recreational facility in the municipality is Verona Park. The Verona Park Conservatory states:

Photo 3 - 1 : Verona Park Lake



Verona Park traces its roots back to 1814 when a dam for a gristmill was built on the Peckman River forming what is now the 13-acre Verona Park Lake. In the 1930s, the Olmstead Brothers Landscape firm of Brookline, MA was commissioned to design a park on the 54-acre site.

Frederick Law Olmstead, a landscape designer, made an amazing impact on landscape architecture during a time when citizens had a strong sense of civic pride. His massive public park projects

include: Central Park in NYC, The Emerald Necklace in Boston, and Prospect Park in Brooklyn, NY, to name just a few. He had a social goal, which was to open parks to all people, and he had a landscape goal, which was to have a long meadow, wooded hill and large lake. The park was to be the focal point for the community.

Map 3 – 15 : Verona Park



Source: The Verona Park Conservancy

Verona Park is a part of the Essex County park system. The 2003 Essex County Parks, Recreation and Open Space Master plan identifies Verona Park to have the following amenities:

- 1 Playground
- 1.2 miles of a fitness course
- 1.1 miles of jogging trails
- 3.0 miles of total park paths
- 68 paved parking spaces
- 13.39 acres of water
- Fishing areas
- Boating and Canoeing
- Natural ice skating areas
- 3 Tennis courts (lit for night-time use)
- 2 Bocce courts
- 1 Concert area
- 1 Administrative building
- 5 Public buildings

Verona Municipal Pool

Situated on the Verona northern municipal boundary line and located along Fairview Avenue, the municipal pool occupies 8.31 acres of land. The municipal pool, which was originally constructed in 1967, contains a pool approximately 14,000 square feet in size, two tennis courts, a basketball court, and a handball court.

Photo 3-2: Verona Municipal Pool



Everett Field

Everett Field is a 2.89 acre park that is located on the north side of Bloomfield Avenue. This small park contains a single baseball field.

Photo 3-3: Everett Field



Linn Drive (Centennial Field)

Centennial Field located alongside Linn Drive contains 5.69 acres of land and has lighting for extended daily use. The field contains playground equipment as well as a multi use field that can accommodate baseball or softball use as well as a football and or soccer use.

Photo 3-4: Linn Drive (Centennial Field)



Additional Recreational Facilities

The Verona Board of Education has additional recreational facilities at the schools in Verona. The chart below indicates what additional recreational facilities are available at the schools in the Township of Verona.

Table 3 – 15 :
Recreational Facilities -
Board of Education Lands

	<i>Softball Fields</i>	<i>Play Equipment</i>	<i>Paved Play Area</i>	<i>Open Grassed Area</i>	<i>Track</i>	<i>Football / Soccer Field</i>	<i>Baseball Field</i>	<i>Basketball</i>	<i>Tennis Courts</i>
Brookdale	X	X		X			X	X	
F.N. Brown	X	X	X	X			X		
Laning	X	X	X	X	X		X	X	
Forest Ave	X	X	X	X	X		X	X	
H.B. Whitehorne				X	X	X	X	X	
Highschool				X	X	X	X	X	X

Passive Parks / Open Space

The 2003 Parks, Recreation and Open Space Master Plan for Essex County:

There was no intent to “gardenize” the reservations, but simply to make their natural beauties accessible and provide facilities for open-air sport and enjoyment with extensive drives and cycling paths through the finest natural scenery in Essex County.

Hilltop

The largest amount of open space, located along the western portion of the Township, is known as “the Hilltop.” These tracts, which were once owned by Essex County, have been designated an area in need of redeveloped and will be redeveloped with 159 dwelling units and dedicated open space. The 2003 Parks, Recreation and Open Space Master Plan for Essex County states:

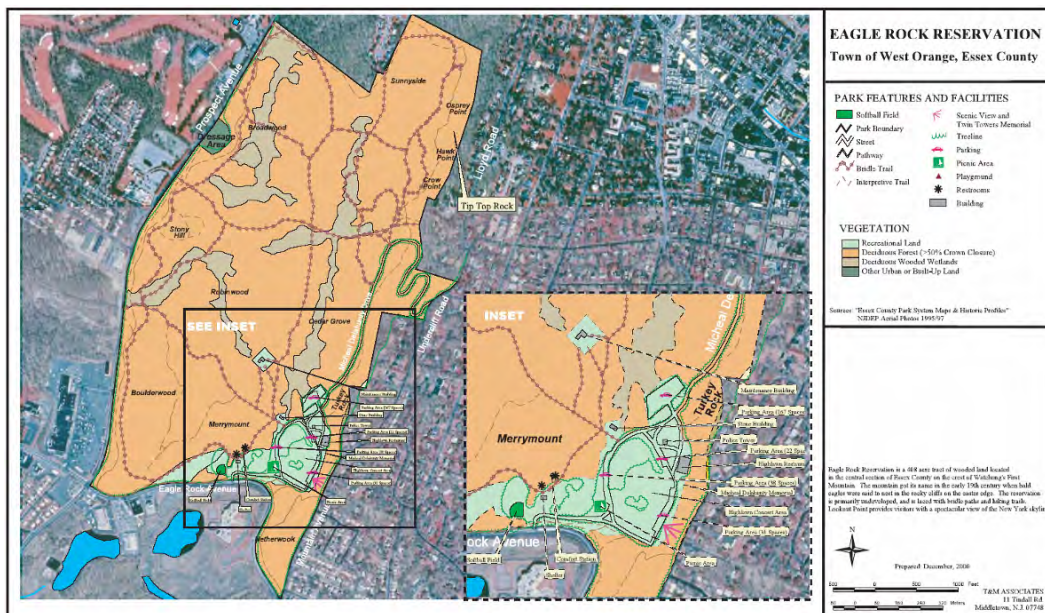
The Essex County Improvement Authority plan for the reuse of the 618 acre County property at Hilltop in Caldwell, Cedar Grove, north Caldwell, and Verona will maintain 259 acres in open-space as a County reservation.

Eagle Rock Reservation

The other major open-space parcel in the Township of Verona is a portion of the Eagle Rock Reservation.

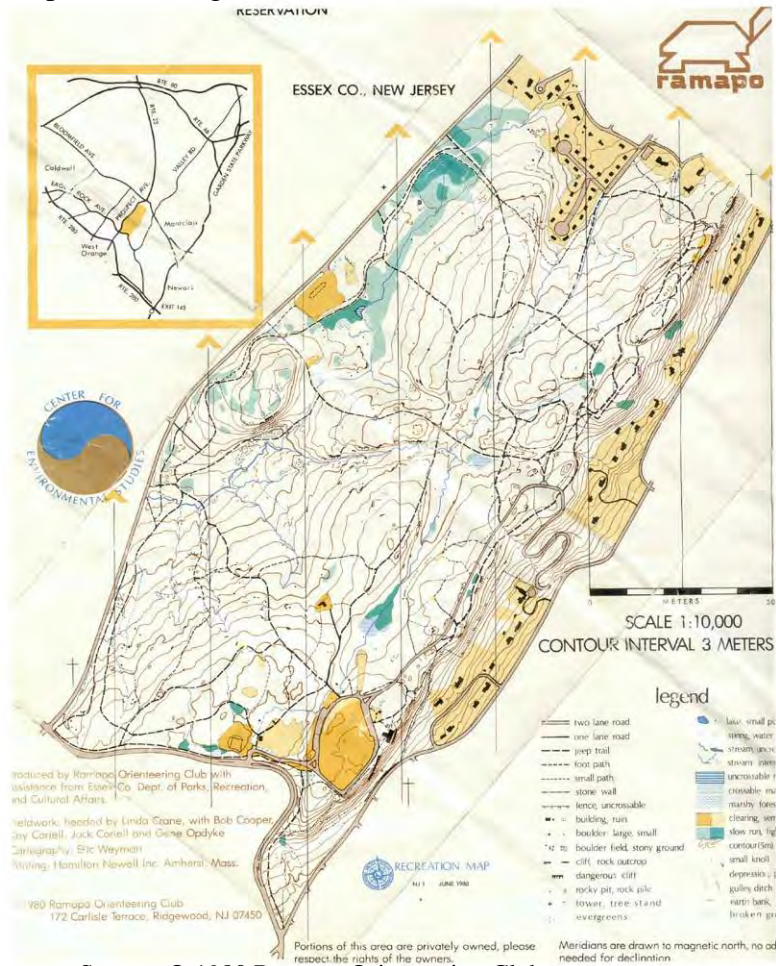
Eagle Rock Reservation, 408 acres in area, occupies the northeast corner of West Orange and a strip of Montclair and Verona.

Map 3 – 16 :
Eagle Rock Reservation



Source: 2003 Essex County Park, Recreation and Open Space Master Plan

Map 3 – 17 : Eagle Rock Reservation Contours



Source: © 1980 Ramapo Orienteering Club

Kips Castle Park

Kip's Castle, an eleven-acre estate on the border of Montclair and Verona townships, is now a part of the Essex County Park System and open for the public. The magnificent 9,000 square-

Photo 3-5: Kip's Castle Park



foot mansion that replicates a medieval Norman castle overlooks a spectacular view of New York City.

Initial plans for the estate include housing offices for the Essex County Division of Cultural and Historic Affairs, Essex County Open Space Trust Fund, and Essex County Parks Foundation. However, the Castle's true purpose is to evolve into the County's premiere cultural resource center, supporting and promoting arts and culture throughout our region. Meeting space will be available for conservancies, community groups, and non-profit organizations. A calendar of ongoing educational programming will be developed, and museum space will be created to

showcase the history of the Essex County Park System.²

Vacant Lands



There are a total of 43 vacant tax lots, 51.15 acres of vacant land in Verona representing 2.88 percent of the community. This data supports the principle that Verona is almost a fully developed community. The largest parcel (14.35 acres) is located off Mount Prospect Avenue surrounded by single-family residences on two sides and the Montclair Golf Club across the street. The other major vacant property (11.62 acres) lies at the terminus of Commerce Court. There are other smaller vacant properties throughout the Township.

² <http://www.essex-countynj.org>

Houses of Worship

There are eight Houses of Worship within the Township of Verona offering residents religious facilities of many faiths. The images have been collected from veronaliving.com.



Calvary Lutheran Church
23 South Prospect Street
Verona, NJ 07044



Episcopal Church of the Holy Spirit
36 Gould Street
Verona, NJ 07044



Congregation Beth Ahm
56 Grove Avenue
Verona, NJ 07044



First Congregational Church
19 Church Street
Verona, NJ 07044



Jehovah Witnesses
42 Personette Avenue
Verona, NJ 07044



Our Lady of the Lake
32 Lakeside Avenue
Verona, NJ 07044

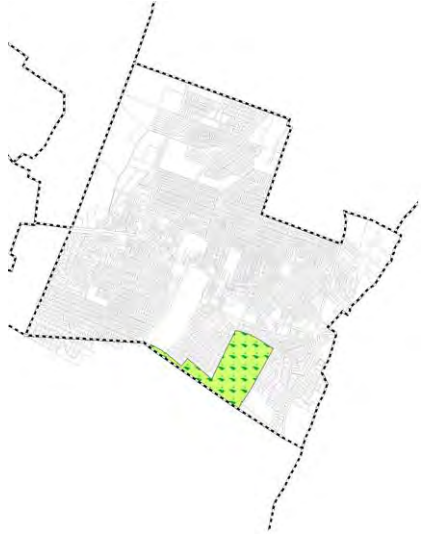


First Presbyterian Church of Verona
10 Fairview Avenue
Verona, NJ 07044



Verona United Methodist Church
26 Montrose Avenue
Verona, NJ 07044

Golf Course



There is a total of 80.97 acres of land that are devoted to the Montclair Golf Club representing 5.76 percent of the community. This private golf club maintains four 9-hole golf courses with one 9-hole course within the Township of Verona. The remaining golfing facilities lie to the south in the Township of West Orange. The course has been described by www.thegolfcourses.net as follows:

This club has four excellent 9-hole courses. These courses are played in many different combinations. All four courses start at the top of a hill and begin with a downhill tee shot. The fairways are tree lined, and water hazards come into play on a few holes. Slope and course ratings are only available for the championship and men's tees; these ratings apply the same for all course combinations. This club was originally founded in 1892 and has been listed by the USGA as one of the first 100 clubs established in the U.S. In addition, it was recognized by "GOLF Magazine" in their 1995 list of "The First 100 Clubs in America." Robert Trent Jones performed renovations on these courses in 1935 and 1959, followed by Rees Jones in 1977 and 1983.

ENVIRONMENTAL FEATURES



SECTION 4 – ENVIRONMENTAL FEATURES

The protection of natural resources requires more than just regulatory controls. It is necessary to establish proactive planning techniques to be implemented at all levels of government not only to address existing harmful threats but also to guide future development activities to be compatible with the protection of these resources. Among the environmental features to be examined in this report are wetlands, flood hazard areas and soil conditions. A discussion of soil contamination and remediation are included in this section.

Wetland Areas

Wetlands, until recently, were considered wastelands suitable primarily for drainage, fill and subsequent development. The significance of freshwater wetlands in the maintenance of environmental quality through flood control, groundwater protection, pollution filtration and ecological productivity has been recognized by both the Federal and State governments.

Several years ago, the Federal government undertook a nationwide survey of wetlands. The National Wetlands Inventory, prepared by the United States Department of the Interior, Fish and Wildlife Service, provided a comprehensive inventory of wetland areas for all municipalities in the State of New Jersey as well as the Country. The Wetlands Inventory noted that the data was prepared

...primarily by stereoscopic analysis of high altitude aerial photographs... and were identified on the photographs based upon vegetation, visible hydrology and geography in accordance with classification of wetlands and Deep-Water Habitats of the United States...

The U.S. Department of the Interior, Fish and Wildlife Service, has defined wetlands as follows:

In general terms, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. The single feature that most wetlands share is soil or substrate that is at least periodically saturated with or covered by water. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soils.

WETLANDS are lands transitional between terrestrial and aquatic systems where the table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water at some time during the growing season of each year.

There are approximately 23.44 acres of wetlands within the municipality. These wetlands are located in eight (8) distinct areas and are subdivided into the following wetland classification:

Table 4 – 1 :
Wetland Classification, Location, Area
Township of Verona

Site ID Map 4-1	Wetland Classification	Location	Acreage
1	Deciduous Wooded Wetlands	Terminus of Brookside Terr.	0.95
2	Deciduous Wooded Wetlands	west side of Brookside Terr.	6.36
3	Deciduous Wooded Wetlands	west side of Derwent Ave.	3.85
4	Managed Wetlands (Modified)	north side of Verona Lake	1.13
5	Deciduous Wooded Wetlands	Between Summit and Glen Roads	2.06
6	Deciduous Wooded Wetlands - Deciduous Scrub / Shrub	Hilltop	2.13
7	Deciduous Wooded Wetlands - Managed Wetlands (Modified)	south side of Verona Lake	4.10
8	Deciduous Wooded Wetlands	east side of Mount Prospect	2.86
Total			23.44

Source: New Jersey Department of Environmental Protection

Deciduous Wooded Wetlands

These wetlands are closed canopy swamps dominated by deciduous trees normally associated with watercourses, edges of marshes, and isolated wetlands. The important canopy species includes *Acer rubrum*, *Nyssa sylvatica*, *Fraxinus pennsylvanica*, *Salix nigra*, *Quercus bicolor*, *Q. phellos*, *Q. falcata*, *Liquidambar styraciflua*, and *Platanus occidentalis*. These species combine to form a series of mixed hardwood lowland habitats throughout the entire state. These species have photographic signatures that exhibit height, rough texture, and are dark blue-gray to dark gray or black on winter infrared, and gray to dark gray on panchromatic film.

Managed Wetlands

Included in this category are former natural wetland areas that now are part of an altered managed landscape, but still exhibit signs of soil saturation on the imagery. These areas do not support typical wetland vegetation, but are vegetated primarily by grasses and other planted vegetation that may be routinely mowed. Examples of this category would be wet areas in golf courses and athletic fields, maintained open lawns and storm water swales in residential, commercial or industrial areas. None of the wetlands included in this category are routinely inundated, although the swales may be on occasion. These altered wetlands exist on areas shown on the US Soil Conservation Service soil surveys to have hydric soils.

It should be noted that field-verified wetlands are far more accurate than NJDEP maps. As additional applications are reviewed and approved in which wetland areas are noted, this information should be utilized to update this data.

The *Freshwater Wetlands Protection Act* Rules, N.J.A.C. 7:7A, as amended, calls for the provision of transition areas or buffer areas adjacent to wetland areas classified as being of exceptional and of intermediate resource values. The standard width of transition areas adjacent to wetlands of exceptional value is 150 feet, while transition areas adjacent to wetlands of intermediate value are required to be 50 feet in width.

N.J.A.C. 7:7A-6.1(a) 1 and 2 describes freshwater wetland transition areas as follows:

1. An ecological transition zone from uplands to freshwater wetlands which is an integral portion of the freshwater wetlands ecosystem, providing temporary refuge for freshwater wetlands fauna during high water episodes, critical habitat for animals dependent upon but not resident in freshwater wetlands, and slight variations of freshwater wetland boundaries over time due to hydrologic or climatologic effects; and
2. A sediment and storm water control zone to reduce the impacts of development upon freshwater wetlands and freshwater wetlands species.

In the event that the characteristics and limits of a wetlands area are known, it is necessary to ensure that transition areas are provided pursuant to the requirements of the *Freshwater Wetlands Protection Act*.

Map 4-1 Township of Verona Wetland Classification and Location

Kasler Associates, PA





Land Use Consultants
34 Little Brook Road
Springfield, NJ 07081

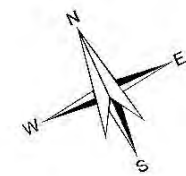
908.598.1666

www.KaslerAssociates.com

April 2008

Legend

-  DECIDUOUS SCRUB/SHRUB WETLANDS
-  DECIDUOUS WOODED WETLANDS
-  MANAGED WETLANDS (MODIFIED)
-  Open Waters



Flood-prone Areas

Floods pose serious threats to life and property affecting not only abutting property owners, but down-stream neighbors as well. As development occurs in up-stream areas, lands in flood plains may be filled, thereby diminishing the capacity to store flood waters. This diminished capacity means that downstream areas may be subject to increased volumes of water causing additional flooding. It is for this reason that flood-prone areas are included as part of this report. The flood-prone areas were ascertained from USGS Flood prone Maps. USGS defines a flood-prone area where there is, on the average, about one (1) chance in 100 that the designated areas will be inundated in any year.

The flood-prone areas have been delineated through the use of readily available information based on past floods rather than from detailed surveys and inspection. In general, the delineated areas are for natural conditions and do not take into account the possible effects of existing or proposed flood control structures except where those effects could be evaluated.

This data is also pertinent for planning purposes since it signals areas where development may be restricted because of direct threats to property and life, and because of potential degradation of the abutting water courses by the introduction of pollutants.

There are approximately 79.34 acres of lands that are either under water or prone to flooding. These flood prone areas are separated into five (5) categories as follows:

Table 4 – 2 :
Flood Prone Lands, Location, Area
Township of Verona

Site ID	Flood Prone Areas	Location	Acreage
Map 4-2			
1	100 Year Flood Prone	Surrounding Verona Lake	21.83
2	500 Year Flood Prone	Surrounding 100 Year Flood Prone area of Verona Lake	2.23
3	100 Year Flood Prone	Peckman River	24.27
4	500 Year Flood Prone	Surrounding 100 Year Flood Prone area of Peckman River	1.81
5	500 Year Flood Prone	Along the area of Sunset Avenue	6.74
Total	100 Year Flood Prone		46.10
Total	500 Year Flood Prone		33.24
Total	Flood Prone		79.34




Source: New Jersey Department of Environmental Protection

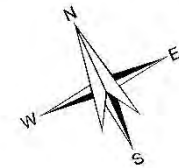
Map 4-2 Township of Verona Flood Prone Areas

Kasler Associates, PA
 Land Use Consultants
 34 Little Brook Road
 Springfield, NJ 07081
 908.598.1666
 www.KaslerAssociates.com
 April 2008



Legend

-  Open Waters
-  100 Year Flood Prone Area
-  500 Year Flood Prone Area



Sources: Municipal Tax Records
and NJDEP

Soil Conditions

The United States Department of Agriculture, Soil Conservation Service, has prepared a study of soil conditions for Essex County. The forward to the report states the following:

This soil survey contains information that can be used in land-planning programs in Essex County. It contains predictions of soil behavior for selected land uses. The survey also highlights limitations and hazards inherent in the soil, improvements needed to overcome the limitations, and the impact of the selected land uses on the environment.

This soil survey is designed for many different users. Farmers, foresters and agronomists can use it to evaluate the potential of the soil and the management needed for maximum food and fiber production. Planners, community officials, engineers, developers, builders, and home buyers can use the survey to plan land use, select sites for construction, and identify special practices needed to ensure proper performance. Conservationists, teachers, students, and specialists in recreation, wildlife management, waste disposal, and pollution control can use the survey to help them understand, protect and enhance the environment.

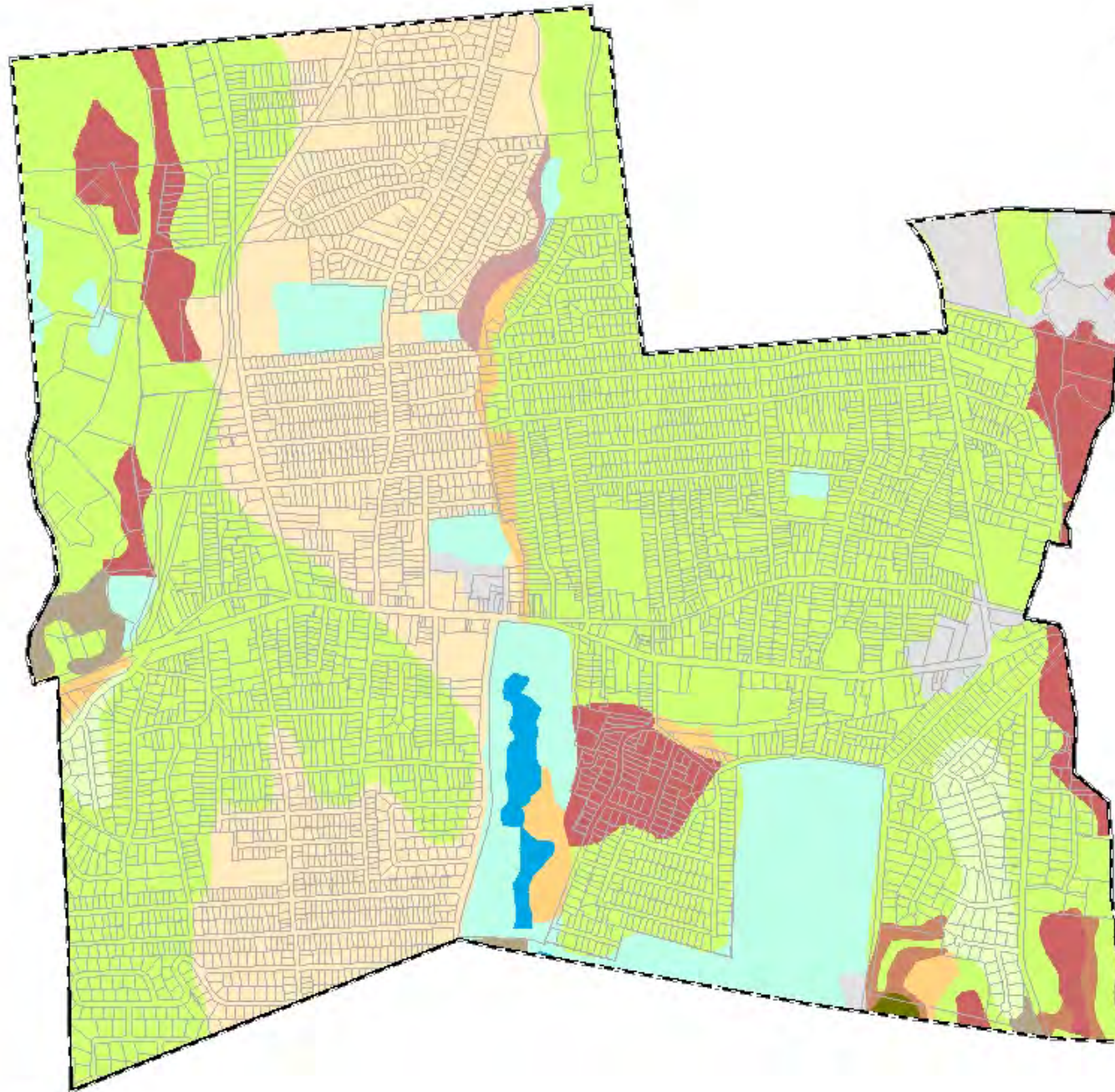
Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are shallow to bedrock. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited for basements or underground installations.

These and many other soil properties that affect land use are described in this soil survey. Broad areas are shown on the general soil map. The location of each soil is shown on the detailed soil maps. Each soil in the survey area is described. Information on specific uses is given for each soil. Help in using this publication and additional information are available at the local office of the Soil Conservation Service or the Cooperative Extension Service.

The soil conservation report identifies thirteen different soil categories in the Township of Verona. Some of the soils are further divided into subcategories. The classifications are noted on the soils map. Table 4 – 3 (located on page 4-14) indicates the respective areas of various soil types in acres.

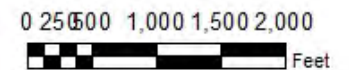
Map 4-3 Township of Verona Soil Classification

Kasler Associates, PA
 Land Use Consultants
 34 Little Brook Road
 Springfield, NJ 07081
 908.598.1666
 www.KaslerAssociates.com
 April 2008



Legend

- Boonton Series
- Halesdon Series
- Hasbrouck Series
- Holyoke Series
- Horseneck Series
- Knickerbocker Series
- Natchaug Muck
- Peckmantown Series
- Urban Series
- Udorthents Series
- Water
- Yalesville Series



Source: Municipal Tax Records
and NJDEP

Boonton Series

This component is typically found on the summit position of ground moraines. The parent material consists of coarse-loamy basal till derived from basalt. This soil is well drained. Annual flooding is none, and annual ponding is none. The minimum depth to the top of the seasonal high water table is at 29 inches. It is a non-irrigated land classification. This soil has medium potential productivity for cultivated crops. This component is not a hydric soil. This soil series is subdivided into the following subseries:

“BogBc” is a Boonton loam soil with general slopes of 0 to 8 percent, is extremely stony and accounts for 109.49 acres or 7.03 percent of the land area of Verona. “BogCc” is a Boonton loam soil with general slopes of 8 to 15 percent, is extremely stony and accounts for 38.26 acres or 2.46 percent of the land area of Verona. “BogDc” is a Boonton loam soil with general slopes of 15 to 35 percent, is extremely stony and accounts 31.84 areas or 2.05 percent of the land area of Verona. “BouB” is a Boonton - Urban land complex with general slopes of 0 to 8 percent slopes and accounts for 523.49 acres or 33.63 percent of the land area of Verona. “BouC” is a Boonton - Urban land complex with general slopes of 8 to 15 percent and accounts for 119.69 acres or 7.69 percent of Verona. “BouD” is a Boonton - Urban land complex with general slopes of 15 to 25 percent and accounts for 15.29 acres or 0.98 percent of the land area of Verona. The Boonton series accounts for 838.06 acres of land representing 53.84 percent of the municipality.

Haledon Series

The parent material consists of coarse-loamy basal till derived from basalt. The runoff class is low. This soil is somewhat poorly drained. Annual flooding is none, and annual ponding is none. The minimum depth to the top of the seasonal high water table is at 15 inches. It is non-irrigated land classification. This soil has medium potential productivity for cultivated crops. This soil could be prime for farmland. This component is not a hydric soil and is an extremely stony soil.

“HanB” is a Haledon silt loam soil with general slopes of 3 to 8 percent and accounts for 8.14 acres of land or 0.52 percent of the total land area of Verona. “HanBc” is a Haledon silt loam soil with general slopes of 0 to 8 percent and accounts for 20.81 acres or 1.34 percent of the total land area of Verona. “HanCc” is a Haledon silt loam soil with general slopes of 8 to 15 percent and accounts for 2.56 acres or 0.16 percent of the land area of Verona. “HasB” is a Haledon - Urban land complex soil with general slopes of 0 to 8 percent and accounts for 33.40 acres of land or 2.15 percent of the total land area of Verona.

Hasbrouck silt loam

The parent material consists of fine-loamy eroded and re-deposited glacial material over glacial till. This soil is poorly drained. Annual flooding is none, and annual ponding is occasional. The minimum depth to the top of the seasonal high water table is at 5 inches. This soil is not suitable for cultivated crops. This component is a hydric soil. “HctBc” is a Hasbrouck silt loam soil with general slopes of 0 to 8 percent and is extremely stony and accounts for 11.11 acres of land or 0.71 percent of the total land area of Verona.

Holyoke silt loam

The parent material consists of loamy till derived from basalt. This soil is well drained. Annual flooding is none, and annual ponding is none. The minimum depth to a water table is greater than 6 feet. This soil is not suitable for cultivated crops. This component is not a hydric soil. "HokCh" is a Holyoke silt loam soil with general slopes of 0 to 15 percent. This soil is very rocky and accounts for 9.34 acres of land or 0.60 percent of the total land area of Verona.

Horseneck sandy loam

The parent material consists of coarse-loamy outwash derived from gneiss, basalt and sandstone. This soil is moderately well drained. Annual flooding is none, and annual ponding is none. The minimum depth to the top of the seasonal high water table is at 22 inches. This soil is not suitable for cultivated crops. This soil is prime for farmland. This component is not a hydric soil. "HotA" represents Horseneck sandy loam soil that has general slopes of 0 to 3 percent. This soil type accounts for only 1.37 acres of land or 0.09 percent of the total land area of Verona.

Knickerbocker fine sandy loam

The parent material consists of sandy outwash. This soil is well drained. Annual flooding is none, and annual ponding is none. The minimum depth to a water table is greater than 6 feet. This soil is not suitable for cultivated crops. This soil is prime for farmland. This component is not a hydric soil. "KneB" represents the Knickerbocker fine sandy loam soil that has generalized slopes of 3 to 8 percent. This soil type represents 8.16 acres of land or 0.52 percent of the total land area of Verona.

Natchaug muck

The parent material consists of woody organic material. This soil is very poorly drained. The minimum depth to the top of the seasonal high water table is at 0 inches. This soil is not suitable for cultivated crops. This soil is farmland of unique importance. This component is a hydric soil. "NazA" represents the Natchaug muck soil type with generalized slopes of 0 to 2 percent. There is only 2.01 acres of the soil type in the municipality representing 0.13 percent of the total land area of Verona.

Peckmantown Series

The parent material consists of coarse-silty glaciolacustrine deposits derived from basalt. This soil is well drained. Annual flooding is none, and annual ponding is none. The minimum depth to the top of the seasonal high water table is at 27 inches. This soil is not suitable for cultivated crops. This component is not a hydric soil. "PecmB" represents the Peckmantown silt loam soil that has generalized slopes of 3 to 8 percent and accounts for 2.16 acres of land or only 0.14 percent of the total land area of Verona. "PecmBc" represents the Peckmantown silt loam soil with generalized slopes of 0 to 8 percent and is extremely stony. This soil type accounts for 11.65 acres of land or 0.75 percent of the total land area of Verona. "PecmCc" represents the Peckmantown silt loam soil with generalized slopes of 8 to 15 percent slopes and is extremely stony. This soil type accounts for 5.53 acres or 0.36 percent of the total land area of Verona. "PecuuB" represents Peckmantown - Urban land complex of soils with a generalized slope of 0 to 8 percent. This soil complex accounts for 267.41 acres of land or 17.18 percent of the total land area in Verona. "PecuuC" represents Peckmantown - Urban land complex soil with generalized slopes of 8 to 15 percent. This soil type accounts for 27.99 acres of land or 1.80 percent of the total land area of Verona. The Peckmantown Soil Series accounts for 314.74 acres of land or 20.22 percent of the total land area of Verona.

Udifluvents

The parent material consists of recent alluvium. This soil is moderately well drained. Annual flooding is frequent, and annual ponding is none. The minimum depth to the top of the seasonal high water table is at 40 inches. This soil is not suitable for cultivated crops. This component is not a hydric soil. "UcdAt" represents Udifluent soils with a generalized slope of 0 to 3 percent and this soil is frequently flooded. There are only 2.37 acres of this soil type within the municipality or 0.15 percent of the total land area.

Udorthents - Boonton substratum

The parent material consists of loamy material transported by human activity. This soil is well drained. Annual flooding is none, and annual ponding is none. The minimum depth to the top of the seasonal high water table is at 29 inches. This soil is not suitable for cultivated crops. This component is not a hydric soil. "UdbonB" represents the Udorthents soil type with a Boonton substratum and has generalized slopes of 0 to 8 percent. This soil type accounts for 90.25 acres of land or 5.80 percent of the total land area of Verona.

Udorthents - Haledon substratum

The parent material consists of loamy material transported by human activity. This soil is somewhat poorly drained. Annual flooding is none, and annual ponding is none. The minimum depth to the top of the seasonal high water table is at 15 inches. This soil is not suitable for cultivated crops. This component is not a hydric soil. "UdhalB" represents the Udorthents soil type with a Haledon substratum and has generalized slopes of 0 to 8 percent. This soil type accounts for 12.93 acres of land or 0.83 percent of the total land area of Verona.

Udorthents - Horseneck substratum

The parent material consists of loamy material transported by human activity. This soil is well drained. Annual flooding is none, and annual ponding is none. The minimum depth to the top of the seasonal high water table is at 22 inches. This soil is not suitable for cultivated crops. This component is not a hydric soil. "UdhorB" represents the Udorthents soil type with a Horseneck substratum having a generalized slope of 0 to 8 percent. This soil type accounts for 18.50 acres of land representing 1.19 percent of the total land area of Verona.

Udorthents - Peckmantown substratum

The parent material consists of loamy material transported by human activity. This soil is well drained. Annual flooding is none, and annual ponding is none. The minimum depth to the top of the seasonal high water table is at 27 inches. This soil is not suitable for cultivated crops. This component is not a hydric soil. "UdpecB" represents the Udorthent soil type with a Peckmantown substratum having a generalized slope of 0 to 8 percent. This soil type accounts for 22.92 acres of land or 1.47 percent of the total land area of Verona.

Urban Land Series

This unit is nearly level or gently sloping. Individual areas are irregular in shape and random in size. Slopes range from 1 to 5 percent. This unit has been cut or filled and covered with an impervious surface such as paving materials or buildings over 85 percent of the area. Included in this mapping series are high density residential areas that are less than 85 percent covered and contain reworked soil material or Udorthents. This unit is also used for commercial and industrial development such as shopping malls and office building complexes. Some areas are utilized for school sites. Capability subclass is not assigned. This soil type accounts for 17.54 acres of land or 1.13 percent of the total land area of Verona.

Yalesville Series

The parent material consists of coarse-loamy till derived from basalt. This soil is well drained. Annual flooding is none, and annual ponding is none. The minimum depth to a water table is greater than 6 feet. This soil is not suitable for cultivated crops. This component is not a hydric soil.

“YamnBc” represents a Yalesville loam soil type with generalized slopes of 0 to 8 percent and is extremely stony. This soil type represents 10.96 acres of land or less than 1 percent of the total land area of Verona. “YaobBc” represents a Yalesville-Boonton-Holyoke soil complex having generalized slopes of 0 to 8 percent slopes and is extremely stony. This soil accounts for 16.08 acres or just over 1.03 percent of the total land area of Verona. “YaohEh” represents the Yalesville - Holyoke soil complex with generalized slopes of 35 to 60 percent and is very rocky. This soil type accounts for 24.75 acres of land or 1.59 percent of the total land area of Verona. “YaorCc” represents Yalesville - Rock outcrop soil complex with generalized slopes of 8 to 15 percent and is extremely stony. This soil type accounts for 19.55 acres of land or 1.26 percent of the land area of Verona. “YaotuB” represents Yalesville - Urban land soil complex having generalized slopes of 0 to 8 percent. This soil type accounts for 19.68 acres of land or 1.26 percent of the municipality. “YaotuC” represents Yalesville - Urban land soils complex with generalized slopes of 8 to 15 percent. This soil accounts for 10.55 acres of land representing less than 1 percent of the land area of Verona. In total, this soil series represents just over 6.5 percent of the land area of Verona.

Table 4 – 3 :
Area of Soils, By Soils Type
TOWNSHIP OF VERONA

Soil Classification	Soil Series	Generalized Slope	General Characteristics	Acres	Percent of Subseries	Percent of Town
BogBc	Boonton Loam	0 to 8 percent	extremely stony	109.49	13.06%	7.03%
BogCc		8 to 15 percent	extremely stony	38.26	4.57%	2.46%
BogDc		15 to 35 percent	extremely stony	31.84	3.80%	2.05%
BouB	Boonton Urban	0 to 8 percent		523.49	62.46%	33.63%
BouC		8 to 15 percent		119.69	14.28%	7.69%
BouD		15 to 25 percent		15.29	1.82%	0.98%
					100.00%	53.84%
HanB	Haledon Silt Loam	3 to 8 percent	extremely stony	8.14	12.54%	0.52%
HanBc		0 to 8 percent	extremely stony	20.81	32.05%	1.34%
HanCc		8 to 15 percent	extremely stony	2.56	3.94%	0.16%
HasB	Haledon Urban	0 to 8 percent		33.40	51.46%	2.15%
					100.00%	4.17%
HctBc	Hasbrouck Silt Loam	0 to 8 percent	extremely stony	11.11		0.71%
HokCh	Holyoke Silt Loam	0 to 15 percent	very rocky	9.34		0.60%
HotA	Horseneck Sandy Loam	0 to 3 percent		1.37		0.09%
KneB	Knickerbocker Find Sand Loam	3 to 8 percent		8.16		0.52%
NazA	Natchaug Muck	0 to 2 percent		2.01		0.13%
PHG				0.15		0.01%
PecmB	Peckmantown Silt Loam	3 to 8 percent		2.16	0.69%	0.14%
PecmBc		0 to 8 percent	extremely stony	11.65	3.70%	0.75%
PecmCc		8 to 15 percent	extremely stony	5.53	1.76%	0.36%
PecuuB	Peckmantown Urban	0 to 8 percent		267.41	84.96%	17.18%
PecuuC		8 to 15 percent		27.99	8.89%	1.80%
					100.00%	20.22%
URBONB				23.97	52.11%	1.54%
URPECB				4.50	9.77%	0.29%
USYRRB	Urban Land - Yalesville	0 to 8 percent		17.54	38.12%	1.13%
UcdAt	Udifluvents	0 to 3 percent	Frequently Flooded	2.37	1.61%	0.15%
UdbonB	Udorthents - Boonton	0 to 3 percent		90.25	61.41%	5.80%
UdhalB	Udorthents - Haledon	0 to 8 percent		12.93	8.80%	0.83%
UdhorB	Udorthents - Horseneck	0 to 8 percent		18.50	12.59%	1.19%
UdpecB	Udorthents - Peckmantown	0 to 8 percent		22.92	15.59%	1.47%
					100.00%	9.44%
WATER				12.21		0.78%
YamnBc	Yalesville loam	0 to 8 percent	extremely stony	10.96	10.79%	0.70%
YaobBc	Yalesville-Boonton-Holyoke	0 to 8 percent	extremely stony	16.08	15.83%	1.03%
YaohEh	Yalesville - Holyoke	35 to 60 percent	very rocky	24.75	24.37%	1.59%
YaorCc	Yalesville - Rock outcrop	8 to 15 percent	extremely stony	19.55	19.25%	1.26%
YaotuB	Yalesville - Urban	0 to 8 percent		19.68	19.38%	1.26%
YaotuC	Yalesville - Urban	8 to 15 percent		10.55	10.39%	0.68%
					100.00%	6.53%

Source: United States Soil Conservation District

Contaminated Sites

According to the New Jersey Department of Environmental Protection, the Township of Verona had 18 known contaminated sites in 2001.

Table 4 – 4 :
Known Contaminated Sites - 2001
TOWNSHIP OF VERONA

Name	Address	Status	Lead Agency	Remediation Level
BRENTWOOD DRIVE	BRENTWOOD DR	PENDING	BFO-N	C1
DEPT OF PUBLIC WORKS	200 BLOOMFIELD AVE	ACTIVE	BUST	C1
MOBIL SERVICE STATION	655 BLOOMFIELD AVE	ACTIVE	BUST	C2
TEXACO SERVICE STATION	725 BLOOMFIELD AVE	NFA-A	BUST	C2
MISCIA SERVICE CENTER Inc.	277 BLOOMFIELD AVE	ACTIVE	BUST	C2
EXXON SERVICE STATION	101 BLOOMFIELD AVE	ACTIVE	BUST	C2
CARNEVALES SERVICE CENTER	710 BLOOMFIELD AVE	ACTIVE	BUST	C2
ALBERONA AUTO CLINIC	250 BLOOMFIELD AVE	PENDING	BFMCR	C1
28 VALHALLA WAY I F O	28 VALHALLA WAY I F	PENDING	BFO-CA	C2
49 GOULD STREET	49 GOULD ST	PENDING	BFO-N	C3
MARVEC CONSTRUCTION Corp	251 1/2 GROVE AVE	PENDING	BFO-CA	C1
26 VALHALLA WAY	26 VALHALLA WAY	ACTIVE	BFO-N	C2
21 VALHALLA WAY	21 VALHALLA WAY	ACTIVE	BFO-N	C2
131 PARK AVE	131 PARK AVE	ACTIVE	BFO-N	C1
32 WESTOVER ROAD	32 WESTOVER RD	ACTIVE	BFO-N	C1
60 DERWENT AVENUE	60 DERWENT AVE	ACTIVE	BFO-N	C1
46 OAKRIDGE RD	46 OAKRIDGE RD	ACTIVE	BFO-N	C1
KIEFER BRUSHES	62 TO 64 DEPOT ST	NFA-E	BFO-IN	

Source: New Jersey Department of Environmental Protection

Since 2001, the Township of Verona has had ten new sites added to the list of known contaminated sites and twelve sites have been removed from the list. Overall, the Township has had a reduction of two contaminated sites from 2001 to 2005.

Table 4 – 5 :
Known Contaminated Sites - 2005
TOWNSHIP OF VERONA

Name	Address	Status	Lead Agency	Remediation Level
10 SUMMIT ROAD	10 SUMMIT RD	Active	BFO-N	C1
19 FELLSWOOD DRIVE	19 FELLSWOOD DR	Active	BFO-N	C1
21 NEWMAN AVENUE	21 NEWMAN AVE	Active	BFO-N	C1
26 BIRDSEYE GLEN	26 BIRDSEYE GLN	Active	BFO-N	C1
32 WESTOVER ROAD	32 WESTOVER RD	Active	BFO-N	C1
37 HOWARD ST	37 HOWARD ST	Active	BFO-N	C1
60 DERWENT AVENUE	60 DERWENT AVE	Active	BFO-N	C1
9 HATHAWAY LANE	9 HATHAWAY LN	Active	BFO-N	C1
CARNEVALE'S SERVICE CTR	710 BLOOMFIELD AVE	Active	BSCM	C2
CHARLES BAHR & SON INC	49 DURRELL ST	Active	BFO-N	C1
DAIBES SVC STATION VERONA	725 BLOOMFIELD AVE	NFA-A (Limited Restricted Use)	BOMM	C2
EXXON R/S 30115	101 BLOOMFIELD AVE	Active	BSCM	C2
KING OLDSMOBILE INC	115 BLOOMFIELD AVE	Active	BSCM	C2
MISCIA'S SERVICE CENTER INC	277 BLOOMFIELD AVE		BSCM	C2
MOBIL #57322	655 BLOOMFIELD AVE		BSCM	C2
MOLINARO RESIDENCE	24 ELK RD		BFO-N	C1
WEDGEWOOD CONDO	18 WEDGEWOOD DR		BFO-N	C1

Source: New Jersey Department of Environmental Protection

Lead Agencies

Bureau of Field Operations (BFO)

The Bureau of Field Operations is responsible for assigning sites for remedial activity and for overseeing site remediation conducted by responsible parties throughout the state. Sites that fall under the purview of BFO are located within counties specified in the two geographic regions listed below. The types of cleanups handled by BFO are considered moderate in remedial complexity, ranging from the remediation of a single source of contamination to several sources. These remediations may include ground water contamination. Remediations are conducted under the state's *Brownfield and Contaminated Site Remediation Act*, *Spill Compensation and Control Act*, *Solid Waste Management Act*, *Water Pollution Control Act*, *Industrial Site Recovery Act* and *Underground Storage of Hazardous Substances Act*. The Bureau of Field Operations is organized into the following sections: Bureau of Field Operations-Case Assignment Section (BFO-CA) BFO-CA processes the assignment of sites to the appropriate bureau within the Site Remediation Program. These assignments are based on regulatory requirements and environmental complexity.

Bureau of Field Operations-northern (BFO-N)

Provides oversight of cleanups in the following counties: Bergen, Essex, Hudson, Hunterdon, Morris, Passaic, Somerset, Sussex, Warren and Union.

Bureau of Fund Management, Compliance and Cost Recovery (BFMCR)

This bureau handles the registration and billing of facilities regulated by the *Underground Storage of Hazardous Substances Act*, and conducts all billing for departmental costs associated with the oversight of privately conducted cleanups. The bureau also processes damage claims against the Spill Fund and the Sanitary Landfill Fund, and handles cost recovery, negotiation and enforcement endeavors for the Site Remediation Program.

Bureau of Underground Storage Tanks (BUST)

BUST oversees environmental cleanups at sites subject to the *Underground Storage of Hazardous Substances Act* where remediation may involve soil and/or ground water. Sites under this program also are subject to the state's *Brownfield and Contaminated Site Remediation Act*, *Spill Compensation and Control Act*, *Solid Waste Management Act*, and the *Water Pollution Control Act*.

Level of Site Contamination and Complexity

This attribute is based on the Site Remediation Program's 1989 Case Assignment Manual. It is the intent of the Site Remediation Program that remedial levels be determined for the overall degree of contamination at a site recognizing that individual areas of concern may involve remedial actions of varying levels.

C1 remedial levels are associated with simple sites and one or two contaminants localized to soil and the immediate spill or discharge area. A C1 case is a remedial action that does not involve formal design where source is known/identified. Such a case may include the potential for (unconfirmed) ground water contamination. Examples of C-1 cases are regulated or unregulated storage tanks containing gas or heating oil, septic tanks, etc.

C2 remedial levels are associated with more complicated contaminant discharges, multiple site spills and discharges, more than one contaminant, with both soil and GW impacted or threatened. A C2 remedial action consists of a formal engineering design phase, and is in response to a known source or release. Since the response is focused in scope and address a known, presumably quantifiable source, this remedial level is of relatively shorter duration than responses at sites with higher remedial levels. A C2 case usually involves cases where ground water contamination has been confirmed or is known to be present.

C3 remedial levels are associated with high complexity and threatening sites. Multiple contaminants, some at high concentrations with unknown sources, continue to impact soils, GW and possibly surface waters and potable water resources. Dangerous for direct contact with contaminated soils. A C3 action is a multi-phase remedial action in response to an unknown and/or uncontrolled source or discharge to the soils and/or ground water. In this remedial level, the contamination is unquantifiable (or presumed unquantifiable) and, therefore, no determinable timeframe for the conclusion of the remedial action is known.

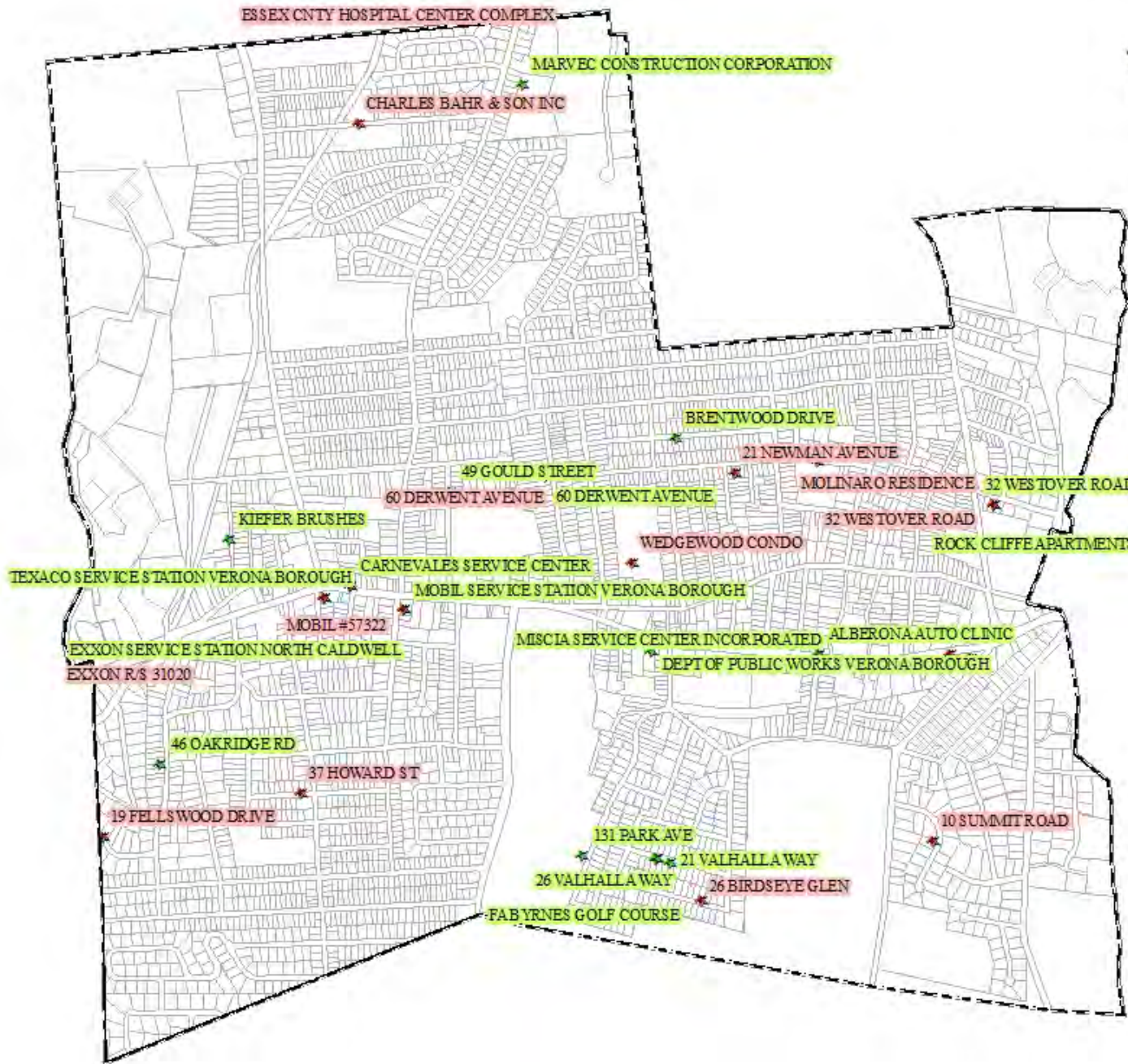
Status of Site Remediation

Active status is designated when a contaminated site is assigned to a remedial program and measures such as a preliminary assessment, remedial investigation or cleanup work is underway.

Pending status is designated when a contaminated site awaits the execution of an oversight document such as a Memorandum of Agreement or an Administrative Consent Order or the availability of resources for publicly funded action prior to assignment to a specific remedial program bureau.

NFA-E indicates that there is no further action required for the entire site.

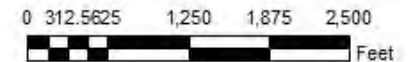
Table 4-4
Township of Verona
Contaminated Sites



Kasler Associates, PA
 Land Use Consultants
 34 Little Brook Road
 Springfield, NJ 07081
 908.598.1666
 www.KaslerAssociates.com
 April 2008

Legend

- ★ 2005 Site
- ★ 2001 Site

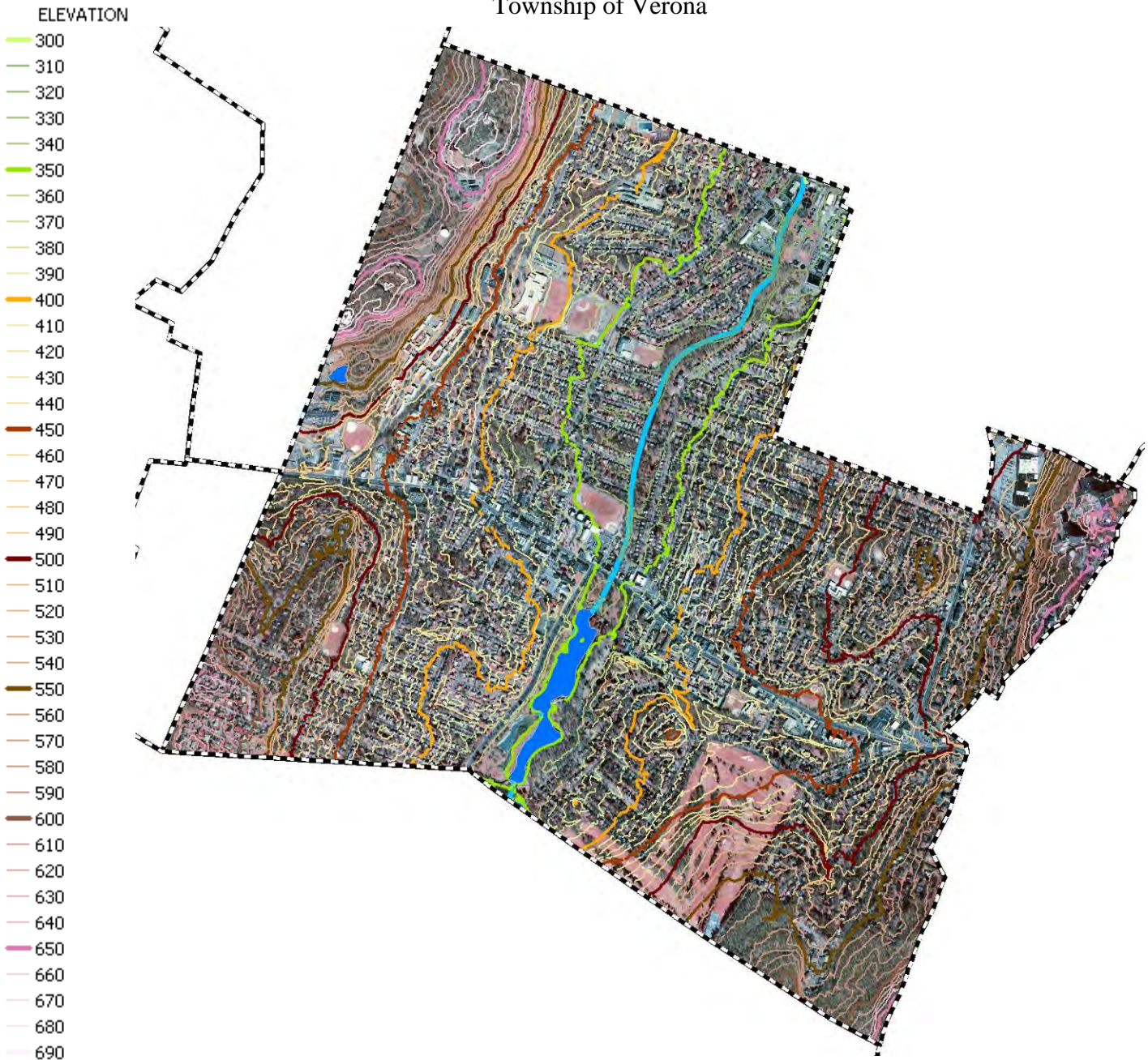


Source: Municipal Tax Records
 and NJDEP

Topography

The topography of Verona is detailed on the map below. The lowest elevation of Verona is at the northernmost portion of the Peckman River recorded at 300 feet above sea level. The highest elevation in Verona is located along the western-town boundary with North Caldwell on the Hilltop property at 690 feet above sea level.

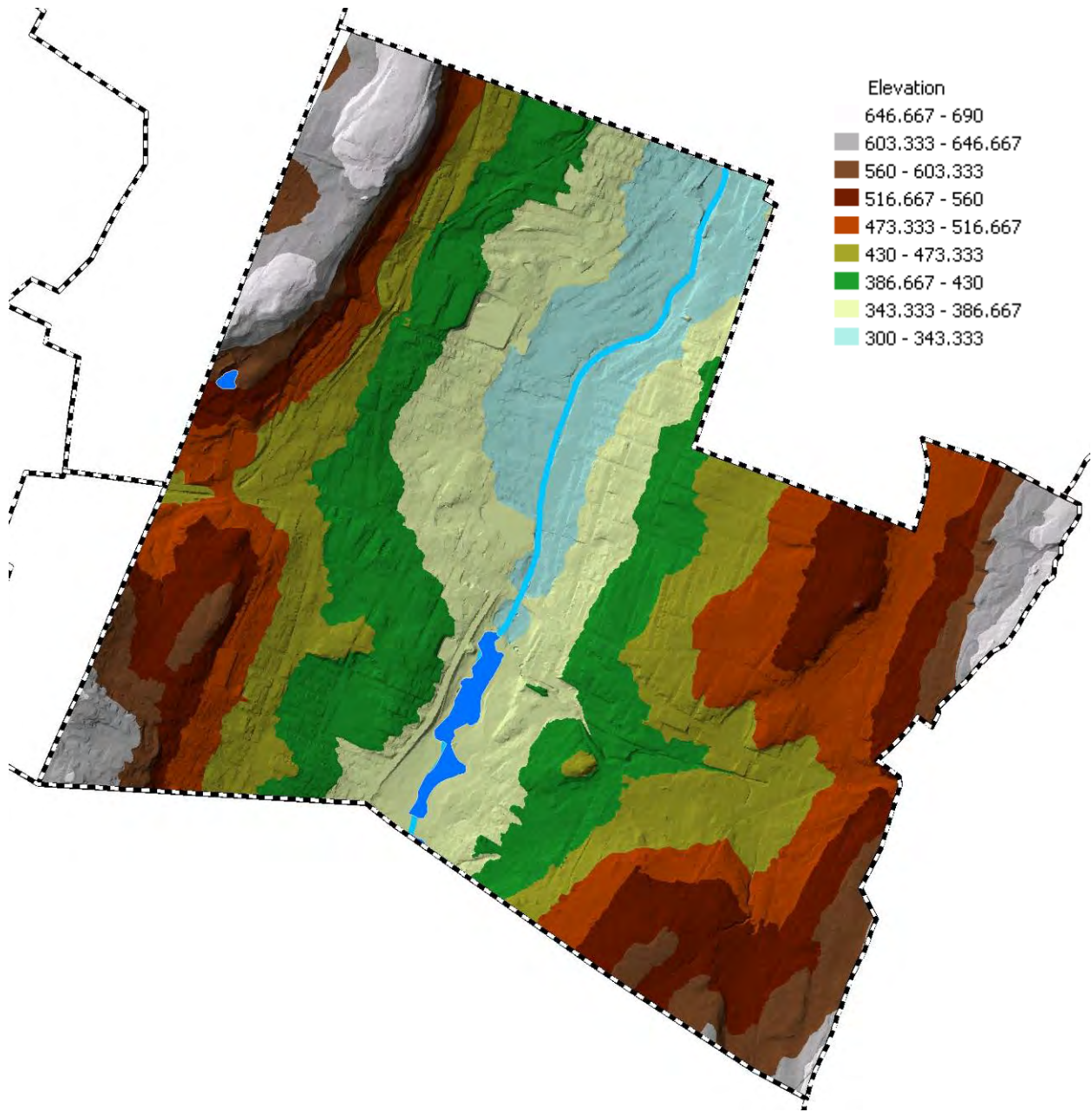
Map 4 – 5 :
Topography
Township of Verona



Source: New Jersey Department of Environmental Protection

Map 4 - 6 illustrates a relief map of Verona constructed from the topographic digital elevation model (DEM). A close examination of the map reveals the location of streets and individual lots as subtle changes in the topography. The Peckman River is illustrated in blue and is the lowest part of the municipality.

Map 4 – 6 :
Relief Map
Township of Verona

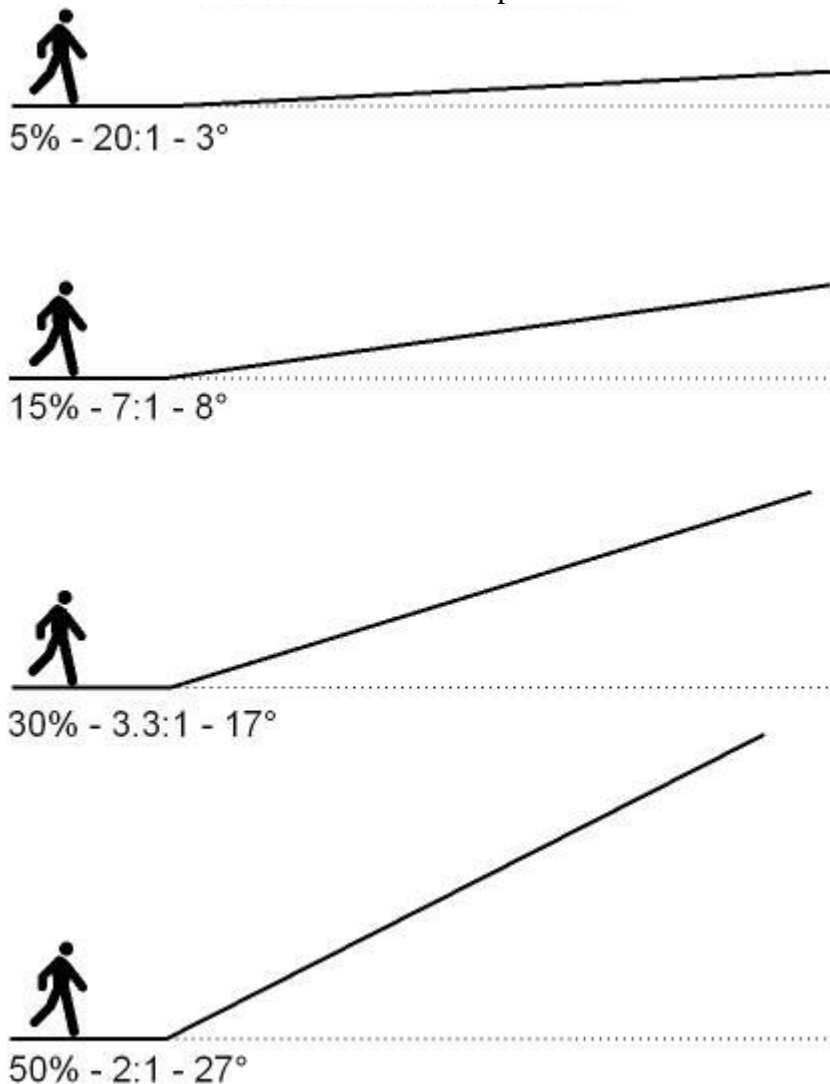


Source: New Jersey Department of Environmental Protection

Slopes

The slope of land is a determining factor to the development potential. Slopes that exceed 15 percent have been identified by the Council On Affordable Housing (COAH) as lands that are inappropriate for low and moderate income housing as it presents too many constraints for building such housing. Steep sloping lands become highly erodible and if improperly developed, can loosen, becoming a hazard. Slopes exceeding 15 percent have generally been accepted throughout New Jersey as a limiting factor to development. Sloping land with 15 percent slopes represents an eight-degree change in land. This is illustrated in the diagram below.

Visual Examples
of slopes.



COMMUNITY FACILITIES & SERVICES



SECTION 5: COMMUNITY FACILITIES & SERVICES

This section of the master plan provides vital information on municipal community facilities such as schools, recreational land, library facilities, municipal administration facilities, police and fire.

Public School Facilities

The Township of Verona Board of Education operates four elementary schools serving grades kindergarten through grade four, a middle school for grades five through eight, and a high school for grades nine through twelve.

Verona Elementary Schools

The Township of Verona operates four elementary schools each teaching kindergarten through grade four. These four elementary schools are as follows:

Brookdale Avenue Elementary School

The Brookdale Avenue Elementary School is located on Brookdale Court and was constructed in 1927 with an addition of a multipurpose room and offices (principal, secretary and nurse) in 1962. In 2007 an addition containing two classrooms, Media Center, Computer Lab and Cafeteria were added. The site is 3.75 acres with approximately 3 acres used for recreation and some limited off-street parking. The school enrollment was 139 students for the 2006–2007 school year.



F.N. Brown Elementary School

The F.N. Brown Elementary School is located on Grove Avenue and was built in 1931 with an addition in 1963 for the primary grades and an art center. The site is 5.1 acres with 2.0 acres being used for recreation areas, including two softball fields and playground equipment. The school enrollment was 252 students for the 2006–2007 school year. The FN Brown School first and second floor renovations, basement renovations, drainage, and re-bricking was completed in 2007.



Laning Elementary School

The Laning Elementary School is located on Laning Road and was constructed in 1918 with additions in 1955 and 1966. The site is 4 acres with 3 acres being used for recreation and some off-street parking. Recreation areas include a softball field, play equipment and a paved play area. The school enrollment was 216 students for the 2006–2007 school year. The Laning School additions in 2007 included a new gym, media center, computer lab, two classrooms and multiple rooms to house the pre-school intervention program.



Forest Avenue Elementary School

The Forest Avenue Elementary School is located on Forest Avenue and was constructed in 1927 with one addition in 1966. The site is 6.4 acres with 5 of those acres being used for recreation and parking. Two softball fields, an open grass area, a paved play area and play equipment are all available for recreational use. The school enrollment was 216 students for the 2006–2007 school year.



H.B. Whitehorne Middle School

The H.B. Whitehorne Middle School serves grades five through eight. The middle school is located in the Civic Center and was constructed in 1920 with two wings added in 1927 and a large addition in 1967–68. The site is 10.51 acres with approximately 5 acres being used for recreation, including a track, a football/soccer field, a baseball field and a basketball court. The school enrollment was 618 students for the 2006–2007 school year. In 2007 and 2008, interior renovations to the cafeteria, basement areas and connecting corridors were completed. An addition of a cafeteria, media center, computer lab, music room and multiple classrooms were completed in 2008.



Verona High School

The Verona High School educates grades nine through twelve and is located on Fairview Avenue. The High School was constructed in 1955 with additions in 1962 and 1976. The site contains 25.1 acres with over 12 acres being used for recreational purposes. Athletic facilities available include tennis courts, two baseball fields, a basketball court and practice fields. The school enrollment was 592 students for the 2006–2007 school year. The high school had classroom additions and renovations, mechanical upgrades and auditorium renovations completed in 2008.



Recreation Facilities

Verona Township has an active recreation advisory committee and a year-round recreation program. There is one full-time professional on staff and 100 part-time employees. Schools, houses of worship and the library provide different levels of recreational uses. The municipally owned facilities include Everett Field, Veteran Memorial Athletic Field (Linn Drive), Centennial Field, the Verona Community Pool and the Community Center. County-owned recreation facilities include Verona Park, the Hilltop Park, Kip’s Castle Park and the Eagle Rock Reservation. The Eagle Rock Reservation, Hilltop Park, and Kip’s Castle Park are for conservation or passive recreation uses only.

Recreation Needs Assessment

Census Tract 210



Census Tract 210 is located along the western side of the Township. Tract 210 extends from Cedar Grove to the north, West Orange to the south, Boroughs of North Caldwell and Essex Fells to the west, is separated from Tract 211 to the east by the Peckman River to its intersection with Bloomfield Avenue, and is separated from Tract 212 to the east along Forest Avenue to its intersection with Bloomfield Avenue. Census Tract 210 is 782.02 acres in size and represents 43.9 percent of the municipality.

Table 5 – 4 :

Recreation and Open Space Inventory and Needs Assessment Census Tract 210 Township of Verona, 2008

Source: Municipal Tax Maps and Field Investigation.

Land Area	782.02 acres	
Total 2000 population	5,854 People	
Local Recreation and Open Space Requirements	3 Percent of Land Area	23.46
	10 Acres per 1,000 people	58.54
Local Recreation and Open Space Inventory		
	Community Pool	8.31
	Linn Drive	5.09
	Peckman River Property(Partial)	3.42
	Hilltop Property	4.68
School Recreational Areas		
	FN Brown Elementary	2.40
	Forest Avenue Elementary	2.64
	Whitehorne Middle School	6.26
	Verona High School	8.66
Municipally Owned Vacant Land		
	42 Gould Street	2.20
	50 Durrell Street	0.55
	122-174 Fairview Avenue	1.73
	Arnold Way	0.3
County Owned Open Space	Hilltop Park	74.95
Total		203.01

There is an abundance of recreation and open space within this census tract when measuring utilizing the population-based or land-based need requirements. This abundance is largely due to the inclusion of the Hilltop property.

Census Tract 211



Census tract 211 is located along the northeastern portion of the Township and bounded by Cedar Grove to the north, Montclair to the east, is separated from tract 210 to the west by the Peckman River and from tract 212 to the south at Bloomfield Avenue. Census tract 211 is 460.43 acres in size and represents 25.84 percent of the municipality.

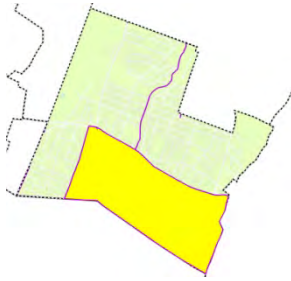
Table 5 – 5 :
Recreation and Open Space Inventory and Needs Assessment Census Tract 211
Township of Verona

Land Area	460.43 acres	
Total 2000 population	5,163 People	
Local Recreation and Open Space Requirements	3 Percent of Land Area	13.81
	10 Acres per 1,000 people	51.634
Local Recreation and Open Space Inventory		
	Everett Field	2.81
	Peckman River Property (Partial)	1.50
School Recreational Areas		
	Laning Avenue Elementary	2.42
Municipally Owned Vacant Land	30 Elk Road (Rear)	0.46
	49 Linden (Rear)	0.22
County Parkland	Kip's Castle Park Park	7.35
Total	14.76	

Source: Municipal Tax Maps and Field Investigation.

There is a sufficient amount of recreational land within this census tract if the land-based criteria is utilized but a significant deficiency in recreation and open space if the population based criteria is utilized. This census tract has the highest population density of the three census tracts in the Township. This tract is almost completely built out and, therefore, it is highly improbable that additional land in this census tract can be utilized for open space and recreational land uses.

Census Tract 212



Census tract 212 is located in the southeastern portion of the Township is bounded by West Orange to the south, Montclair to the east and is separated from tract 210 to the west by Forest Avenue and from tracts 210 and 211 to the north by Bloomfield Avenue. Census tract 212 is 538.89 acres in size and represents 30.25 percent of the municipality.

Table 5 – 6 :
Recreation and Open Space Inventory and Needs Assessment Census Tract 212
Township of Verona

Land Area	538.89 acres	
Total 2000 population	3,516 people	
Local Recreation and Open Space Requirements	3 Percent of Land Area	16.16
	10 Acres per 1,000 people	35.16
<u>County Recreation and Open Space Inventory</u>		
	Verona Park	28.00
	Eagle Rock Reservation	44.48
<u>School Recreational Areas</u>		
	Brookdale Avenue Elementary	1.89
Total	75.05	

Source: Municipal Tax Maps and Field Investigation.

Two county open-space facilities are found in this census tract. Verona Lake Park provides many of the passive recreation facilities that would be found in a municipal park. Eagle Rock Reservation is very passive and serves more as a conservation area. This census tract has significant amounts of recreation and open space utilizing both land and population based criterion.

Municipal Services

Library

Verona has one free public library, located at 17 Gould Street in the town's civic center. As of May of 2008, the building is 3,592 square feet and has three floors. There are eight full-time employees at the library and seven part-time employees. Eight off-street parking spaces are provided for the library's use.

As of May of 2008, the library is open to the public from 9am to 9pm on Mondays, Tuesdays and Thursdays, 9am to 5pm on Wednesdays, Fridays and Saturdays, and 2pm to 5 pm on Sundays. The library is closed weekends from June 17 through September 6. It has a general collection of over 50,000 volumes and over 160 magazine and newspaper subscriptions. Other features offered include records, books on tape (over 150 titles), microfilms, compact discs (over 1,450 discs), videotapes (over 600), and DVDs (over 240 titles). The Verona Library also provides public internet access on six computer workstations. Verona participates in an inter-library loan and delivery system with nearby libraries and is also part of a county reciprocal network. Furthermore, the Verona Library serves as the home of VTV – Comcast Channel 35, Verona's local access cable station.

Photo 5-1: Verona Library



Police

As of March of 2009, the Verona Township's police department has 31 sworn officers, three full time professional dispatchers, three administrative personnel, 32 school crossing guards and a full time Emergency Management Coordinator and Communication specialist. The department has seven patrol cars, two unmarked cars and five radio cars. Approximately two vehicles are replaced every year. At headquarters there are two detention cells.



Fire Department

The Verona fire department is an all volunteer fire department. As of May of 2008, the fire department has 60 volunteer members (29 members in station one and 31 members in station two). The fire department maintains two stations, one on each side of the Peckman River providing adequate fire protection for all residents. In case of an emergency, both firehouses serve as evacuation centers.



Engine Company Number 1

Engine Company #1, originally located in the Verona municipal building is housed adjacent to the Verona Community Center at 880 Bloomfield Avenue. The station has three bays, and is large enough to fit both Verona fire companies in case of an emergency. It contains training facilities and the administrative offices of the Verona Fire Department. Station 1 operates engine 10, engine 11, and engine 16. Station 1's color scheme is yellow, white, & black.

Table 5 – 7 :
 Engine Company 1 – Vehicle Inventory
 Township of Verona

Engine	Year Purchased	Seats	Gallons/Min	Tank Size	Special Function
10	1999	6	2000	650 Gallons	<ul style="list-style-type: none"> • Cascade System for refilling air bottles • Light Tower to illuminate the fire scene • Stores spare air packs and bottles
11	2004	6	2000	750 Gallons	<ul style="list-style-type: none"> • Air tool Capability • Light Tower to illuminate the fire scene • Stores over 3000 feet of hose • Firefighter Assist & Search Team (FAST) Engine
16	1982	4-5	1500	500 Gallons	<ul style="list-style-type: none"> • 100 Gallon Internal Foam system • Auxiliary Fire Department Engine • Part of the Essex County Task Force for Foam and Decon • Equipped with a non-smoke system

Source: <http://www.veronafd.org/>

Hose Company 2

Hose Company 2 is located at 209 Bloomfield Avenue, directly across from Everett Field. This facility built in the 1940s has been refurbished and upgraded. Hose Company 2 operates truck 12, engine 14, and van 15. Hose Company 2's color scheme is red and white.

Table 5-8:
Hose Company 2 – Vehicle Inventory
Township of Verona

Engine	Year Purchased	Seats	Gallons/Min	Tank Size	Special Function
T12	1984	4–5	1500	250 Gallons	<ul style="list-style-type: none"> • 85 foot aerial platform • Carries 250 Gallons of water and over 2000 feet of hose.
E14	1992	6	1500	800 Gallon	<ul style="list-style-type: none"> • Part of the Essex County Task Force for counterterrorism • Largest Tank in department
V15	1990	4–5			<ul style="list-style-type: none"> • Former Command Vehicle, refurbished to a Utility Truck to transport firefighters and equipment. • Part of the Essex County Task Force for rehabilitation and decon.
C17	2002	4–5			<ul style="list-style-type: none"> • Current Command Vehicle • Contains communications equipment that allows the Incident Commander to communicate with emergency personnel and other agencies. • Contains a spare Breathing Apparatus, various tools, and traffic markers • The rear of the vehicle has a post that allows the commander to map out the scene and take notes as the emergency progresses.
AC	1997	4–5			<ul style="list-style-type: none"> • Backup Incident Command • Personnel transport • FAST Team response and support • Radio Training • SCBA Set, Traffic control equipment, radios and extinguishers are transported in this vehicle to all fire-related events.

Source: <http://www.veronafd.org/>

Verona Rescue Squad

The Verona Rescue Squad is a non-profit volunteer organization that has provided emergency medical services to the Township of Verona since 1927. The Verona rescue squad is located at 12 Church Street and has three bays for its two ambulances and one heavy rescue vehicle. The Verona rescue squad responds to over 1,200 calls each year.

In 1999, the Verona rescue squad acquired two EMS bicycles. The Verona rescue squad bike team is often at special town events and is fully equipped to respond to emergencies quickly in congested areas.

In 2001, the Verona rescue squad acquired a new command vehicle. The vehicle is equipped to function as a mobile command post and has the capability to transport a back-boarded patient should the need arise. This vehicle allows the Verona rescue squad quicker access to patients during snowy weather.



EXISTING TRAFFIC & CIRCULATION ELEMENT



SECTION 6 – EXISTING TRAFFIC AND CIRCULATION

A well designed traffic and circulation system is essential to the functional vitality of the community. This portion of the master plan will examine the current roadways within the municipality as to their jurisdiction, rights-of-way, function, and high accident locations.

Street Classification

There is approximately 38.22 miles of roadway in the Township of Verona. Verona's street system is categorized into three major classifications. These classifications, their essential functions, the width standards necessary for them to fulfill their function and the streets proposed for each classification are divided into arterial, collector and local access categories.

It should be noted that the existing roadway system in Verona has *not* been classified utilizing the Residential Site Improvement Standards (RSIS). The RSIS are standards for proposed new roadways. The current roadway system in Verona already exists and, therefore, the RSIS classification system does not accurately reflect these roadways. Furthermore, as indicated by the title, the RSIS classifications only apply to residential roadways that are under the jurisdiction of the municipality. Any future residential roadways will have to comport with the RSIS.

Arterial Roads

Of the 38.22 miles of roadway in Verona, 3.65 miles or 9.55 percent are classified as arterial roads. The following roadways are classified as arterial roads:

1. Pompton Avenue

Pompton Avenue is designated as State Route 23. There is approximately 3,000 linear feet (0.56 miles) of this state highway within the municipal limits. This roadway serves as a regional access road to major shopping centers. There are four signalized intersections within Verona along Route 23 at Bloomfield Avenue, Claridge Drive, Linden Avenue and at Kings shopping center.

2. Bloomfield Avenue

Bloomfield Avenue is also designated as Essex County Route 506. There is approximately 9,472 linear feet (1.8 miles) of this county route within the municipal limits. This route helps serve as a linkage between Newark and Route 46 including the Caldwell, Montclair and Bloomfield. This roadway serves as the major east-west roadway supporting the municipality's town center and extended town center districts, and is a heavily signalized road.

3. Lakeside Avenue

Lakeside Avenue is also designated as Essex County Route 636. There is approximately 3,037 linear feet (0.58 miles) of this county route within the municipality. This roadway is an important north–south road connecting Verona to the south and Interstate 280 and is signalized at its intersection with Bloomfield Avenue.

4. Mount Prospect Avenue

Mount Prospect Avenue is also designated as Essex County Route 577. There is approximately 3,778 linear feet (0.72 miles) of this county route with the municipality. This roadway carries a high volume of traffic between Bloomfield Avenue and Interstate 280. This roadway is signalized at Bloomfield Avenue and Sunset Avenue.

Collector Roads

Of the 38.22 miles of roadway in Verona, 3.56 miles or 9.31 percent are classified as collector roads. The following roadways are classified as collector roads:

1. Fairview Avenue

Fairview Avenue is also designated as Essex County Route 637. There is approximately 5,300 linear feet (1.00 mile) of this county route within the municipality. This roadway is an important north–south road connecting Verona to Cedar Grove to the north. The roadway is signalized at its intersection with Bloomfield Avenue.

2. Grove Avenue

Grove Avenue is also designated as Essex County Route 639. There is approximately 5,749 linear feet (1.09 miles) of this county route within the municipality. This roadway is an important north–south road connecting Verona to Cedar Grove to the north. The roadway is signalized at its intersection with Bloomfield Avenue as well as at Linden Avenue.

3. Linden Avenue

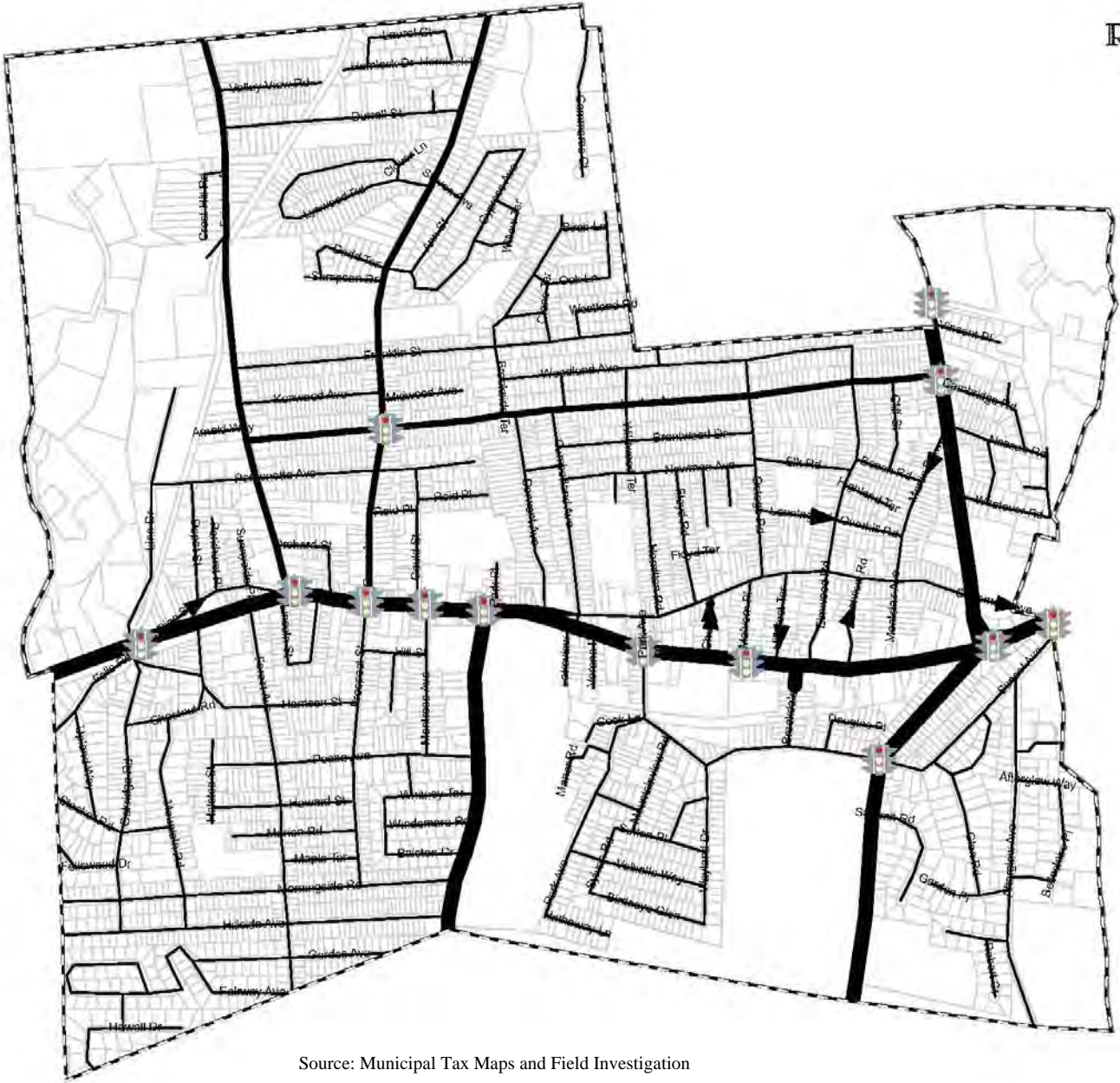
There is approximately 6,552 linear feet (1.24 miles) of this local road within the municipality. This roadway is an important east-west road connecting Fairview and Grove Avenues to Route 23. The roadway is signalized at its intersection with Grove Avenue and Route 23.

Local Access Roads

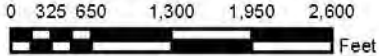
Of the 38.22 miles of roadway in Verona, 31.01 miles or 81.13 percent are classified as local access roads. These roads provide access to individual lots.

Map 6 - 1 Township of Verona Roadway Classification

Kasler Associates, PA
 Land Use Consultants
 34 Little Brook Road
 Springfield, NJ 07081
 908.598.1666
 www.KaslerAssociates.com
 April 2008



-  Signalized Intersection
-  One Way Streets
-  Local Roads
-  Collector
-  Arterial



Source: Municipal Tax Maps and Field Investigation

New Jersey Straight Line Diagrams

The New Jersey Straight Line Diagrams (SLDs) are a way of viewing roadways in a linear format. The SLD network has been built for most State highways, National Highways and all County Roads. The top portion of the diagram indicates an overhead linear depiction of the road and below provides statistical information about said roadway. The legend for these maps is found below.

Straight Line Diagram Legend

ROUTE NUMBER/NAME (Direction By Description)		Route Mile Post Limits for This Sheet	
<h3>Symbol Legend</h3> <ul style="list-style-type: none"> Federal Aid Interstate Route: U.S. Numbered Route: New Jersey Posted State Highways: County Roads: Interchange Number: Grade separated interchange (full or partial) (Click symbol for interchange diagram if available): Traffic Monitoring Site (WIM, AVC, or VOL): Toll Plaza: Undivided Roadway with Jug Handle and Traffic Signal: Divided Roadway with Median cut and Jughandle: Secondary Direction of Roadway: Secondary Express Direction of Roadway: Primary Express Direction of Roadway: Primary Direction of Roadway: Structures: <ul style="list-style-type: none"> Tunnel: Cattle Overpass: Cattle Underpass: Road Overpass: Road Underpass: Pedestrian Overpass: Pedestrian Underpass: Railway: Municipal Boundary: Structure under 5' in length (Pipe): Structure under 20' in length (Culvert): Structure 20' and Over (Bridge): 			
<h3>Route Diagram & General Information</h3> <p>MILES Scale / Milepost in the secondary direction of the roadway.</p> <p>MILES Scale / Milepost in the primary direction of the roadway.</p> <p>Street Name: Local street name of the route in the primary direction.</p> <p>Jurisdiction: Authority responsible for the mainline roadway.</p> <p>Functional Class: Classification of the road according to the character of service provided. Approved by FHWA in 2002.</p> <p>Federal Aid Sys: Federal funding eligibility program.</p> <p>Control Section: Job number codes for internal NJDOT accounting purposes.</p> <p>Speed Limit: Posted speed limit in miles per hour of the roadway in the primary direction.</p> <p>Number of Lanes: Total number of lanes in BOTH directions of an undivided highway or only in the primary direction if the roadway is divided.</p> <p>Med. Type: Text description of the median.</p> <p>Med. Width: Width in feet of the median.</p> <p>Pavement: Total pavement width in feet of the driving lanes in BOTH directions of an undivided highway or only in the primary direction if the roadway is divided.</p> <p>Shoulder: Total width in feet of the shoulder in BOTH directions of an undivided highway or only in the primary direction if the roadway is divided.</p> <p>Traffic Volume: Traffic Volume estimate of the A.A.D.T. (Year Counted).</p> <p>Traffic Sta. ID: Internal NJDOT traffic monitoring station identification number.</p> <p>Structure No.: Authority structure identification number, if available.</p> <p>Enlarged Views: Appendix page number of an expanded view for the indicated area. Click to view.</p>			

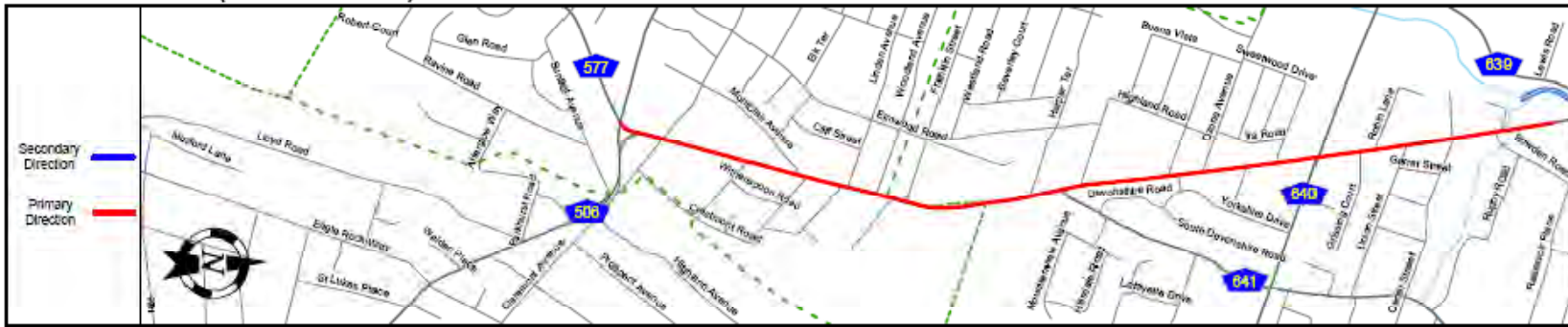
S.R.I. # (Standard Route Identifier)

Date last inventoried (Month/Year)

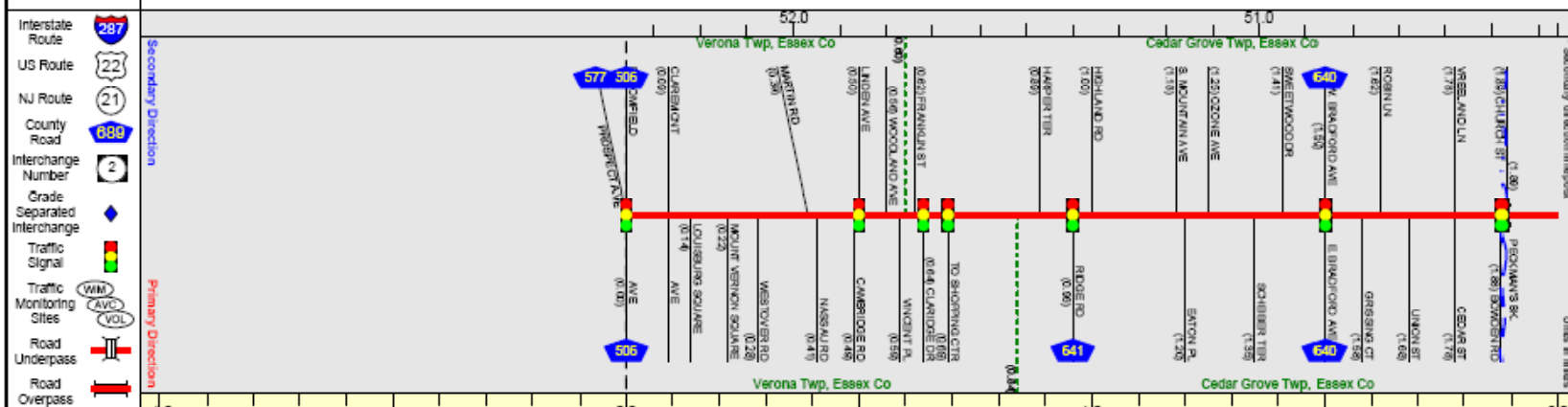
Source: New Jersey Department of Transportation 2008 SLD

NJ 23 (South to North)

Mile Posts: 0.000 - 2.000



Pavement	
Shoulder	
Number of Lanes	
Speed Limit	
Street Name	



Street Name	Pompton Avenue	
Jurisdiction	N.J.D.O.T.	
Functional Class	Urban Principal Arterial	
Federal Aid - NHS Sy	STP	
Control Section	0719	
Speed Limit	30	35
Number of Lanes	4	2
Med. Type	None	
Med. Width	0	
Pavement	46	
Shoulder	0	
Traffic Volume		
Traffic Sta. ID		
Structure No.		
Enlarged Views		

SRI = 0000023_

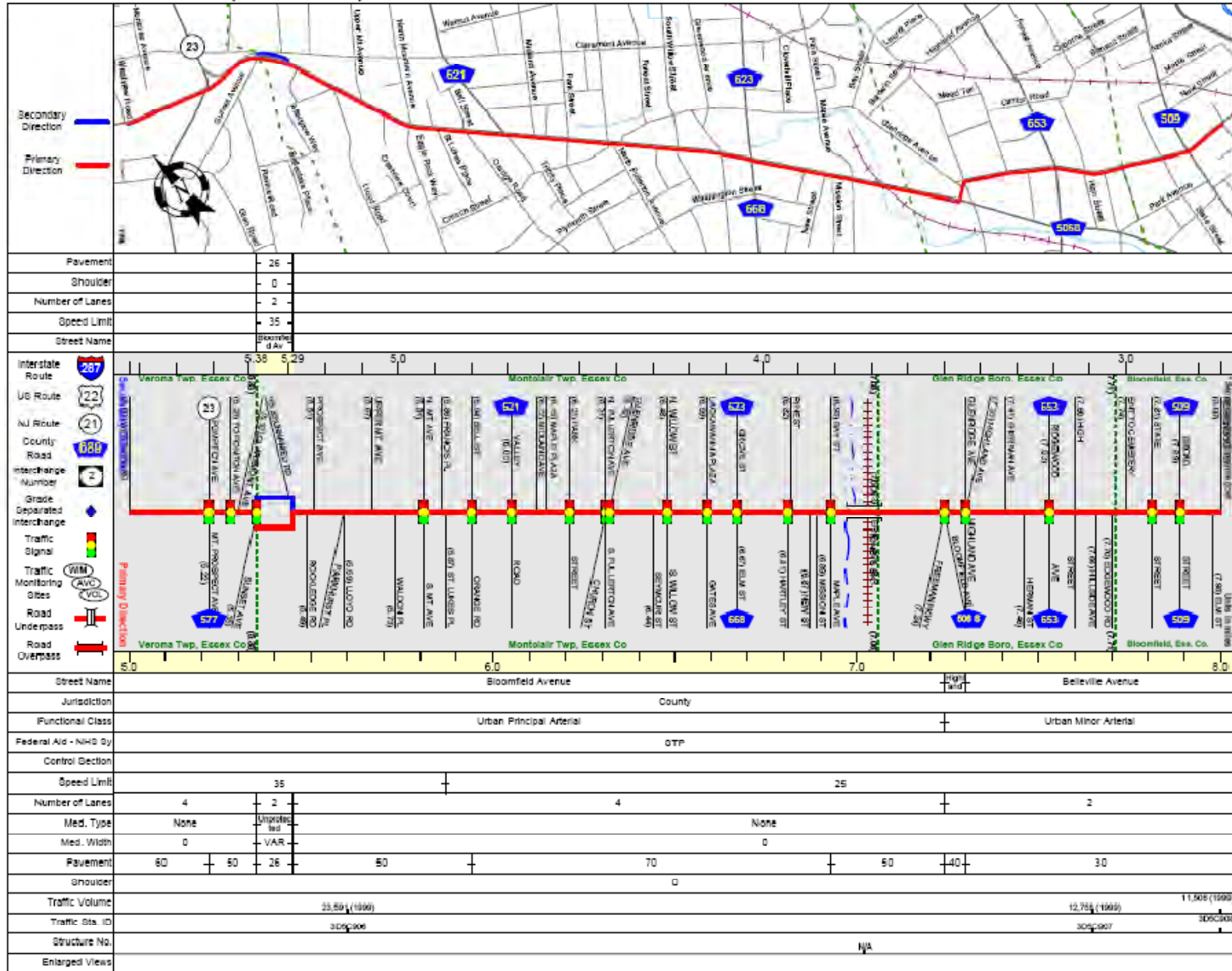
Date last inventoried: April 2006

Page Created: May 2008

Source: New Jersey Department of Transportation 2008 SLD

ROUTE 506 (West to East)

Mile Posts: 5.000 - 8.000



SRI = 0000506

Date last inventoried: March 1997

Map Created May 2008

Source: New Jersey Department of Transportation 2008 SLD

ROUTE 506 (West to East)

Mile Posts: 2.000 - 5.000



Pavement					
Shoulder					
Number of Lanes					
Speed Limit					
Street Name					
Interstate Route					
US Route					
NJ Route					
County Road					
Interchange Number					
Grade Separated Interchange					
Traffic Signal					
Traffic Monitoring Sites					
Road Underpass					
Road Overpass					
Street Name	Bloomfield Avenue				
Jurisdiction	County				
Functional Class	Urban Principal Arterial				
Federal Aid - NHS By	GTP				
Control Section					
Speed Limit	25	-	35	25	35
Number of Lanes	5	4	5	4	5
Med. Type	None				
Med. Width	0				
Pavement	70	56	70	56	60
Shoulder	0				
Traffic Volume	20,432 (1999)			24,415 (1999)	
Traffic Sta. ID	3D5C304			3D5C305	
Structure No.	N/A				
Enlarged Views	N/A				

SRI = 0000506

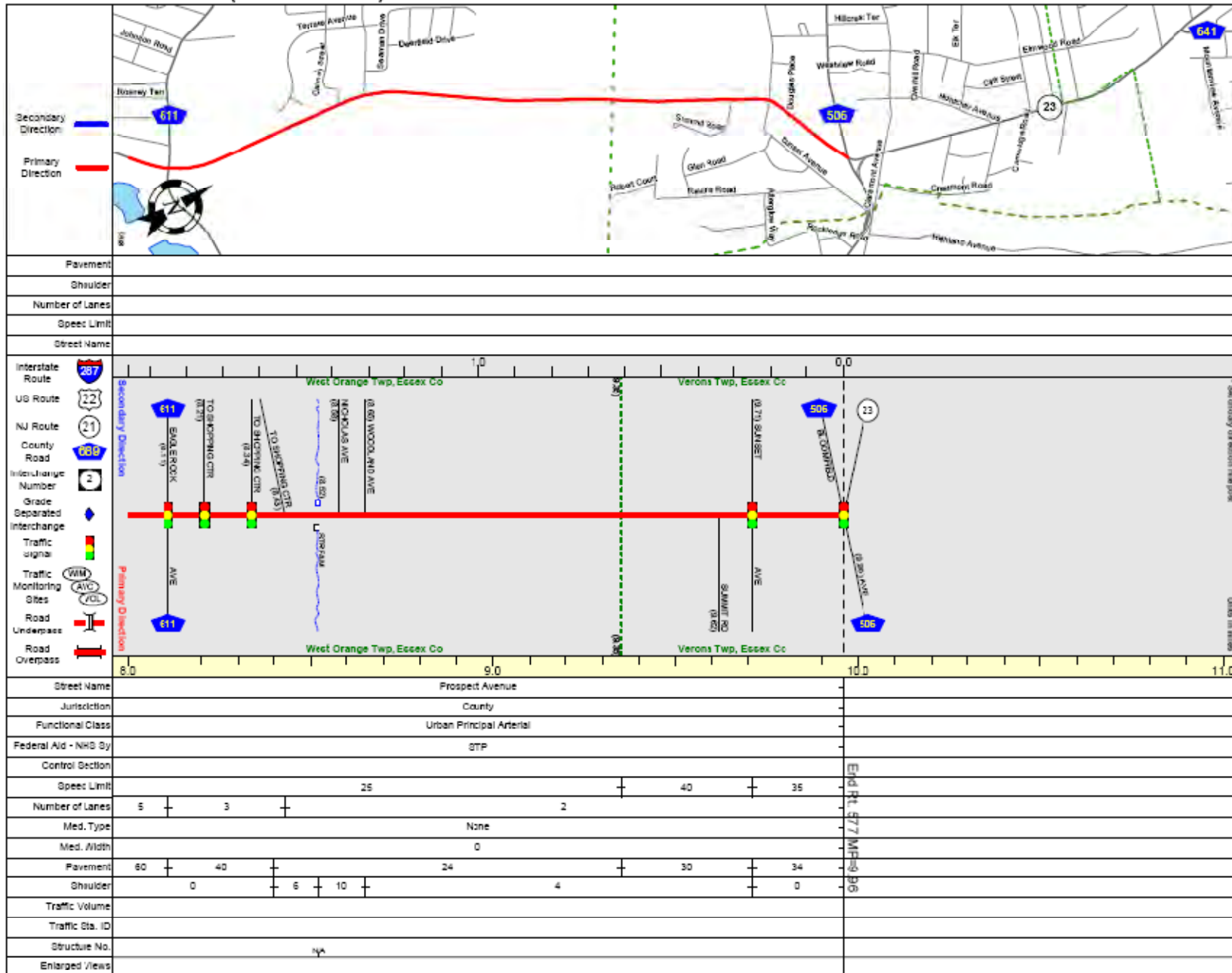
Date last inventoried: March 1997

Page Created: May 2008

Source: New Jersey Department of Transportation 2008 SLD

ROUTE 577 (South to North)

Mile Posts: 8.000 - 9.960

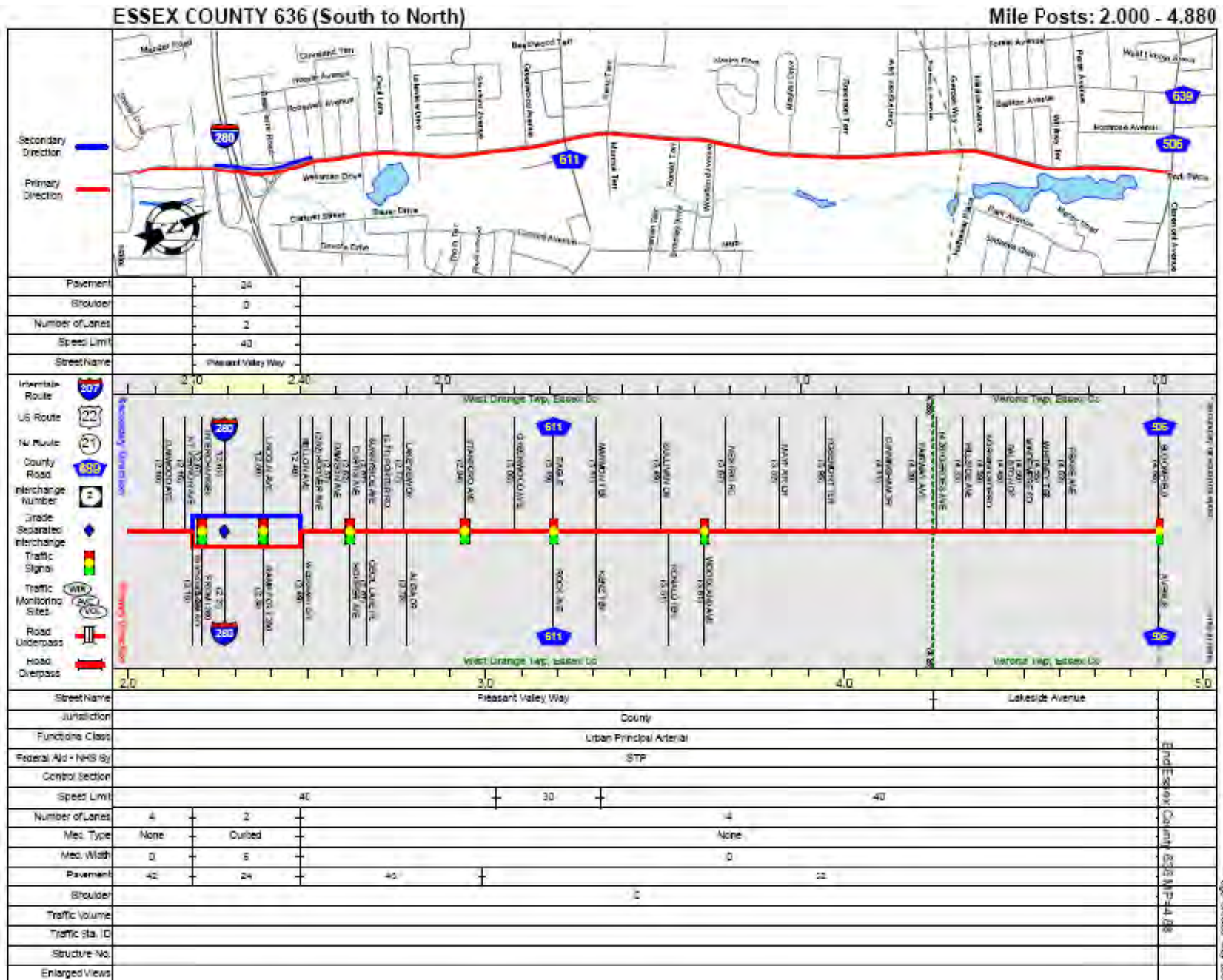


SRI = 0000577__

Date last inventoried: March 1997

Source: New Jersey Department of Transportation 2008 SLD

Essex



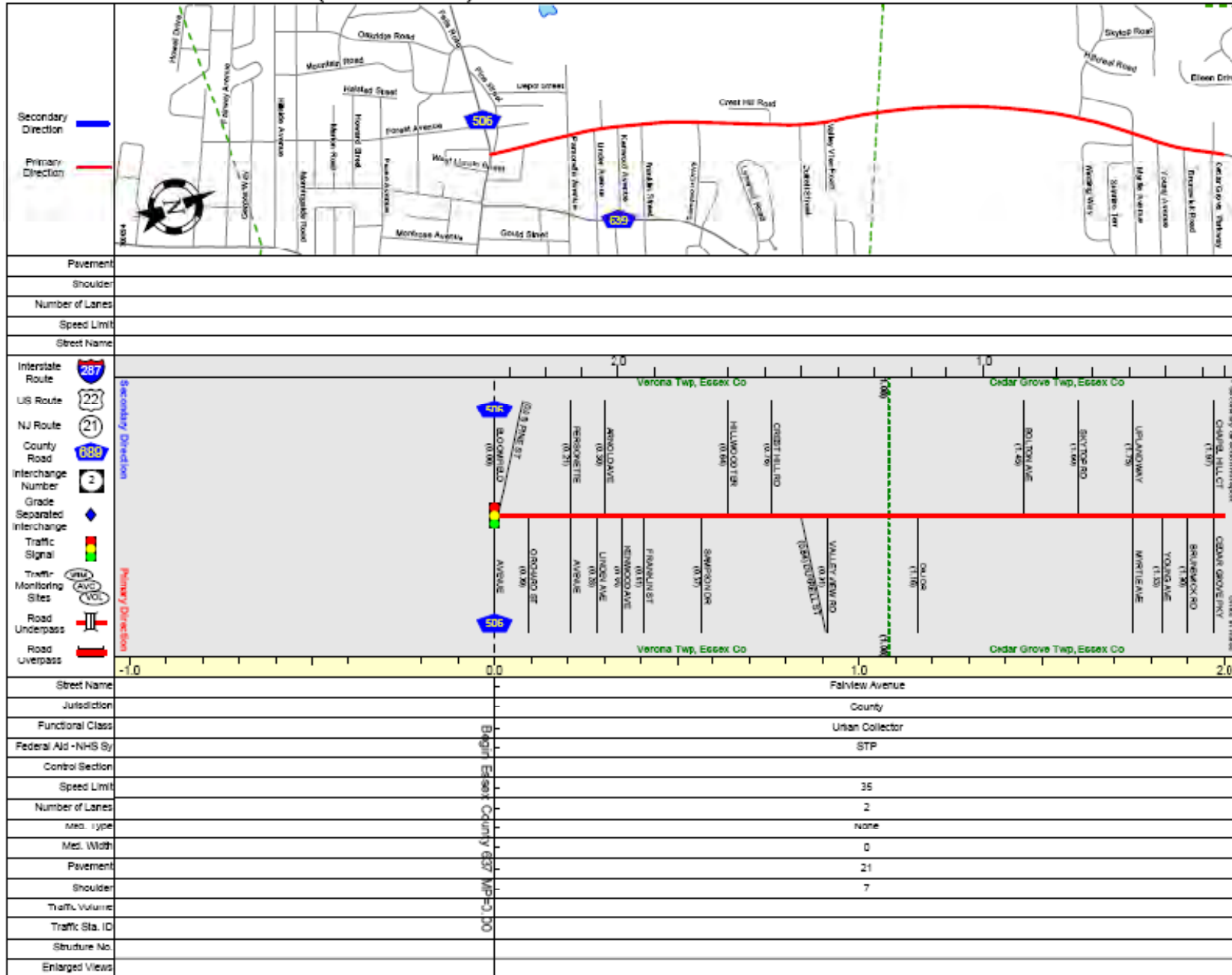
SRI = 0700636__

Date last inventoried: January 2001

Source: New Jersey Department of Transportation 2008 SLD

ESSEX COUNTY 637 (South to North)

Mile Posts: 0.000 - 2.000



SRI = 07000637

Date last inventoried: January 2001

Page Created: May 2008

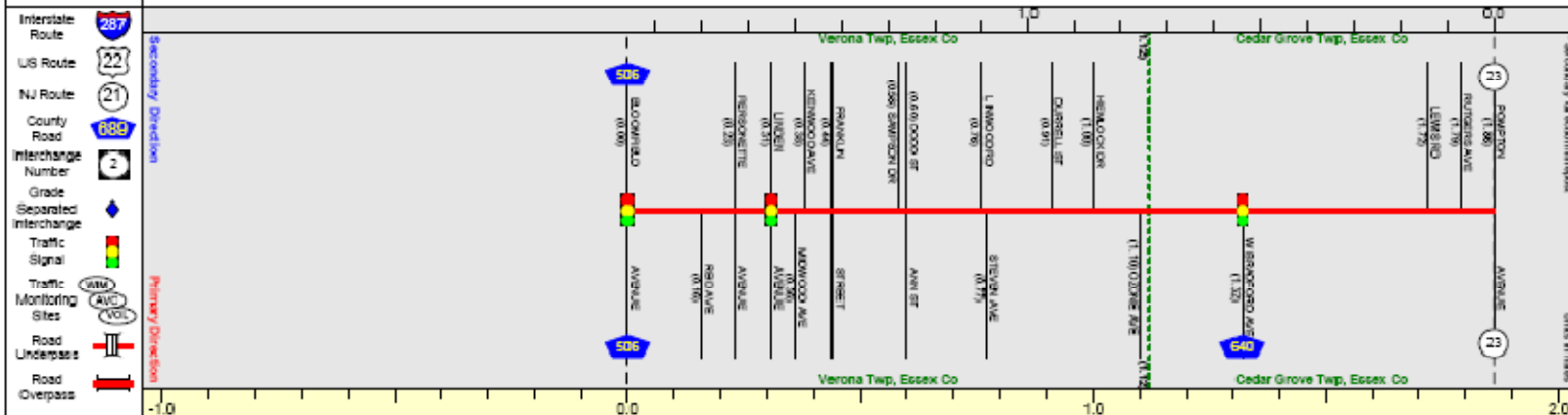
Source: New Jersey Department of Transportation 2008 SLD

ESSEX COUNTY 639 (South to North)

Mile Posts: 0.000 - 1.860



Pavement
Shoulder
Number of Lanes
Speed Limit
Street Name



Street Name	Grove Avenue
Jurisdiction	County
Functional Class	Urban Collector
Federal AID - NHS Sy	STP
Control Section	
Speed Limit	25
Number of Lanes	2 + 3
Med. Type	None
Med. Width	0
Pavement	22 + 30 + 21
Shoulder	7 + 0 + 7
Traffic Volume	
Traffic Sta. ID	
Structure No.	
Enlarged Views	

SRI = 07000639

Date last inventoried: January 2001

Page Created May 2008

Source: New Jersey Department of Transportation 2008 SLD

Table 6 – 1 :
Traffic Counts
Township of Verona

<u>Street Name</u>	<u>Location</u>	<u>Year</u>	<u>Average Daily Trips</u>
Bloomfield Ave	Church Street	04	27,187
Franklin St	Between NJ 23 & Dead End	05	2,040
Franklin St	Between NJ 23 & Elmwood	05	890
Linden Ave	Between NJ 23 & Cliff St	05	4,160
Shopping Center Dr	Between NJ 23 & Parking Lot	05	4,190
NJ 23	Between Linden Ave & Woodland Ave	05	24,480
NJ 23	Between Linden Ave & Nassau Rd	05	21,550
NJ 23	Between Franklin St. & Vincent Pl	05	23,970
NJ 23	Between Franklin St & Claridge Dr	05	23,540
NJ 23	Between Shopping Center Dr. & Harper	05	23,030
NJ 23	Between Shopping Center Dr. & Claridge	05	23,120

Source: New Jersey Department of Transportation 2008 SLD

Right-of-Way Widths

The majority of roads within the Township have right-of-ways width of 50 feet. This is an accepted right-of-way width for residential access. This right-of-way width comports with the Residential Site Improvement Standards (RSIS).

Table 6 – 2 :
Typical Right-of-Way Widths
TOWNSHIP OF VERONA

<u>Street Name</u>	<u>Right-of-Way Width (Feet)</u>
Pompton Avenue (Route 23)	66 +
Bloomfield Avenue	66 +
Lakeside Avenue	66 +
Fairview Avenue	50 – 66
Grove Avenue	50 – 66
Mount Prospect Avenue	50 – 66
Personette Avenue west of Grove	50 – 66
South Prospect from Bloomfield to Pease	50 -66
Brookdale Avenue from Bloomfield to Sunset	50 -66
Manor Road	Under 50
Depot Street	Under 50
Parkhurst Place	Under 50
Arnold Way	Under 50

Source: Verona Tax Maps

Mass Transportation System

Verona is served by New Jersey Transit providing mass transit access to neighboring towns and New York City. New Jersey Transit routes 11, 28, 29 and 75 provide frequent service to neighboring communities and nearby malls. New Jersey Transit maintains three bus stops in the municipality along Bloomfield Avenue at the intersection of Pompton Avenue (Route 23), Lakeside Avenue, and Sunset Avenue. DeCamp Bussing also provides commuter services into New York City, Wall Street, and the Meadowlands Racetrack. All DeCamp bus routes utilize the intersection of Bloomfield and Lakeside avenues as a bus stop.

Residential Site Improvement Standards (RSIS)

As of June 3, 1997, the State imposed Residential Site Improvement Standards (RSIS) became operative and automatically effects all residential development in every municipality in New Jersey.

These standards supersede, and automatically replace, all technical requirements previously established by municipal ordinance with regard to streets, parking, water supply, sanitary sewers and storm water management.

GOALS & OBJECTIVES



SECTION 7 - VERONA'S GOALS & OBJECTIVES

A community's master plan serves as a general guide for future development upon which zoning controls are based upon and serves to publically regulate new subdivisions and site development. The master plan may also suggest future public projects to be incorporated into capital improvement programs. The general policies contained herein should be referred to in order to assess whether local community objectives are being met by future development or redevelopment proposals.

The goals and objectives serving Verona's Master Plan are indicated as follows:

1. To encourage municipal action to guide the appropriate use or development of all lands in this Township, in a manner that will promote the public health, safety, morals, and general welfare.
2. To secure safety from fire, flood, panic and other natural and manmade disasters.
 - a. Maintain adequate water service to the Township.
 - b. Maintain and improve the storm drainage system serving the Township.
 - c. Maintain adequate sanitary sewer service for the Township.
3. To provide adequate light, air and open space:
 - a. Provide appropriate levels of recreational opportunities to efficiently and adequately serve the residents of the Township.
 - b. Promote the conservation of environmental resources and the natural appearance of the Township.
4. To ensure that the development of the Township does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole;
 - a. To ensure that the relationship of the proposed development of the municipality, as developed in the master plan is not in conflict with the master plans of contiguous municipalities, the master plan of the county, the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L.1985, c.398 (C.52:18A-196 et seq.) and district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act," P.L.1970, c.39 (C.13:1E-1 et seq.) of the county.

5. 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;
 - a. Preserve the environmental resources of the Township by locating conservation parklands and easements where necessary; by limiting development in environmentally sensitive areas; by encouraging the preservation of specimen trees and general landscaping; and by preservation of the township's natural character.
 - b. Preserve environmentally sensitive lands by identifying wetlands and preserving them according to the rules and regulations promulgated by the New Jersey Department of Environmental Protection.
 - c. Preserve environmentally sensitive lands by identifying steep slopes and deterring development on said lands.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
 - a. Provide adequate community facilities in the Township by maintaining and improving necessary facilities such that the Township is efficiently and adequately served, and that all such facilities be barrier free.
7. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all the citizens of Verona;
 - a. Preserve and promote a balanced variety of residential, commercial, public, recreation and conservation land uses.
 - b. Preserve and protect the established primarily residential character of the Township by maintaining and improving neighborhood quality in existing residential areas.
 - c. Encourage future housing construction that is compatible with the existing character of the Township without increasing housing density in established residential areas.
 - d. Maintain and improve the existing quality of housing.
 - e. Encourage modifications and/or additions to existing housing in light of current trends of completely razing the existing home and rebuilding anew.
 - f. Guide the future development and/or redevelopment of land within the Township so as to incorporate new construction without undue disruption to the established character of the Township.

8. Continue to recognize the central business district as the primary location for pedestrian-oriented business serving the community.
 - a. Encourage the renovation and rehabilitation of existing buildings and storefronts.
 - b. Encourage general maintenance and upkeep of buildings, storefronts and public areas.
 - c. Encourage lot consolidation to enhance opportunities for infill development and redevelopment.
 - d. Promote pedestrian activity in the Central Business District with active retail ground floor uses.
 - e. Encourage mixed-use developments.
 - f. Discourage parking areas in the front yards.
 - g. Support developments that are pedestrian scaled and support retail activity in the Central Business District.
 - h. Promote the conversion of existing light industrial uses to uses that are more compatible to the land uses surrounding the existing light industrial use.

9. To encourage the location and design of transportation routes that will promote the free flow of traffic while discouraging the location of such facilities and routes that result in congestion or blight;
 - a. Maintain the efficiency of the Township's circulation system by continued upgrading of streets and intersections.
 - b. Develop a balanced circulation system incorporating the needs of pedestrians, bicycles, autos, trucks and buses.
 - c. Provide municipal parking areas in support of commercial enterprises in the central business district.
 - d. Encourage the use of alternative forms of mass transportation.
 - e. Encourage the protection of the residential character by discouraging cut through traffic.

10. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
 - a. Reduce the cutting of trees on private property through tree preservation regulations.
 - b. Support the planting and maintain trees along public rights-of-way.

11. 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;
 - a. Encourage the protection and preservation of historic sites and buildings.
12. To encourage planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, and recreational development to the particular site;
13. To encourage senior citizen community housing construction;
 - a. Maintain the redevelopment of the Hilltop property with, in part, age-restricted housing.
14. To continue to meet the municipal obligation to provide the Township of Verona its fair share of affordable housing meeting the requirements set forth by the New Jersey Council On Affordable Housing
15. To encourage coordination of the various public and private procedures and activities shaping land development.
 - a. Maximize leveraging of public and private funds.
 - b. Implement a downtown revitalization program.
 - c. Develop alternative parking and circulation configurations in the downtown that directs customers, employees, commuters and residents to designated parking areas or structured parking behind business.
 - d. Enhance and maintain attractive gateways to the Township.
 - e. Assess the redevelopment potential of properties in the central business district and on Pompton Avenue.
 - f. Provide the necessary infrastructure to support business development in all business districts.
16. To promote utilization of renewable energy resources.
 - a. Promote Leed (Leadership in Energy and Environmental Design) principals. that would promote construction of buildings that are environmentally responsible, profitable and healthy places to live and work.
 - b. Encourage the utilization of new solar technology and other clean fuels.

17. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

a. Assure adequate collection, disposal and recycling of solid waste materials.

LAND USE PLAN ELEMENT



SECTION 8 - VERONA LAND USE PLAN ELEMENT

The planning board's previous land use plan was adopted in February of 1991. That land use plan recognized that ...

... the established character of development in Verona, and the general approach used throughout the Plan is to provide the means to preserve and protect existing development from any adverse consequences associated with redevelopment or new construction.

The 1991 land use plan contained four single-family residential zones, three multi-family zones, four nonresidential zones, a residential-office zone and a conservation zone. So as not to confuse land use classifications with zoning classifications this land use distribution utilizes a slightly different nomenclature; districts rather than zones. This land use plan divides Verona into twenty (20) different districts as set forth in Table 8-1 below.

Table 8 – 1 : Land Use Districts

Single-family Residential Districts

- Very low density
- Low density
- Medium density
- High density
- Very High density

Multi-family Residential Districts

- Low-rise
- High-rise

Commercial Districts

- Office – Business
- Mixed Office
- Town Center
- Extended Town Center
- Mixed Retail
- Regional Retail

Institutional

- Public
- Semi Public
- Public School

Park and Open Space

- Municipal Park Land
- County Park Land
- County Land

- Transportation

Table 8 – 2 : Land Use Districts by Number of Lots and Acres

<u>Single-family Residential Districts</u>	<u>Number of Lots</u>	<u>Acres</u>	<u>Percent of Land</u>
Very Low Density	375	190.18	10.65%
Low Density	351	111.36	6.24%
Medium Density	635	150.35	8.40%
High Density	2,263	443.02	24.81%
Very High Density	149	22.63	1.27%
 <u>Multi-family Residential Districts</u>			
Low-rise	25	79.19	4.43%
High-rise	4	31.22	1.75%
 <u>Commercial Districts</u>			
Professional Office & Business	43	32.05	1.79%
Mixed Office	26	12.23	0.68%
Mixed Retail Use	11	4.43	0.25%
Town Center	51	27.63	1.55%
Extended Town Center	43	32.05	1.79%
Regional Retail	1	13.77	0.77%
 <u>Public Districts</u>			
Public Space	17	29.00	1.62%
Semi Public	7	12.73	0.71%
Public Schools	7	55.67	3.12%
 Municipal Park Land			
	6	95.74	5.36%
County Park Land	11	122.53	6.86%
County Land	12	108.85	6.10%
Transportation		210.97	11.82%

Single-family Residential Districts

A great deal of effort, study and debate took place in the formulation of the master plan recommendations regarding the size and bulk standards for the single-family residential zones found within Verona. The Municipal Land Use Law (MLUL) requires that zoning ordinances be drawn with reasonable consideration to the character of the community. After a comprehensive analysis of the single-family residential zones, it was discovered that there was a lack of compatibility between the existing land use patterns and zoning regulations. The lack of compatibility created the need to find zoning regulations (and, therefore, land use classifications) that more closely reflect the character of the community.

The purpose for these changes found in land use classifications is not to produce additional development lots, but to make as many lots conforming without creating a substantial amount of lots capable of being subdivided. Additional modification to the various portions of the zoning ordinance will ensure that as few as possible subdividable lots are created. This master plan specifically recommends modifications to the lot width and lot size requirement for corner lots.

Studies were first performed analyzing the lot width and lot sizes for the existing single-family zoning classifications. Many different zoning iterations were performed, analyzed and debated. When no consensus was reached, the methodology was abandoned and a lot by lot, block by block analysis was performed. This analysis produced a land use plan that more closely reflects the existing development pattern but results in more fragmentation.

Single-family Residential District - Very Low Density

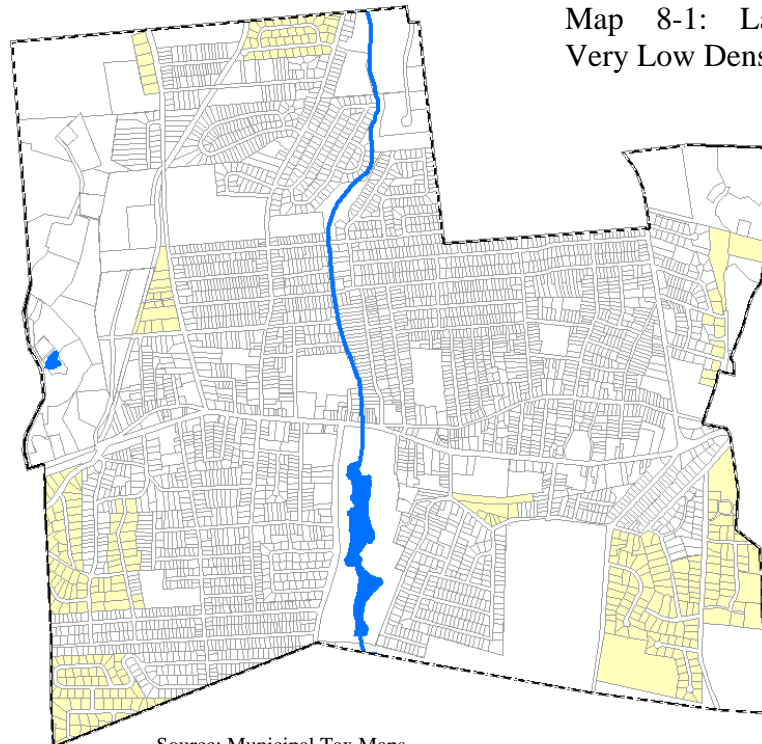
This land use classification provides the foundation for the creation of the R-100 zone in the Township zoning ordinance. There are eight locations proposed on the land use map to be located within this very low-density residential development.

This land use classification contemplates development of single-family homes on a minimum lot size of 10,000 square feet with a minimum lot width of 100 feet. There are 375 lots located in the very low density residential land use classification comprising 190.18 acres of land.

The largest property removed from the lowest residential land use classification is the Montclair golf course. This land use plan places the golf course in the active recreational land use classification to better reflect the actual land use of this property. However, this master plan does not recommend any modifications to the zoning ordinance as it relates to the golf course.



Photo 8-1: Example of Very Low Density Residential



Map 8-1: Land Use Plan –
Very Low Density Residential

Source: Municipal Tax Maps

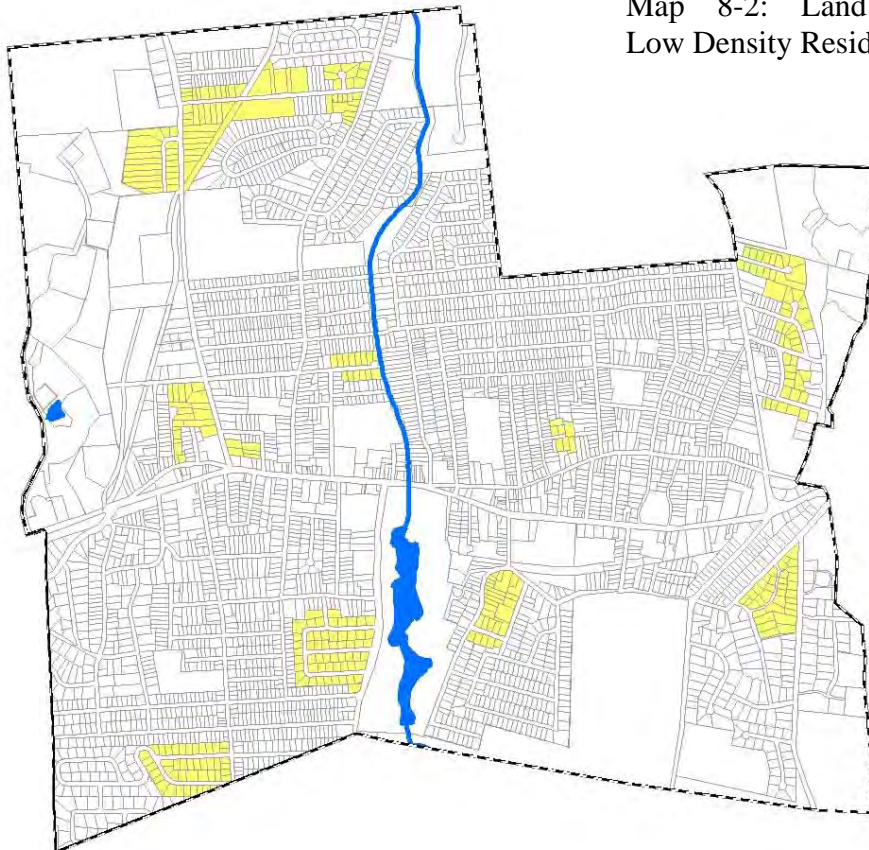
Single-family Residential District – Low Density

This land use classification provides the creation of an R-70 zone in the Township zoning ordinance. Nine locations are designated low density in the land use plan as shown on the map below.

This land use classification contemplates development of single-family homes on a minimum lot size of 7,000 square feet with a minimum lot width of 70 feet. There are 351 lots located in the low density residential land use classification comprising 111.36 acres of land.



Photo 8-2: Example of Low Density Residential



Map 8-2: Land Use Plan –
Low Density Residential

Source: Municipal Tax Maps

Single-family Residential District - Medium Density

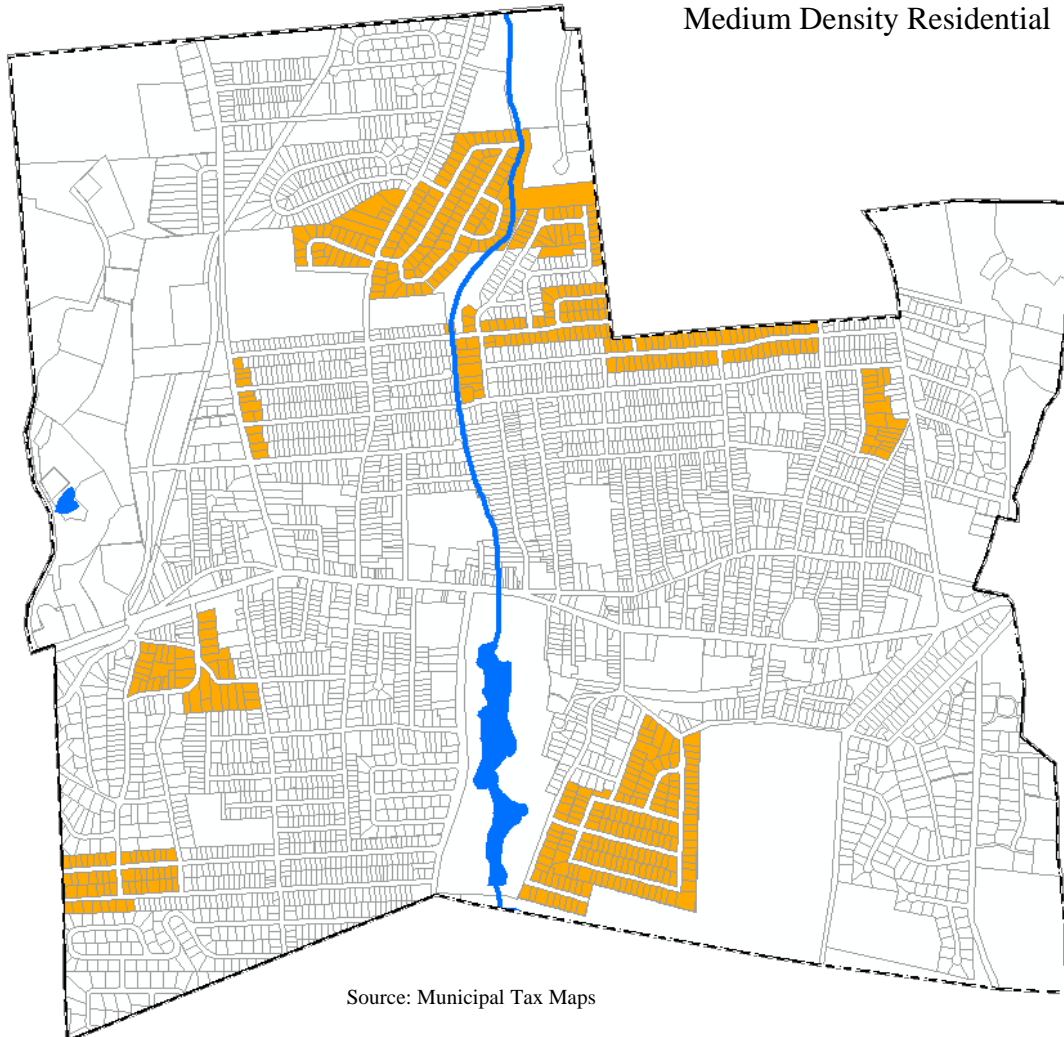
This land use classification provides the creation of an R-60 zone in the Township zoning ordinance. Seven locations are designated medium density in the land use plan as shown on the map below.

This land use classification contemplates development of single-family homes on a minimum lot size of 6,000 square feet with a minimum lot width of 60 feet. There are 635 lots located in the medium density residential land use classification comprising 150.35 acres of land.



Photo 8-3: Example of Medium Density Residential

Map 8-3: Land Use Plan – Medium Density Residential



Source: Municipal Tax Maps

Single-family Residential District – High Density

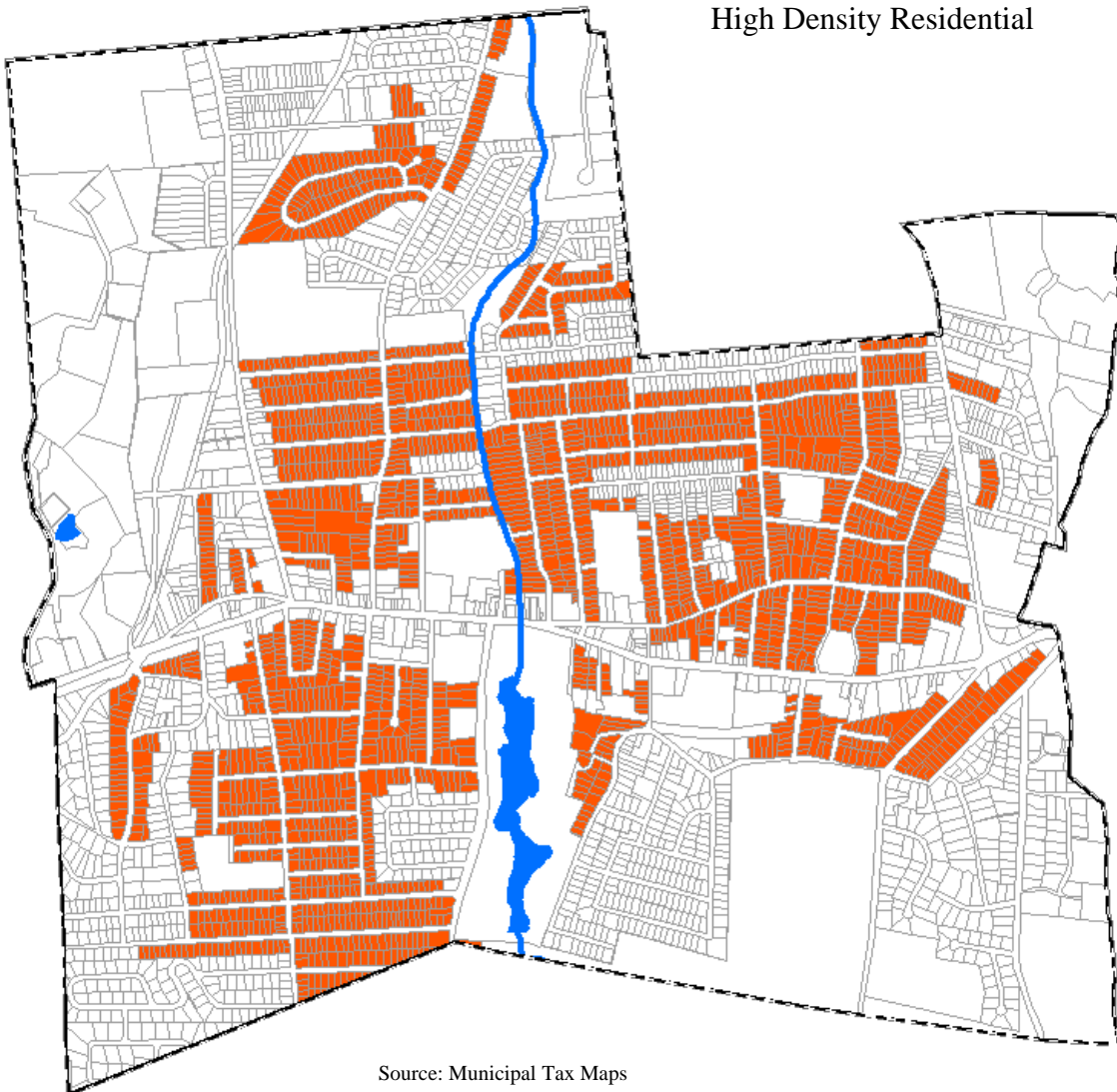
This land use classification provides the creation of an R-50 zone in the Township zoning ordinance. This land use classification represents the largest single-family residential district in the Township.

This land use classification contemplates development of single-family homes on a minimum lot size of 5,000 square feet with a minimum lot width of 50 feet. There are 2,263 lots located in the high density residential land use classification comprising 443.02 acres of land.



Photo 8-4: Example of Medium Density Residential

Map 8-4: Land Use Plan – High Density Residential



Source: Municipal Tax Maps

Single-family Residential District – Very High Density

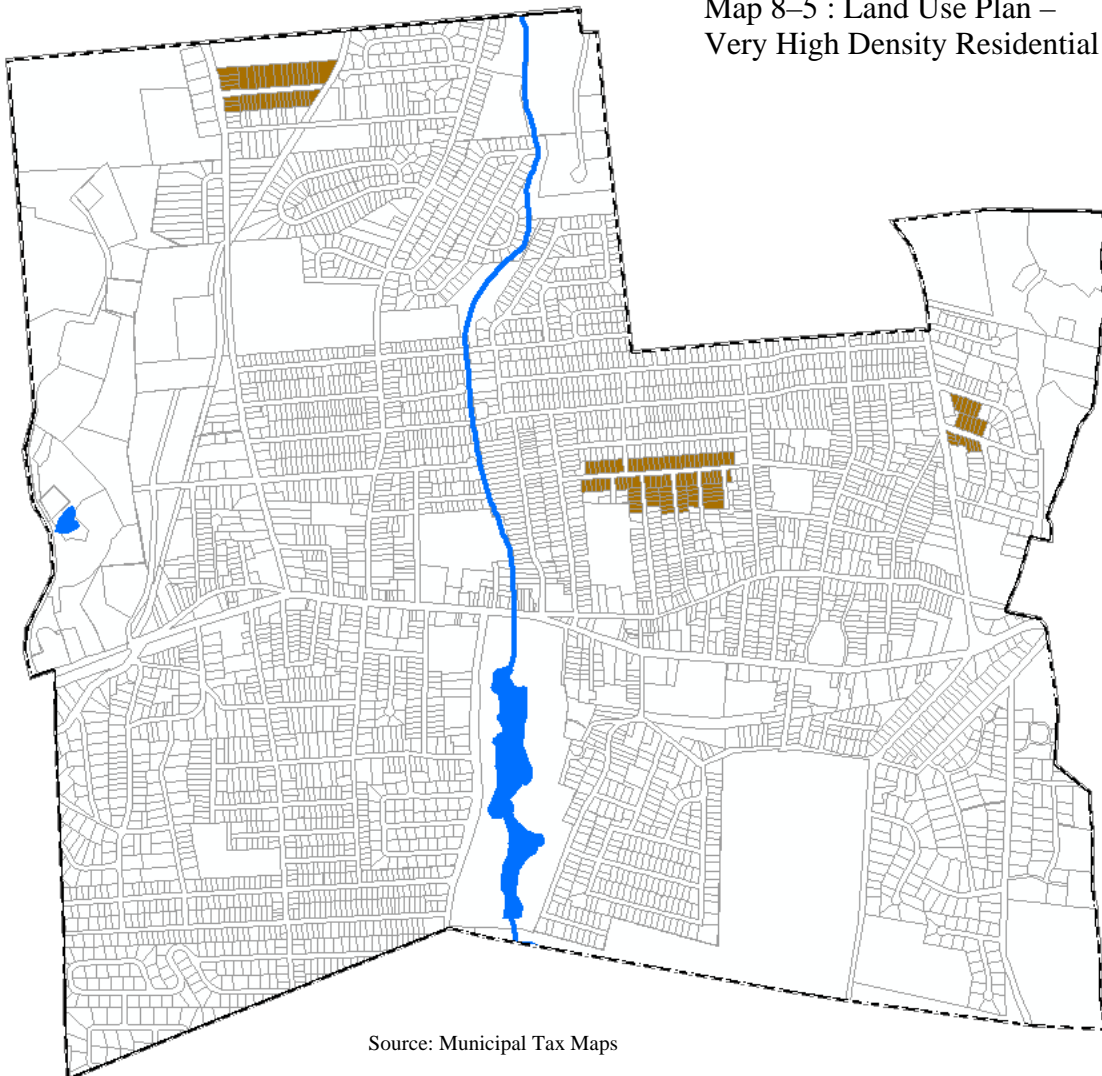
This land use classification provides the creation of an R-40 zone in the Township zoning ordinance. This land use classification represents the densest single-family residential development within the Township.

This land use classification contemplates development of single-family homes on a minimum lot size of 4,000 square feet with a minimum lot width of 40 feet. There are 149 lots located in the very high density

residential land use classification comprising 22.63 acres of land. This land use classification is designed to reflect the existing development pattern of 40-foot wide single-family lots. This master plan recommends that no additional 40-foot wide lot be created.



Photo 8-5: Example of Very High Density Residential



**Map 8-5 : Land Use Plan –
Very High Density Residential**

Source: Municipal Tax Maps

Multi-family Residential Districts

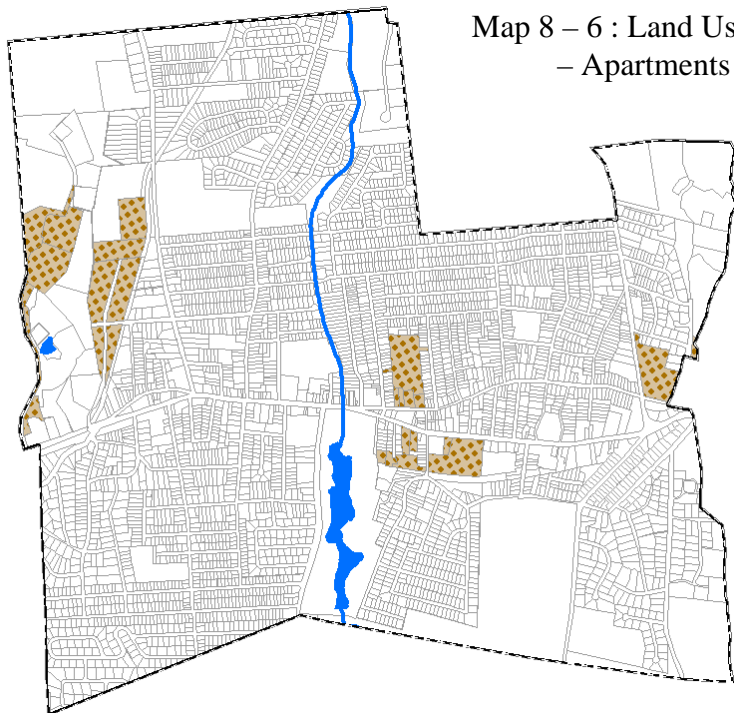
Multi-family Residential District - Apartments

This land use classification provides the foundation for the establishment and continuance of the A-1 zone in the Township zoning ordinance. This land use classification will also include the uses found in the RM-S zoning district (multi-family senior housing) as well as the town house development located at Pompton Avenue. This is the most extensive multi-family residential district in the township. It calls for the development of townhouses and apartments in a two and one-half story configuration at densities of six units per acre for townhouses and ten per acre for apartments.



Photo 8-6: Example of Low Rise Apartments

There are a total of 25 lots located in the apartment classification comprising 79.19 acres of land. As with other residential development in the Township, site development yields would be adjusted in accordance with the terms of the critical area adjustment provisions of the existing zoning ordinance. The following developments are located within this land use classification: Kimberly Gardens, Wedgwood Gardens, Verona Manor, Claremont Manor, Beacon Hill, Clearview Condos and the apartments on East Lincoln.



Map 8-6 : Land Use Plan
- Apartments

Source: Municipal Tax Maps

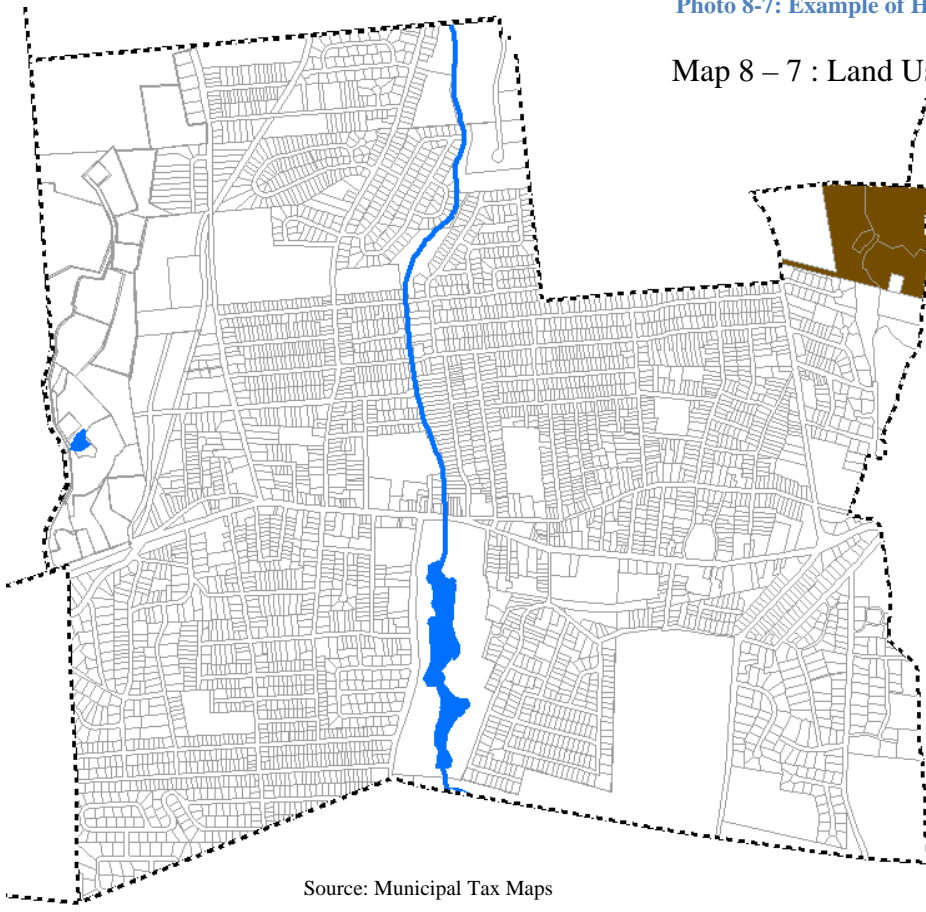
Multi-family Residential District - High-rise

This land use classification provides the foundation for the establishment and continuance of the A-2 and A-3 zones in the Township zoning ordinance. This district contains high-rise residential development served by Claridge Drive at the northeasterly corner of the Township adjoining Montclair and Cedar Grove. There are four (4) lots in the High-rise Multi - family residential land use classification comprising 31.22 acres of land.



Photo 8-7: Example of High Rise Residential

Map 8 – 7 : Land Use Plan – High-rise



Source: Municipal Tax Maps

Commercial Districts

Professional Office and Business

This land use classification provides the foundation for the establishment and continuance of the C-2 zone in the Township zoning ordinance. This limited commercial district allows for non-retail uses such as offices and certain financial institutions. There are 43 lots in the professional services and office land use classification comprising 32.05 acres of land.

Banking facilities are currently a permitted use in the C-2 zone, but it is recommended that they be prohibited due to their high traffic impacts.

Retail development in this district is prohibited to reduce potential competition with existing retail business areas and to recognize the potential traffic problems that are associated with retail development in this district.



Photo 8-8: Example of Professional Office and Business

This land use classification has been expanded in some key areas throughout the town. The area surrounding the Department of Public Works is now located within this land use classification.

The land use classification relating to the R-O zone (Residential Office) has been removed from this land use plan. This land use classification related to twelve (12) properties in the Township and permitted residential and office uses. The effect of this land use classification and associated zoning ordinance never has been realized.

The final expansion of this land use district abuts a portion of the Town Center District (TC). Some homes in this area already have been converted to transitional office uses. This modification to the land use plan acknowledges these conversions and, in fact, recommends additional conversions of single-family homes to professional services and offices. This land use classification is proposed to create a separation (or buffer) between commercial and residential land uses.

Map 8 – 8 : Land Use Plan – Professional Office & Business



Source: Municipal Tax Maps

Mixed Office Use

This land use classification provides the foundation for the establishment of a new zoning district entitled Mixed Office Use (MO) from the existing C-2 zone. This land use classification proposes residential and professional office uses as principle uses.

These districts are found along Bloomfield Avenue, the southern side of Pine Street and the western side of Depot Street. There are 26 lots in this mixed-use

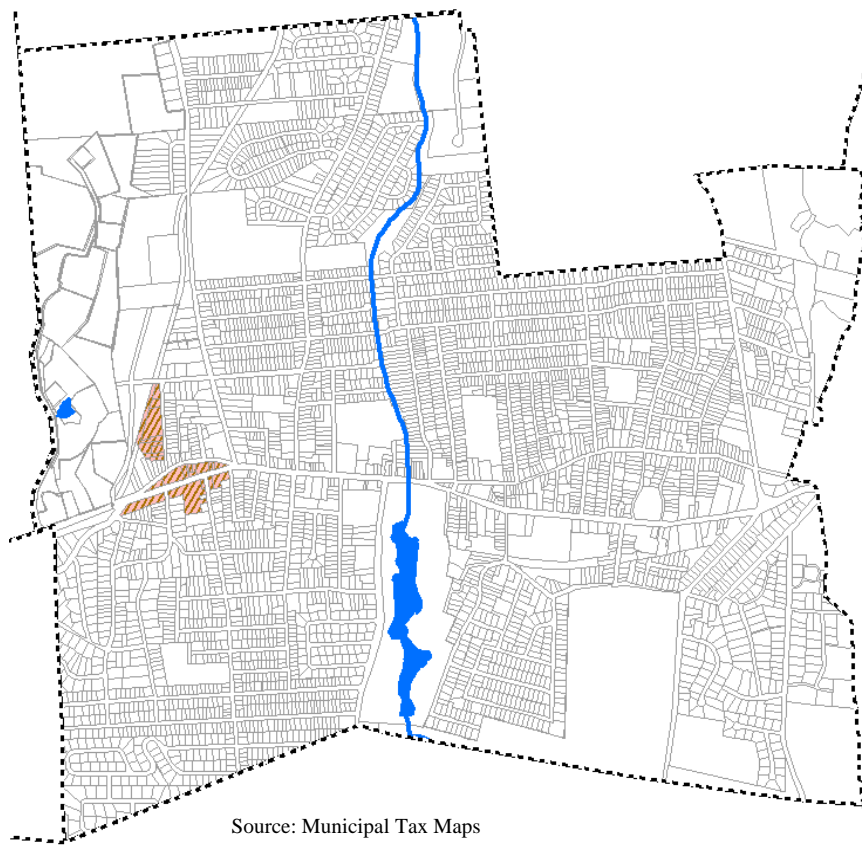
classification of office and residential uses comprising 12.23 acres. The zoning ordinance to effectuate this newly created land use category should indicate whether these uses should be mutually exclusive or inclusive. If the ordinance purposes inclusivity, it must also indicate to what degree of mixture is required.



Photo 8-9: Proposed Mixed Office Use District

**Map 8 - 9 : Land Use Plan -
Mixed Office Use**

Photo 8 - 10: Proposed Mixed Office Use District



Mixed Retail Use

This land use classification provides the foundation for the establishment of a new zoning district entitled Mixed Retail Use (MR) from the existing C-2 zone. This land use classification proposes apartments, professional offices and limited retail uses as principle uses.

This district is located along the northern side of Pine Street. There are 11 lots in the proposed Mixed Retail use classification comprising 4.43 acres. The zoning ordinance to effectuate this newly created land use category should indicate whether these uses should be mutually exclusive or inclusive. If the ordinance purposes inclusivity, it must also indicate what degree of mixture is proposed.



Photo 8 - 4: Proposed Mixed Retail Use

Map 8 - 10 : Land Use Plan -
Mixed Retail Use



Source: Municipal Tax Maps

Town Center District

This land use classification provides the foundation for the establishment and continuance of the Town Central Business District (CBD) zone in the Township zoning ordinance. This plan calls for the renaming of this zone from the CBD to Town Center (TC) zone. This district remains essentially unchanged in this land use plan as compared to existing zoning. There are 51 lots proposed in the Town Center land use classification comprising 27.63 acres.



Photo 8-5: Town Center District

The land use concept for the Central Business District (CBD) or Town Center (TC) is to protect the integrity of existing retail and business development at a pedestrian scale. In order to meet this

objective, the Township should continue to support the district with public parking facilities, and the zoning ordinance should be modified to limit office and residential uses to those locations other than at street level. This district promotes retail development, with a first floor use restriction applying to all offices except travel agencies, brokerage firms, real estate offices and opticians since these office uses often attract drop-in trade. These office uses also offer the potential for attractive window displays and attract pedestrian interest assisting in pedestrian interest in store-to-store shopping. The placement of drive-thru facilities of any kind within this district detracts from a pedestrian-oriented district and should not be permitted.

The current zoning regulations do not permit municipal buildings or offices in the central business district. This land use plan removes the public lands from each of their previous land use classifications and places them in a new land use classification specifically for public uses.

The previous zoning regulations for restaurants within the town center were overly restrictive and had the effect of suppressing the development of same. Regulations for restaurants were reviewed and new regulations concerning this land use were included in an updated zoning ordinance. Restaurant use in this district is encouraged because it creates positive secondary effects.

Map 8 - 11 : Land Use Plan –
Town Center District



Source: Municipal Tax Maps

Extended Town Center District

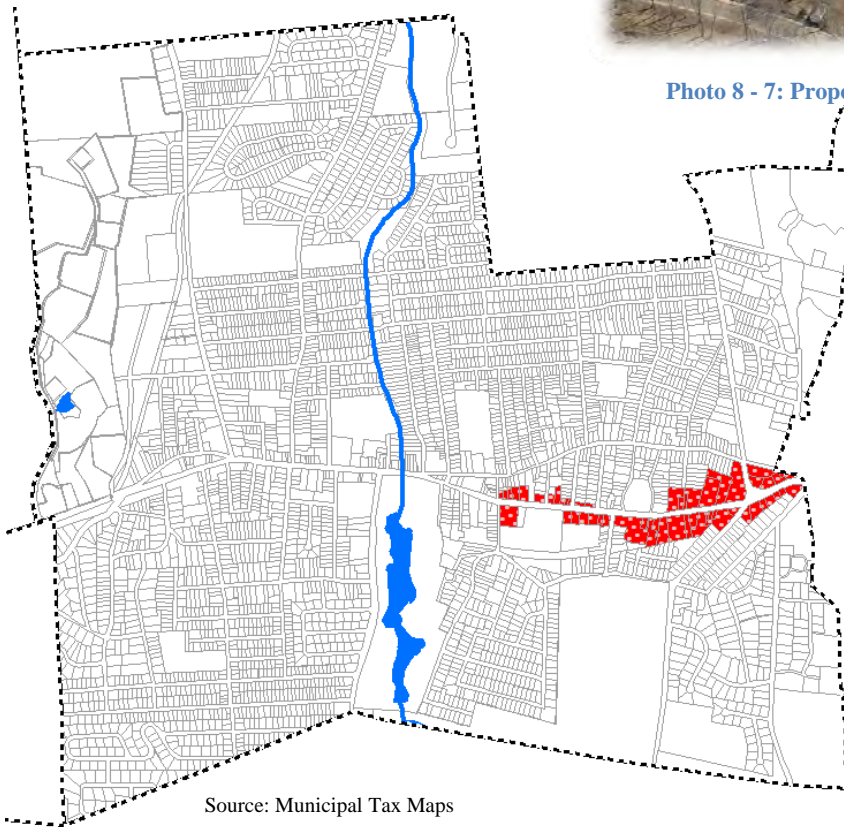
This land use classification provides the foundation for the establishment of a new zoning district entitled Extended Town Center (ETC) from the existing C-1 zone. This land use classification proposes the same uses allowable in the proposed Town Center (TC) district with modified bulk standards recognizing a more auto dependant development pattern.

This district is located to the east side of the proposed Town Center district along Bloomfield Avenue. There are 43 lots in the proposed Town Center land use classification comprising 32.05 acres.



Photo 8 - 7: Proposed Extended Town Center District

Map 8 - 12 : Land Use Plan –
Extended Town Center District



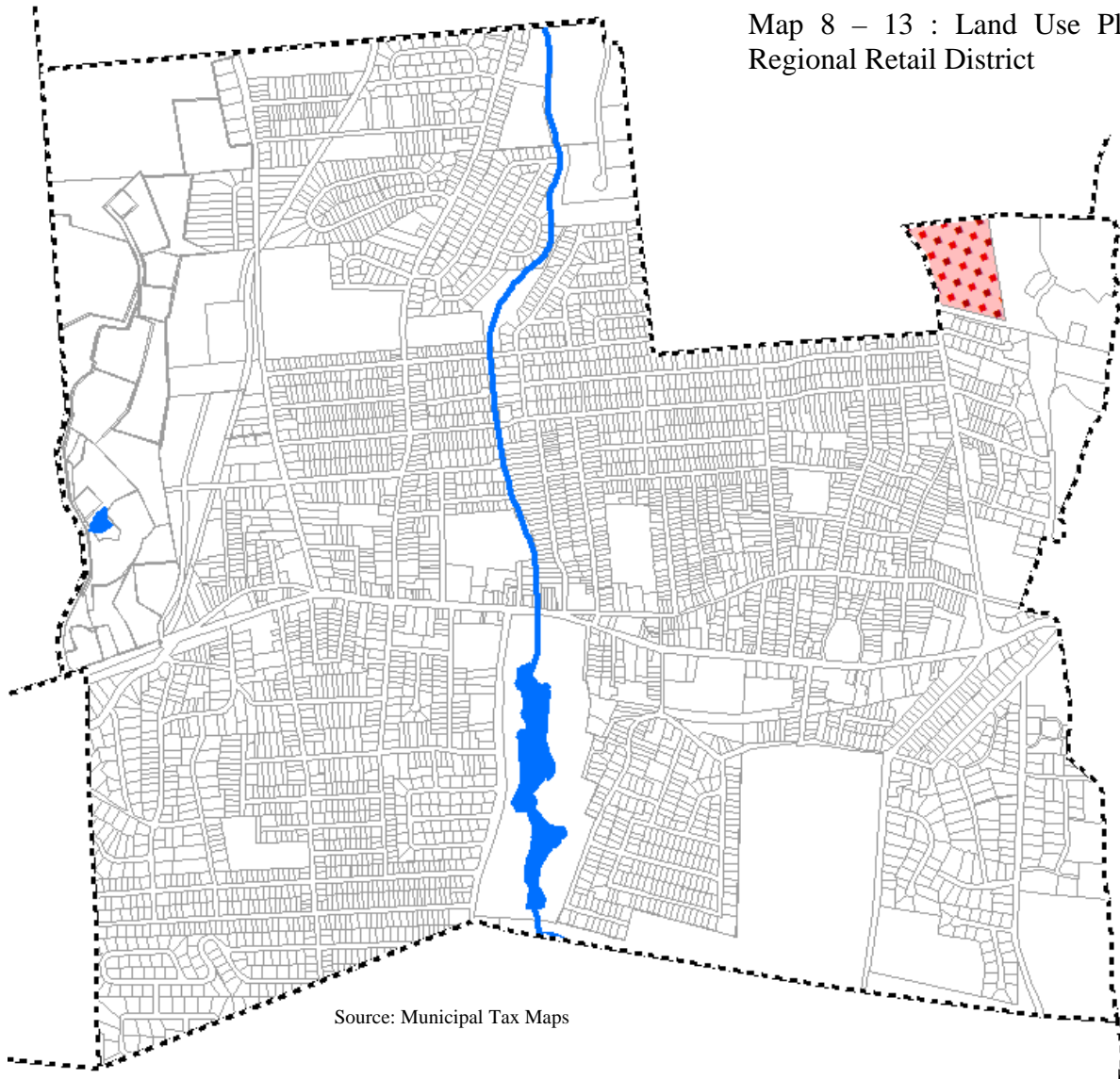
Source: Municipal Tax Maps

Regional Retail District

This land use classification provides the foundation for the establishment of a new zoning district entitled the Regional Retail (RR) from the existing C-1 zone. This land use classification proposes shopping centers as a permitted use. This district is in the north eastern portion of the municipality.



Photo 8-8 : Regional Shopping Center



Map 8 - 13 : Land Use Plan -
Regional Retail District

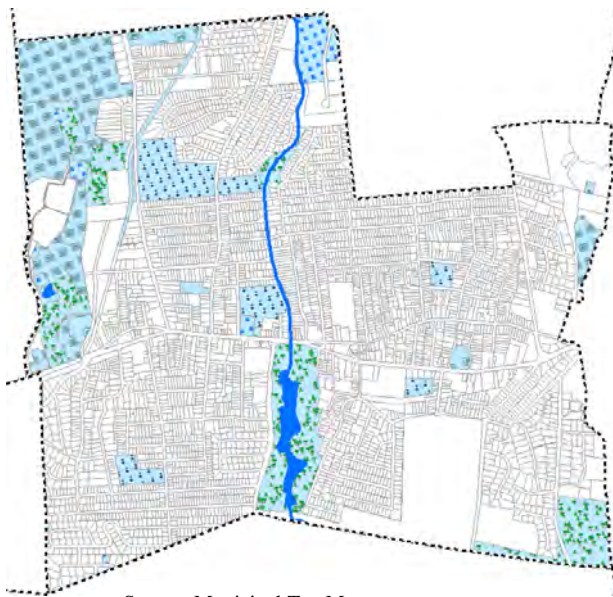
Source: Municipal Tax Maps

Public Districts

Public

There are six new land use classifications relating to public uses in the municipality. These land use classifications represent property owned by public entities. These land use classifications provide the foundation for the establishment of a Public (P) zone in the Township zoning ordinance. The public land uses are further classified as passive recreational, active recreational, public schools, municipally owned land, county owned land and other public open space. Municipality owned lands represent municipality owned lands utilized for a specific use (water tanks, municipal hall, sewage treatment plant, etc.). Other municipally owned lands are vacant property owned by the municipality. These public use districts are found throughout the Township and include the following properties:

Map 8 - 14: Land Use Plan - Public Districts



Source: Municipal Tax Maps

- Municipal Pool
- Department of Public Works
- Municipal Water Tank Sites
- Municipal Town Hall
- Brookdale Avenue School
- FN Brown School
- Forest Avenue School
- Henry B. Whitehorne School
- Laning Avenue School
- Verona High School
- Verona Park
- Everett Field
- Eagle Rock Reservation
- Kip's Castle Park
- Verona Civic Center
- Verona Public Library
- Verona Community Center
- Centennial Field
- Veterans Field
- Hilltop Park
- Essex County Facilities

Photos 8-13: Examples of Public Uses



Semi Public

This is a new land use classification for the municipality. This land use classification represents property owned by private interests but function as public entities such as houses of worship or private schools. A new zoning district will, of necessity, be created to effectuate this new land use classification. This land use classification provides the foundation for the establishment and continuance of the Semi Public (SP) zone in the Township zoning ordinance. There are seven (7) lots to be located in the proposed Semi Public land use classification comprising 12.73 acres.



Photo 9- 14: Example of a Semi Public Church

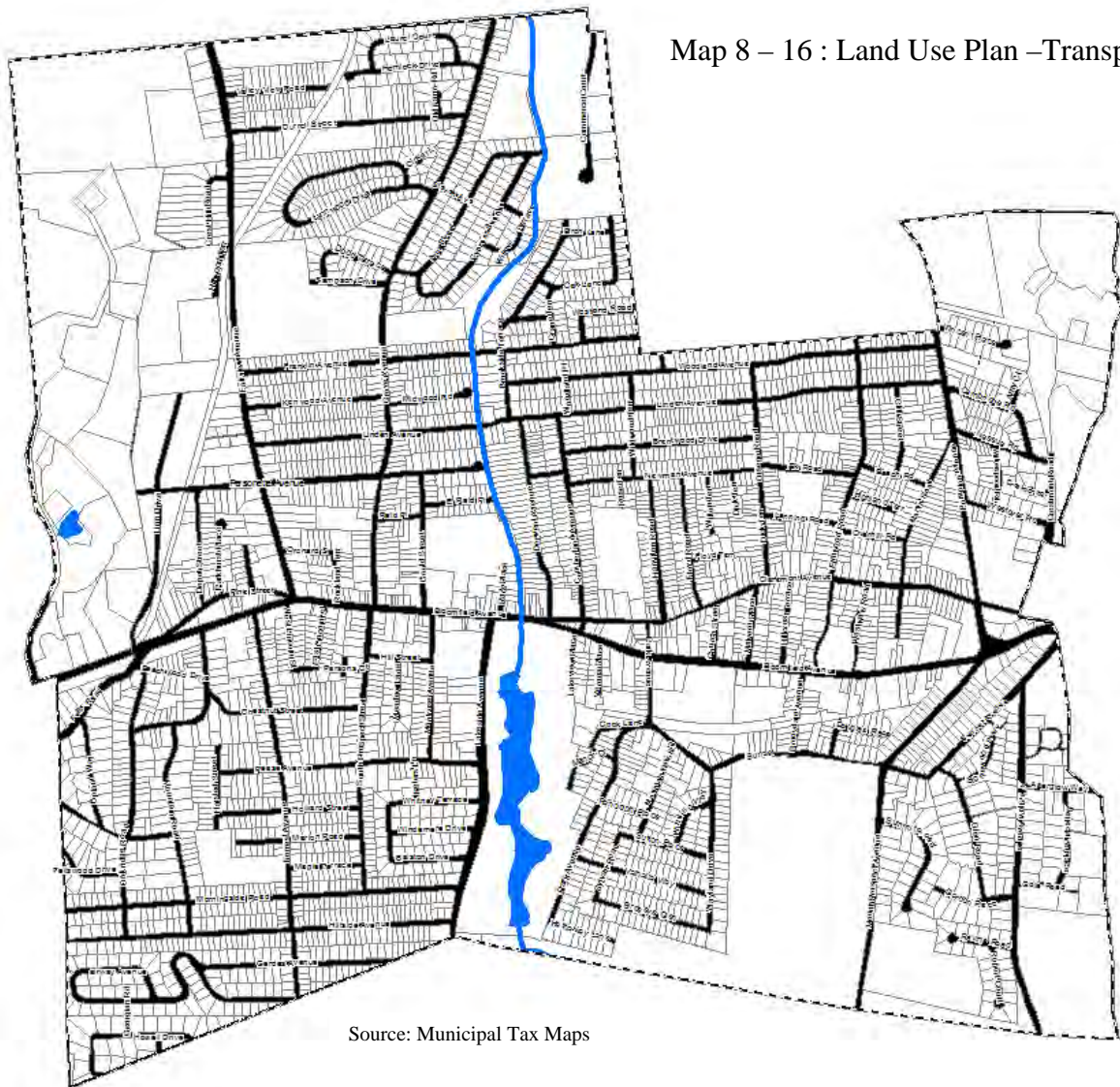
Map 8 – 15 : Land Use Plan –Semi Public District



Source: Municipal Tax Maps

Transportation

This is yet another new land use classification for the municipality. This land use classification represents property utilized for public transportation. There are a total of 210.97 acres of land that are devoted to public rights-of-way in the Township of Verona. Previous master plans and zoning ordinances had districts and zones follow lot lines, natural boundaries, or the middle of public rights-of-way. A lawsuit entitled *PC Air Rights vs. The City of Hackensack* indicated when streets and other public rights-of-way are utilized as zone boundaries, these rights-of-way may possess development potential that can be sold, purchased, or built over. This land use classification is intended to strip all potential development rights from these areas and to ensure they are not sellable, transferable or constructed upon. A new zoning district will, of necessity, be created to effectuate this new land use classification. This land use classification provides the foundation for the establishment and continuance of the Transportation (T) zone in the Township zoning ordinance.



Map 8 – 16 : Land Use Plan –Transportation

Source: Municipal Tax Maps

Districts Removed From Previous Land Use Plans

Residential-Office

This small zoning district along Pompton Avenue was intended to provide for a limited mixture of office and residential uses within buildings designed for single-family occupancy. It attempted to reflect a need for transition between the heavily traveled Pompton Avenue and the adjoining single-family residential areas to the rear of the district. This small zoning district never reached its potential and this land use plan has removed this land use classification and replaced it with a professional services and office business district.

Map 8 - 17: Land Use Plan –
Remove Residential Office District



Source: Municipal Tax Maps

Limited Industrial

This land use classification has been removed and replaced with other classifications in the Township. Limited industrial uses in the town have, and would always have, an impact on the surrounding land uses. The previous master plan proposed that the limited industrial classification was to remain but the classification should be changed if the user was discontinued.

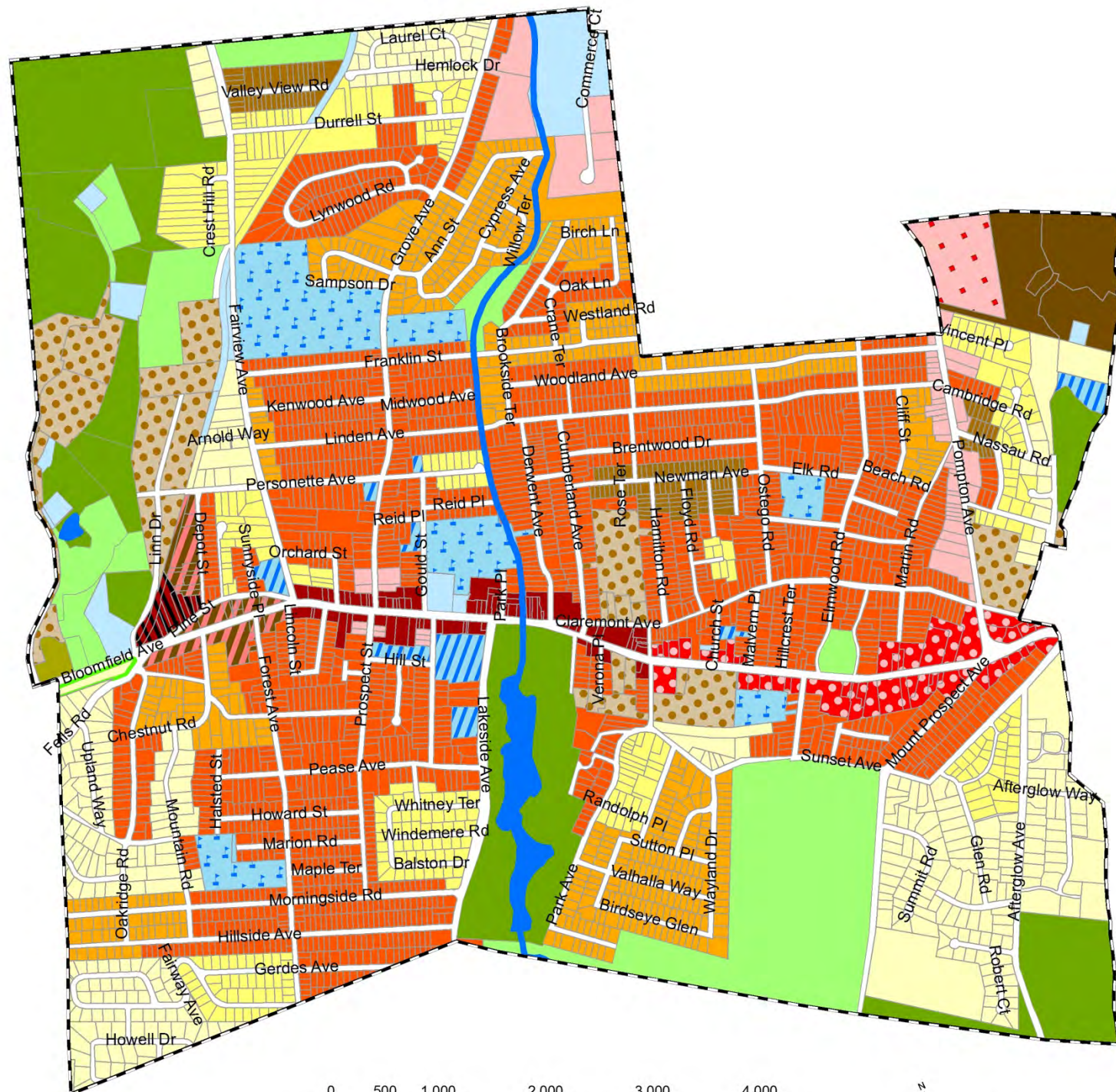
This master plan follows the same concept as the prior master plan, but makes the legal step of making all existing limited industrial uses in the Township non-conforming uses. This will allow the existing limited industrial uses to remain, but will not allow these uses to expand in any way and once abandoned would lose its non-conforming status.

Map 8 - 18: Land Use Plan –
Remove Limited Industrial Districts

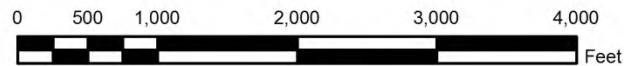


Source: Municipal Tax Maps

Land Use Plan



- Residential: Single-Family
 - Very Low Density
 - Potential Area In Need of Redevelopment
 - Low Density
 - Medium Density
 - High Density
 - Very High Density
- Residential: Multi-Family
 - Low-rise
 - High-rise
- Commercial
 - Office - Business
 - Mixed Office
 - Town Center
 - Extended Town Center
 - Mixed Retail District
 - Regional Retail
- Institutional
 - Public
 - Semi Public
 - Public Schools
- Park and Open Space
 - Municipal Park Land
 - County Park Land
 - County Land



Kasler Associates, PA

Land Use Consultants

34 Little Brook Road

Springfield, NJ 07081

908.598.1666

www.KaslerAssociates.com

Source: Municipal Tax Records and field inspection.

CIRCULATION PLAN ELEMENT



SECTION 9 - CIRCULATION PLAN ELEMENT

A detailed review of road functions, road jurisdiction, traffic, and right-of-way widths is provided in the background study on traffic circulation as set forth in this master plan. In addition, the following proposals are incorporated in the plan:

1. The town center is conveniently located along Bloomfield Avenue and efforts should continue to add to the supply of public parking. To the extent feasible, the location of the facilities should take into consideration the primary function of serving the business community, but the overall value of the parking facilities would be enhanced if it can have a secondary use during non-business hours, such as for schools or for houses of worship.
2. The Claremont and Pompton Avenues intersection should be studied in detail to determine the improvements that would be appropriate, including the installation of a traffic light timed to properly phase with the light at Bloomfield Avenue. The Township has petitioned the Department of Transportation in conjunction with the installation of a traffic light at this location. The Department of Transportation has denied the Township's petition.
3. The section of Mount Prospect Avenue extending southerly from Bloomfield Avenue and including the intersection of Sunset Avenue should be studied in greater detail by a traffic engineer. Widening presents very serious access and quality of life problems for the abutting homeowners. However, there are significant volumes of traffic that pass through this area with little in the way of an acceptable alternate traffic pattern.
4. The southwest quadrant has a serious problem with unrelated traffic passing through the neighborhood, primarily during peak hours, in an effort to bypass the congested intersection of Lakeside and Bloomfield Avenues. The north-south streets most affected by this traffic flow are Forest Avenue and South Prospect Street, with some problems occurring along Oakridge Road as well. The intersecting streets carrying this traffic are Pease, Morningside and Hillside Avenues. Considerations should be given to using stop signs at each leg of all the intersections involving the above mentioned streets. Consideration could also be given to restricting turning movements at certain key intersections during peak traffic hours and possible addition of a traffic signal. Strict enforcement of speed limits through the neighborhood may act as a further deterrent to unrelated traffic in this area. With the basic grid pattern presented in this neighborhood, solutions to discourage through traffic are difficult.
5. As far back as the 1978 Master Plan, a system of bikeways and pedestrian ways have been suggested and encouraged along the Peckman River stream corridor, along the right-of-way of the old railroad line, and in the interconnection between Brookdale School and the Verona Lake Park. A connection between the bike trail on the old railroad right-of-way and the Peckman River linear park can be developed through the high school and Brown School properties.

Residential Site Improvement Standards (RSIS)

As of June 3, 1997, the State imposed Residential Site Improvement Standards (RSIS) became operative and automatically affects all residential development in every municipality in New Jersey.

These standards supersede, and automatically replace, all technical requirements previously established by municipal ordinance with regard to streets, parking, water supply, sanitary sewers and storm water management.

SECTION 10 – CONSISTENCY WITH THE 2008 ZONING ORDINANCE

The Municipal Land Use Law requires that a governing body adopt a zoning ordinance based upon the land use plan and the housing element of the municipal master plan. The zoning ordinance ...

... shall be drawn with reasonable consideration to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate use of land. The regulations in the zoning ordinance shall be uniform throughout each district for each class or kind of buildings or other structure or uses of land, including planned unit development, planned unit residential development and residential cluster, but the regulations in one district may differ from those in other districts.³

The zoning for a municipality shall be drawn with “reasonable consideration” to the character of each district. This portion of the master plan analyzes the consistency of the existing land uses, the existing lot areas, and the existing lot widths as compared to the existing zoning regulations for each zoning district.

Land use consistency with zoning requirements

There are 4,104 lots (or partial lots) within Verona. One Hundred and Twenty Six (126) of the 4,104 lots (3.07 percent) are nonconforming as they contain uses that are not permitted in the zone in which they are located. These nonconforming lots are illustrated in red on the map on the following page. Each zoning district is then analyzed individually.

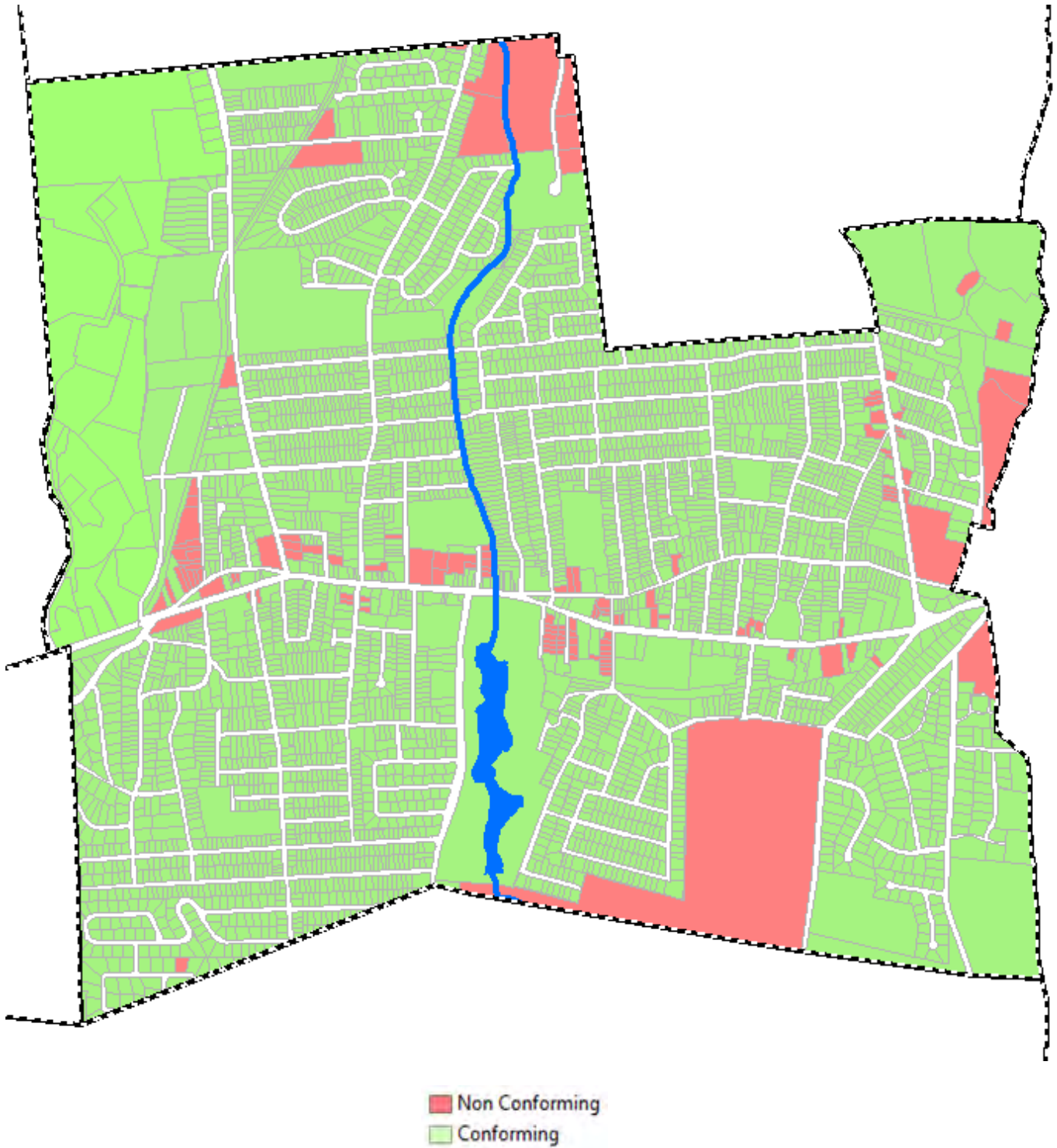
Table 10 - 1: Summary of Nonconforming Lots as to Land Use

Zone	Number of	Lots		Percent Nonconforming
		Conforming	Nonconforming	
C	8	8	0	00.00
R-1	6	2	4	66.67
R-2	295	291	4	1.36
R-3	982	974	8	0.81
R-4	2,477	2,468	9	0.36
A-1	42	15	27	64.26
A-2	3	2	1	33.33
A-3	2	1	1	50.00
R-MS	1	1	0	00.00
R-O	12	11	1	8.03
C-1	79	58	19	25.00
C-2	45	24	21	46.67
CBD	73	62	11	15.49
M-1	28	7	21	75.00
Redevelopment	33	33	0	00.00

Source: Municipal Tax Records and Municipal Zoning Ordinance

³ NJSA 40:55D-62

Map 10-1: Land use consistency with zoning requirement
Township of Verona



Source: Municipal Tax Records and Municipal Zoning Ordinance

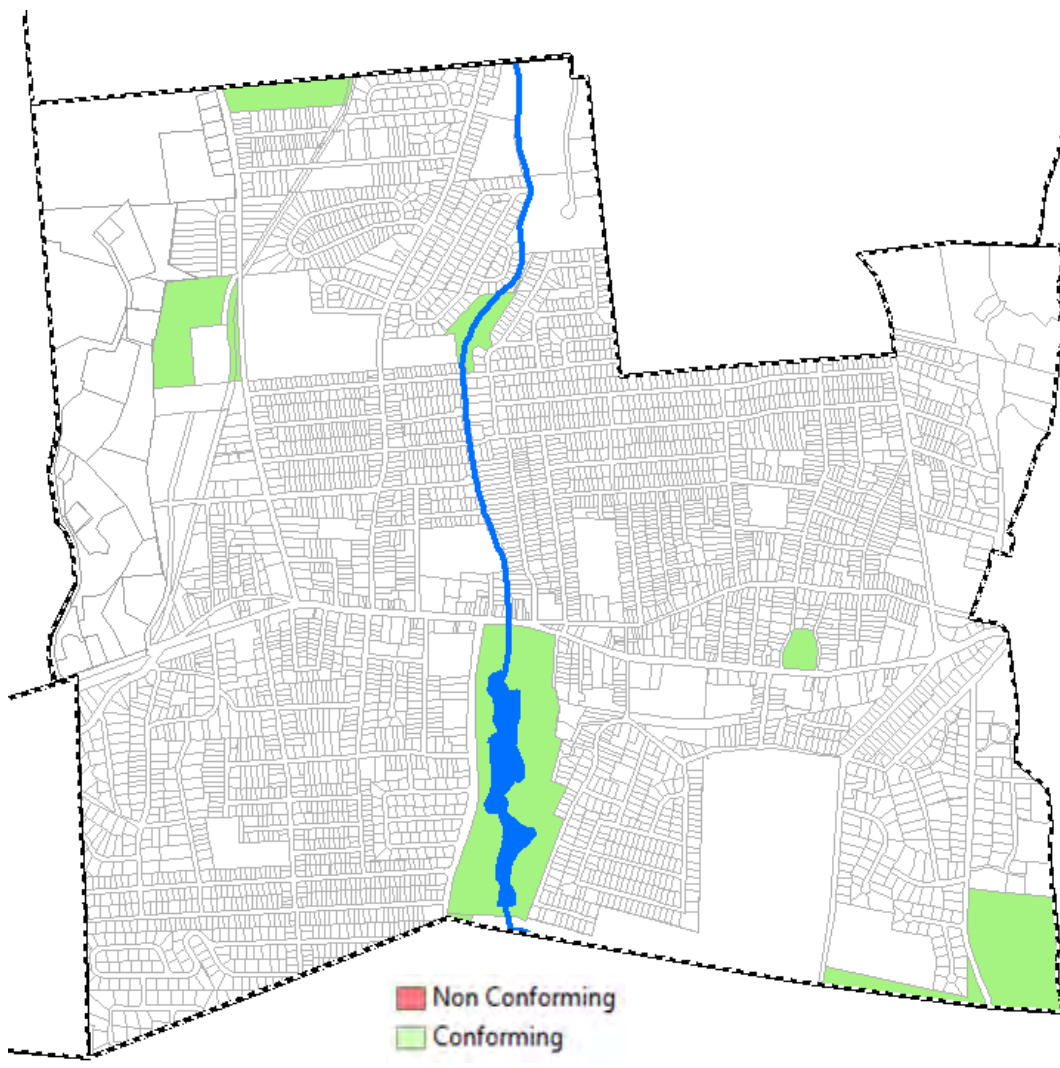
Land use consistency of lots in the C zone

The C zoning district is the municipal conservation district. The C zoning district allows for the following principal uses:

- Parks and Recreation
- Utility facilities related to the preservation or distribution of regional water supply
- Works for watershed protection
- Works for municipal water supply
- Garbage disposal facilities
- Power line rights-of-way
- Noncommercial outdoor recreational uses

The map below indicates that all lots within the C zoning district conform (shown in green) to the permitted principle uses in the district.

Land use consistency with zoning requirements
Map 10-2: C zoning district
Township of Verona

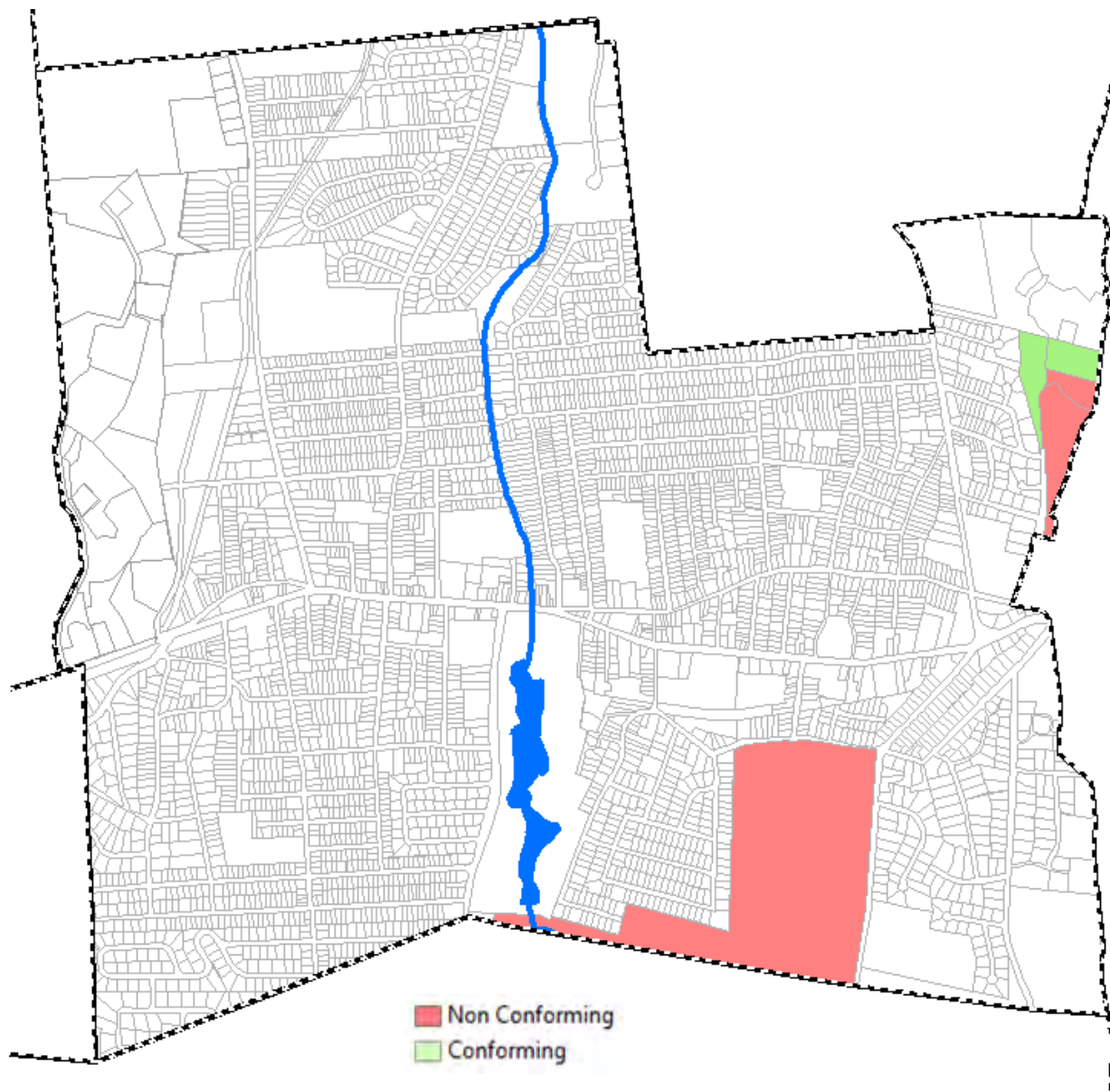


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the R-1 zone

The R-1 zoning district is the lowest density single-family district in the municipality. The permitted principal use in this zone is single-family homes on lots with a minimum lot size of 30,000 square feet. The map below indicates (in red) that four lots within the R-1 zoning district do not conform to use requirements. The two areas in the R-1 zone that do not conform are utilized as a private golf course (Montclair Golf Course) and as a county owned public use (Kip's Castle Park). The golf course has been in existence since the early 1900s while the Castle was recently purchased by Essex County for uses consistent with county purposes.

Land use consistency with zoning requirements
Map 10-3: R-1 zoning district
Township of Verona

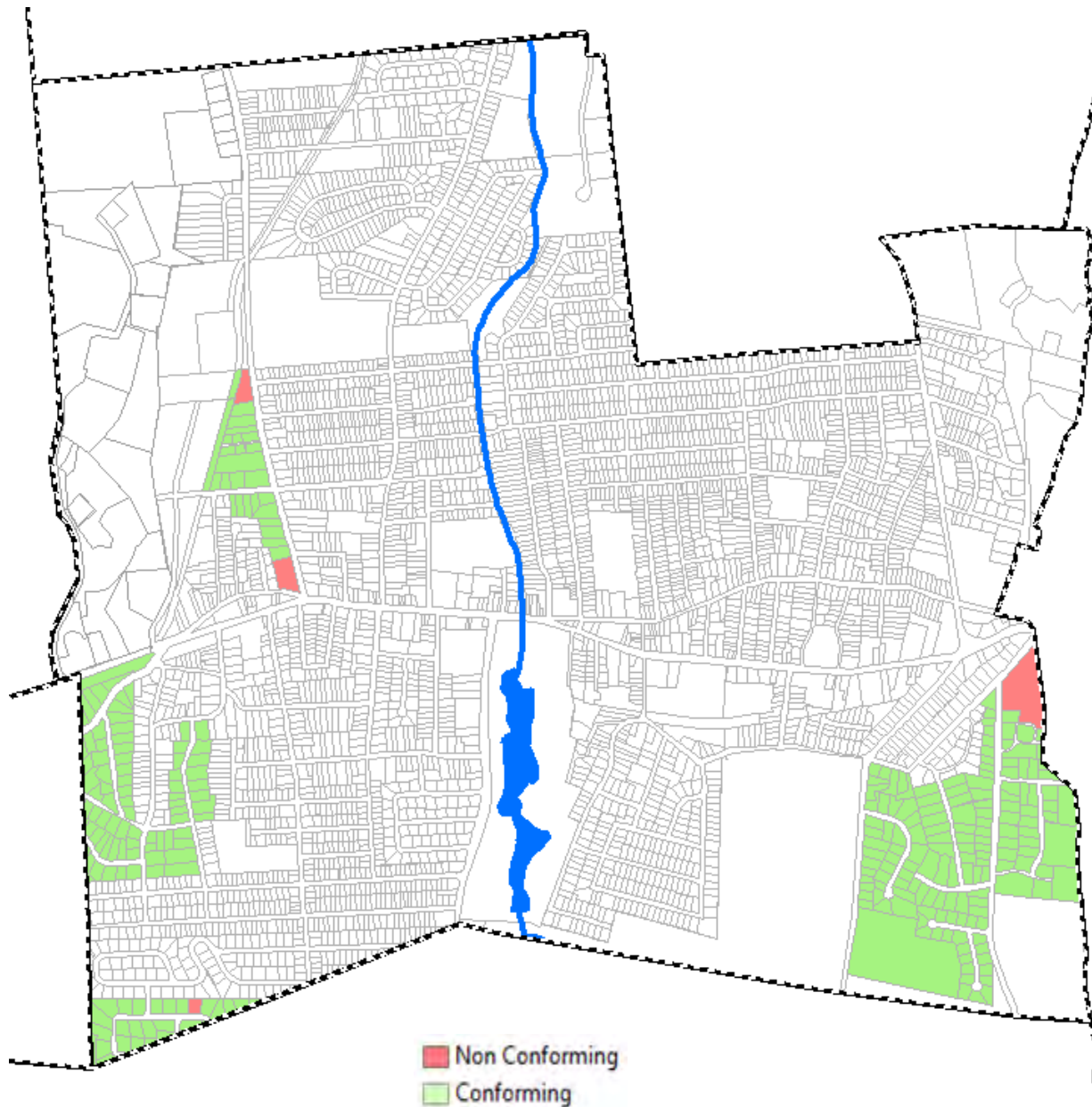


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the R-2 zone

The R-2 zoning district is the second lowest density single-family district in the municipality. The permitted principal use in this zone is single-family homes on lots with a minimum lot size of 15,000 square feet. There are 295 lots (or partial lots) found within the R-2 zoning district. Four of the 295 lots (or partial lots) are nonconforming (1.36 percent). These nonconforming lots are illustrated in red on the map below.

Land use consistency with zoning requirements
Map 10-4 : R-2 zoning district
Township of Verona

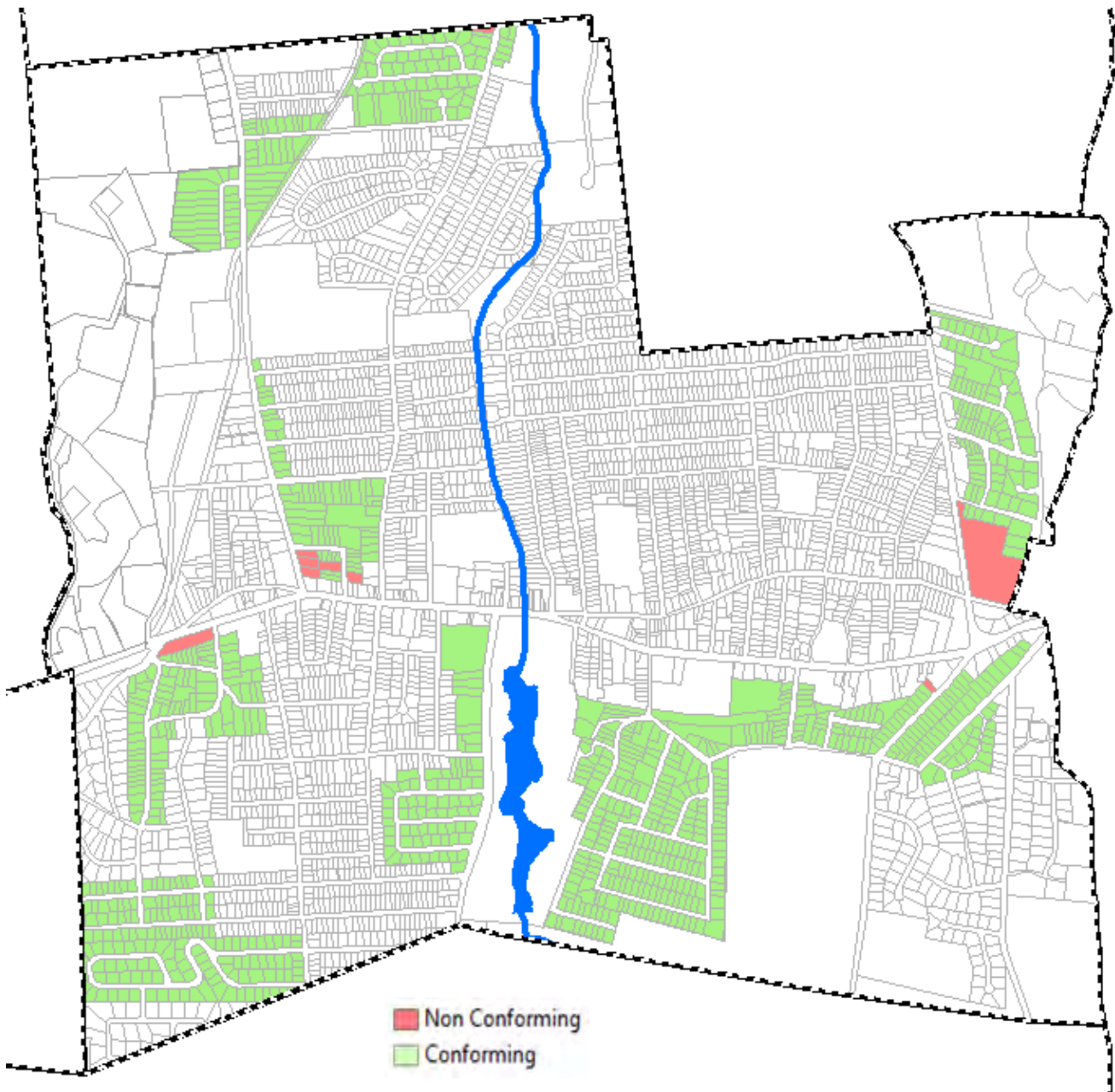


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the R-3 zone

The R-3 zoning district is the second highest density single-family district in the municipality. The permitted principle use in this zone is single-family homes on lots with an area of 10,000 square feet. There are 982 lots (or partial lots) within the R-3 zoning district. Eight of the 982 lots (0.81 percent) are nonconforming. These nonconforming lots are illustrated in red on the map below.

Land use consistency with zoning requirements
Map 10-5 : R-3 zoning district
Township of Verona

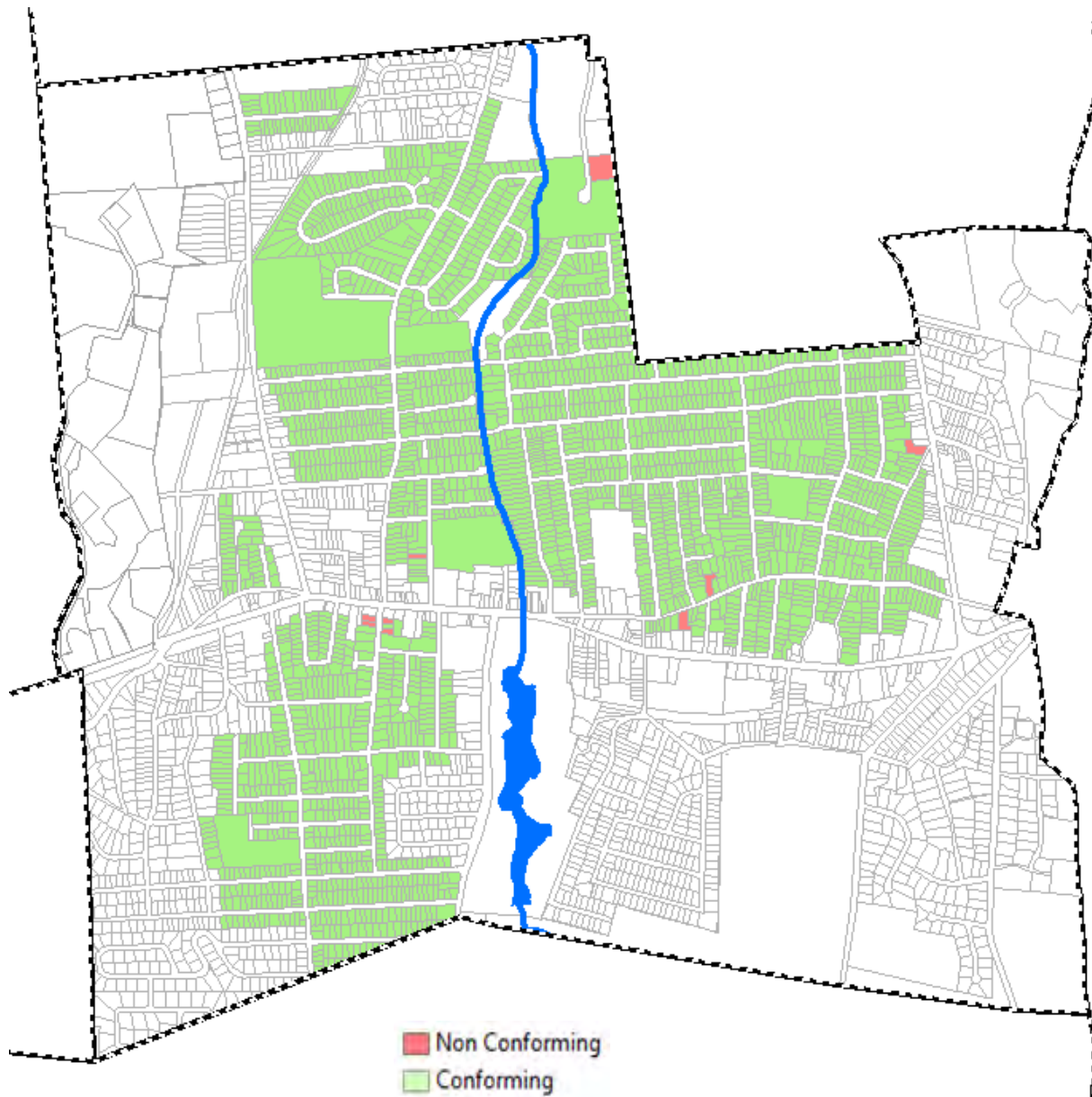


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the R-4 zone

The R-4 zoning district is the highest density single-family district in the municipality. The permitted principal use in the R-4 zone is single-family homes on lots with an area of with 8,400 square feet. There are 2,477 lots (or partial lots) located within the R-4 zoning district. Nine of the 2,477 lots (0.36 percent) are nonconforming. These nonconforming lots are illustrated in red on the map below.

Land use consistency with zoning requirements
Map 10-6 : R-4 zoning district
Township of Verona

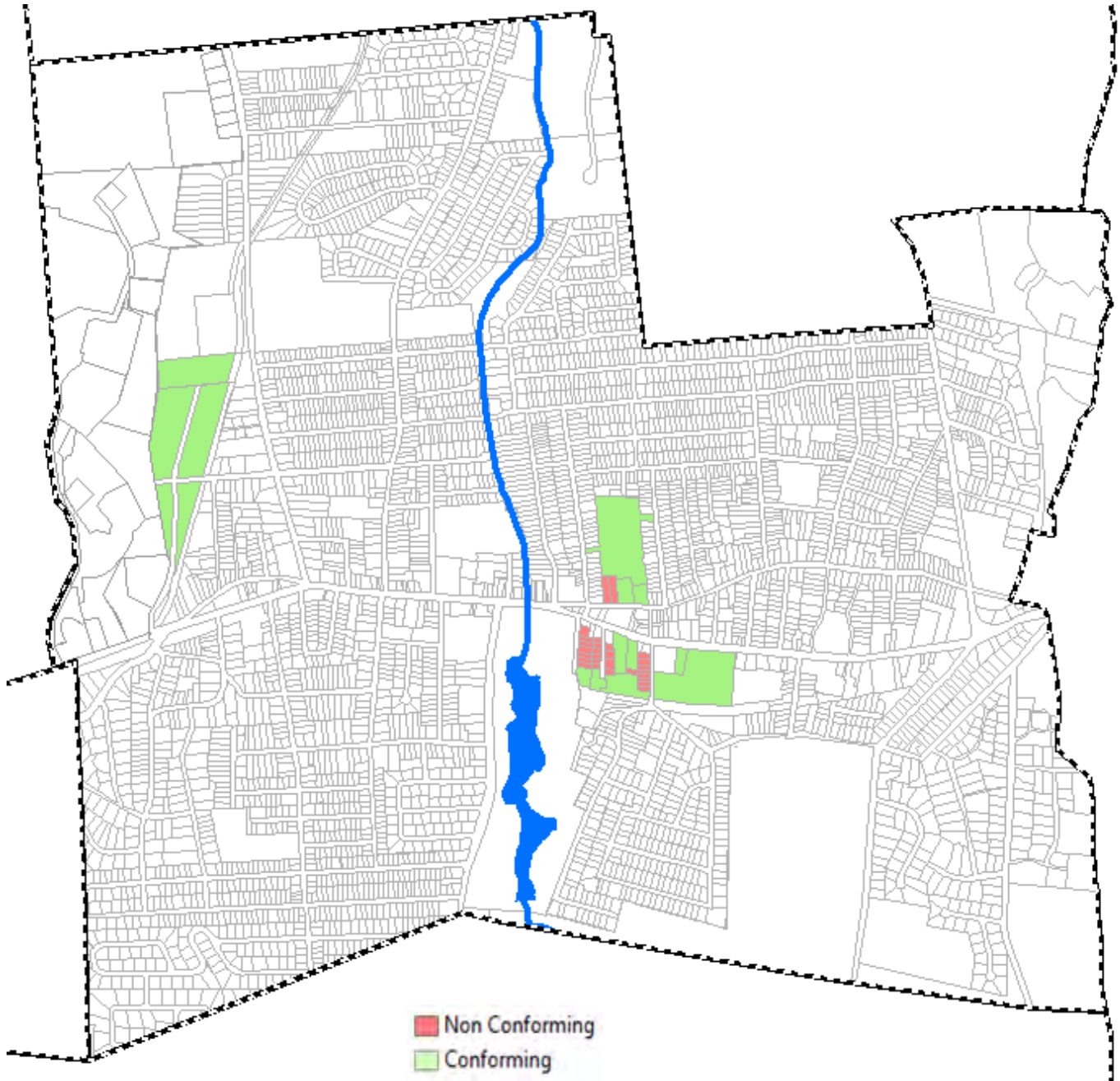


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the A-1 zone

The A-1 zoning district permits garden apartments and townhouses as principle uses. There are 42 lots located in the A-1 zoning district. Twenty-seven of the 42 lots (64.26 percent) are nonconforming. These nonconforming lots are illustrated in red on the map below.

Land use consistency with zoning requirements
Map 10-7 : A-1 zoning district
Township of Verona

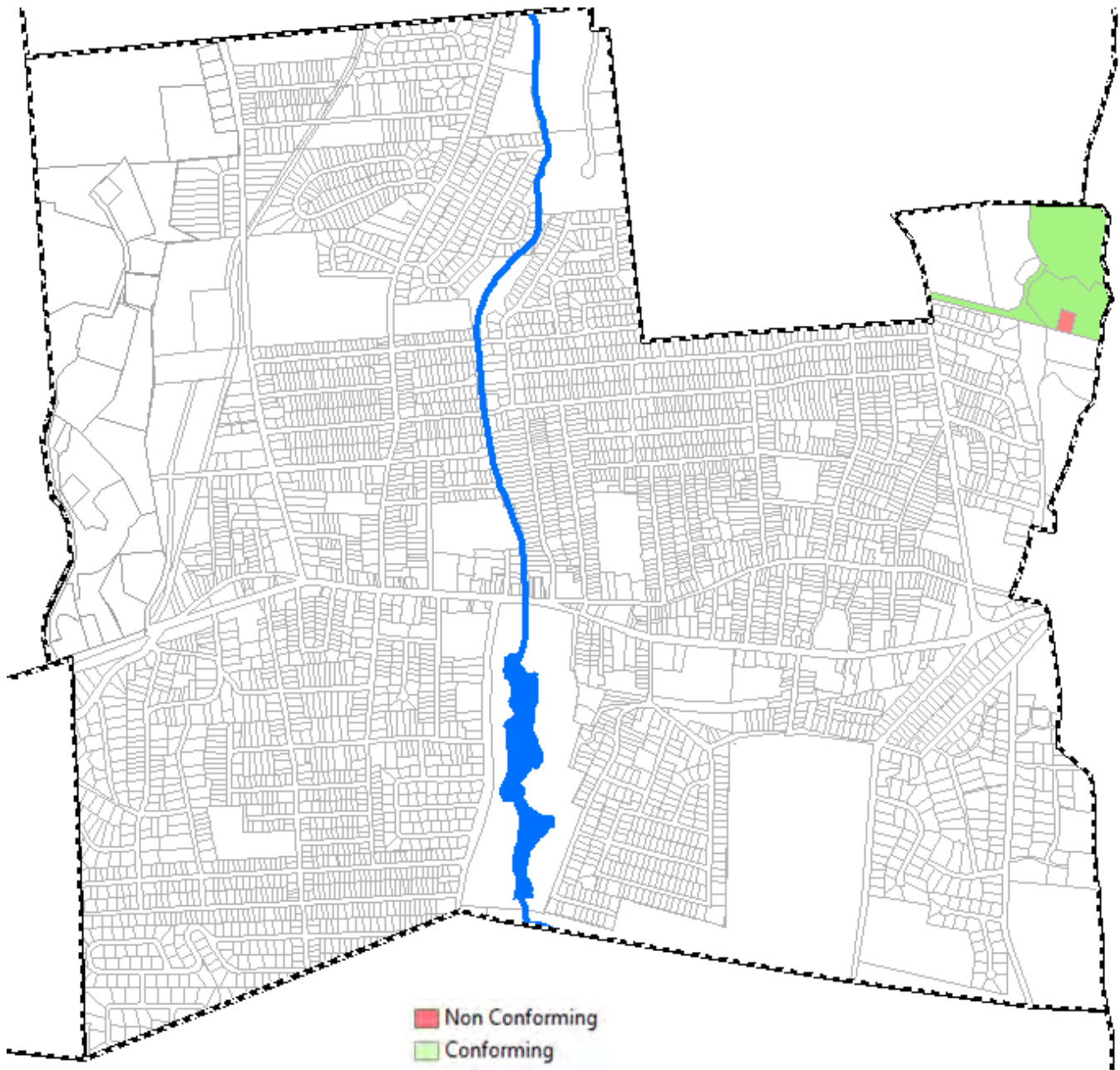


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the A-2 zone

The A-2 zoning district permits high-rise apartments as a principle use. There are three lots located in the A-2 zoning district. One of the three lots (33.33 percent) is nonconforming. The nonconforming lot is illustrated in red on the map below.

Land use consistency with zoning requirements
Map 10-8 : A-2 zoning district
Township of Verona

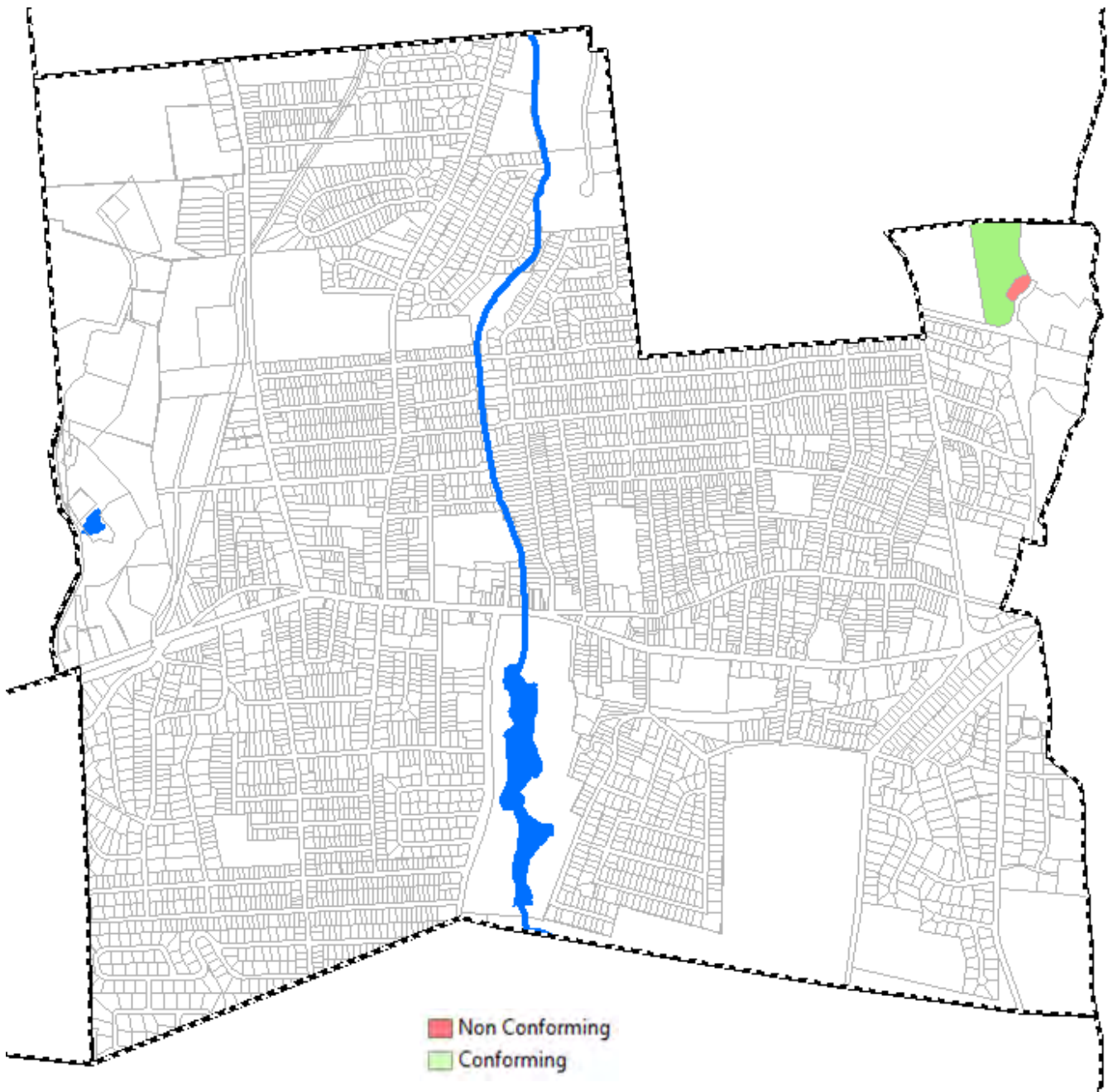


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the A-3 zone

The A-3 zoning district allows townhouses as the principle permitted uses. There are two lots located in the A-3 zoning district. One of the two lots (50.00 percent) is nonconforming. The nonconforming lot is illustrated in red on the map below.

Land use consistency with zoning requirements
Map 10-9: A-3 zoning district
Township of Verona

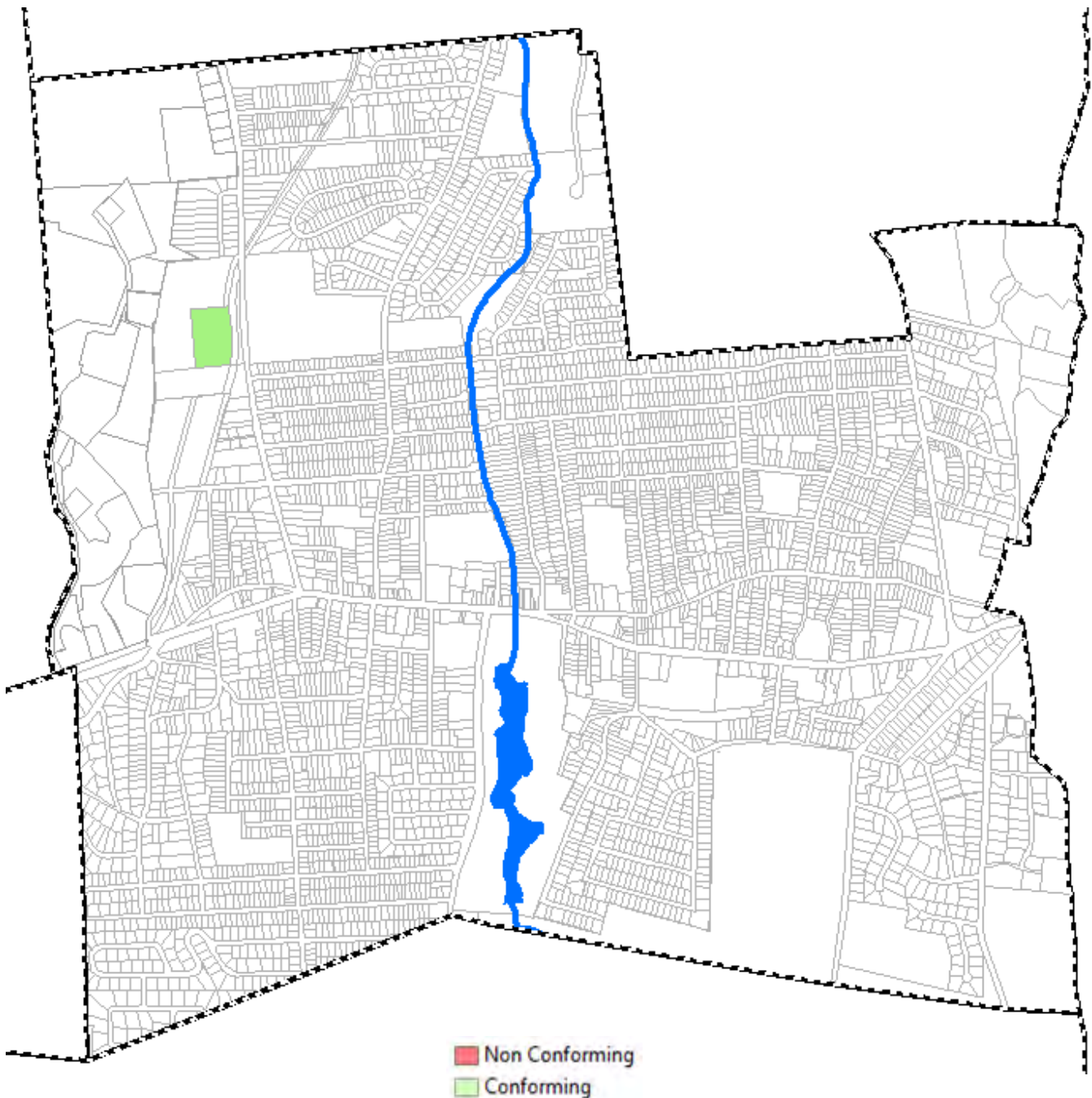


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the R-MS zone

The R-MS zoning district permits senior citizen housing as the principle permitted use. There is one lot located within the R-MS zoning district. This lot is conforming since it contains housing for senior citizens.

Land use consistency with zoning requirements
Map 10-10 : R-MS zoning district
Township of Verona

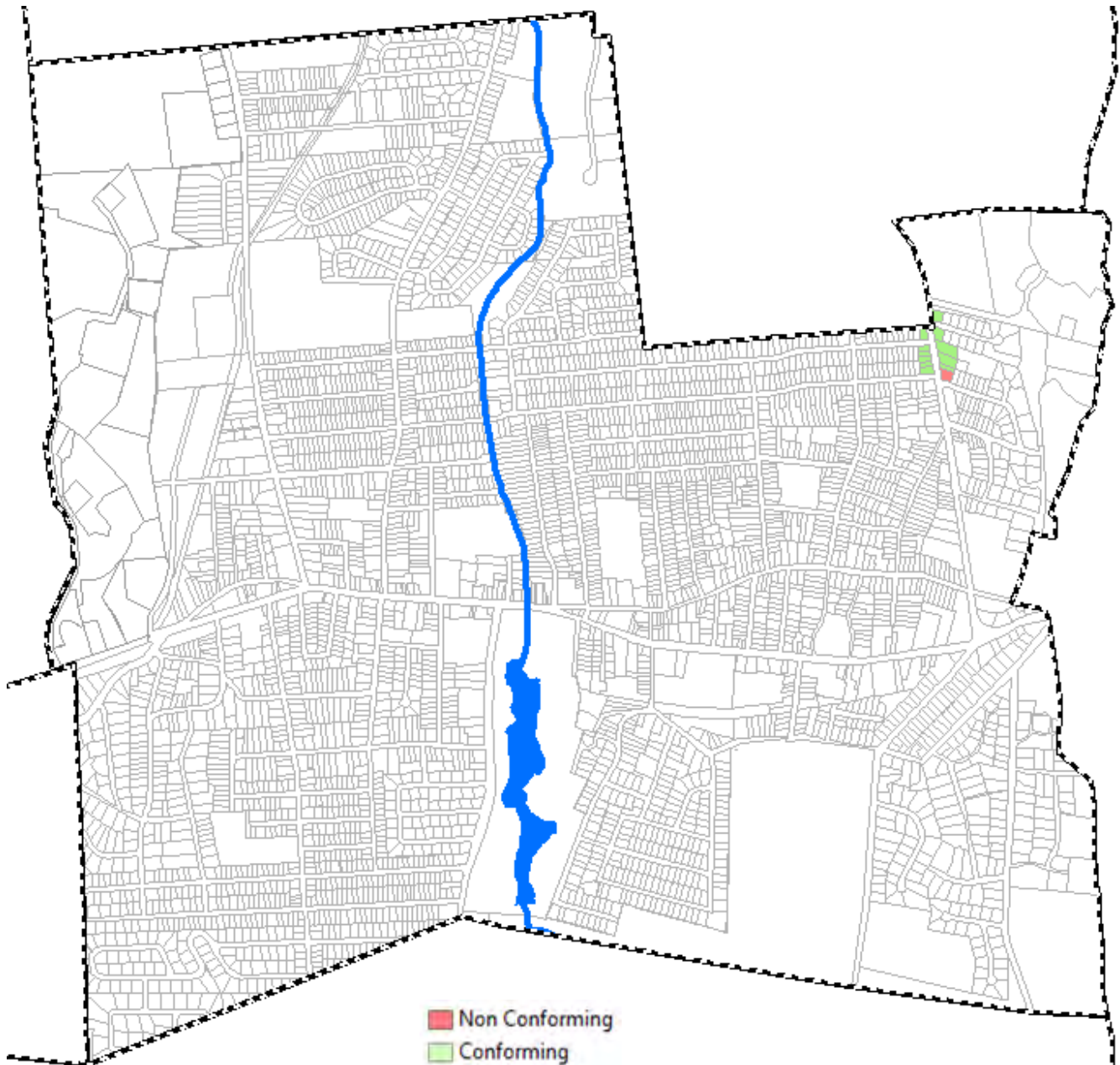


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the R-O zone

The R-O zoning district permits residential and professional office uses along Pompton Avenue. There are 12 lots located in the RO zoning district. One of the twelve lots is non-conforming within the R-O zone as illustrated in red on the map below.

Land use consistency with zoning requirements
Map 10-11 : R-O zoning district
Township of Verona

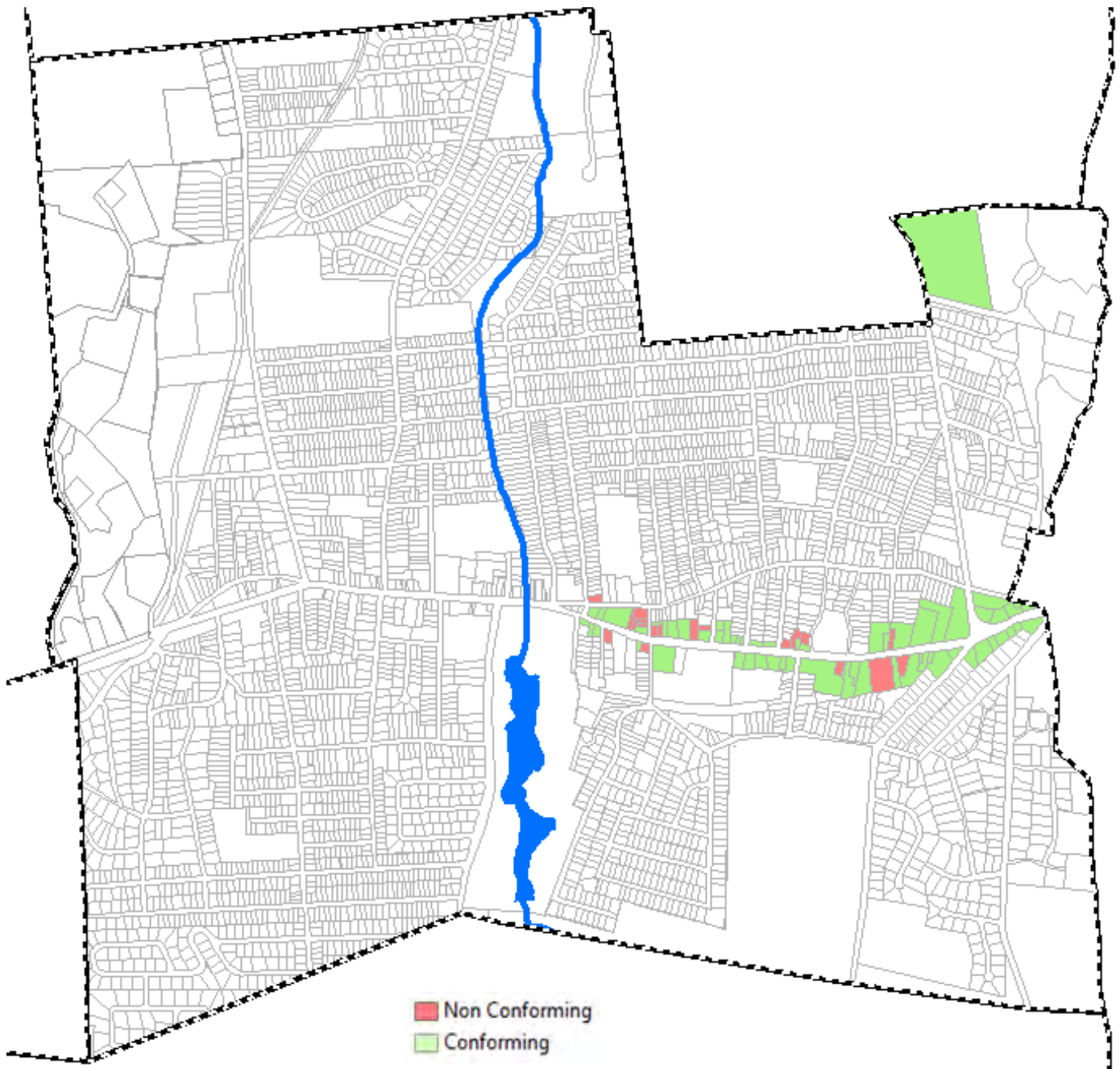


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the C-1 zone

The C-1 zoning district is the general commercial district in the municipality. This zone allows for retail stores and service establishments, banks, commercial and professional offices, wholesale trade establishments and childcare centers as principal uses. There are 79 lots (or portions of lots) located in the C-1 zoning district. Nineteen of the 76 lots (25 percent) are nonconforming. These nonconforming lots are illustrated in red on the map below.

Land use consistency with zoning requirements
Map 10-12 : C-1 zoning district
Township of Verona

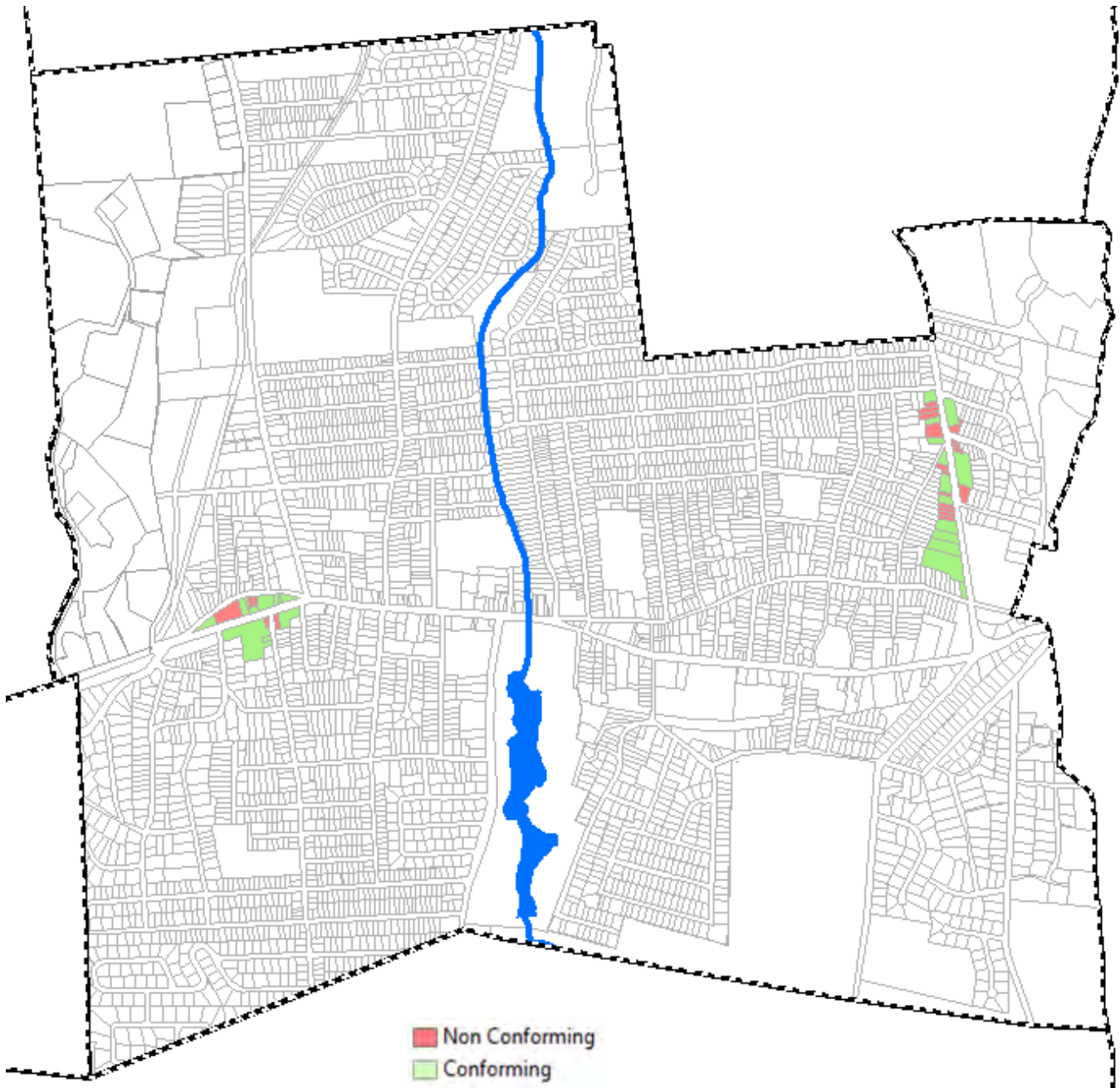


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the C-2 zone

The C-2 zoning district is the restricted commercial district in the municipality. The zone allows for commercial and professional offices, commercial schools, and childcare centers as permitted uses. There are 45 lots located in the C-2 zoning district. Twenty-one of the 45 lots (46.67 percent) are nonconforming. These nonconforming lots are illustrated in red on the map below.

Land use consistency with zoning requirements
Map 10-13 : C-2 zoning district
Township of Verona

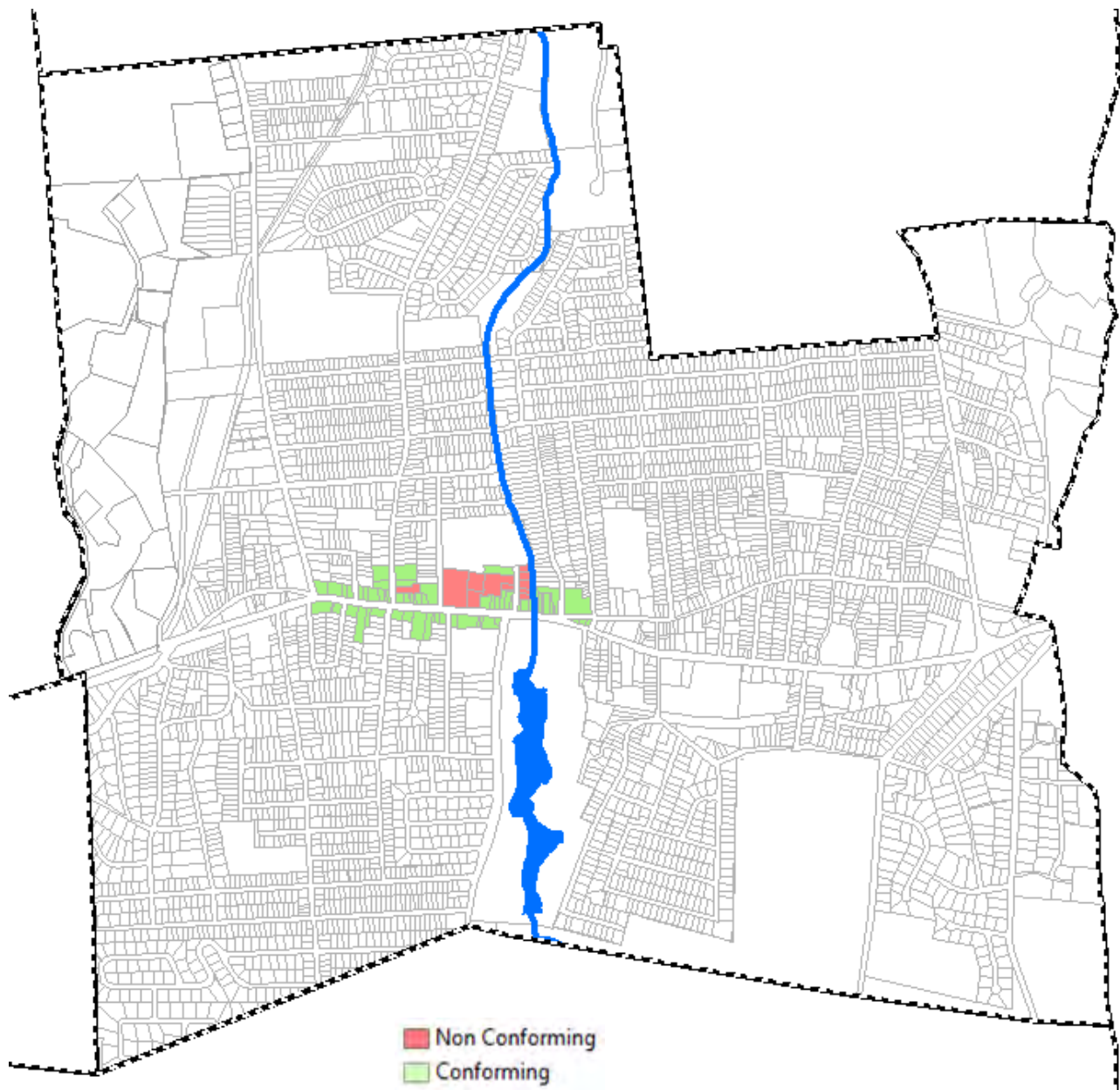


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the CBD zone

The CBD zoning district is the central business district in the municipality. The zoning district permits retail stores and service establishments, banks and other financial institutions, commercial and professional offices, theatrical and motion picture theaters, mixed residential and non-residential uses, and childcare centers as permitted uses. The CBD limits the commercial activity to street level. There are 73 lots (or partial lots) located in the CBD zoning district. Eleven of 71 lots (15.49 percent) are nonconforming.

Land use consistency with zoning requirements
Map 10-14 : CBD zoning district
Township of Verona

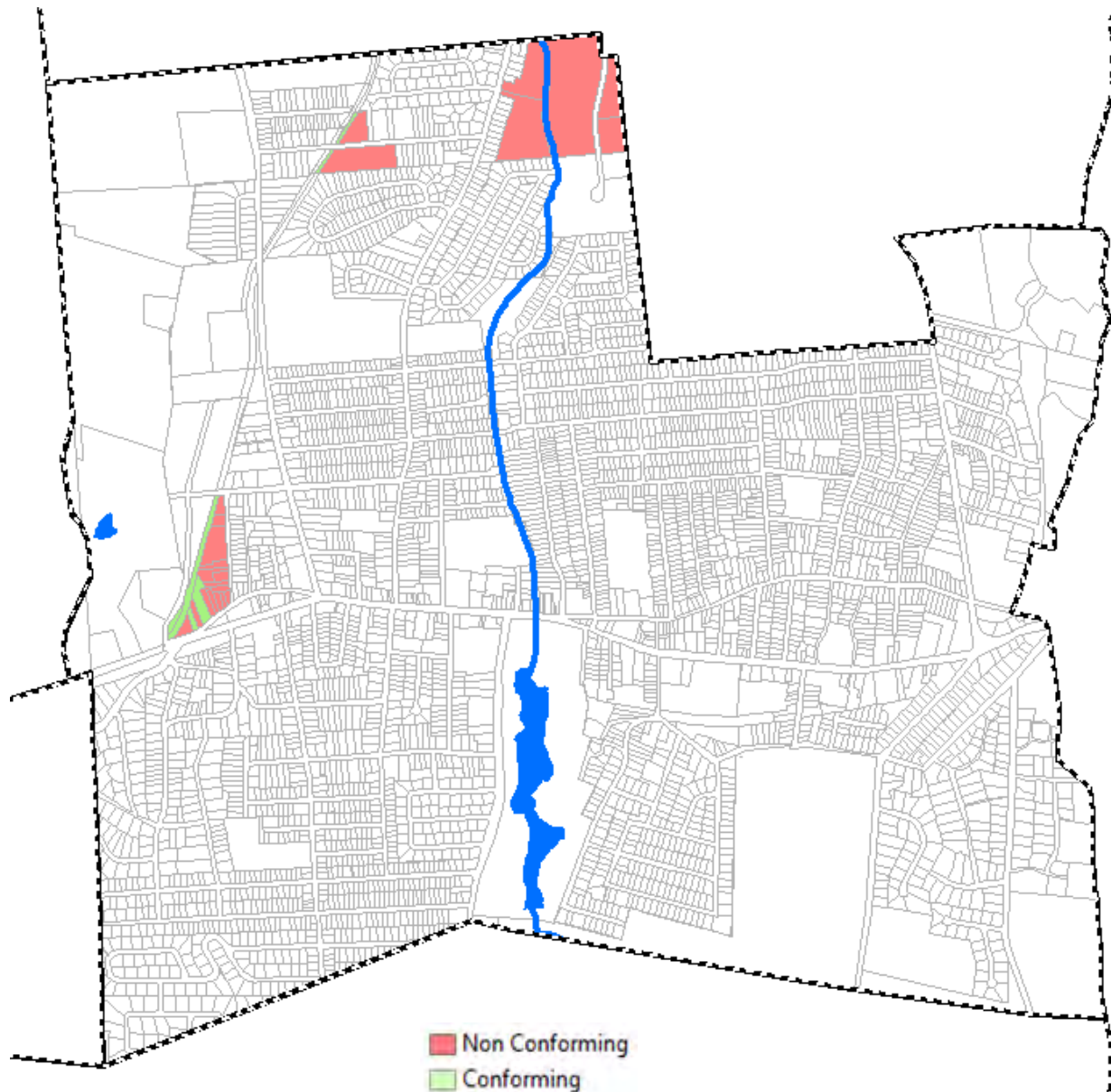


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the M-1 zone

The M-1 zoning district is the light industrial district in the municipality. The M-1 zone allows for manufacturing, processing, producing, or fabrication operations, warehouses, wholesale trade, research and development, and child day care centers as permitted uses. There are 28 lots located in the M-1 zoning district. Twenty-one of the 28 lots (75 percent) are nonconforming. These nonconforming lots are illustrated in red on the map below.

Land use consistency with zoning requirements
Map 10-15 : M-1 zoning district
Township of Verona

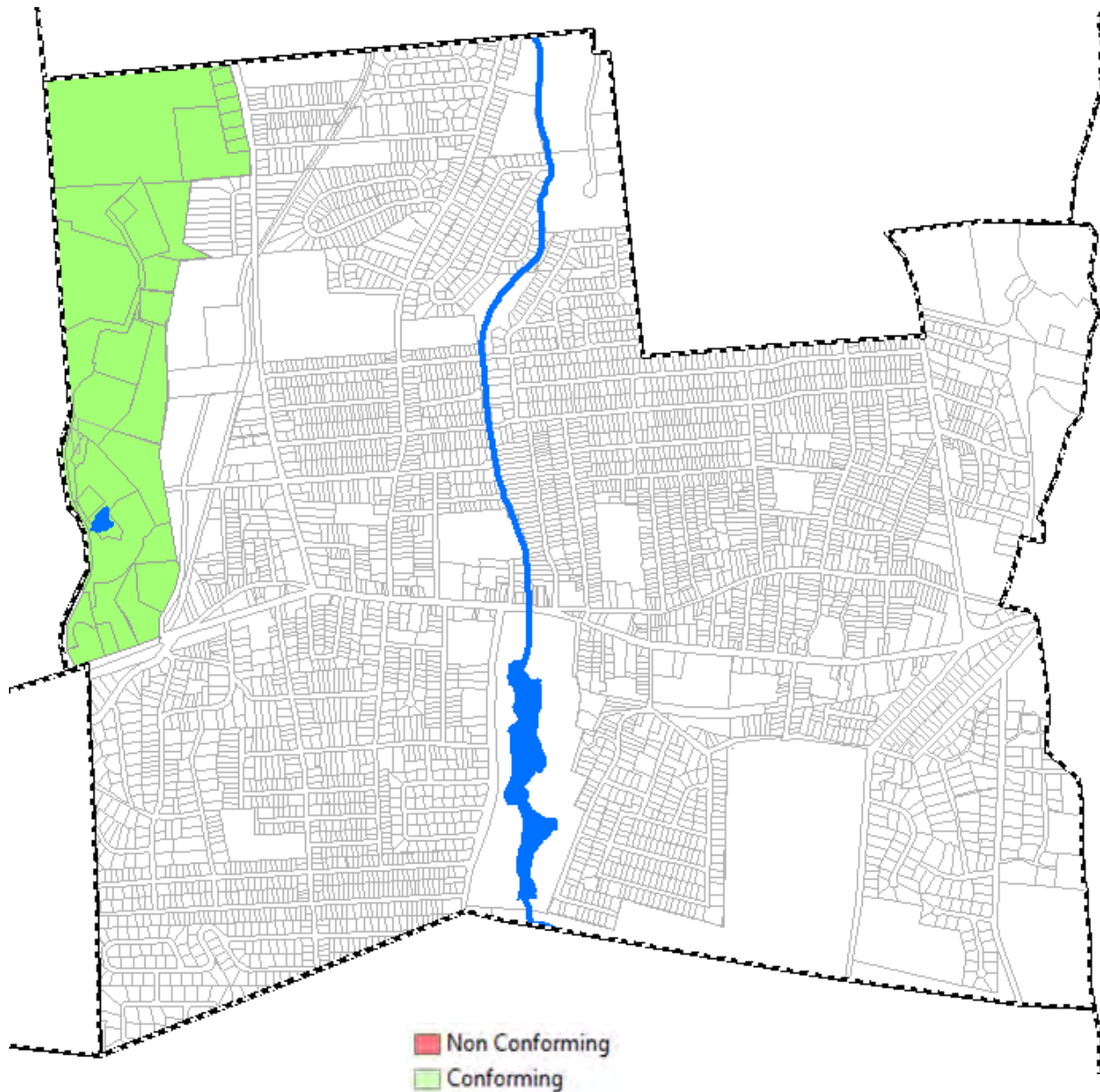


Source: Municipal Tax Records and Municipal Zoning Ordinance

Land use consistency of lots in the Redevelopment Zone

The redevelopment zone is governed by the Hilltop Redevelopment Plan. The development of the Hilltop Property must be in conformance with this redevelopment plan. Therefore, all uses are permitted in this zone. There are 35 lots located in the Hilltop Redevelopment Zone. All of the lots are conforming.

Land use consistency with zoning requirements
Map 10-16 : Redevelopment Zone
Township of Verona



Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency with zoning requirements

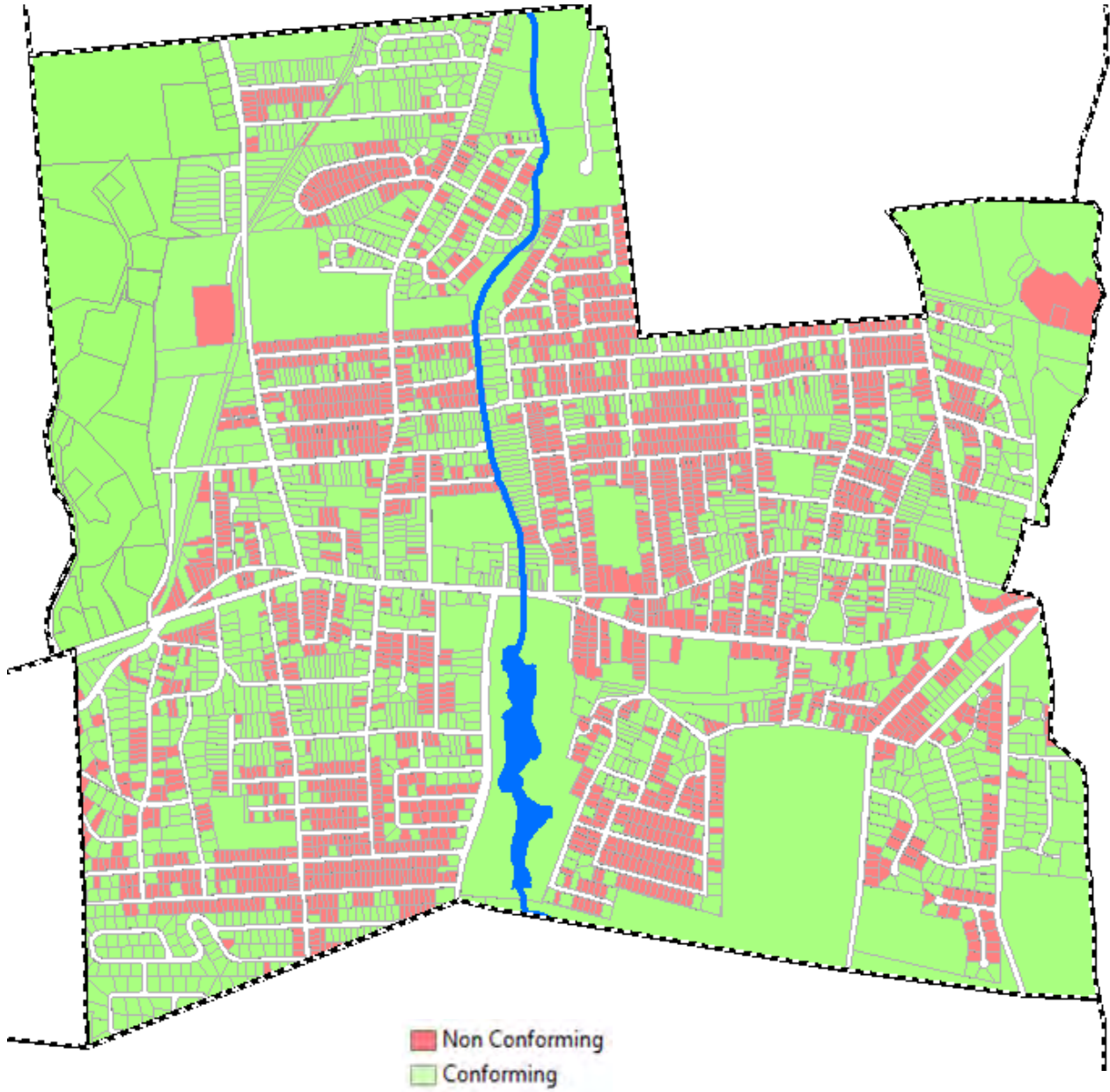
There are 4,104 lots (or partial lots) within Verona. Two thousand three hundred and thirty-one (2,331) of the 4,104 lots (56.80 percent) are nonconforming since they do not meet the minimum lot size requirement. These nonconforming lots are illustrated in red on the map on the following page. An analysis by zoning districts the follows.

Table 10-2: Summary of Nonconforming Lots as to Lot Area

Zone	Number of	Lots		Percent Nonconforming
		Conforming	Nonconforming	
C	8	8	0	00.00
R-1	6	6	0	00.00
R-2	295	200	95	32.20
R-3	982	505	477	48.57
R-4	2,477	871	1,606	64.84
A-1	42	9	33	78.57
A-2	3	1	2	66.66
A-3	2	2	0	00.00
R-MS	1	0	1	100.00
R-O	12	5	7	58.33
C-1	76	16	60	78.95
C-2	45	13	32	71.11
CBD	71	71	0	00.00
M-1	28	10	18	64.29
Redevelopment	33	33	0	00.00

Source: Municipal Tax Records and Municipal Zoning Ordinance

Map 10-17 : Lot area consistency with zoning requirements
Township of Verona

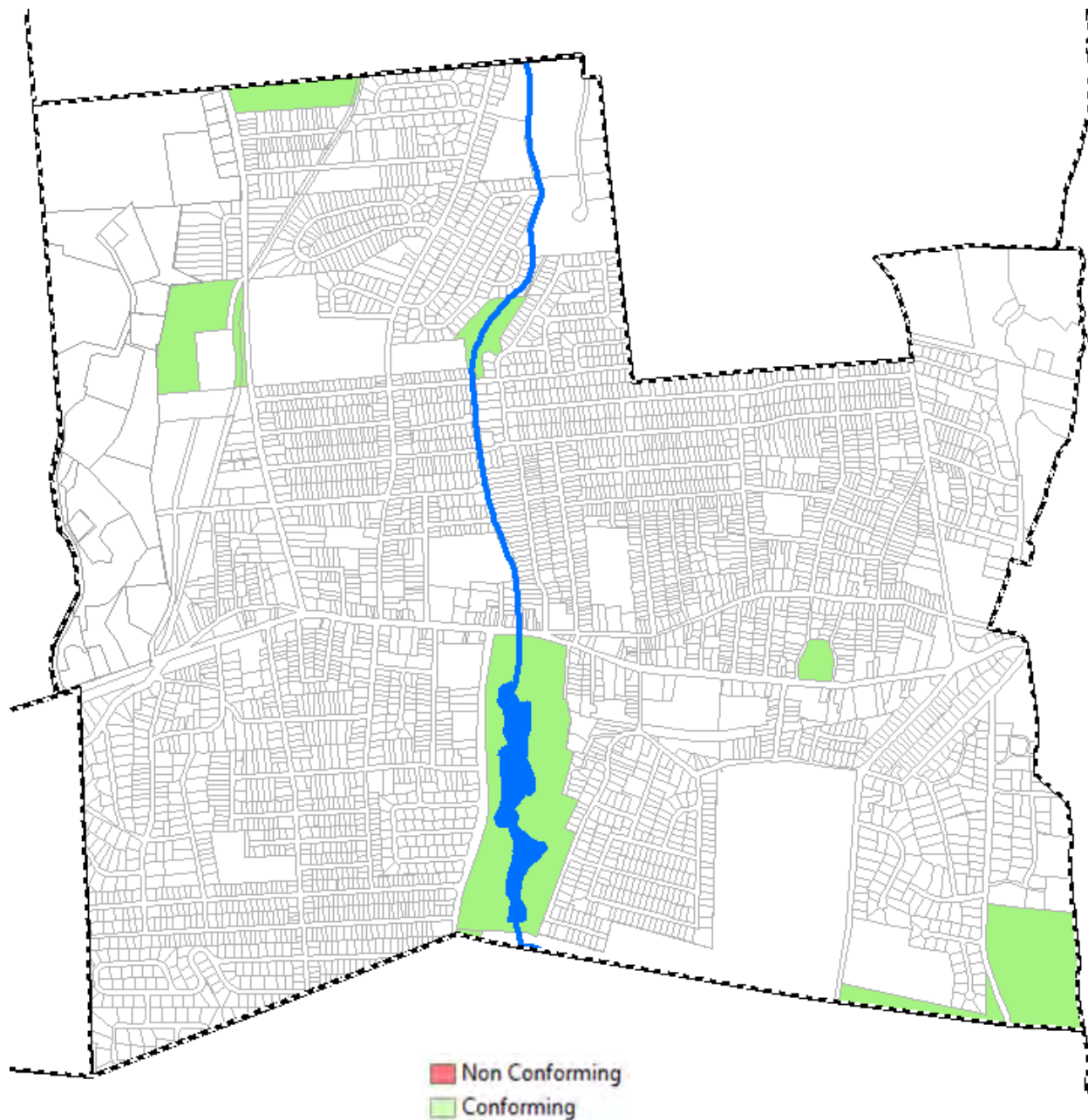


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the C zone

The C zoning district is the municipal conservation district. There are no lot area requirements for permitted uses within this zoning district. The map below indicates that all lots within the C zoning district conform to the minimum lot area requirement (0 square feet).

Land area consistency with zoning requirements
Map 10-18 : C zoning district
Township of Verona

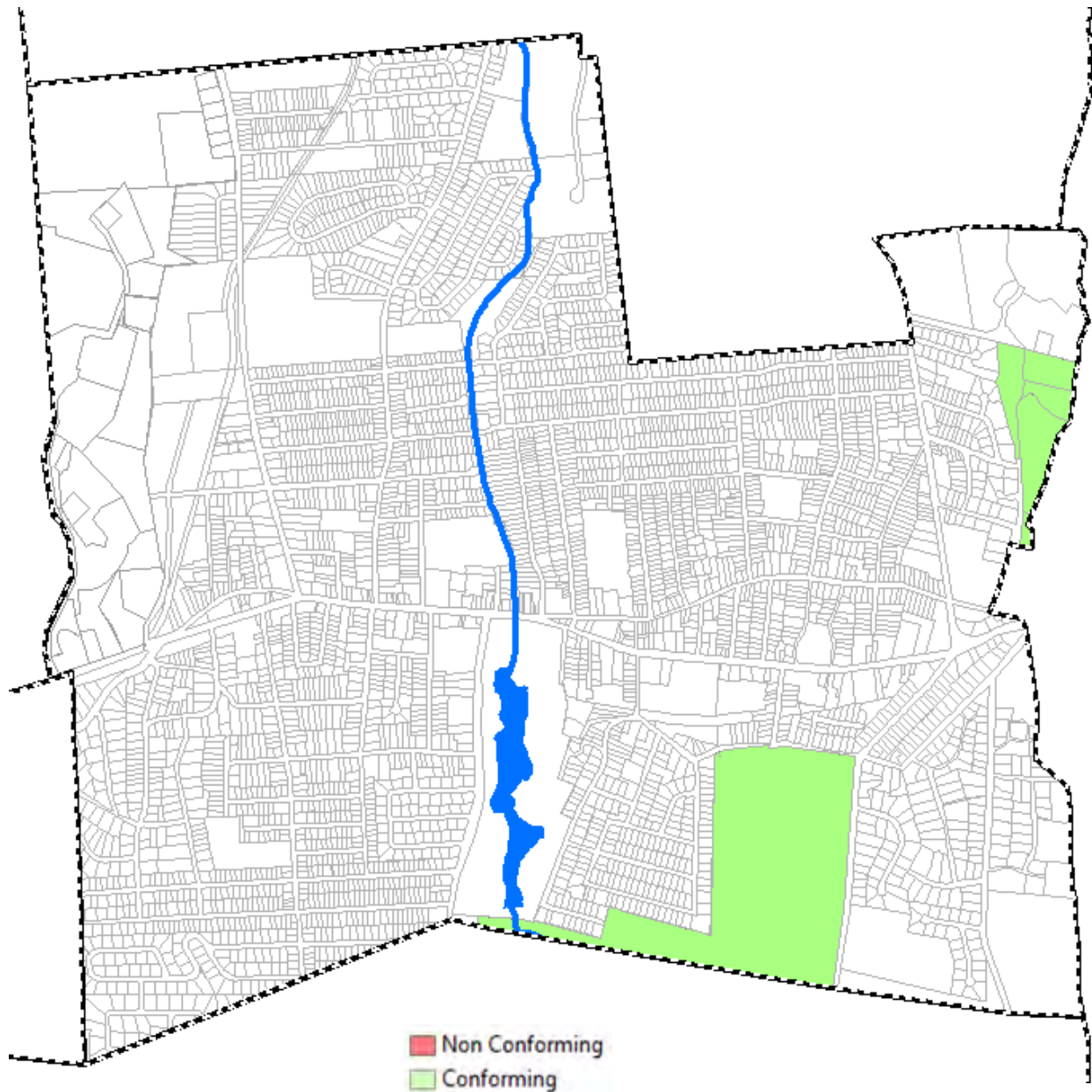


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the R-1 zone

The R-1 zoning district is the lowest density single-family district in the municipality. Zoning regulations require lots in the R-1 zoning district to be at least 30,000 square feet. The map below indicates that all lots within the R-1 zoning district conform to the minimum lot area requirement.

Land area consistency with zoning requirements
Map 10-19 : R-1 zoning district
Township of Verona

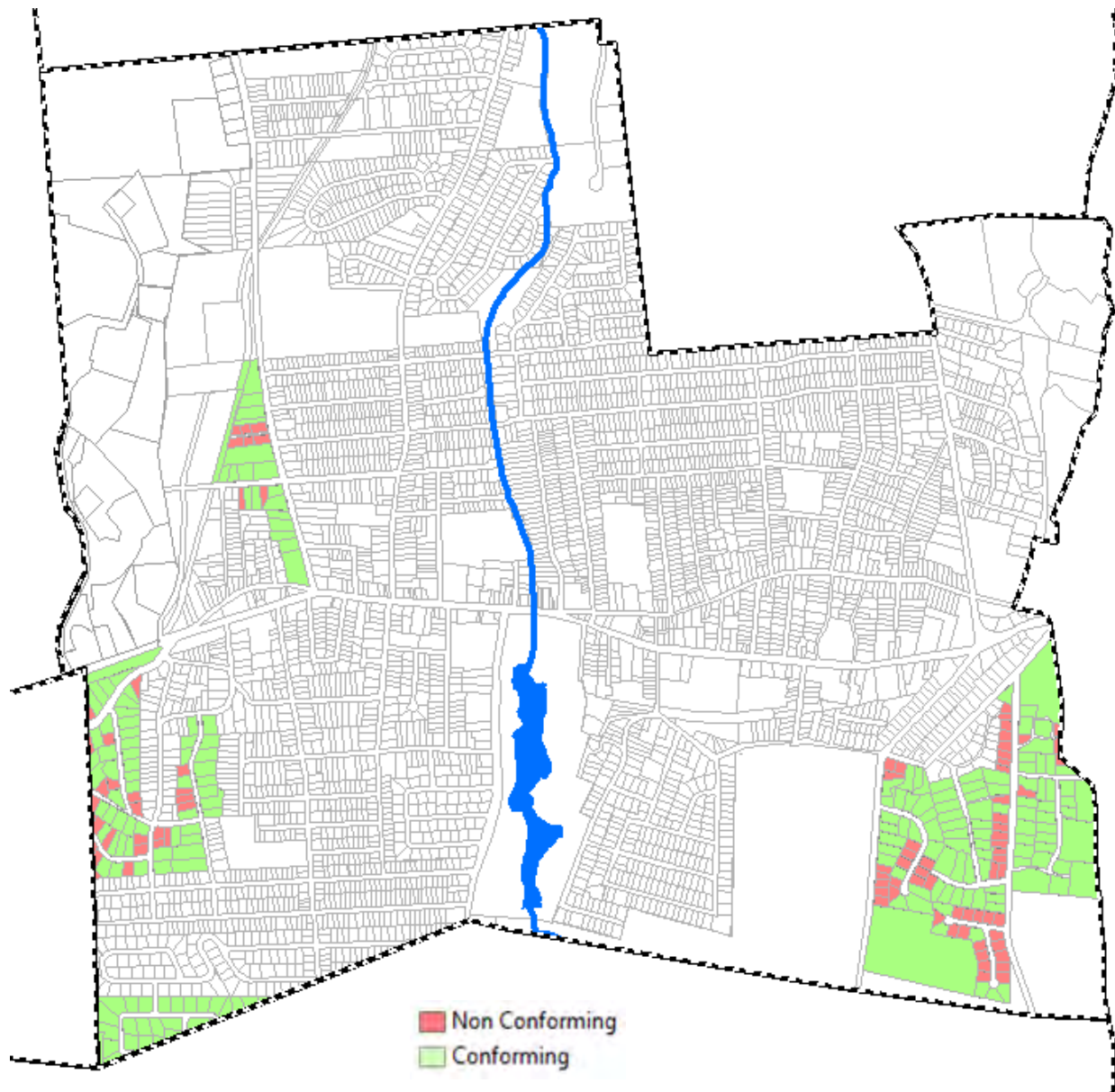


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the R-2 zone

The R-2 zoning district is the second lowest density single-family district in the municipality. Zoning regulations require lots in the R-2 zoning district to be at least 15,000 square feet. There are 295 lots (or partial lots) located in the R-2 zoning district. Ninety-five of the 295 lots (32.20 percent) are nonconforming, as they do not meet the minimum lot area requirement. These nonconforming lots are illustrated in red on the map below.

Land area consistency with zoning requirements
Map 10-20 : R-2 zoning district
Township of Verona

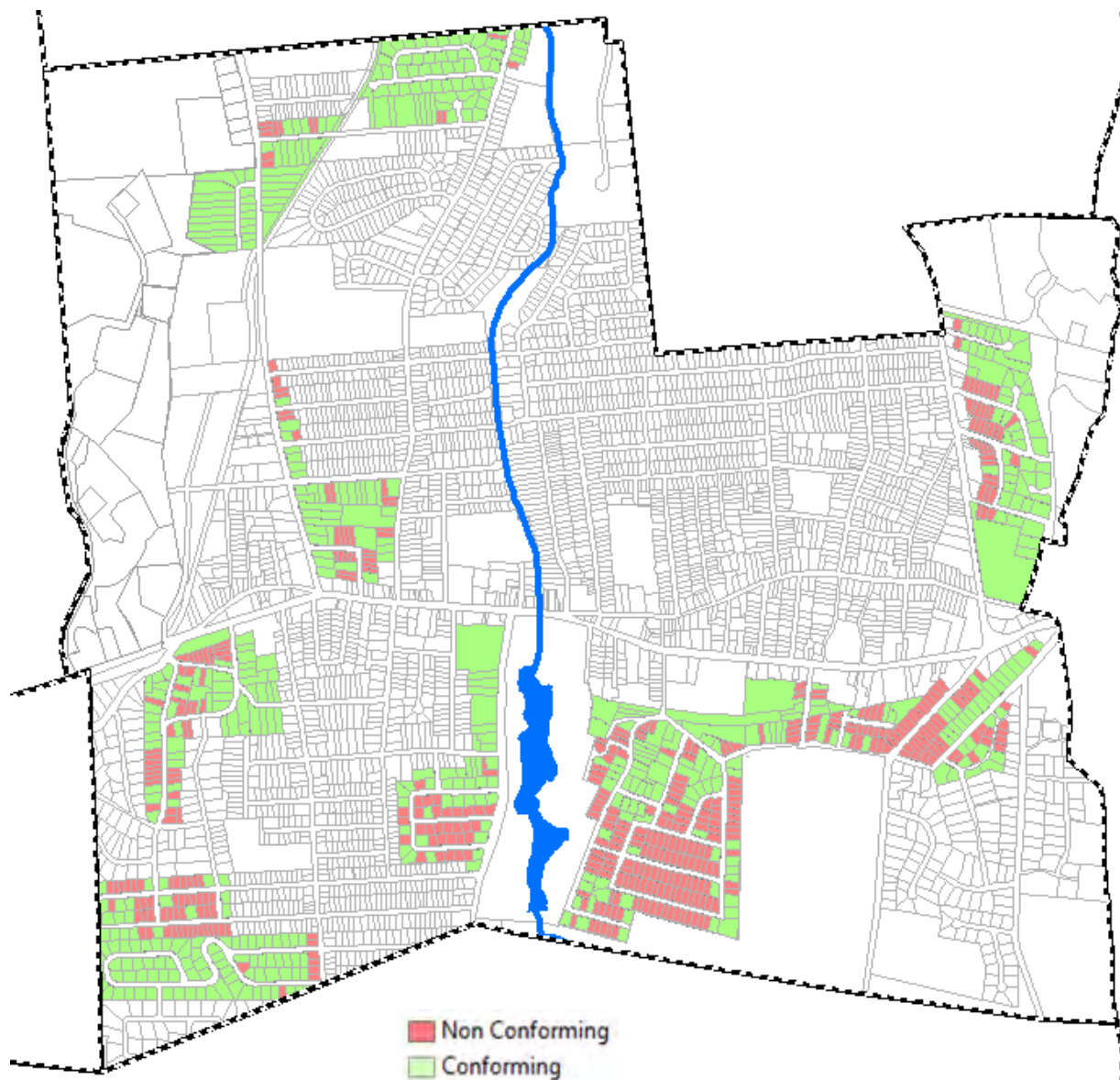


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the R-3 zone

The R-3 zoning district is the second highest density single-family district in the municipality. Zoning regulations require lots in the R-3 zoning district to be at least 10,000 square feet. There are 982 lots (or partial lots) located in the R-3 zoning district. Four hundred and seventy-seven of the 982 lots (48.57 percent) are nonconforming, as they do not meet the minimum lot area requirement. These nonconforming lots are illustrated in red on the map below.

Land area consistency with zoning requirements
Map 10-21 : R-3 zoning district
Township of Verona

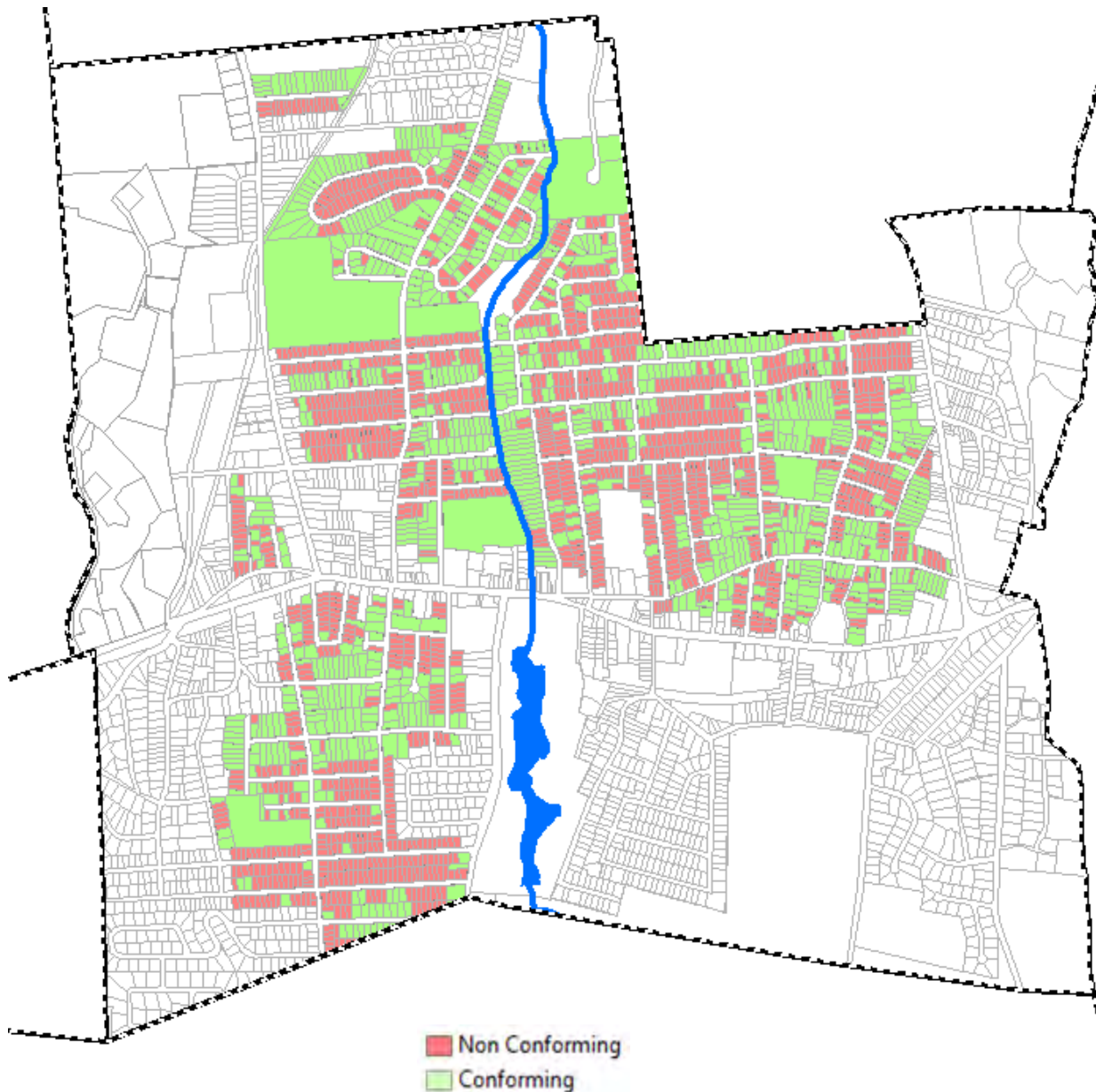


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the R-4 zone

The R-4 zoning district is the highest density single-family district in the municipality. Zoning regulations require lots in the R-4 zoning district to be at least 8,400 square feet. There are 2,477 lots (or partial lots) located in the R-4 zoning district. One thousand six hundred and six of the 2,477 lots (64.84 percent) are nonconforming, as they do not meet the minimum lot area requirement. These nonconforming lots are illustrated in red on the map below.

Land area consistency with zoning requirements
Map 10-22 : R-4 zoning district
Township of Verona

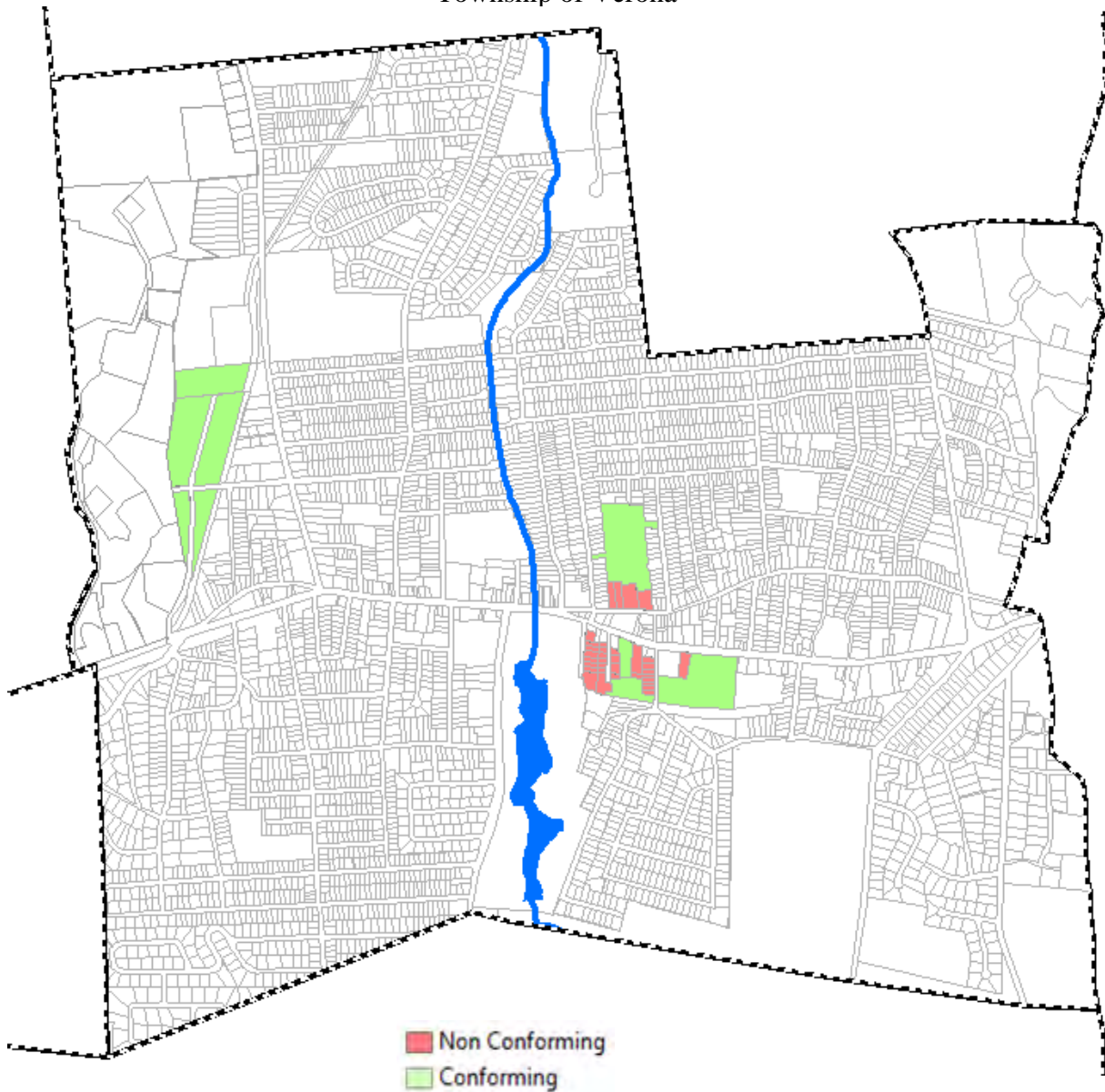


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the A-1 zone

The A-1 zoning district is the garden apartment and townhouse district in the municipality. Zoning regulations require lots in the A-1 zoning district to be at least 2,000 square feet for townhouses and one acre for apartment buildings. There are no lot area requirements for nonconforming uses in this zoning district. There are 42 lots located in the A-1 zoning district. Thirty-three of the 42 lots (78.57 percent) are nonconforming, as they do not meet the minimum lot area requirements. These nonconforming lots are illustrated in red on the map below.

Land area consistency with zoning requirements
Map 10-23 : A-1 zoning district
Township of Verona

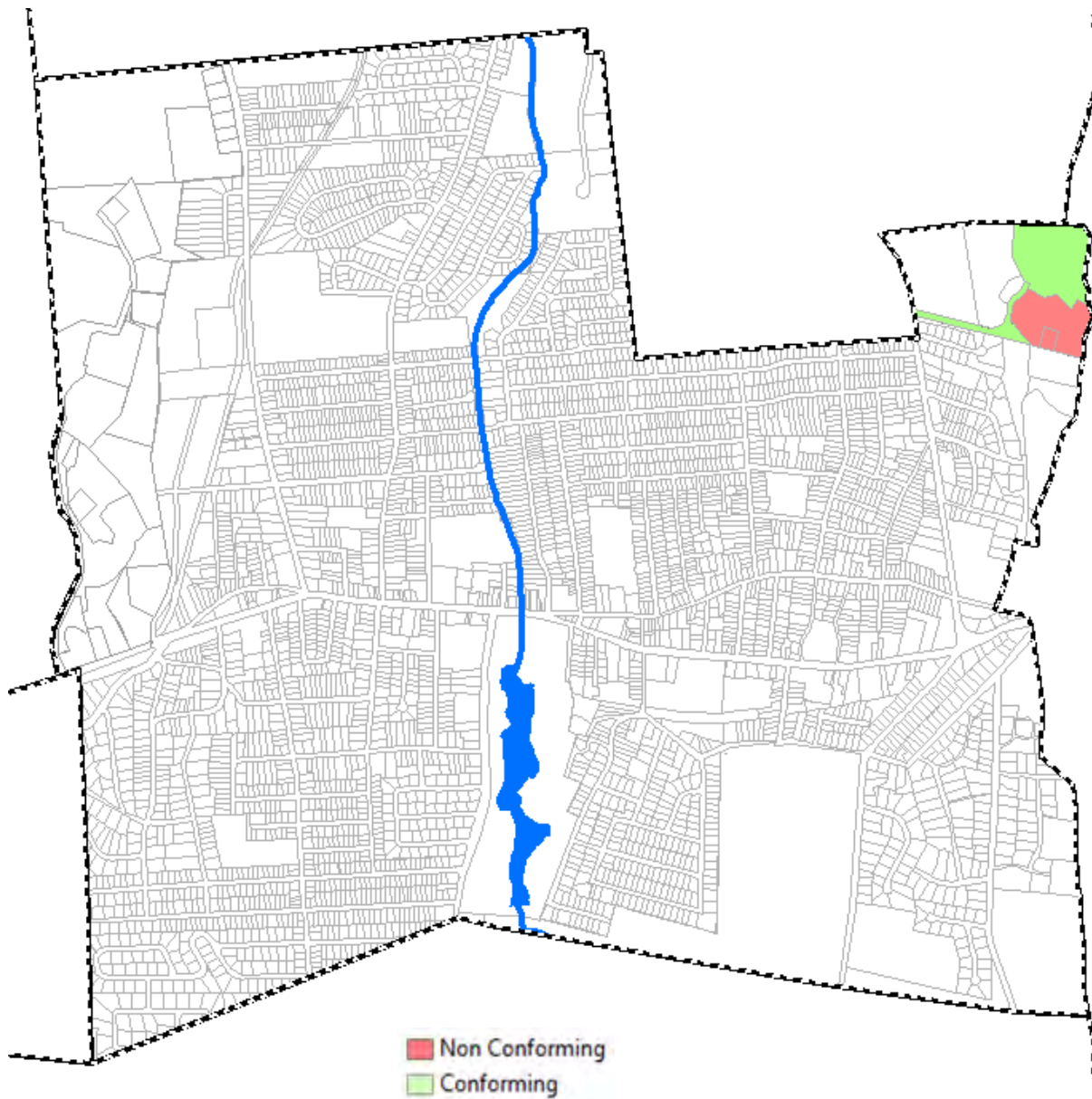


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the A-2 zone

The A-2 zoning district is the high-rise apartment district in the municipality. Zoning regulations require lots in the A-2 zoning district to be at eight acres. There are three lots located in the A-2 zoning district. Two of the three lots (66.66 percent) are nonconforming, as they do not meet the minimum lot area requirement. These nonconforming lots are illustrated in red on the map below.

Land area consistency with zoning requirements
Map 10-24 : A-2 zoning district
Township of Verona

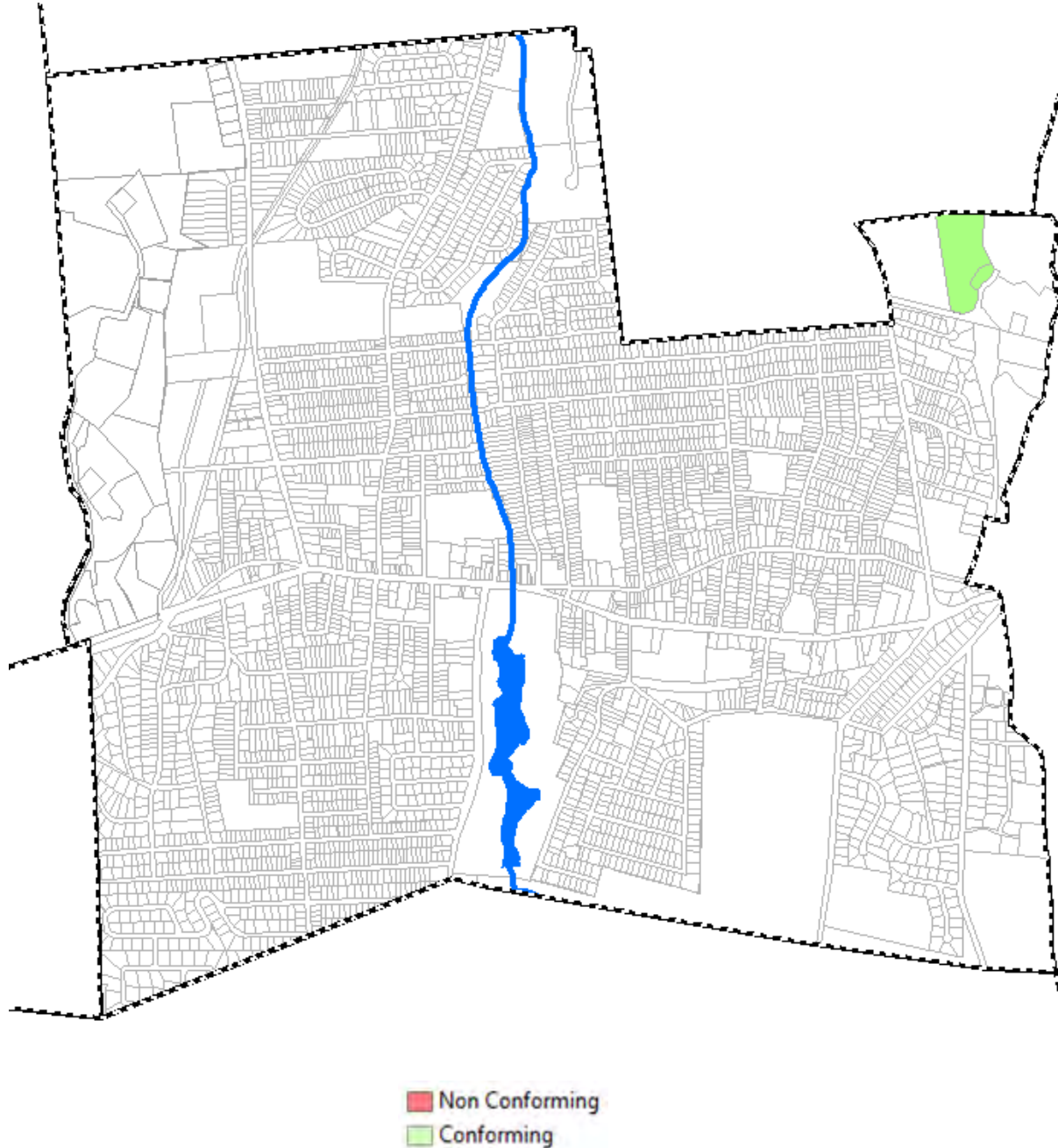


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the A-3 zone

The A-3 zoning district is the townhouse district in the municipality. Zoning regulations require lots in the A-3 zoning district to be at least 2,000 square feet. There are two lots located in the A-3 zoning district. All lots are conforming as they meet the minimum lot area requirement.

Land area consistency with zoning requirements
Map 10-25 : A-3 zoning district
Township of Verona

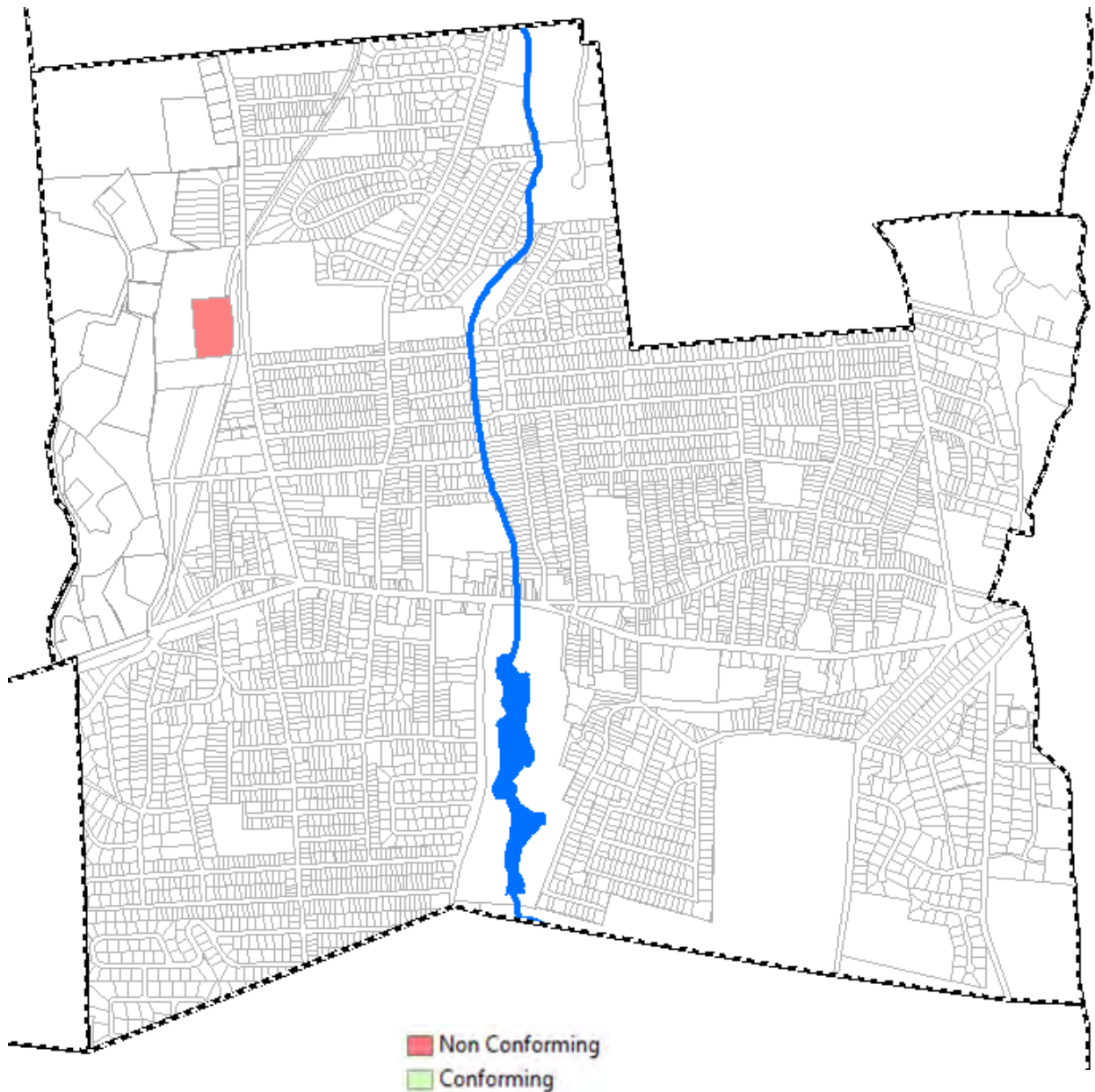


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the R-MS zone

The R-MS zoning district is the senior citizen housing district in the municipality. Zoning regulations require lots in the R-MS zoning district to be at least five acres. There is one lot located in R-MS zoning district. This lot is nonconforming, as it does not meet the minimum lot area requirement. The nonconforming lot is illustrated in red on the map below.

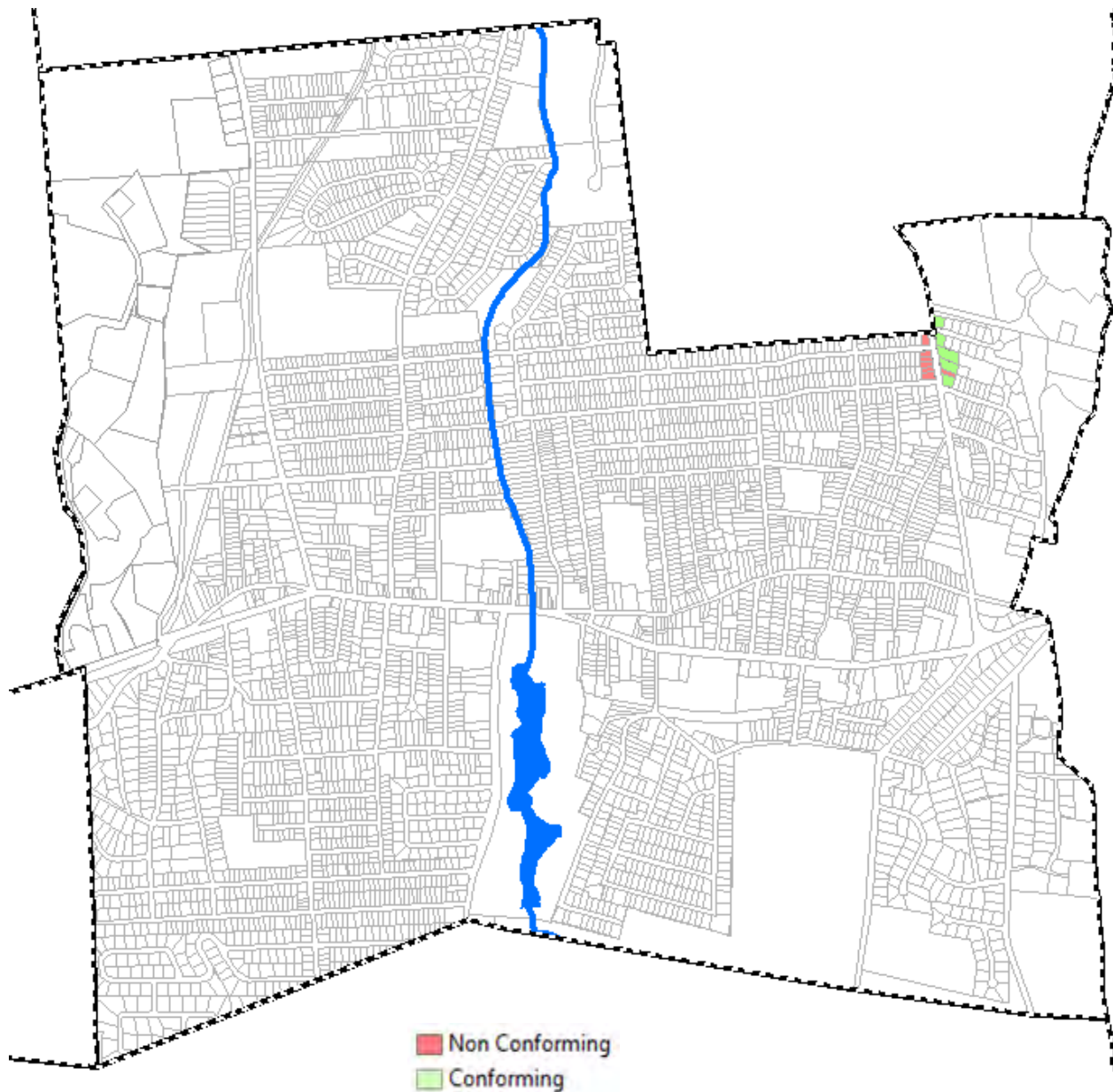
Land area consistency with zoning requirements
Map 10-26 : R-MS zoning district
Township of Verona



Source: Municipal Tax Records and Municipal Zoning Ordinance

The R-O zoning district is the residential and professional office district in the municipality. Zoning regulations require lots in the R-O zoning district to be at least 10,000 square feet. There are 12 lots located in the R-O zoning district. Seven of the 12 lots (58.33 percent) are nonconforming, as they do not meet the minimum lot area requirement. These nonconforming lots are illustrated in red on the map below.

Land area consistency with zoning requirements
Map 10-27 : R-O zoning district
Township of Verona

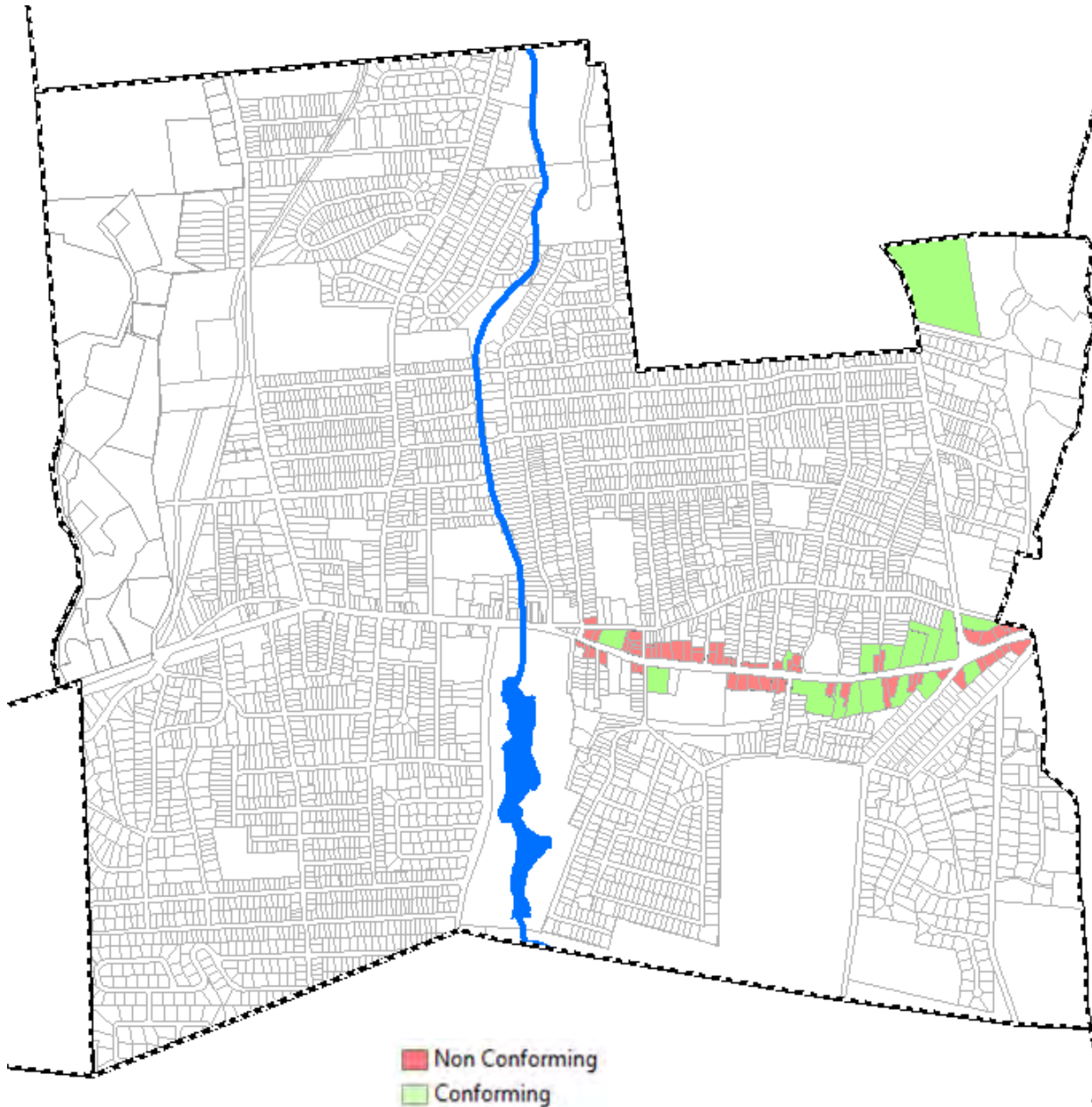


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the C-1 zone

The C-1 zoning district is the general commercial district in the municipality. Zoning regulations require lots in the C-1 zoning district to be at least 25,000 square feet. There are 76 lots located in the C-1 zoning district. Sixty (60) of the 76 lots (78.95 percent) are nonconforming as they do not meet the minimum lot area requirements. These nonconforming lots are illustrated in red on the map below.

Land area consistency with zoning requirements
Map 10-28 : C-1 zoning district
Township of Verona

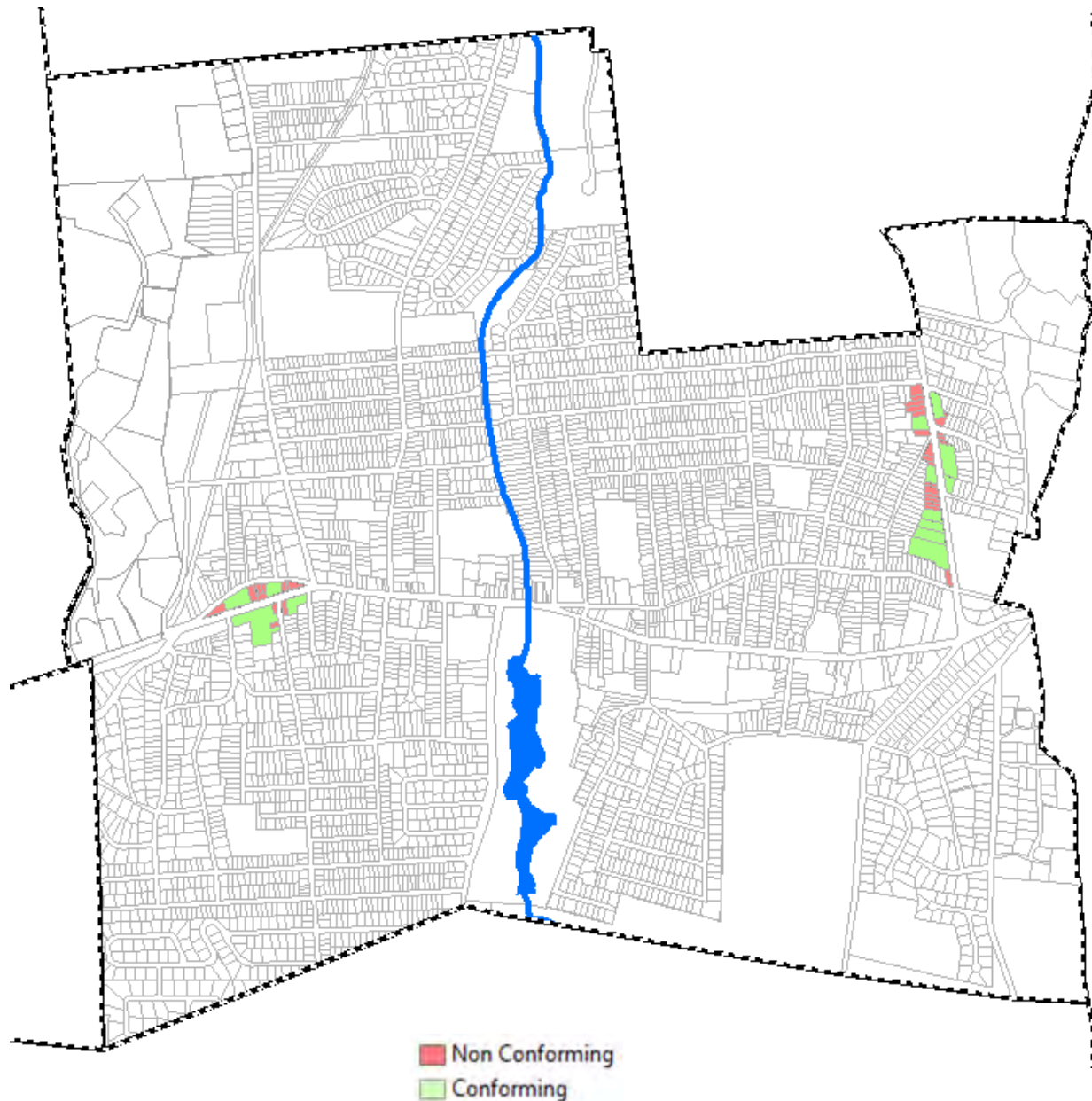


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the C-2 zone

The C-2 zoning district is the restricted commercial district in the municipality. Zoning regulations require lots in the C-2 zoning district to be at least 15,000 square feet. There are 45 lots within the municipality located in C-2 zoning district. Thirty-two (32) of the 45 lots (71.11 percent) are nonconforming, as they do not meet the minimum lot area requirement. These nonconforming lots are illustrated in red on the map below.

Land area consistency with zoning requirements
Map 10-29 : C-2 zoning district
Township of Verona

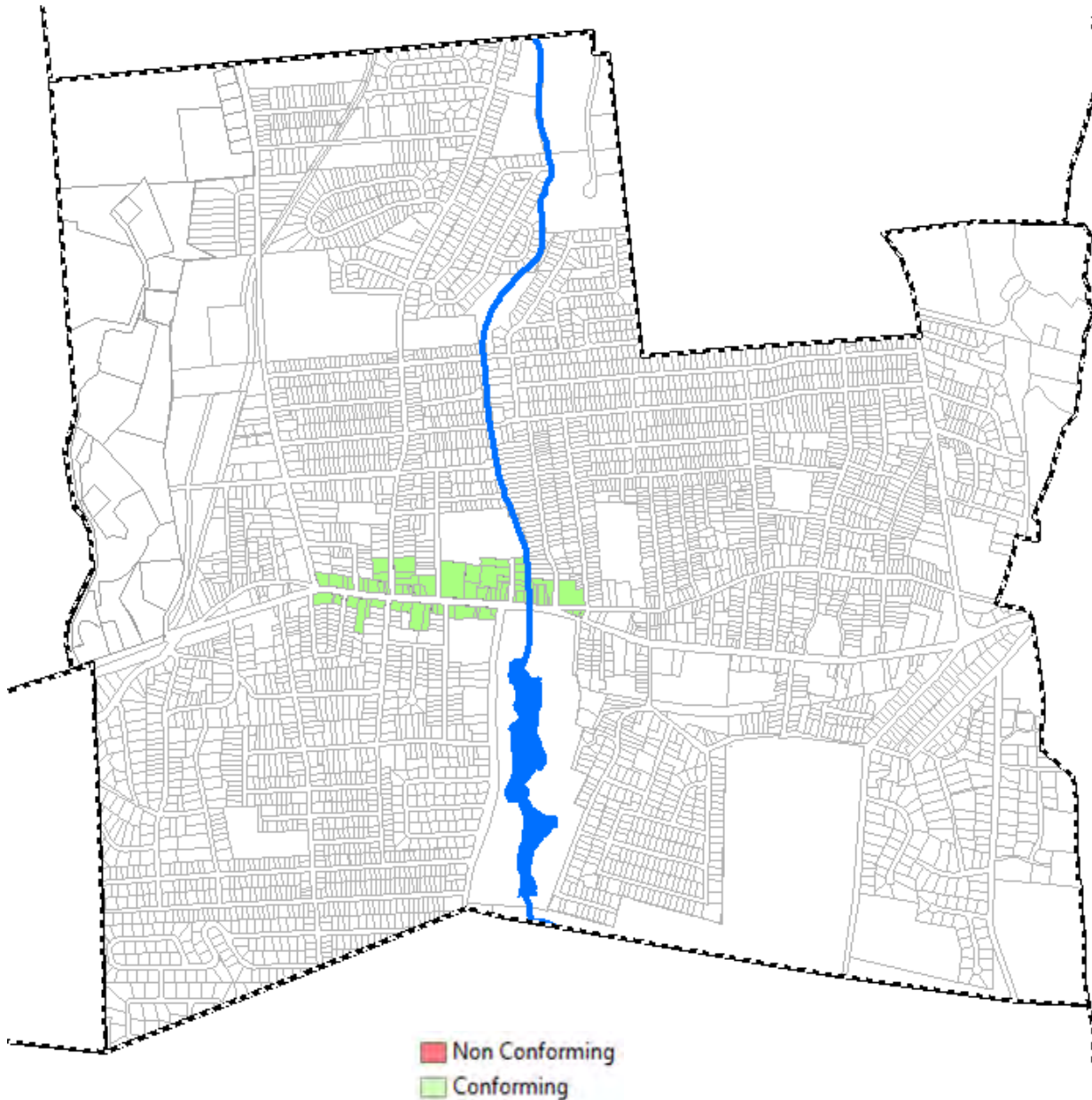


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the CBD zone

The CBD zoning district is the central business district in the municipality. There is no lot area requirement for lots within this zoning district. There are 71 lots located in the CBD zoning district.

Land area consistency with zoning requirements
Map 10-30 : CBD zoning district
Township of Verona

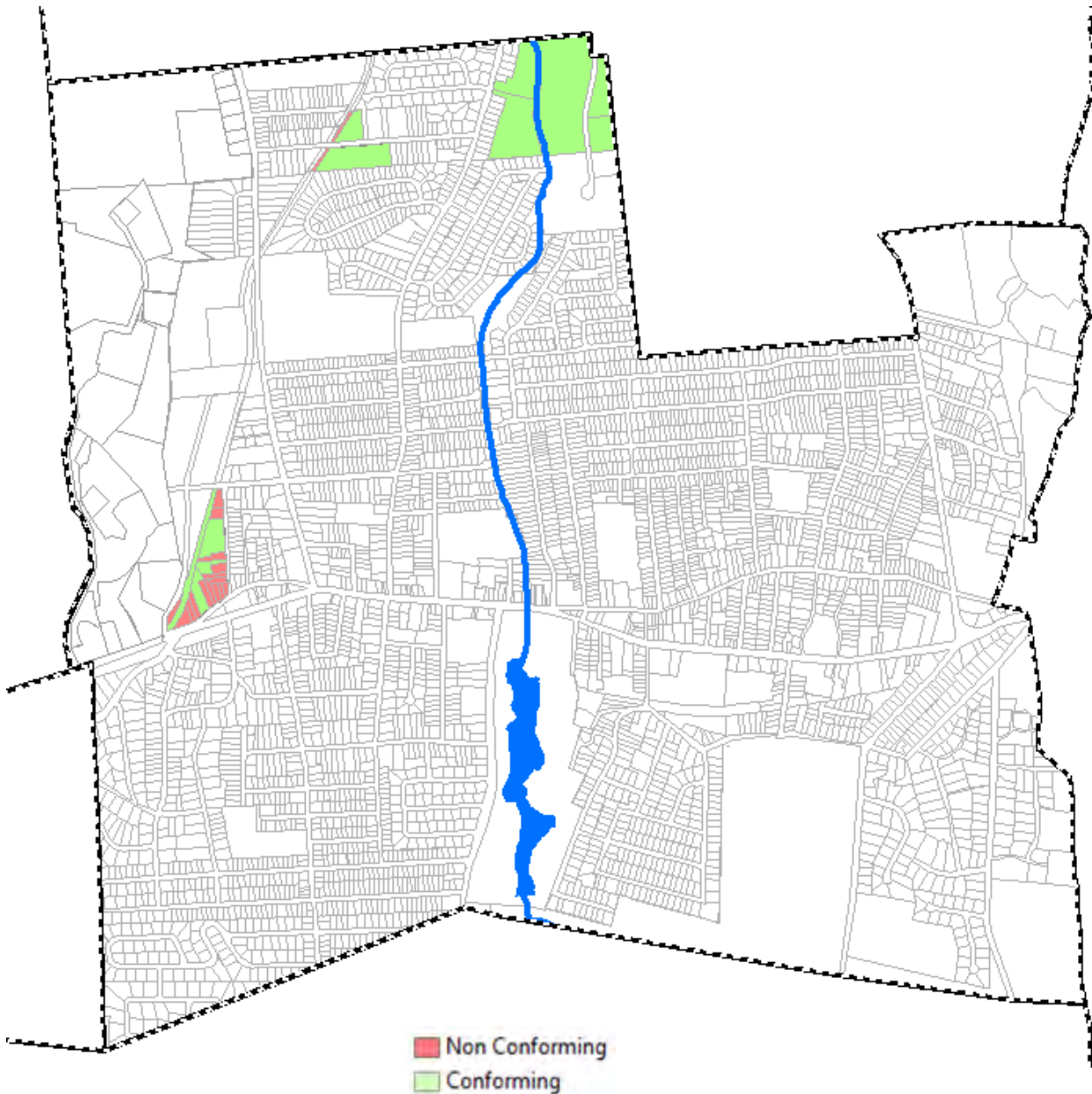


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the M-1 zone

The M-1 zoning district is the light industrial district in the municipality. Zoning regulations require lots in the M-1 zoning district to be at least 20,000 square feet. There are 28 lots located in the M-1 zoning district. Eighteen of the 28 lots (64.29 percent) are nonconforming, as they do not meet the minimum lot area requirement. These nonconforming lots are illustrated in red on the map below.

Land area consistency with zoning requirements
Map 10-31 : M-1 zoning district
Township of Verona

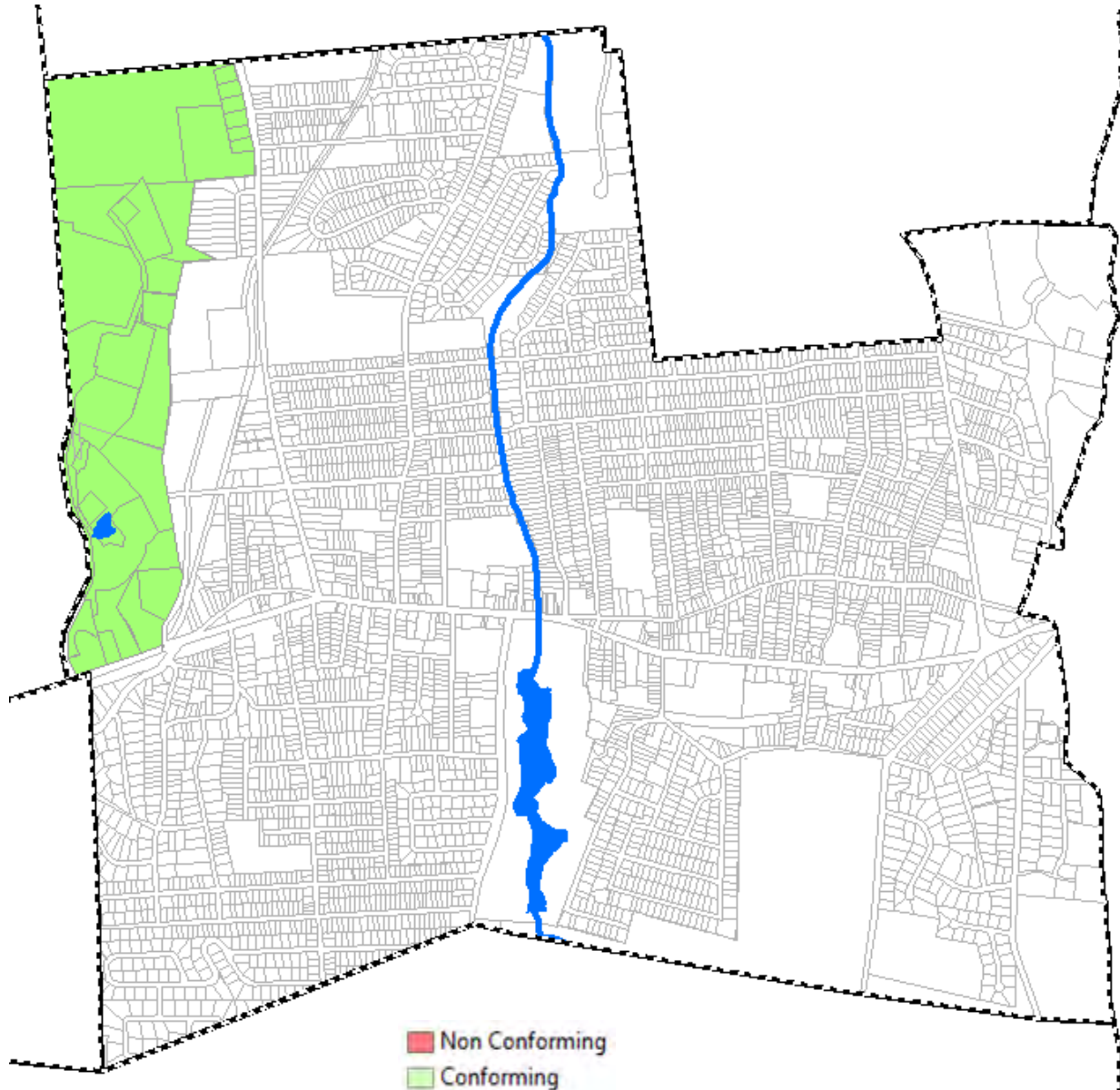


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot area consistency of lots in the Redevelopment Area

The redevelopment zone is governed by the Hilltop Redevelopment Plan. The development of the Hilltop Property must be in conformance with this redevelopment plan. Therefore, all lots conform to zoning standards. There are 35 lots located in the Hilltop Redevelopment Zone.

Land area consistency with zoning requirements
Map 10-32 : Redevelopment Zone
Township of Verona



Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency with zoning requirements

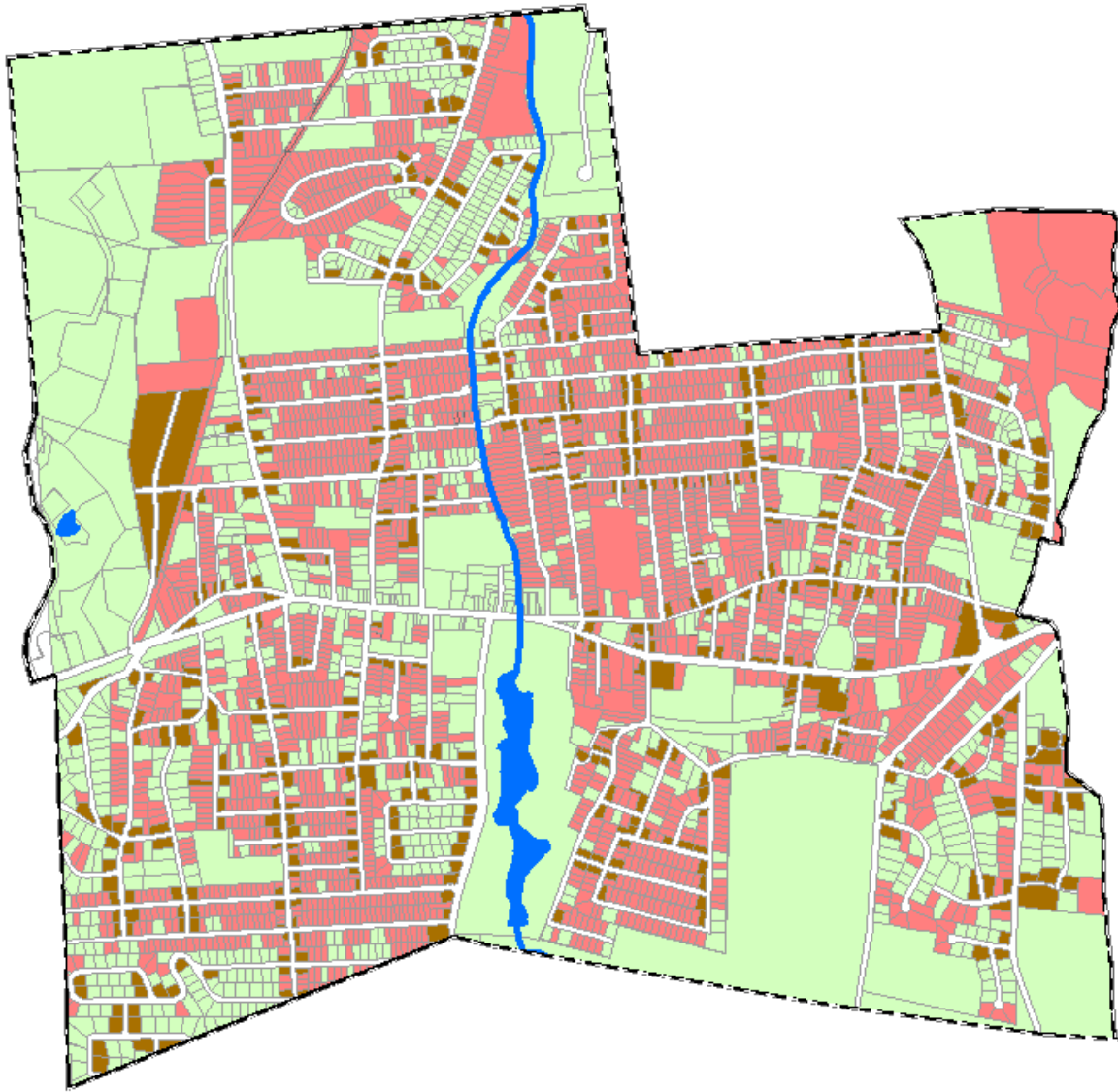
There are 4,104 lots (or partial lots) within the municipality of Verona. A sample size was utilized to evaluate the consistency between lot widths and the zoning requirements when lot width information was not readily available and corner lots for single-family residential zones were not utilized because they will be require heightened scrutiny. Each zoning district is then analyzed individually.

Table 10 -3 : Summary of Lots with Nonconforming Lot Widths

Zone	Number		Lots		Percent Nonconforming
	of lots	Sample Size	Conforming	Nonconforming	
C	8	8	8	0	00.00
R-1	6	6	2	4	75.00
R-2	295	224	150	74	33.03
R-3	982	832	286	546	65.62
R-4	2,477	2,208	351	1,857	84.10
A-1	42	42	6	36	85.71
A-2	3	3	0	3	100.00
A-3	2	2	0	2	100.00
R-MS	1	1	0	1	100.00
R-O	12	7	3	4	57.14
C-1	76	51	5	46	90.19
C-2	45	34	7	27	79.41
CBD	71	71	71	0	00.00
M-1	28	23	6	17	73.91
Redevelopment	0	0	0	0	00.00

Source: Municipal Tax Records and Municipal Zoning Ordinance

Map 10-33 : Lot width consistency
Township of Verona



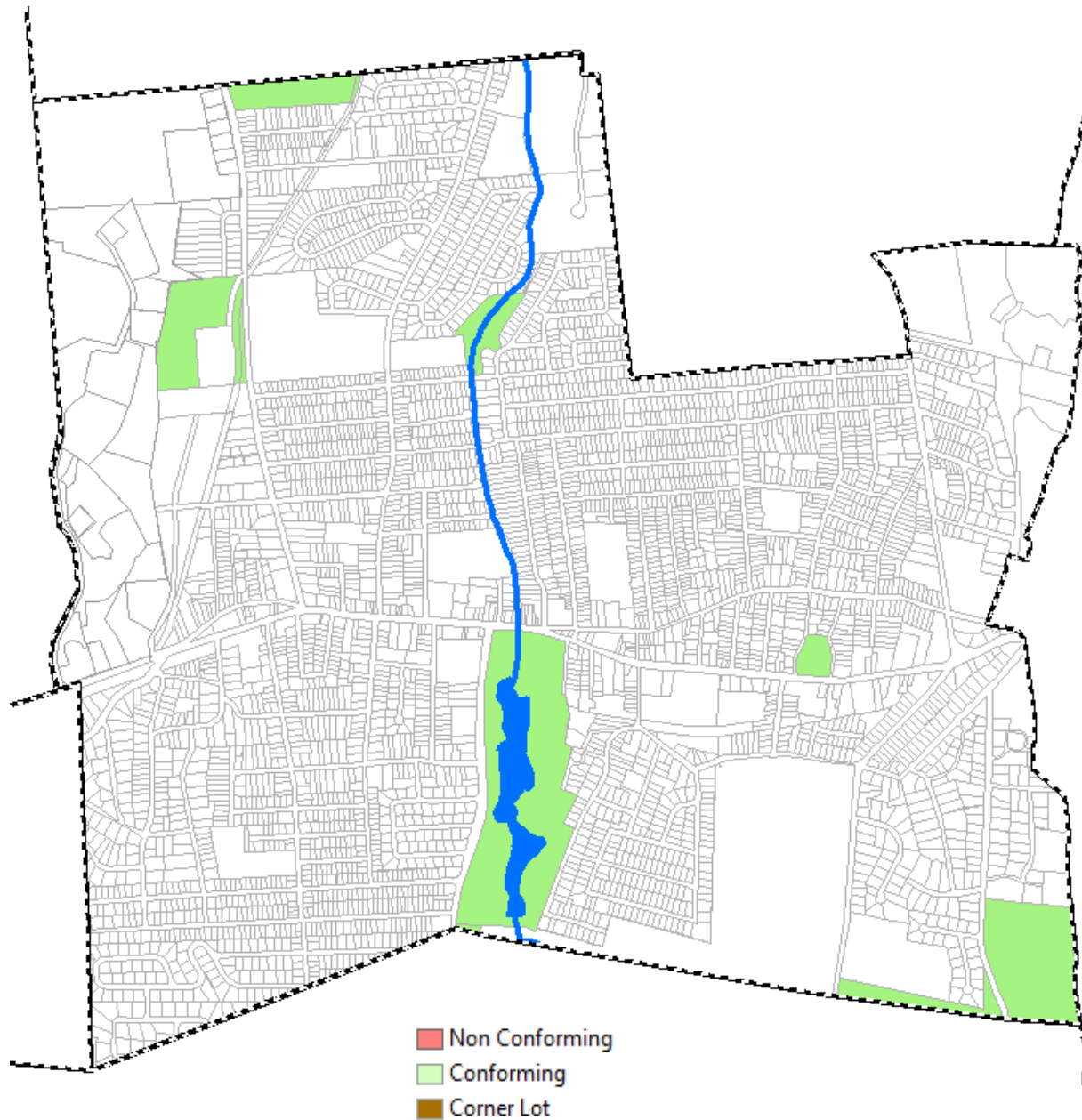
- Non Conforming
- Conforming
- Corner Lot

Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the C zone

The C zoning district is the municipality's conservation district. There are no lot width requirements in the zoning ordinance for this zoning district. The map below indicates therefore that no lots within the C zoning district violate any lot width requirement.

Map 10-34 : Lot width consistency: C zoning district
Township of Verona

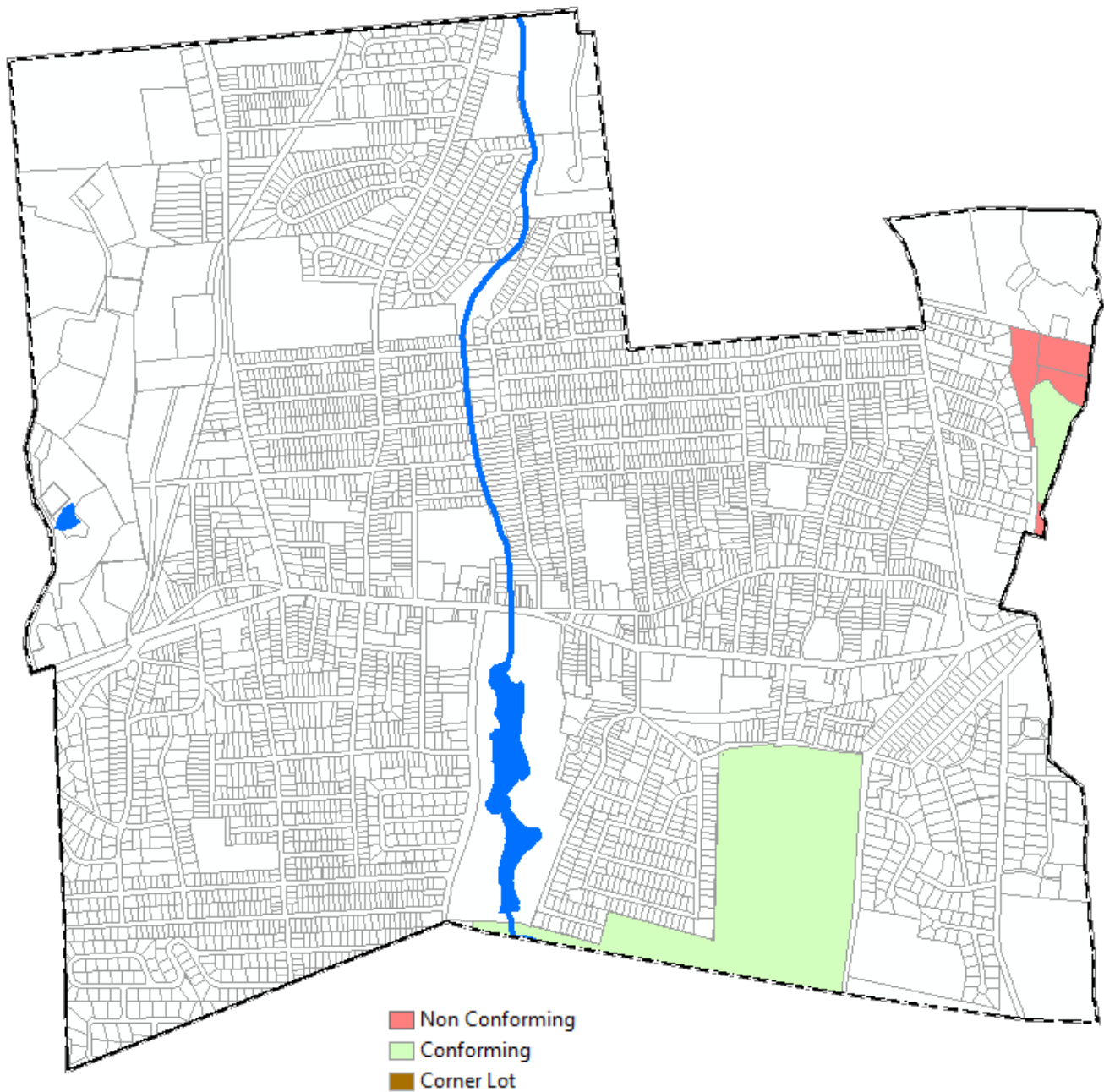


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the R-1 zone

The R-1 zoning district is the lowest density single-family district in the municipality. Zoning regulations require lots in the R-1 zoning district to be at least 150 feet in width. There are six lots in the R-1 zoning district. Four of the six lots (75 percent) do not meet the lot width requirements.

Map 10-35: Lot width consistency: R-1 zoning district
Township of Verona

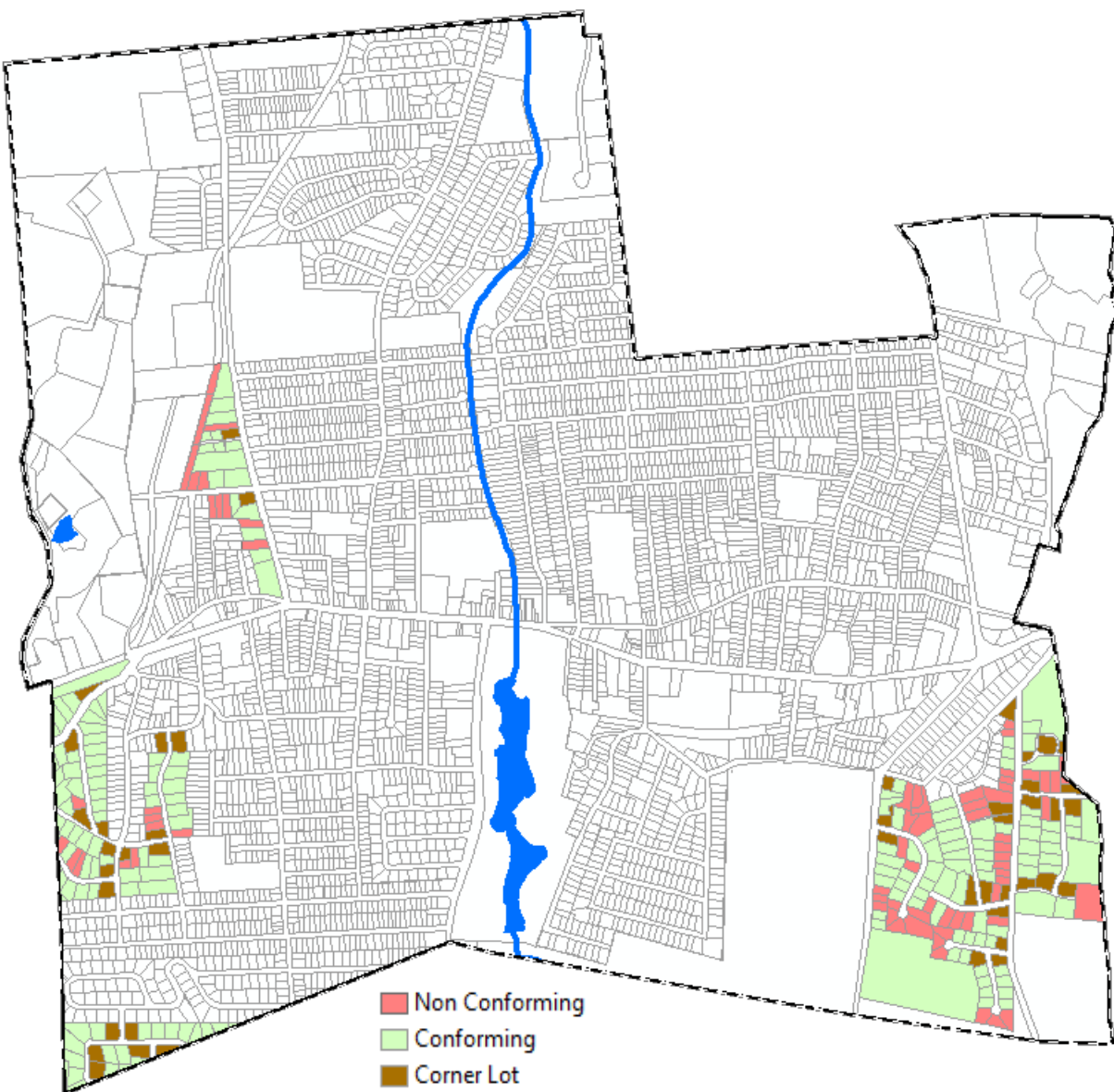


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the R-2 zone

The R-2 zoning district is the second lowest density single-family district in the municipality. Zoning regulations require lots in the R-2 zoning district to be at least 100 feet in width. There are 295 lots (or partial lots) in the R-2 zoning district. The sample size specifically excludes all corner lots within the zone because they will require heightened scrutiny. The sample size for this lot width analysis is based upon 224 of the total 295 lots (75.9 percent). Seventy-four of the 224 lots (33.03 percent) do not meet the lot width requirements. These nonconforming lots are illustrated in red on the map below.

Map 10-36 : Lot width consistency: R-2 zoning district
Township of Verona

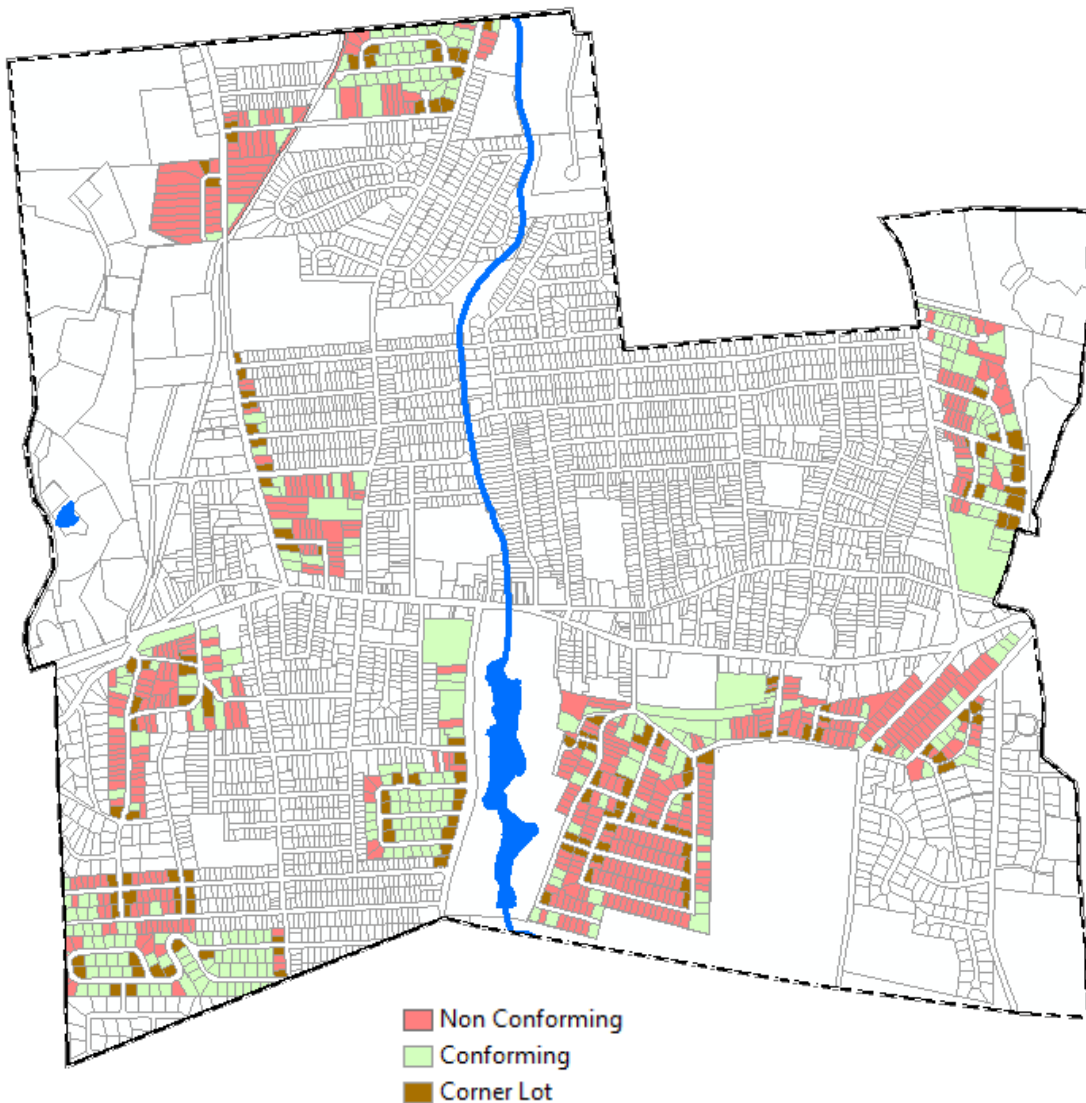


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the R-3 zone

The R-3 zoning district is the second highest density single-family district in the municipality. Zoning regulations require lots in the R-3 zoning district to be at least 80 feet in width. There are 982 lots (or partial lots) within the R-3 zoning district. The sample size specifically excludes all corner lots within the zone because they will require heightened scrutiny. The sample size for this lot width analysis is based upon 832 of the total 982 lots (84.72 percent). Five hundred and forty six (546) of the 832 lots (65.62 percent) do not meet the lot width requirement. These nonconforming lots are illustrated in red on the map below.

Map 10-37 : Lot width consistency: R-3 zoning district
Township of Verona

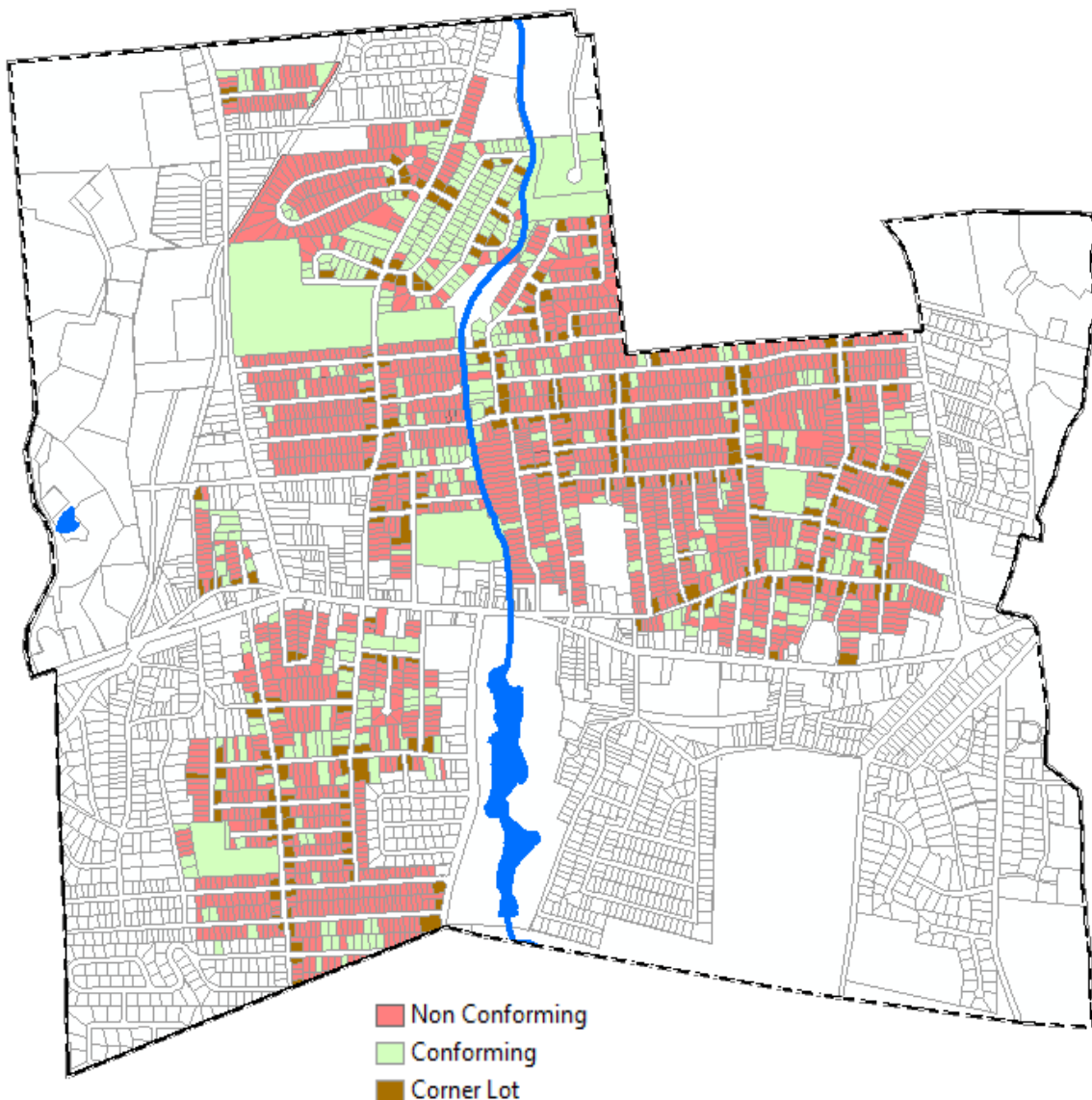


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the R-4 zone

The R-4 zoning district is the highest density single-family district in the municipality. Zoning regulations require lots in the R-4 zoning district to be at least 70 feet in width. There are 2,477 lots (or partial lots) within the R-4 zoning district. The sample size specifically excludes all corner lots within the zone because they will require heightened scrutiny. The sample size for this lot width analysis is based upon 2,208 of the total 2,477 lots (89.14 percent). One thousand eight hundred and fifty seven (1,857) of the 2,208 lots (84.10 percent) do not meet the lot width requirement. These nonconforming lots are illustrated in red on the map below.

Map 10-38 : Lot width consistency: R-4 zoning district
Township of Verona

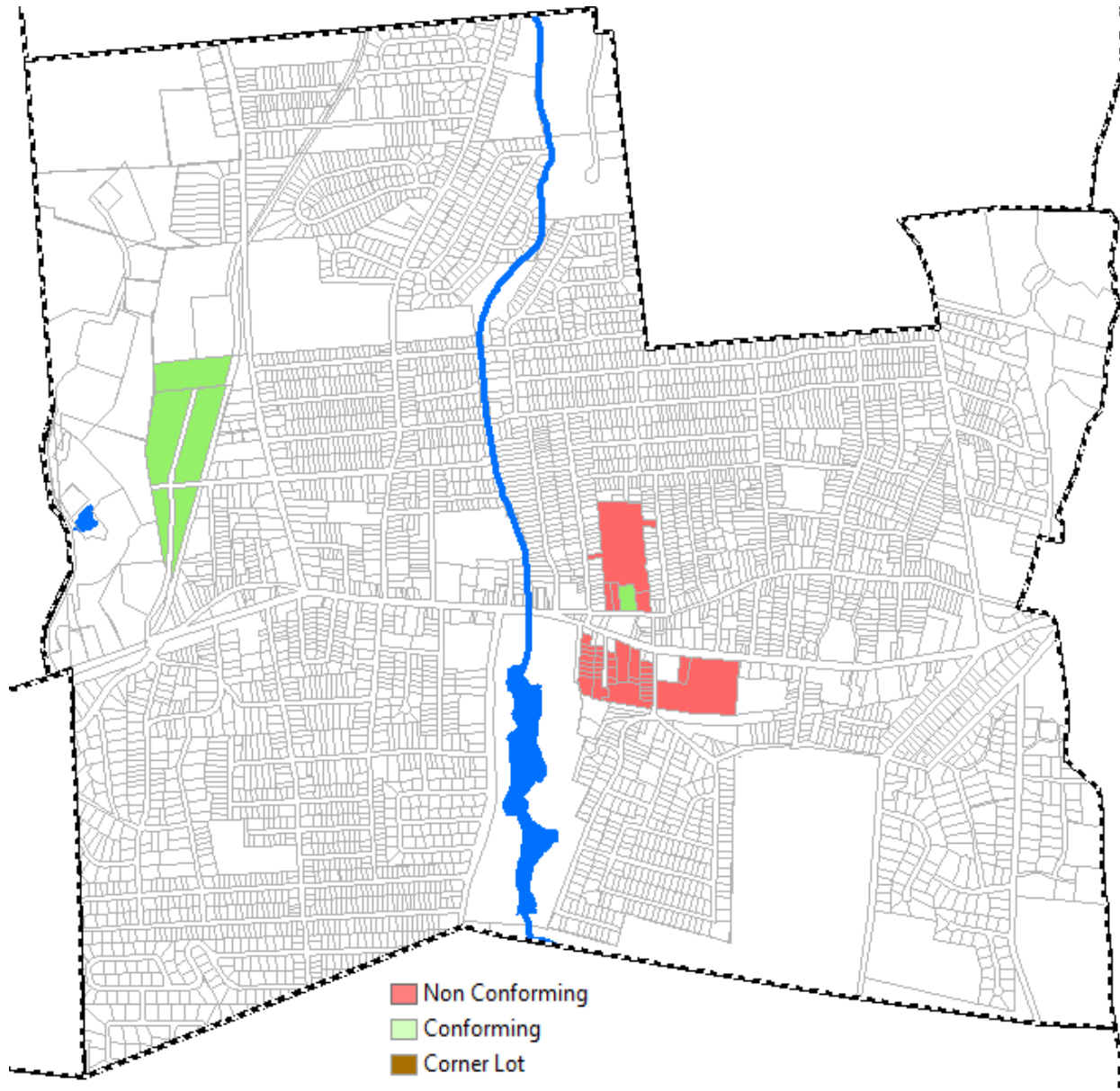


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the A-1 zone

The A-1 zoning district is the garden apartment and townhouse district in the municipality. The lot width requirements for uses within this zoning district are based upon permitted land uses and not by requirements of the zoning district. The required lot width for apartments is at least 150 feet and the lot width requirements for townhouses is at least 20 feet. There are no lot width requirements for nonconforming land uses. There are 42 lots in the A-1 zoning district. Thirty-six of the 42 lots (85.71 percent) do not meet the lot width requirement. These nonconforming lots are illustrated in red on the map below.

Map 10-39 : Lot width consistency: A-1 zoning district
Township of Verona

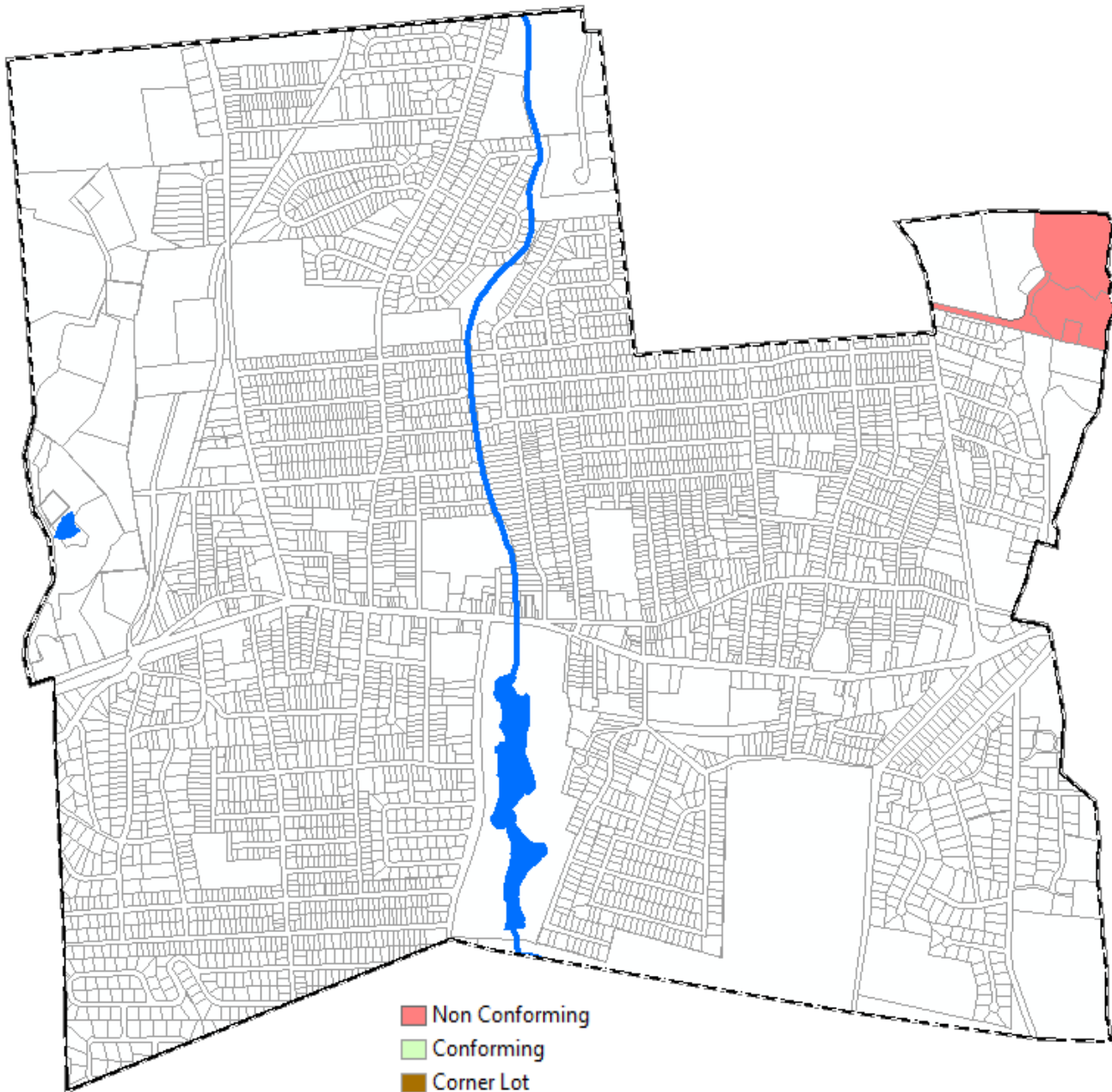


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the A-2 zone

The A-2 zoning district is the high-rise apartment district in the municipality. Zoning regulations require lots in the A-2 zoning district to be at least 300 feet in width. There are three lots located within the A-2 zoning district. All of the lots within the A-2 zone district (100 percent) do not meet the lot width requirement. These nonconforming lots are illustrated in red on the map below

Map 10-40 : Lot width consistency: A-2 zoning district
Township of Verona

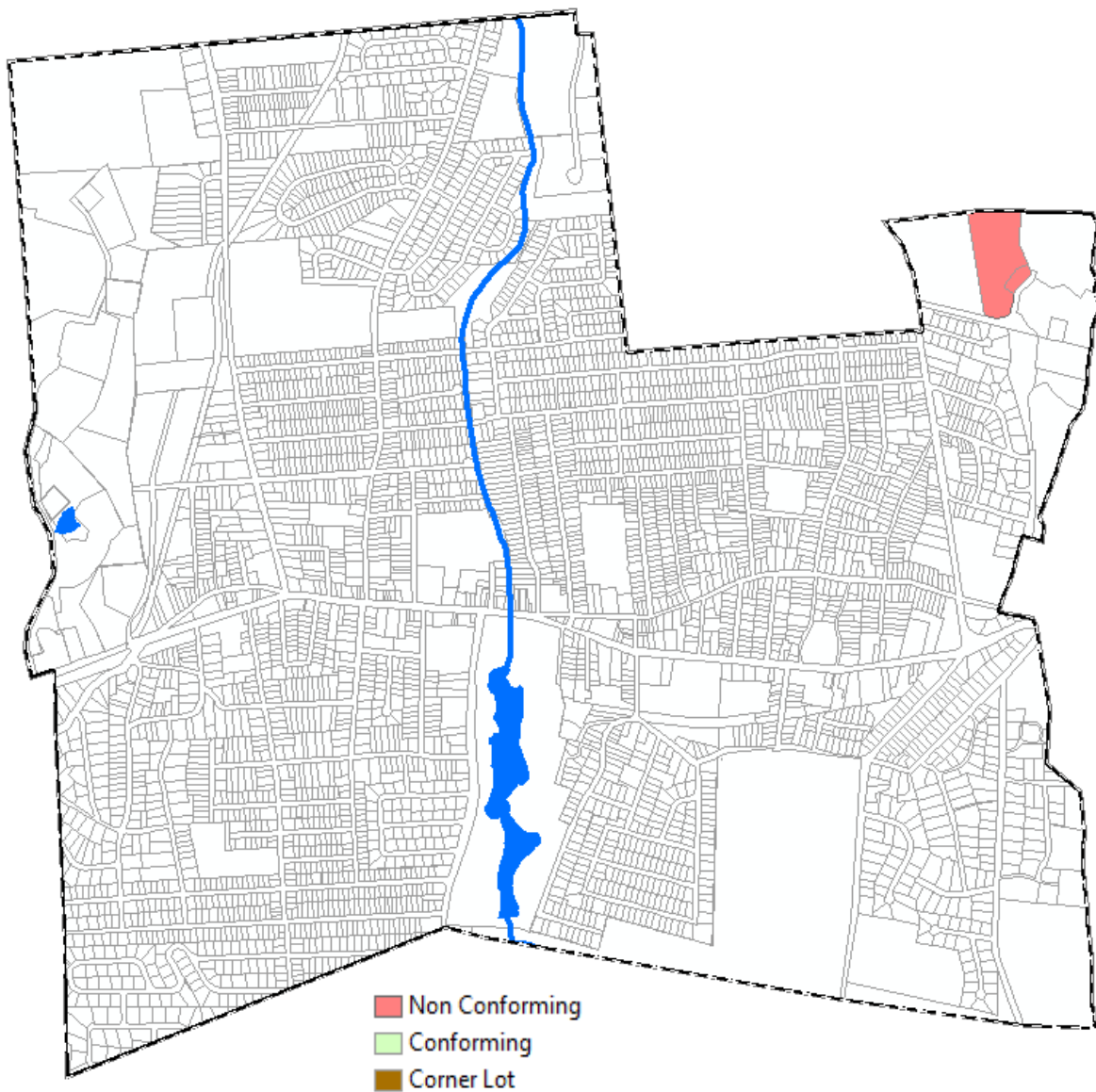


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the A-3 zone

The A-3 zoning district is the townhouse district in the municipality. There are two lots within the municipality located within the A-3 zoning district. Zoning regulations are based on the use of the property rather than the zone in which they are located. The smallest lot width requirement is 20 feet for townhouse developments. Both lots within the A-3 zone have non-conforming lot widths due to their odd configuration.

Map 10-41 : Lot width consistency: A-3 zoning district
Township of Verona

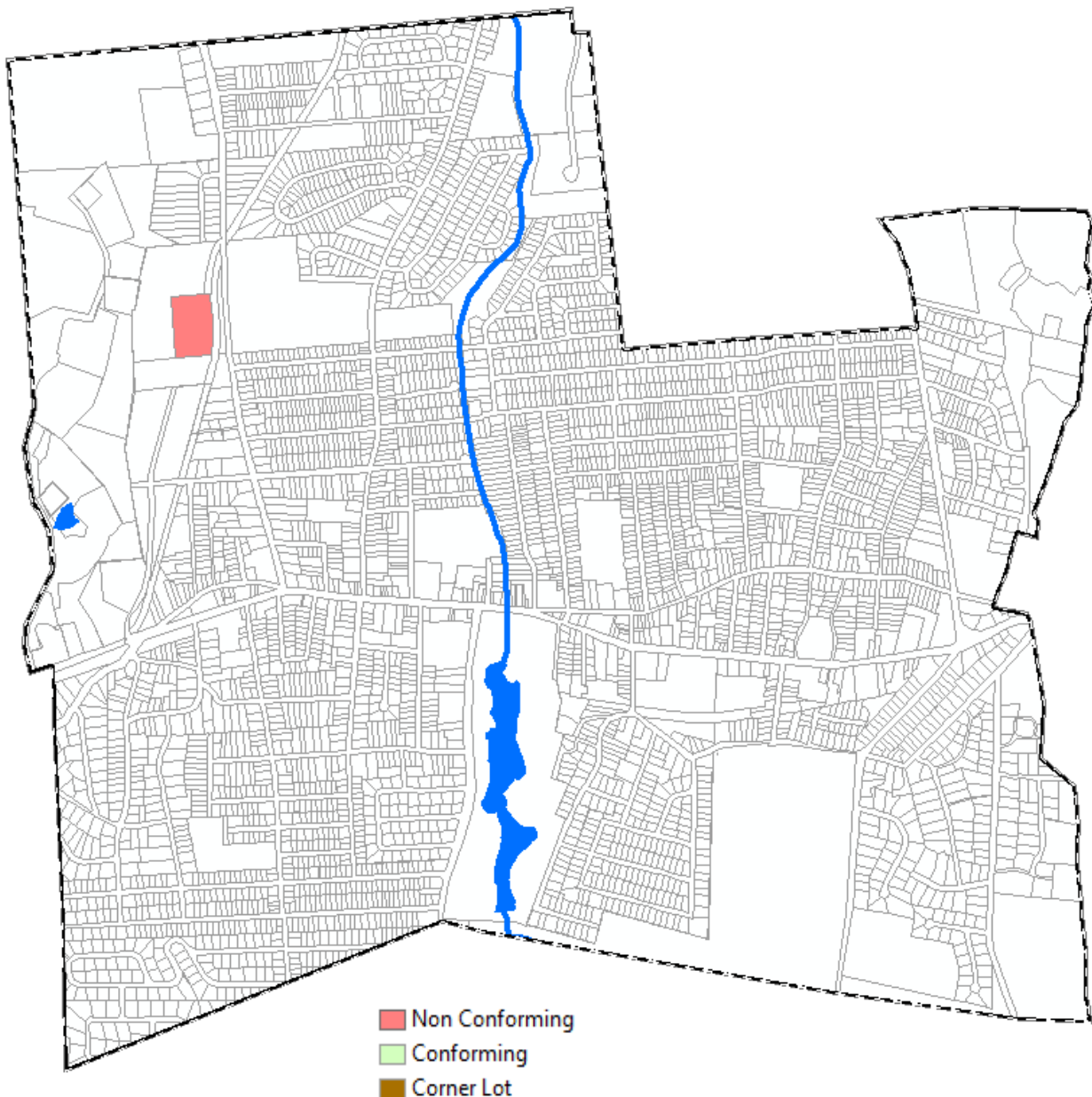


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the R-MS zone

The R-MS zoning district is the senior citizen housing district in the municipality. Zoning regulations require lots in the R-MS zoning district to be at least 500 feet in width. There is one lot located in the R-MS zoning district. This lot does not meet the lot width requirement. This nonconforming lot is illustrated in red on the map below.

Map 10-42 : Lot width consistency: R-MS zoning district
Township of Verona

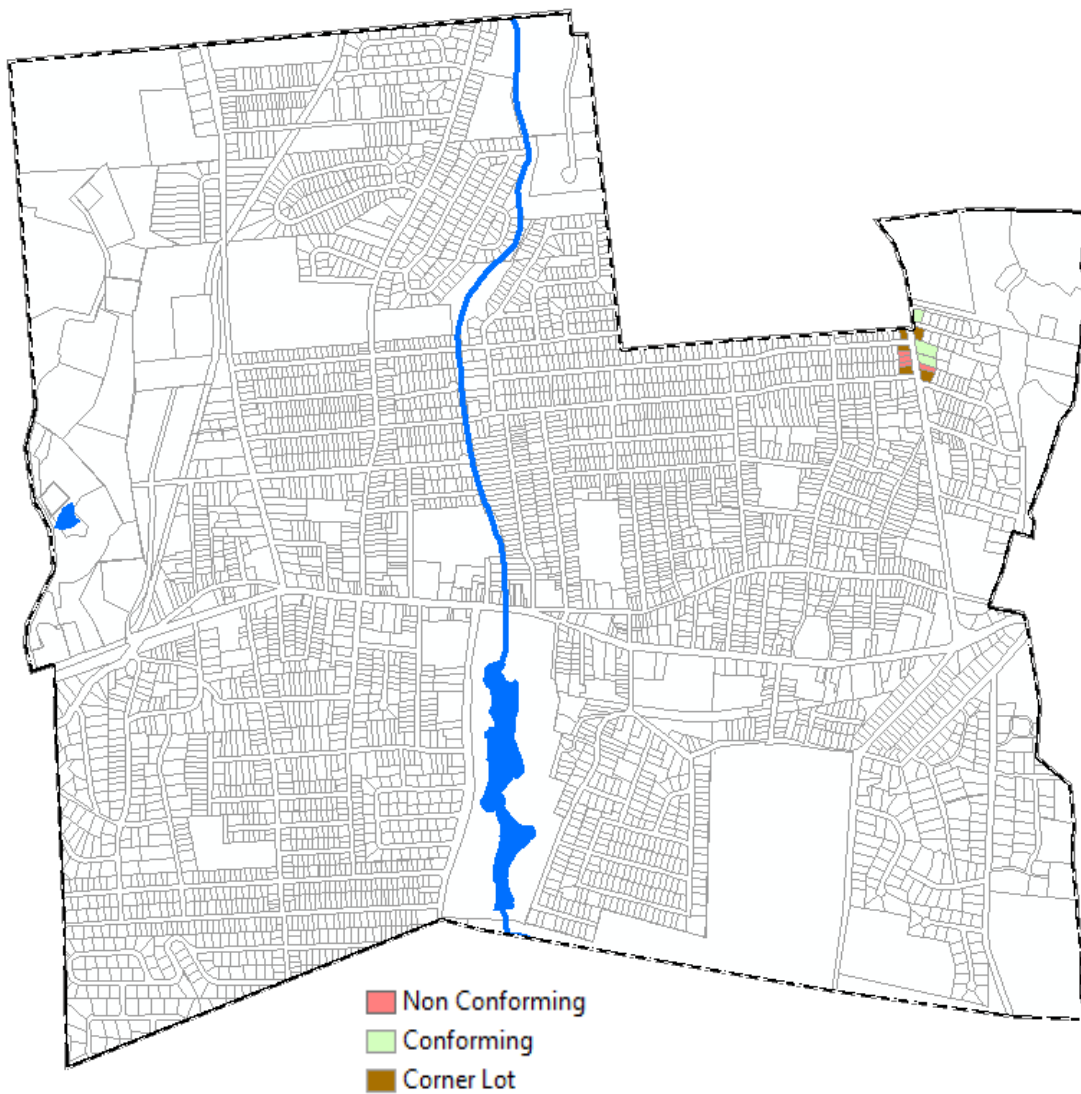


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the R-O zone

The R-O zoning district is the residential and professional office district in the municipality. Zoning regulations require lots in the R-O zoning district to be at least 100 feet in width. The sample size specifically excludes all corner lots within the zone because they will require heightened scrutiny. There are 12 lots within the R-O zoning district. The sample size for this lot width analysis is based upon seven (7) of the 12 lots (58.33 percent). Four of the 7 lots within this zoning district (57.14 percent) do not meet the lot width requirement. These nonconforming lots are illustrated in red on the map below.

Map 10-43 : Lot width consistency: R-O zoning district
Township of Verona

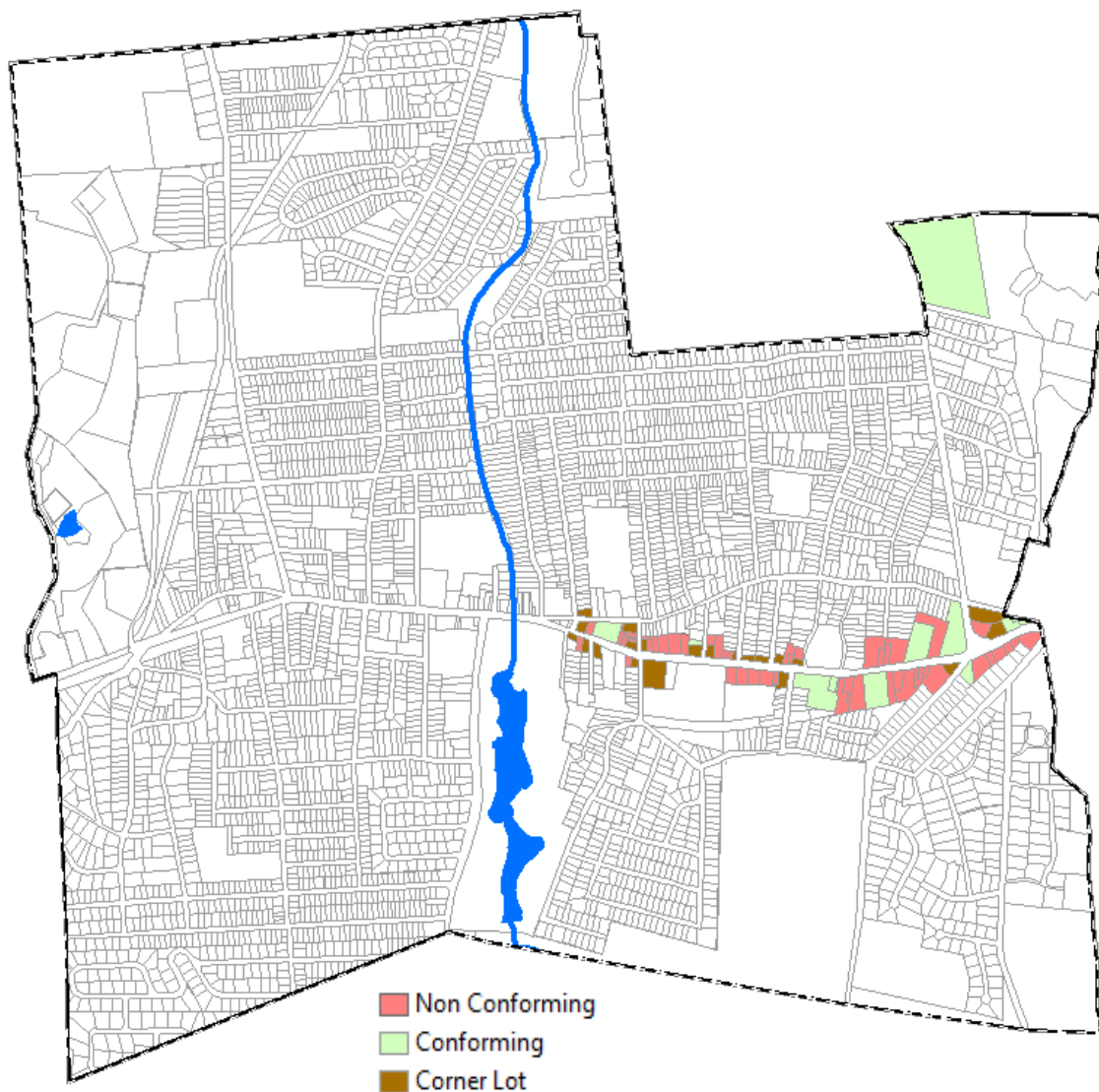


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the C-1 zone

The C-1 zoning district is the general commercial district in the municipality. Zoning regulations require lots in the C-1 zoning district to be at least 175 feet in width. There are 76 lots within the C-1 zoning district. The sample size specifically excludes all corner lots within the zone because they will require heightened scrutiny. The sample size for this lot width analysis is based upon 51 of the 76 lots (67.10 percent). Forty-six of the 51 lots (90.19 percent) do not meet the lot width requirement. These nonconforming lots are illustrated in red on the map below.

Map 10-44 : Lot width consistency: C-1 zoning district
Township of Verona

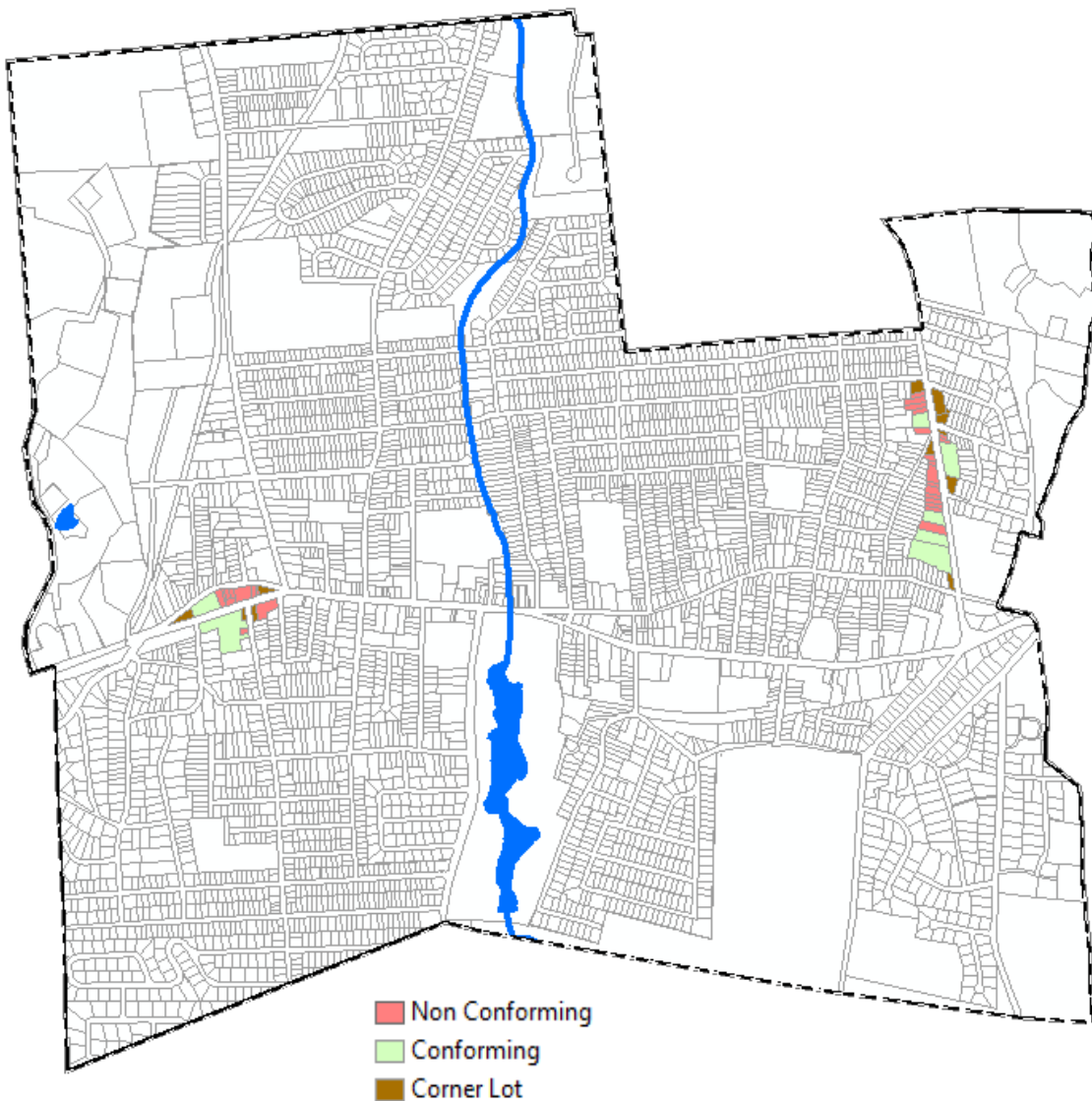


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the C-2 zone

The C-2 zoning district is the restricted commercial district in the municipality. Zoning regulations require lots in the C-2 zoning district to be at least 100 feet in width. There are 45 lots that are located in the C-2 zoning district. The sample size specifically excludes all corner lots within the zone because they will require heightened scrutiny. The sample size for this lot width analysis is based upon 34 of the 45 lots (67.10 percent). Twenty-seven of the 34 lots within the C-2 zoning district (79.41 percent) do not meet the lot width requirement. These nonconforming lots are illustrated in red on the map below.

Map 10-45: Lot width consistency: C-2- zoning district
Township of Verona

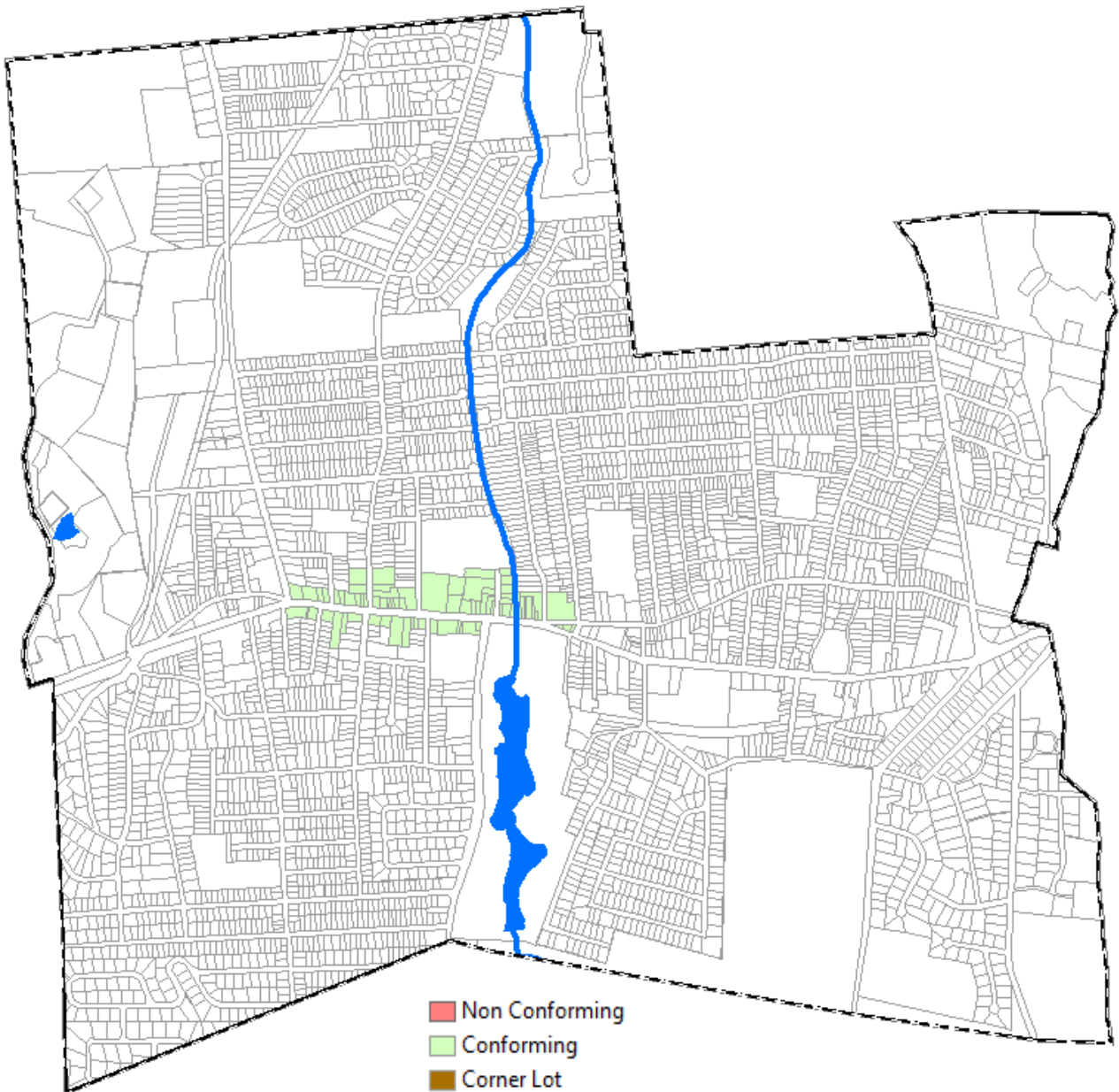


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the CBD zone

The CBD zoning district is the central business district in the municipality. There are no lot width requirements within this zoning district. There are 71 lots within the municipality that are in the CBD zoning district.

Map 10-46 : Lot width consistency: CBD zoning district
Township of Verona

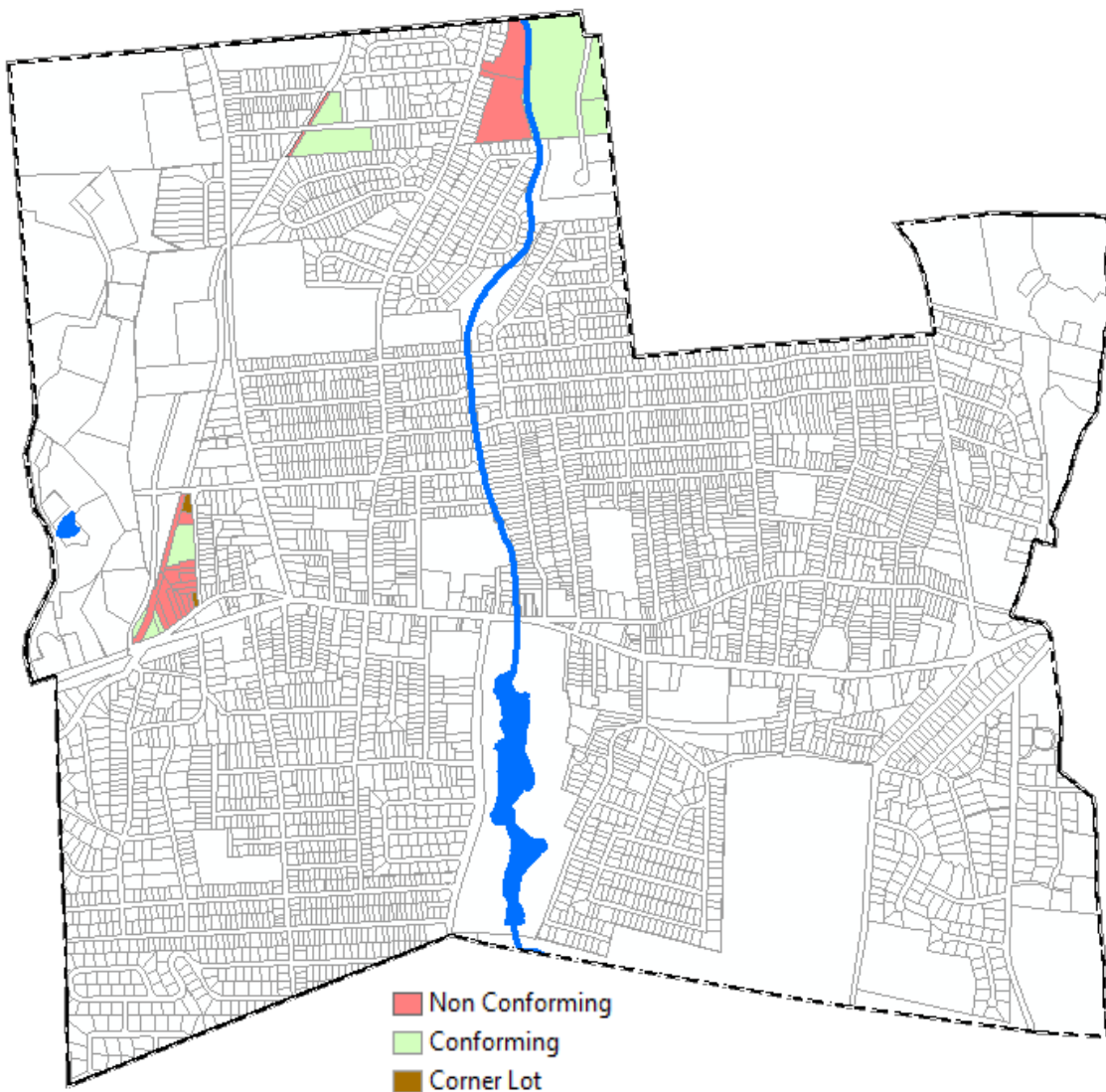


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the M-1 zone

The M-1 zoning district is the light industrial district in the municipality. Zoning regulations require lots in the M-1 zoning district to be at least 125 feet in width. There are 28 lots within the M-1 zoning district. The sample size specifically excludes all corner lots within the zone because they will require heightened scrutiny. The sample size for this lot width analysis is based upon 23 of the 28 lots (82.14 percent). Seventeen of the 23 lots (73.91percent) do not meet the lot width requirement. These nonconforming lots are illustrated in red on the map below.

Map 10-47 : Lot Width consistency: M-1 zoning district
Township of Verona

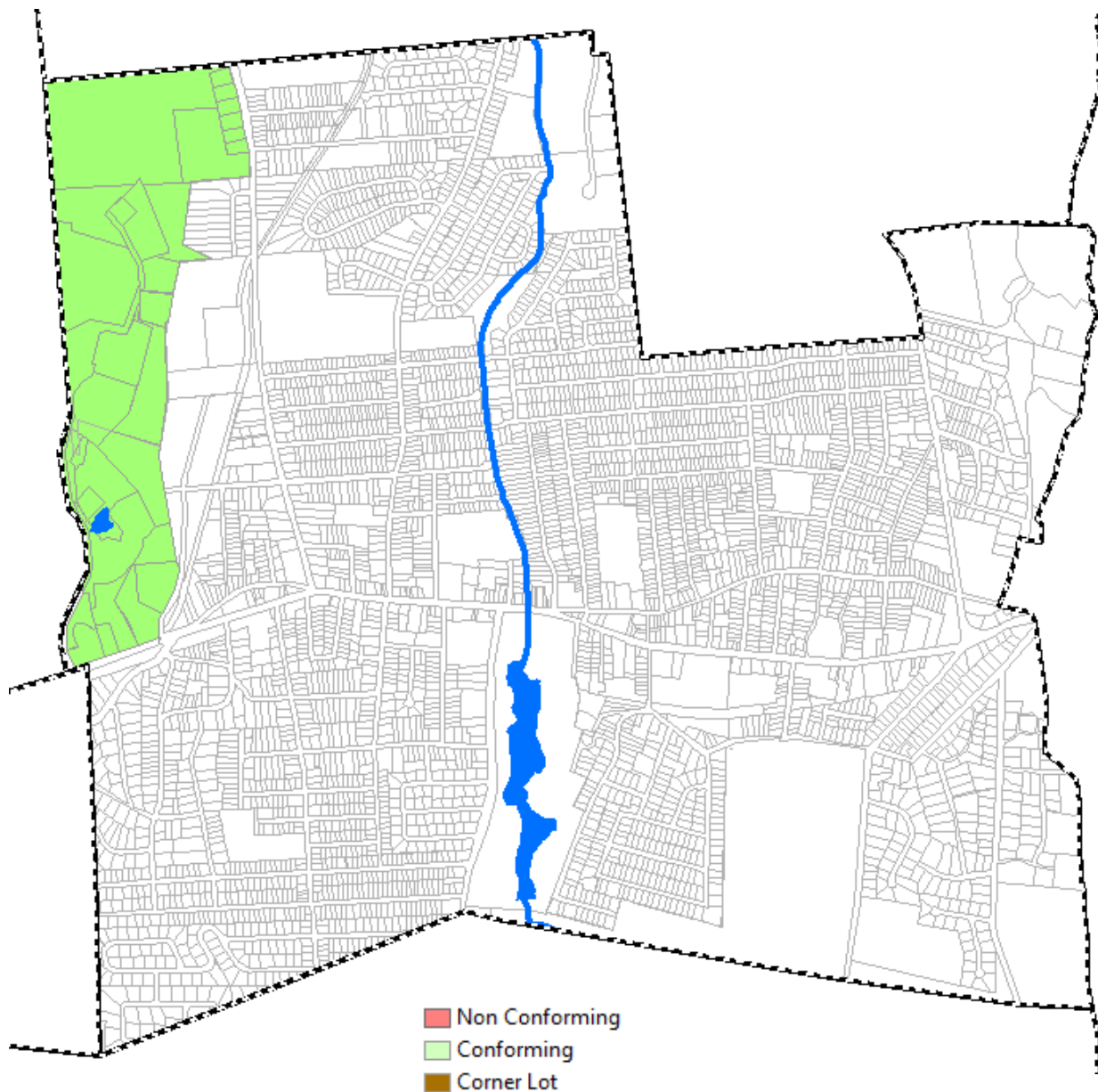


Source: Municipal Tax Records and Municipal Zoning Ordinance

Lot width consistency of lots in the Redevelopment Area

The redevelopment zone is the redevelopment of the Hilltop property. The development of the Hilltop Property must be in conformance the Hilltop Redevelopment Plan. Therefore, all the lot widths conform to zone requirements. There are 35 lots located in the Hilltop Redevelopment Zone. All of the lots are conforming.

Lot Width consistency with zoning requirements
Map 10-48 : Redevelopment Zone
Township of Verona



Source: Municipal Tax Records and Municipal Zoning Ordinance

Summary: Consistency with major zoning requirements

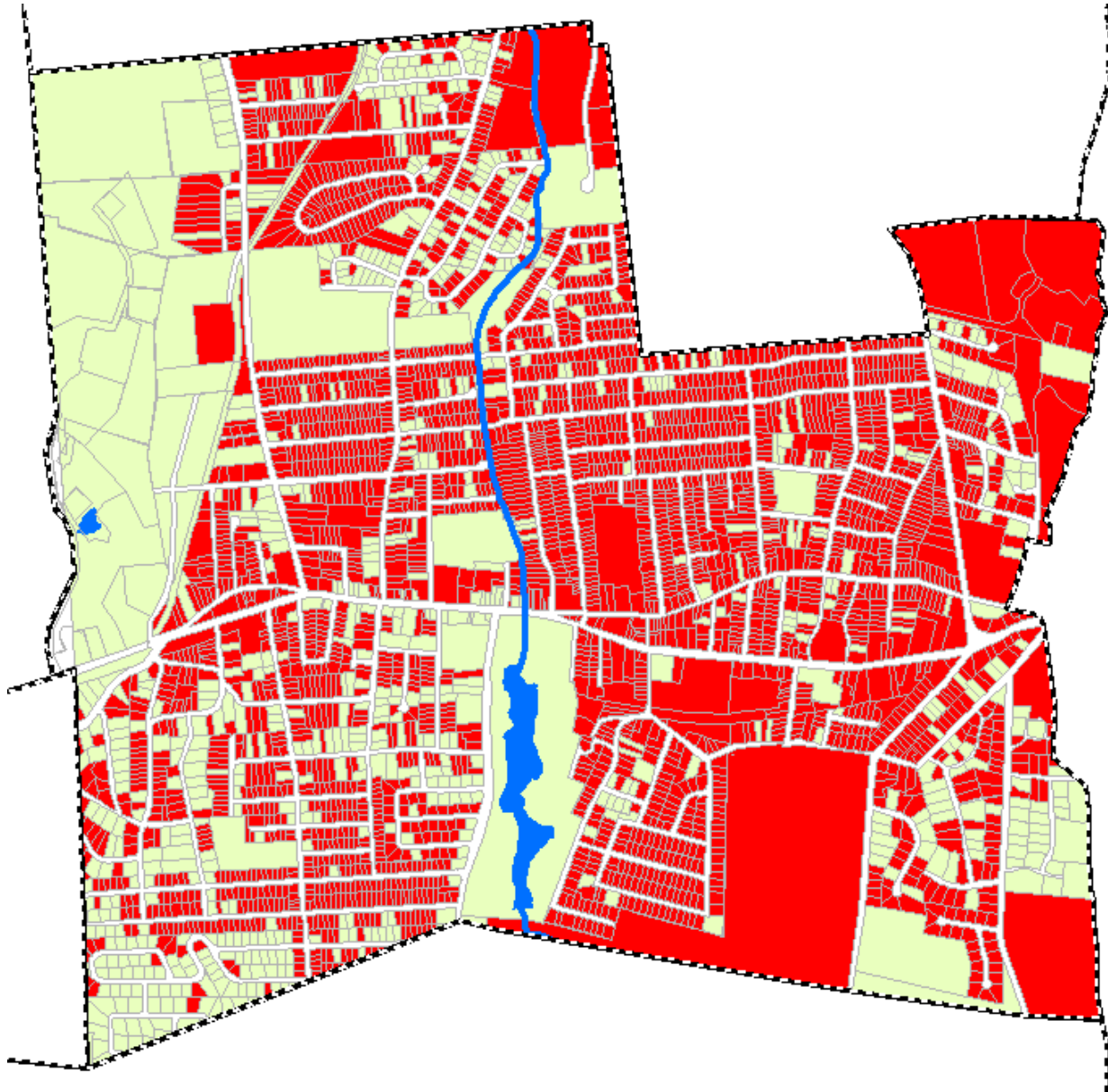
There are 4,104 lots (or partial lots) within the municipality of Verona. Three thousand and seventy three (3,073) of the 4,104 lots (74.87 percent) within the municipality are nonconforming either to the lot area, lot width or land use. These nonconforming lots are illustrated in red on the map on the following page. This analysis demonstrates that the zoning ordinance will need a comprehensive review, and that modifications to zoning requirements are necessary so that the zoning ordinance meets the requirements of the Municipal Land Use Law

Table 10 – 4 : Consistency with major zoning requirements

Zoning District	Number of Lots	<u>Nonconforming Lots due to</u>			<u>Percentage nonconforming due to</u>		
		Land Use	Area	Lot Width	Land Use	Area	Lot Width
C	8	0	0	0	0	0	0
R-1	6	4	0	4	66.67	0	66.67
R-2	295	4	95	74	1.36	32.20	25.42
R-3	982	8	477	546	1.67	48.57	55.60
R-4	2,477	9	1,606	1,857	0.36	64.84	74.97
A-1	42	27	33	36	64.28	78.57	85.71
A-2	3	1	2	3	33.33	66.66	100
A-3	2	0	0	2	0	0	100
R-MS	1	0	1	1	0	100	100
R-O	12	1	7	4	8.33	58.33	33.33
C-1	76	19	60	46	25.00	78.95	60.52
C-2	45	21	32	27	46.67	71.11	79.41
CBD	71	11	0	0	15.49	0	0
M-1	28	21	18	17	75.00	64.29	60.71
Redevelopment	33	0	0	0	0	0	0

Source: Municipal Tax Records and Municipal Zoning Ordinance

Map 10-46 : Consistency with major zoning requirements
Township of Verona



■ Non Conforming
■ Conforming

Source: Municipal Tax Records and Municipal Zoning Ordinance

Zoning Analysis of the Residential Zones

As the analysis of the zoning regulations illustrates, the existing lot development pattern is inconsistent with zoning regulations. This master plan and the zoning ordinance to follow will attempt to rectify these inconsistencies without causing an increase in development or density within the Township. In order to achieve a balance between the correct zoning requirements and the desire not to over develop the Township by further subdivision of smaller parcels each zone was analyzed by sub-region and the lots in each zone were then examined to determine how many lots could be created under new zoning standards.

Lots that are not utilized for residential purposes (Houses of Worship, Schools, Municipal, etc.) were removed from the analysis. On the following pages, each single-family residential zone has been analyzed for lot width and area compliance for a variety of areas and widths. The area shaded in green, on the charts on the following pages, represent the current zoning requirements for the zone. The next column indicates the number of lots within each sub-region and the average lot width or lot area for that sub-region. The following columns indicate alternate bulk regulations proposed, the number of conforming lots under that zoning scenario, and how many lots would be available to be subdivided.

Many different zoning iterations were performed, analyzed and debated. These zoning iterations can be found on the following eight pages. When no consensus was reached, this methodology was abandoned and a lot by lot, block by block analysis was performed. This analysis produced a land use plan that more closely reflects the existing development pattern but results in more fragmentation.

Additional modification to various portions of the zoning ordinance will ensure that as few as possible subdividable lots are created. This master plan specifically recommends modifications to the lot width and lot size requirement for corner lots.

Zoning Analysis of the R-2 zone
Zoning Analysis of Width: R-2 zone

Lot Width	Number of Lots	Average Width	100 Feet		90 Feet				80 Feet				70 Feet				60 Feet				50 Feet					
			Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area
Area 1	152	98	80	52.6	9	5.9	94	61.8	12	7.9	115	75.7	15	9.9	129	84.9	18	11.8	144	94.7	25	16.4	147	96.7	80	52.6
Area 2	29	107	15	51.7	2	6.9	17	58.6	2	6.9	19	65.5	5	17.2	25	86.2	8	27.6	27	93.1	11	37.9	27	93.1	15	51.7
Area 3	81	106	56	69.1	2	2.5	61	75.3	2	2.5	67	82.7	2	2.5	71	87.7	10	12.3	74	91.4	19	23.5	75	92.6	56	69.1
Area 4	23	118	21	91.3	0	0.0	21	91.3	0	0.0	21	91.3	0	0.0	21	91.3	0	0.0	21	91.3	11	47.8	21	91.3	21	91.3

Zoning Ordinance requirements.


Zoning Analysis of Area: R-2 zone

Lot Area	Number of Lots	Average Area	15,000 Sq. Ft.				14,000 Sq. Ft.				13,000 Sq. Ft.				12,000 Sq. Ft.				11,000 Sq. Ft.				10,000 Sq. Ft.			
			Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area
Area 1	152	25,451	94	61.8	14	9.2	103	67.8	16	10.5	121	79.6	20	13.2	131	86.2	31	20.4	137	90.1	35	23.0	141	92.8	50	32.9
Area 2	29	22,168	20	69.0	6	20.7	22	75.9	8	27.6	25	86.2	9	31.0	25	86.2	10	34.5	25	86.2	11	37.9	25	86.2	12	41.4
Area 3	81	18,297	54	66.7	3	3.7	59	72.8	6	7.4	65	80.2	7	8.6	71	87.7	10	12.3	73	90.1	15	18.5	75	92.6	28	34.6
Area 4	33	24,185	22	66.7	3	9.1	32	97.0	3	9.1	32	97.0	4	12.1	32	97.0	5	15.2	32	97.0	11	33.3	32	97.0	17	51.5

Zoning Ordinance requirements.

Zoning Analysis of Width and Area: R-2 zone

Lot Width	Number of Lots	100 Feet		100 Feet		90 Feet		80 Feet		70 Feet		60 Feet		60 Feet		50 Feet		
		Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	
Area 1	151	5	4	5	4	7	4.6	12	8	16	6	17	11.3	22	15	77	51	
Area 2	29	2	7	2	7	1	3.4	5	17	8	28	8	27.6	10	35	13	45	
Area 3	81	1	1	1	1	0	0	2	3	10	12	10	12	19	23	55	68	
Area 4	23	0	0	0	0	0	0	0	0	0	0	3	13.0	11	48	21	91	
Lot Area		15,000 SF		14,000 SF		14,000 SF		13,000 SF		12,000 SF		11,000 SF		10,000 SF		10,000 SF		

 Zoning Ordinance requirements.



Zoning Analysis of the R-3 zone

Zoning Analysis of Lot Width: R-3 zone

	Number of Lots	Average Width	Number of Conforming Lots		Potential Subdividable Lots		Number of Conforming Lots		Potential Subdividable Lots		Number of Conforming Lots		Potential Subdividable Lots		Number of Conforming Lots		Potential Subdividable Lots		Number of Conforming Lots		Potential Subdividable Lots		Number of Conforming Lots		Potential Subdividable Lots					
			80 Feet		75 Feet		70 Feet		65 Feet		60 Feet		55 Feet		50 Feet		50 Feet		50 Feet		50 Feet		50 Feet		50 Feet					
Area 1	382	69	76	19.9	7	1.8	103	27.0	9	2.4	131	34.3	10	1.3	146	38.2	14	3.7	288	75.4	18	4.7	302	79.1	29	7.6				
Area 2	91	55	41	45.1	3	3.3	50	54.9	5	5.5	51	56.0	7	4.4	53	58.2	8	8.8	55	60.4	11	12.1	61	67.0	19	20.9	70	76.9	24	26.4
Area 3	66	46	41	62.1	1	1.5	43	65.2	2	3.0	47	71.2	3	4.5	52	78.8	4	6.1	54	81.8	5	7.6	57	86.4	14	21.2	63	95.5	39	59.1
Area 4	48	69	9	18.8	2	4.2	14	29.2	2	4.2	38	79.2	2	4.2	38	79.2	2	4.2	38	79.2	2	4.2	41	85.5	2	4.2	45	93.8	4	8.3
Area 5	65	68	21	32.3	0	0.0	27	41.5	0	0.0	31	47.7	0	4.6	32	49.2	0	0.0	33	50.8	1	1.5	38	58.9	6	9.2	53	81.5	8	12.3
Area 6	89	70	23	25.8	2	2.2	41	46.1	3	3.4	50	56.2	3	1.1	55	61.8	3	3.4	62	69.7	3	3.4	71	79.8	6	6.7	87	97.8	13	14.6
Area 7	158	91	88	55.7	2	1.3	92	58.2	2	1.3	101	63.9	3	1.9	109	69.0	4	2.5	140	88.6	8	5.1	141	89.2	15	9.5	151	95.6	40	25.3
Area 8	69	81	55	79.7	0	0.0	58	84.1	0	0.0	59	85.5	0	0.0	59	85.5	0	0.0	61	88.4	0	0.0	63	91.1	11	15.9	68	98.6	20	29.0

 Zoning Ordinance requirements.



Zoning Analysis of Lot Area: R-3 zone

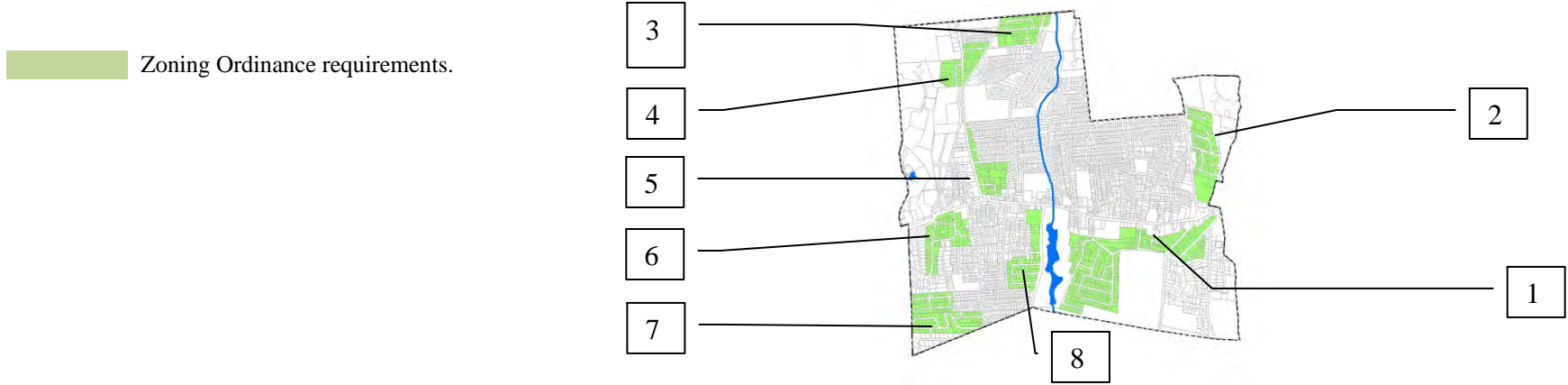
	Number of Lots	Average Width	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area
			10,000 Square Feet				9,000 Square Feet				8,000 Square Feet				7,000 Square Feet				6,000 Square Feet			
Area 1	382	10,862	124	32.0%	19	4.9%	159	41.1%	23	5.9%	289	74.7%	31	8.0%	335	86.6%	41	10.6%	352	91.0%	67	17.3%
Area 2	91	16,745	51	56.0%	14	15.4%	57	62.6%	16	17.6%	65	71.4%	21	23.1%	76	83.5%	25	27.5%	85	93.4%	31	34.1%
Area 3	66	14,702	62	91.2%	5	7.4%	62	91.2%	7	10.3%	63	92.7%	9	13.3%	64	94.1%	19	27.9%	66	97.1%	54	79.4%
Area 4	48	17,643	41	80.4%	15	29.4%	42	82.4%	16	31.4%	43	84.3%	22	43.1%	48	94.1%	25	49.0%	51	100.0%	29	56.9%
Area 5	65	13,725	36	54.6%	5	7.6%	46	69.7%	9	13.6%	50	75.8%	13	19.7%	57	86.4%	16	24.2%	58	87.9%	25	37.9%
Area 6	89	13,036	51	57.3%	10	11.3%	54	60.7%	12	13.5%	74	83.2%	19	21.4%	84	94.4%	22	24.7%	87	97.8%	38	42.7%
Area 7	158	10,384	98	61.6%	2	1.3%	101	63.5%	6	3.8%	113	71.1%	10	6.3%	136	85.5%	15	9.4%	152	95.6%	53	33.3%
Area 8	69	15,128	38	53.5%	3	4.2%	68	98.5%	4	5.6%	68	98.5%	6	8.5%	68	98.5%	11	15.5%	69	100%	24	33.8%

 Zoning Ordinance requirements.




Zoning Analysis of Lot Width and Lot Area: R-3 zone

Number of Lots		Potential Subdividable Lots		Potential Subdividable Lots		Potential Subdividable Lots		Potential Subdividable Lots		Potential Subdividable Lots		Potential Subdividable Lots		Potential Subdividable Lots		Number of Lots		Potential Subdividable Lots	
Lot Width		80 Feet		75 Feet		70 Feet		65 Feet		60 Feet		60 Feet		55 Feet		50 Feet			
Area 1	382	2	0.5%	4	1.0%	5	1.3%	6	1.6%	10	2.6%	8	2.1%	17	4.5%	22	5.8%		
Area 2	91	3	3.3%	4	4.4%	7	7.7%	8	8.8%	8	8.8%	11	12.1%	15	16.5%	23	25.3%		
Area 3	66	1	1.5%	2	3.0%	3	4.5%	3	4.5%	4	4.6%	5	7.6%	18	27.3%	39	59.1%		
Area 4	48	2	4.2%	2	4.2%	2	4.2%	2	4.2%	2	4.2%	2	4.2%	2	4.2%	3	6.3%		
Area 5	65	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	3.1%	2	3.1%	8	12.3%		
Area 6	89	2	2.2%	3	3.4%	3	3.4%	6	6.7%	3	1.1%	3	3.4%	4	4.5%	13	14.6%		
Area 7	158	0	0.0%	0	0.0%	1	0.6%	2	1.3%	3	2.4%	6	3.8%	14	8.9%	39	24.7%		
Area 8	69	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	1.5%	1	1.5%	11	15.9%	15	21.7%		
Lot Area		10,000 SF		9,000 SF		8,000 SF		7,000 SF		8,000 SF		6,000 SF		5,000 SF		5,000 SF			



Zoning Analysis of the R-4 zone
Zoning Analysis of Lot Width: R-4 Zone

	Number of Lots	Average Width	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Lots	Average Width	Number of Conforming Lots	Percent of Area
	70 Feet						65 Feet				60 Feet				55 Feet				50 Feet				45 Feet				40 Feet			
Area 1	1156	53	158	13.7	4	0.3	188	16.3	6	0.5	350	30.3	15	1.3	444	38.4	18	1.6	919	79.5	43	3.7	967	83.7	56	4.8	1,035	89.5	93	8.0
Area 2	618	56	168	27.2	5	0.8	181	29.3	6	1.0	220	35.6	7	1.1	299	48.4	10	1.6	535	86.6	19	3.1	562	90.9	26	4.2	593	96.0	57	9.2
Area 3	37	53	5	13.5	0	0.0	6	16.2	0	0.0	6	16.2	1	2.7	7	18.9	1	2.7	22	59.5	1	2.7	22	59.5	2	5.4	37	100.0	3	8.1
Area 4	40	58	8	20.0	1	2.5	8	20.0	1	2.5	14	35.0	1	2.5	16	40.0	1	2.5	33	82.5	2	5.0	36	90.0	3	7.5	37	92.5	5	12.5
Area 5	590	57	97	16.4	4	0.7	116	19.7	5	0.8	170	28.8	5	0.8	207	35.1	9	1.5	528	89.5	30	5.1	558	94.6	38	6.4	561	95.1	53	9.0

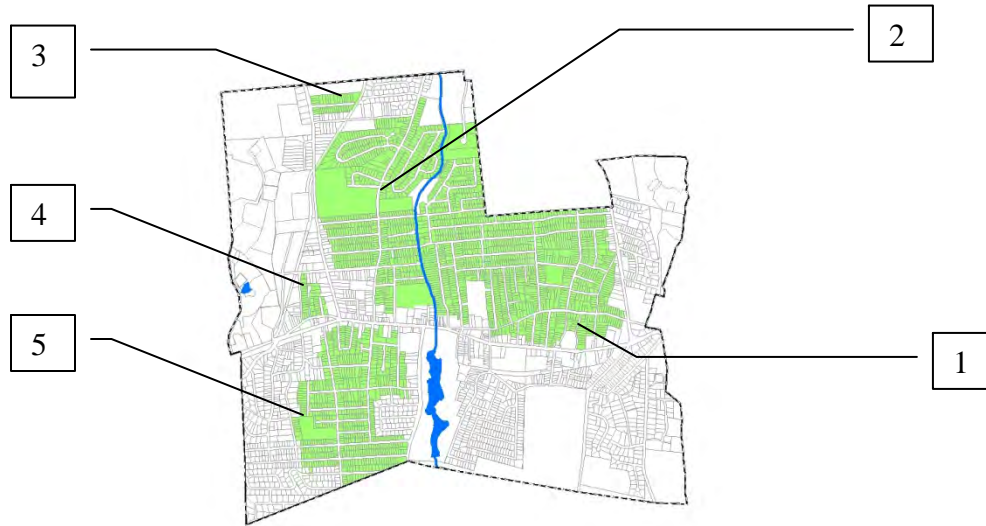
 Zoning Ordinance requirements.



Zoning Analysis of Lot Area: R-4 Zone

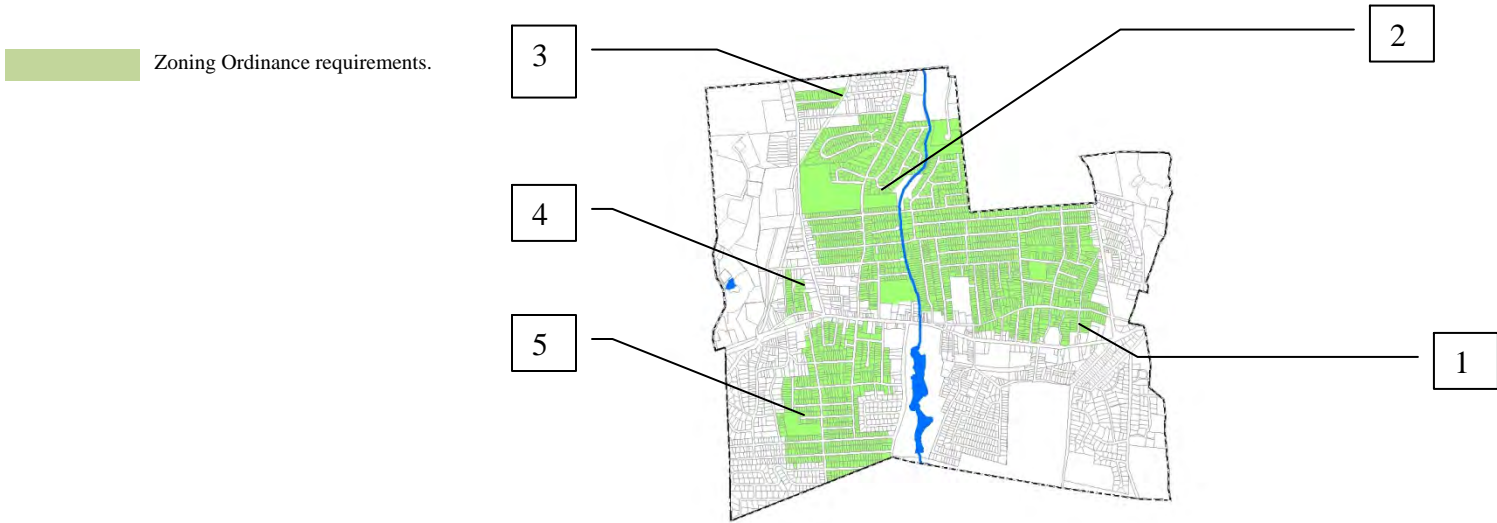
	Number of Lots	Average Area	9,000 Square Feet		8,400 Square Feet			8,000 Square Feet			7,000 Square Feet			6,500 Square Feet			6,000 Square Feet			5,000 Square Feet										
			Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Number of Conforming Lots	Percent of Area	Potential Subdividable Lots	Percent of Area				
Area 1	1168	8986	301	25.8	39	3.3	382	32.7	46	3.9	430	36.8	58	5.0	691	59.2	84	7.2	873	75.1	103	8.8	978	83.7	127	10.9	1081	92.6	214	18.3
Area 2	627	11461	183	29.2	11	1.8	257	41.0	14	2.2	298	47.5	15	2.4	439	70.0	27	4.3	459	39.2	31	4.9	512	81.7	46	7.3	603	96.2	121	19.3
Area 3	38	9843	16	42.1	2	5.3	18	47.4	3	7.9	18	47.4	3	7.9	24	63.2	5	13.2	23	61.3	6	15.8	25	65.8	7	18.4	38	100	13	34.2
Area 4	41	8397	14	34.1	0	0.0	14	34.1	1	2.4	15	36.6	2	4.9	24	58.5	4	9.8	29	59.2	5	12.2	33	80.5	6	14.	38	92.7	9	22.0
Area 4	603	8883	157	26.0	16	2.7	176	29.2	20	3.3	194	32.2	24	4.0	320	53.1	42	7.0	353	58.5	52	58.5	406	67.3	75	12.4	580	96.2	138	22.9

Zoning Ordinance requirements.

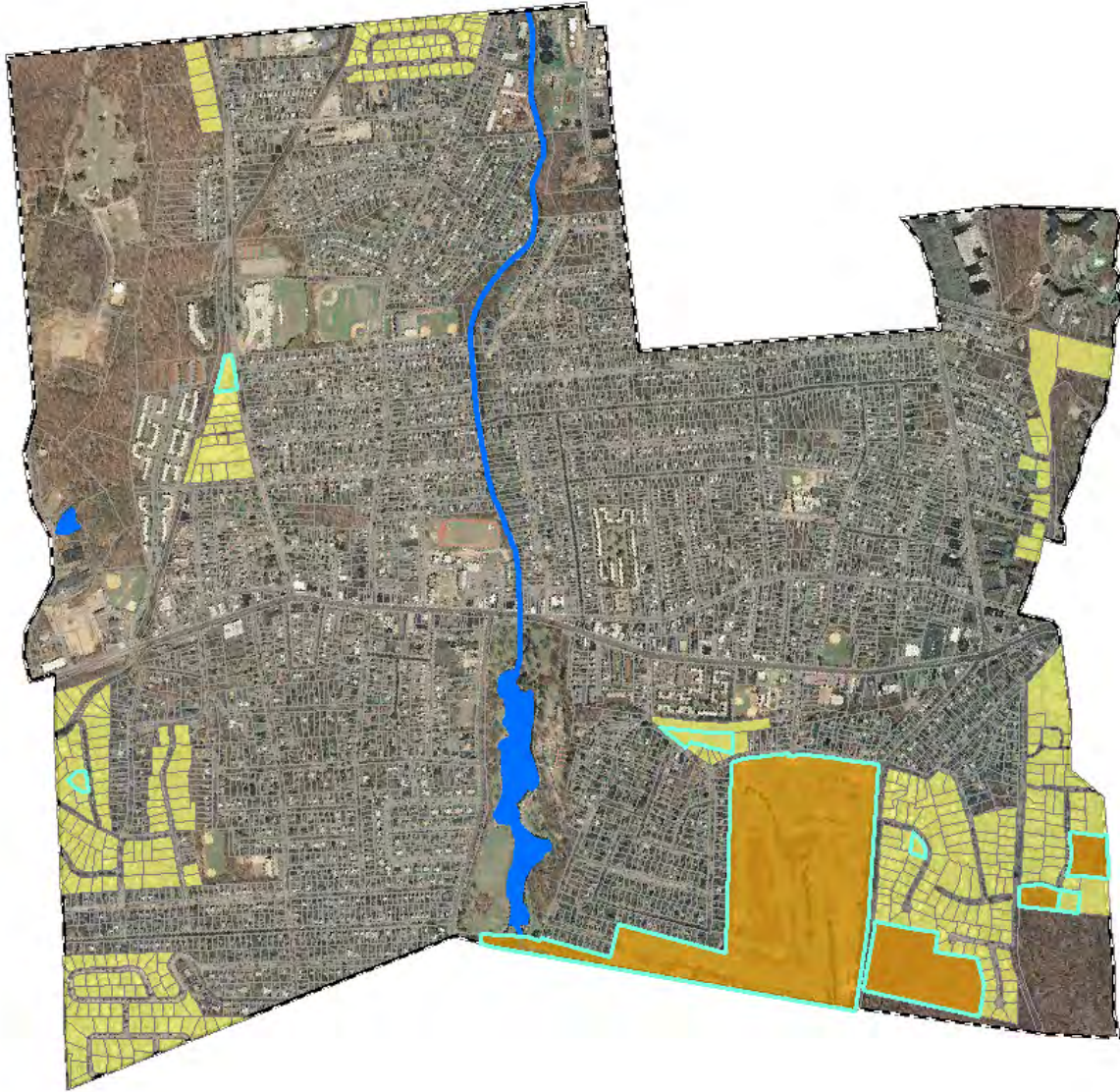





Zoning Analysis of Lot Width and Lot Area: R-4 Zone

Lot Width	Number of Lots	70 Feet		65 Feet		60 Feet		55 Feet		55 Feet		50 Feet		50 Feet		50 Feet		45 Feet		40 Feet		
		Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	Potential Subdividable Lots	Percent of Area	
Area 1	1156	0	0.00%	2	0.20%	9	0.80%	2	0.17%	12	1.00%	9	0.80%	27	2.30%	31	2.70%	41	3.50%	57	4.90%	
Area 2	618	1	0.20%	1	0.20%	1	0.20%	2	0.32%	4	0.60%	4	0.60%	7	1.10%	12	1.90%	15	2.40%	22	3.60%	
Area 3	37	0	0.00%	0	0.00%	1	2.70%	0	0.00%	1	2.70%	0	0.00%	1	2.70%	1	2.70%	2	5.40%	3	8.10%	
Area 4	40	0	0.00%	0	0.00%	1	2.50%	1	2.50%	1	2.50%	1	2.50%	1	2.50%	2	5.00%	3	7.50%	4	10.00%	
Area 5	590	2	0.30%	2	0.30%	2	0.30%	0	0.00%	4	0.70%	12	2.00%	18	3.10%	25	4.20%	32	5.40%	43	7.30%	
Lot Area		8,400 SF		8,000 SF		7,000 SF		6,500 SF		6,000 SF		6,500 SF		6,000 SF		5,000 SF		5,000 SF		5,000 SF		5,000 SF



Map 10-48 : Potential Dividable Lots in the Proposed R-100 Zone District
Township of Verona



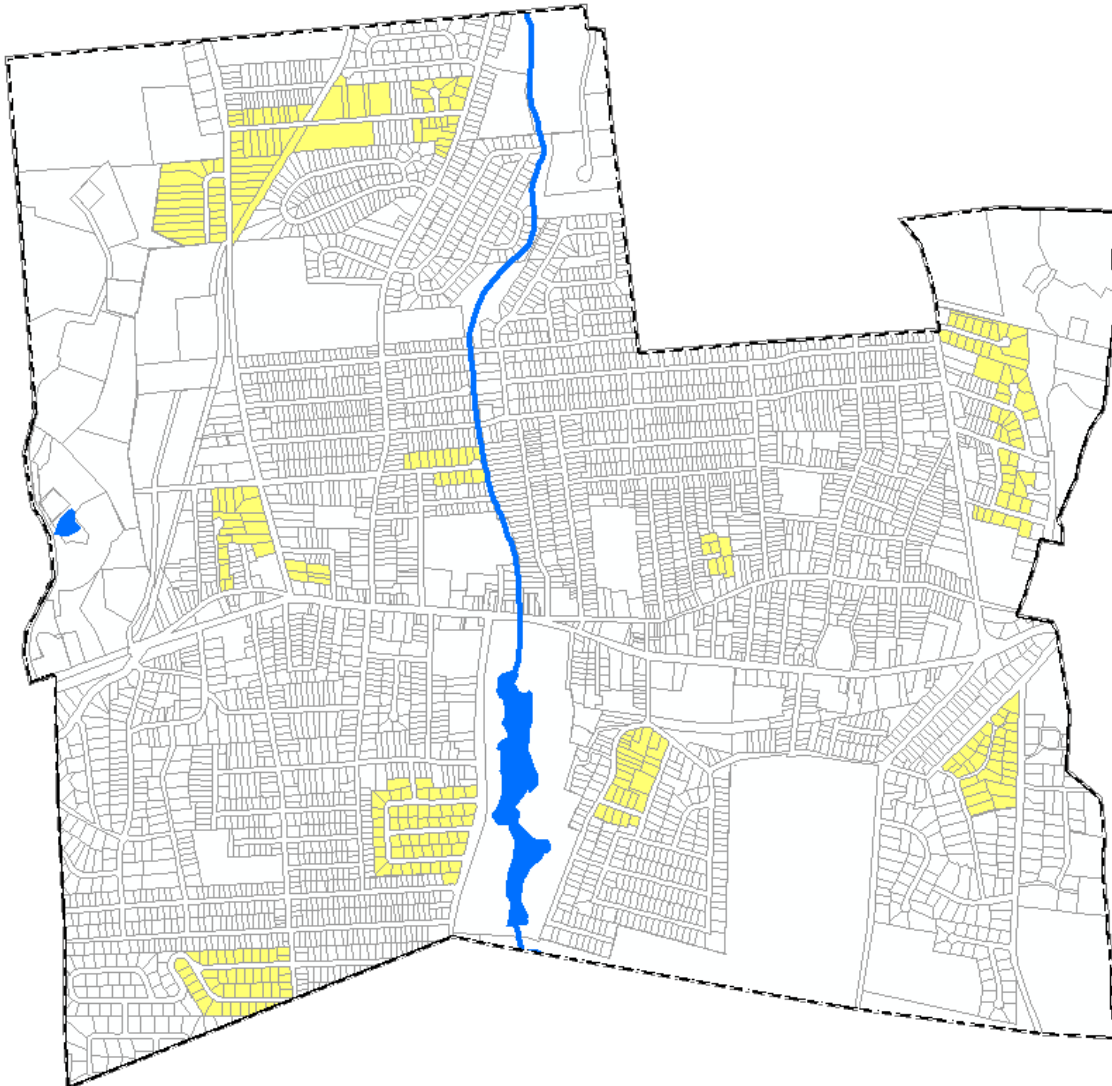
-  Lots in Zone
-  Multiple Lot Subdivision Possible
-  Oversized Lots

Proposed R-70

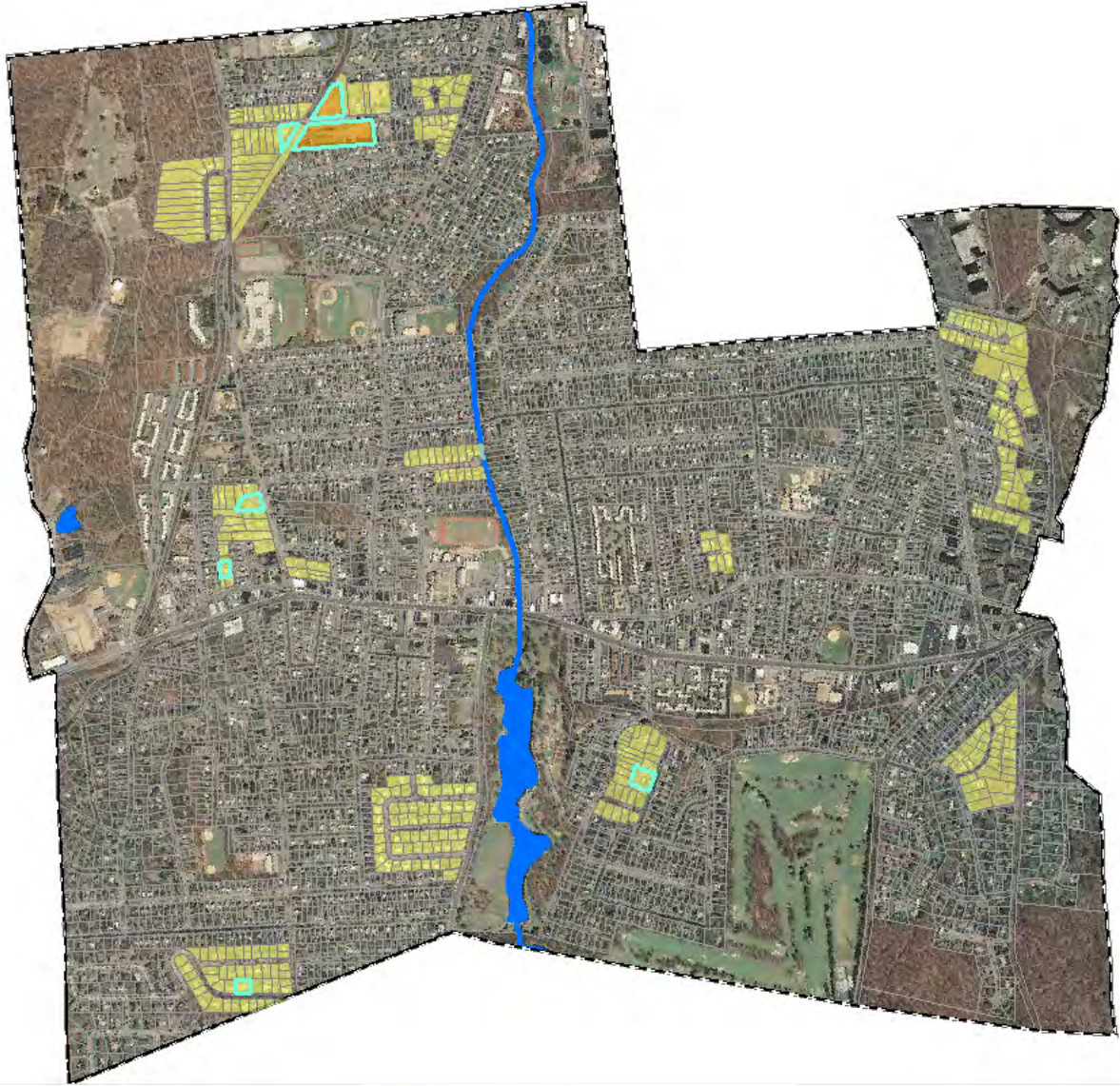
This proposed zoning classification contemplates development of single-family homes on a minimum lot size of 7,000 square feet with a minimum lot width of 70 feet. There are 353 lots located in the proposed R-70 zoning classification comprising 111.36 acres of land.




Lot area:	7,000 SF	Conformity	90.37 %
Lot width	70 FT		87.25 %
Potential sub subdivisions		7 lots are potentially sub dividable.	
		5 lots would require the house to be demolished.	
		2 lots are not dividable due to the shape of the property.	
Current zoning:		2 lots are potentially dividable.	
		2 lots would require the house to be demolished.	

Map 10-49 : Proposed R-70 Zone District
Township of Verona

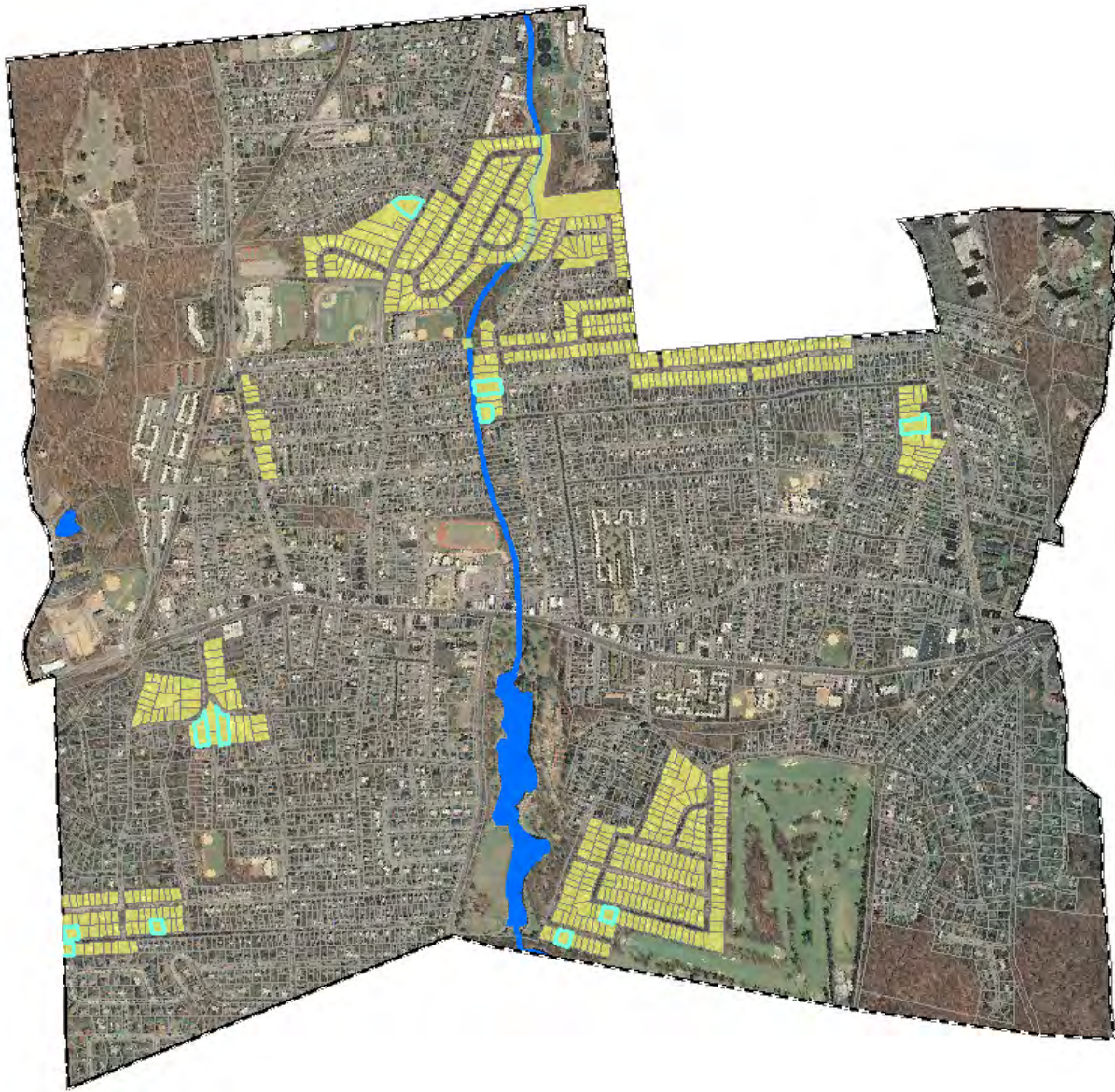





Map 10-50 : Potential Dividable Lots in the Proposed R-70 Zone District
Township of Verona



-  Lots in Zone
-  Multiple Lot Subdivision Possible
-  Oversized Lots

Map 10-52 : Potential Dividable Lots in the Proposed R-60 Zone District
Township of Verona



-  Lots in Zone
-  Multiple Lot Subdivision Possible
-  Oversized Lots





Map 10-54 : Potential Dividable Lots in the Proposed R-50 Zone District
Township of Verona



- Lots in Zone
- Multiple Lot Subdivision Possible
- Oversized Lots

Map 10-55 : Potential Dividable Lots in the Proposed R-50 Zone District
Township of Verona



-  Dividable without variance
-  Dividable only after house is demolished
-  Not dividable due to shape
-  Not dividable due to environmental constraints

Proposed R-40

This proposed zoning classification contemplates development of single-family homes on a minimum lot size of 4,000 square feet with a minimum lot width of 40 feet. There are 149 lots located in the R-40 zoning classification comprising 22.63 acres of land. This zoning classification is designed to reflect the existing development pattern of 40-foot wide single-family lots.

Lot area:	4,000 SF	Conformity	93.28%
Lot width	40 FT		98.65%

Potential sub subdivisions

4 lots are potentially sub dividable.
2 lots would require the house to be demolished.
2 lots are not dividable due to shape the of the property.

Current zoning:

There are no sub dividable lots under the current zoning classification.

Map 10-56 : Proposed R-50 Zone District
Township of Verona



Map 10-57 : Potential Dividable Lots in the Proposed R-40 Zone District
Township of Verona






-  Lots in Zone
-  Multiple Lot Subdivision Possible
-  Oversized Lots

Table 10 – 5 : Proposed Consistency
Lot Area & Lot Width

	Lot Area		Lot Width	
	Existing	Proposed	Existing	Proposed
R1 / R100	100.00%	94.66%	50.00%	80.26%
R2 / R70	67.80%	90.37%	66.97%	87.25%
R3 / R60	51.43%	96.53%	34.38%	89.72%
R4 / R50	35.16%	94.37%	15.90%	86.81%
R40		93.28%		98.65%

Chart 10 – 1 : Residential Lot Area
Existing v. Proposed

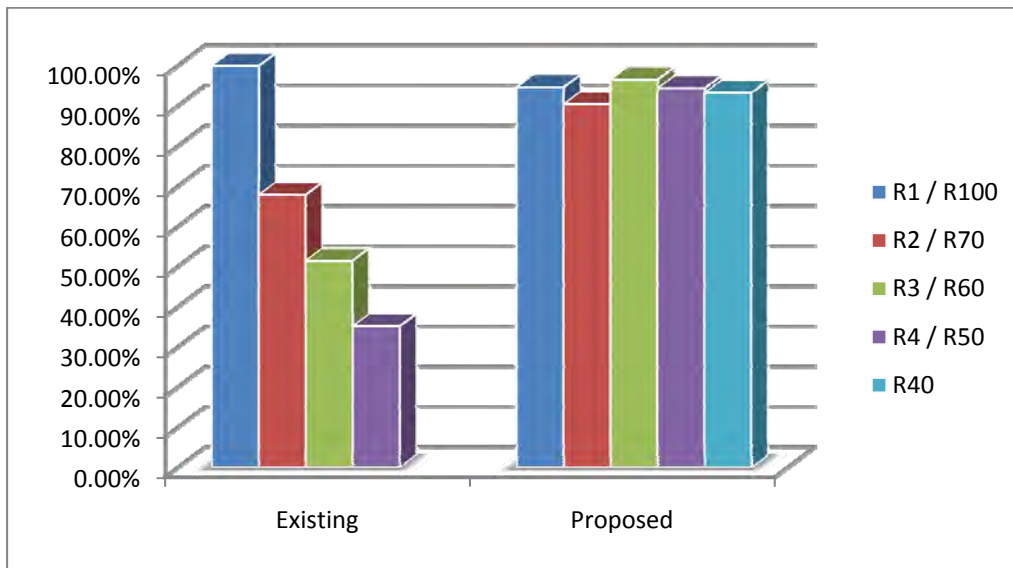
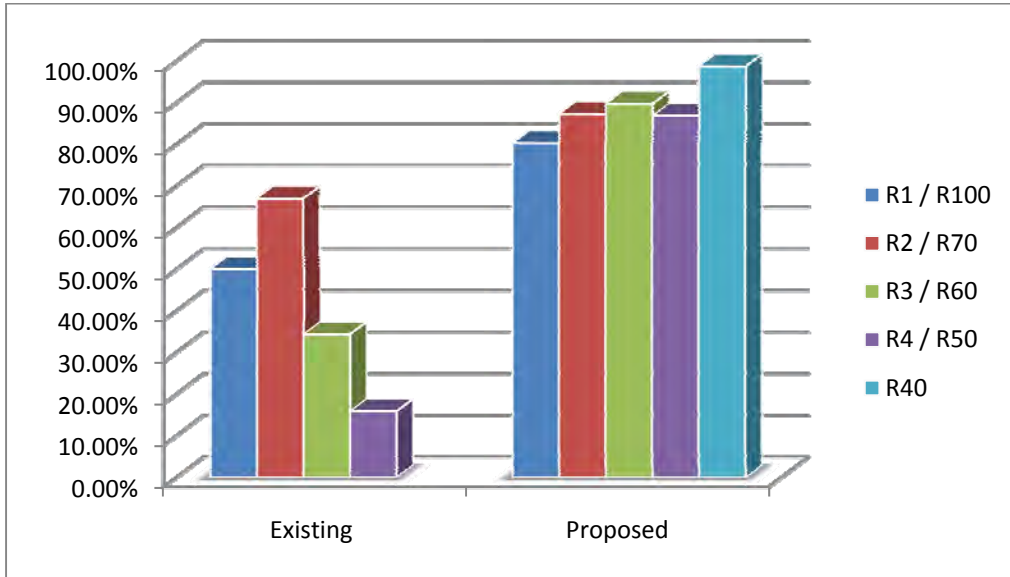


Chart 10 – 2 : Residential Lot Width
Existing v. Proposed



COMMUNITY FACILITIES PLAN ELEMENT

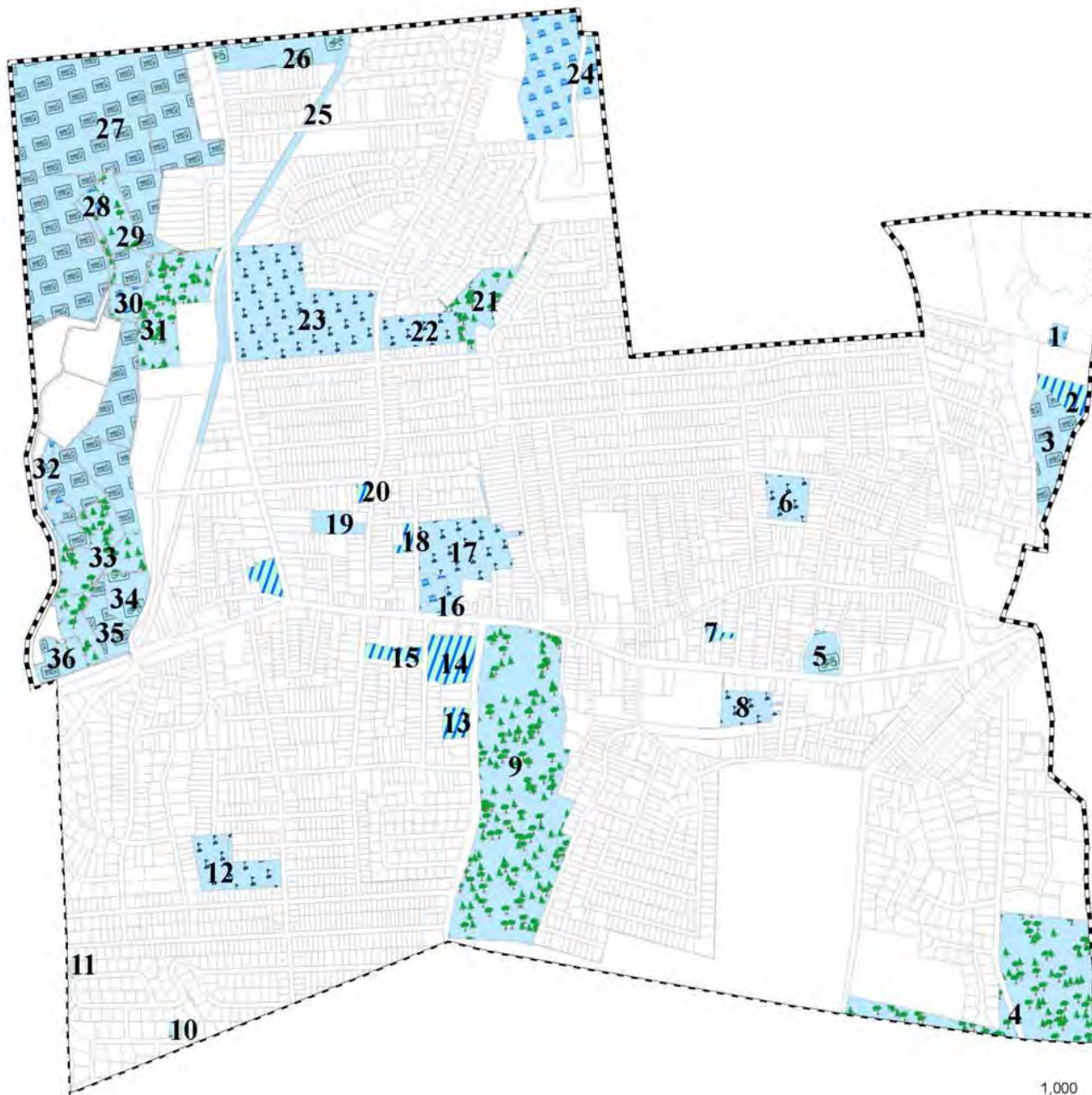


SECTION 11 - COMMUNITY FACILITIES PLAN ELEMENT

A community's quality of life is greatly influenced by the scope and breadth of public amenities and services afforded to its residents. Educational and library facilities, police, fire and emergency services, public works and administrative services, recreation and open-space facilities are the cornerstones of an educated, healthy, and safe community. The proposed community facilities plan map for the Township of Verona is noted herein.

As noted in earlier sections of this master plan, the Township of Verona is considered a fully developed post-World War II suburban community. Verona's community facilities are in adequate condition and are generally suitable for continued use. Space allocations are generally adequate to serve present population needs. The forecast for the stabilization of population levels requires a greater emphasis on a program of modernization and replacement of out-of-date equipment more than on any expansion of facilities.

Township of Verona Community Facilities



1. Municipal Water tank
2. Salvatory Brothers
3. Kip's Castle Park
4. Eagle Rock Reservation
5. Everett Field
6. Laning Elementary School
7. First Congregational Church
8. Brookdale Avenue Elementary School
9. Verona Park
10. Detention Pond
11. Open Space
12. Forest Avenue Elementary School
13. Our Lady of the Lake
14. Verona United Methodist Church
15. Calvary Lutheran Church
16. Municipal Hall / Library Complex
17. H.B. Whitehorne Middle School
18. Episcopal Church of the Holy Spirit
19. Open Space
20. Jehovah Witnesses
21. Passive Open Space
22. F.N. Brown Elementary School
23. Verona High School
24. Municipal Sewage Treatment Center
25. Open Space
26. Municipal Pool
27. County Open Space
28. Municipal Water Tank
29. Passive Recreational Land
30. Municipal Water Tank
31. Passive Open Space
32. Municipal Water Tank
33. Passive Open Space
34. Active Recreation
35. Community Center
36. County Offices



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 www.KaslerAssociates.com
 May 2008

HISTORIC PRESERVATION PLAN ELEMENT



SECTION 12 – HISTORIC PRESERVATION PLAN

The aesthetic, cultural and social benefits of historic preservation are well documented. They include an enhanced visual environment, reinforcement of local character and creation of a sense of place. The economic benefits of preservation, on the other hand, are not well understood and are often overlooked. These benefits are identified in a 1997 study, *The Economic Impacts of Historic Preservation*, which the Rutgers University Center for Urban Policy Research prepared for the New Jersey Historic Trust. This study is the most detailed analysis of historic preservation in New Jersey ever prepared and it concludes that preservation activity has a broad range of economic benefits. These benefits include employment growth, income gains, property value increases and additional tax revenue. The major findings of the study, on a statewide basis, are summarized as follows:

In 1994, a total of \$123 million was spent on the rehabilitation of historic structures, properties and sites with more than two-thirds of all rehabilitation activity occurring in cities and older suburbs. Rehabilitation activity produced 4,607 new jobs, \$156 million in income, \$207 million in gross domestic product and \$65 million in tax revenue on an annual basis. New Jersey captured approximately half of these benefits.

During the 1993-1995 period, an estimated 9.1 million visits to historic sites were made annually by tourists with day-trippers and overnight visitors spending \$432 million. Historic tourism generated approximately 15,530 jobs, \$383 million in income, \$559 million in gross domestic product and \$216 million in tax revenue on an annual basis. New Jersey captured approximately half of these benefits.

In 1996, historic organizations and sites spent \$25 million for operations, staff, marketing and other expenditures. Historic organizations produced 1,438 jobs, \$33 million in income, \$43 million in gross domestic product and \$14 million in tax revenue. New Jersey captured approximately half of these benefits.

Historic properties have a market value of \$6 billion and pay an annual \$120 million in property taxes. Designation as an historic site has been found to increase the market value of properties and associated tax revenue because of their unique design, often extensive rehabilitation and the premium that purchasers are willing to pay for such properties.

Many of the Township's former historic buildings have given way to development and no longer exist. Verona's governing body has adopted an amendment to the zoning ordinance for the regulation of historic sites. This master plan has identified twelve sites as potentially historic.

The twelve identified sites are as follows:

- 1) Verona Lake Park
- 2) 66 Lakeside Avenue (Pease House)
- 3) 110 Claremont Avenue (Priest Farm Homestead)
- 4) 190 Grove Avenue (Hathaway House)
- 5) 22 Crestmont Road (Kip's Castle Park)
- 6) Hilltop (The White Rock)
- 7) 77 Sunset Avenue (Farm House)
- 8) 42 Martin Road (at one time part of Ridge Road)
- 9) 16 Grove Avenue
- 10) Verona Civic Center
- 11) Verona Public Library
- 12) Methodist Church

It is important to identify and take steps to preserve the historic and archaeological resources of the Township as part of the Township Master Plan so that appropriate methods for protection and conservation can be pursued. To this end, under its historic preservation ordinance, the Township has created a Landmark Preservation Commission, which conforms to the Municipal Land Use Law. The Landmark Preservation Commission (Commission) consists of five members and two alternates. These members have the responsibility to prepare an historic site survey as well as make recommendations to the planning board and the board of adjustment on applications for development. The Landmark Preservation Commission recommendations are advisory only.

Township History⁴

The undulating hills and valleys of the Watchung Mountains and the wealth of hardwood forests, streams and farmland attracted settlers to western Essex County. In 1702, a group of colonists from Newark purchased almost 14,000 acres from the Lenape Indians. This area, encompassing most of northern Essex County, was known as "The Horseneck," due to its odd configuration. The colonists were joined by Dutch settlers from Bergen County. Clear title to the land was disputed several decades later by the original English Proprietors, resulting in "The Horse Neck Riots" in the 1740s, one of the earliest Colonial American challenges to British authority.

In 1798, after the American Revolution, "Horseneck" seceded from Newark and became the "Township of Caldwell" consisting of what is now known as Verona, Cedar Grove, Fairfield and the Caldwells. By the mid-nineteenth century, this area identified as Vernon Valley. Later, when an application was made for a post office, the citizens were informed that another Vernon Valley, in Sussex County, had first claim to the name. The name Verona was suggested as a substitute and was eventually accepted by all.

Over the years issues arose that caused disputes between the Caldwell and Verona areas. With the population growing, the citizens of Verona desired more control over their own governmental affairs. Verona citizens desired easier access to essential services such as schools and churches.

⁴ Images of America : Old Verona, Robert L. Williams

In 1892, in part as a result of these concerns, the citizens of Verona and Cedar Grove voted to secede from Caldwell Township. After a while, Verona found itself growing faster than Cedar Grove. Verona residents desired a municipal water system and other public utilities and resulted in the two towns deciding to separate in 1902. On May 13, 1907, the borough of Verona was officially recognized and incorporated by the State Legislature.

Policy Statement

It is a policy of the Township of Verona to promote and encourage the preservation of those buildings, structures, districts, and archaeological sites that exemplify its cultural, social, economic, and architectural history. Elements of this policy are to:

- safeguard the heritage of Verona by preserving resources that reflect elements of its historical significance
- identify, designate, and regulate historic landmarks in order to preserve their historical significance
- encourage the continued use of historic landmarks and to facilitate their appropriate use or reuse
- maintain and develop an appropriate and harmonious setting for historic landmarks within Verona
- foster civic pride in the history and architecture of Verona
- promote appreciation of historic landmarks for the education, pleasure and welfare of the local population
- encourage beautification and private reinvestment in historic landmarks and surrounding properties
- manage change of historic landmarks by encouraging sensitive alteration and/or new construction
- discourage the unnecessary demolition of historic resources
- recognize the importance of historic landmarks by urging property owners and tenants to maintain their properties in keeping with the requirements and standards of the Landmark Preservation Commission ordinance
- encourage the proper maintenance and preservation of historic settings and landscapes

State and National Register of Historic Places

Verona Lake Park⁵

The history of Verona Park can be traced back as early as 1814 when Doctor Bohn dammed the Peckman River, which was an old swamp, for a grist mill. The water behind that dam formed a 13-acre Lake. Later this beautiful lake surrounded by weeping willow trees and winding paths became an ideal location for family activities. The Lake was a popular attraction for weekend picnicking by the 1890s, with commercial bathhouses and concession stands. The trolley that ran up Bloomfield Avenue from Newark brought additional visitors. The first land acquisitions for the park were made in 1920. Demand for acquisition of this desirable tract had been increasing for some time, but action was delayed due to economic conditions caused by World War One. To acquire part of this land owned by the Erie Railroad Company, an agreement was made allowing the railroad to retain a right-of-way across the park by means of a bridge. Sketches showed a bridge with a series of high arches that spanned the lake and roadway. Fortunately, this bridge never materialized. Instead, the existing arched pedestrian bridge over the lake presents a quaint architectural highlight.

Photo 9: Dam at Lake Verona



Photo12-2: Boating on Lake Verona



Local citizens conceived the idea of a formal Park around the lake, joining with the Essex County Parks Commission to purchase enough land by the 1920s to bring the total area of the Park to 54 acres. The County later brought in the Olmstead Brothers Landscape firm to design a showcase public space, just as the Olmstead Brothers had done for Central Park in New York City a generation earlier. The landscape plans prepared by the Olmsted Brothers were approved the same year Verona Park was acquired. Actual development did not start until

several years later due to court proceedings concerning condemnation of some of the land. There was no inconvenience to the public during the delay because the park was already being used for boating, bathing, skating, picnics, and band concerts.

Photo 12-3: Verona Lake



⁵ <http://www.essex-countynj.org/>

Municipally Identified Historic Landmarks

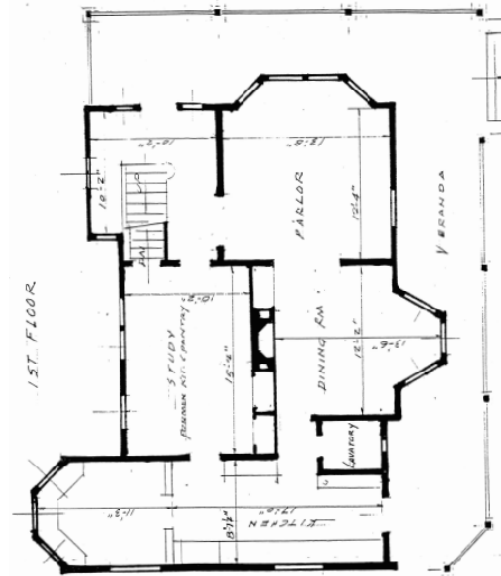
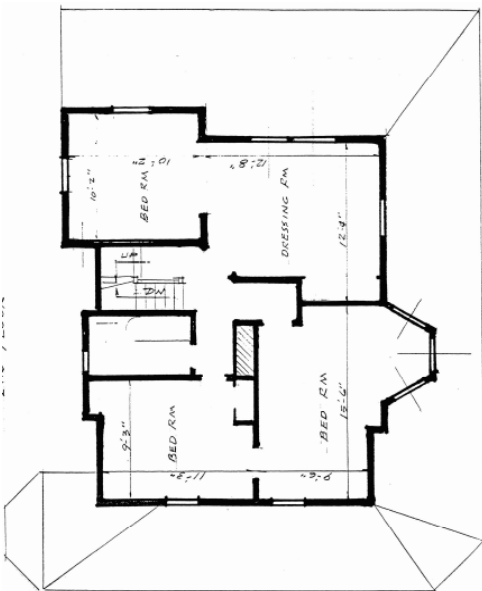
66 Lakeside Avenue (Pease House)

According to the History of Verona by Grace Kass, “the original Captain William Pease purchased a large tract of land (circa 1847) running up the hill from the west side of Verona Lake almost to the present Essex Fells line.” This land comprises nearly one-quarter of the land that makes up present-day Verona and thus is some considerable historic significance.

“The homestead was on the corner of Corby Lane (designated around 1859) and now Lakeside Avenue and the present Pease Avenue. (Later Gilbert B. Pease, a younger brother born in Verona, and with Clinton Baldwin, developed all this property under the name of Sunnywood Heights.)

Mrs. Helen Flicker, who has lived here all her life, says her great-great uncle Gilbert Pease built this house in 1893 and there until he was 90 years old. An old map of Verona Township (circa 1893) confirms the presence of this homestead at the northeast corner of Pease Avenue and Lakeside Avenue.

This house has several unique architectural features that are significant. There are seven ceilings with different patterns pressed into them that are original to the house. There is also tin trimming in the upstairs hallway and bedrooms. The original old hinges and doorknobs are still found on the doors. The bedroom door is higher than the closet door. The stairwell layout was changed many years ago from a narrow stairway that turned at a landing to a wider, longer, straight stairway. However, the old banisters were retained. The cellar has four-by-eight inch beams sixteen inches on center. It also has brick piers made out of twelve-inch brick. The height of the cellar is six foot one inch.



The property is wholly within the R-3 zoning district, which requires a lot size of 10,000 square feet. The property is 80 feet by 159 feet or 12,720 square feet.

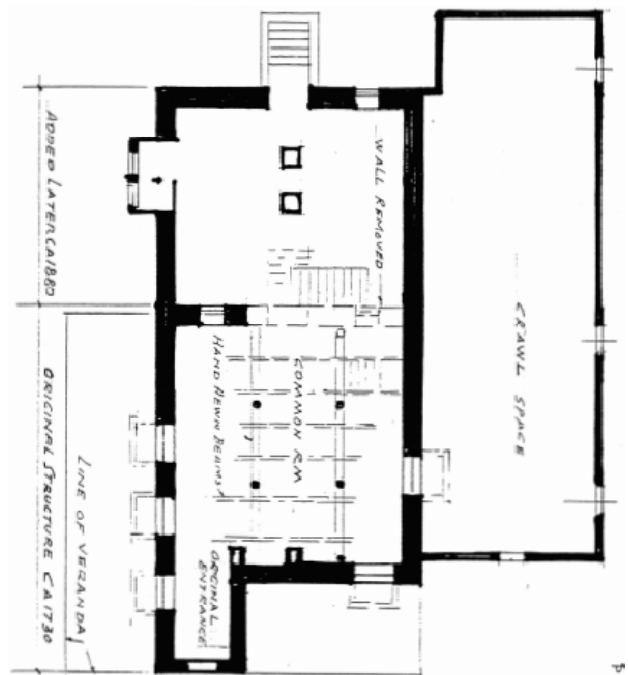
110 Claremont Avenue (Priest Farm Homestead)

The Commission having visited 110 Claremont Avenue, known as the Old Priest Farm Homestead, believe this house fulfills and meets the criteria needed for preservation, both historically and architecturally. The home is located on Claremont Avenue that was called the Old Road in the Eighteenth Century. This road was laid out in 1716 from Newark to Cranestown, now Montclair, over the First Mountain, through “Horseneck” Verona, to points west of the Passaic River and Morristown area. There seems no doubt that Washington and Lafayette traveled past the original portion of the old house on their way from Cranetown to Morristown during the Revolutionary Period.

Criteria established by the National Park Services are used by Federal, State and Local Preservation agencies to determine eligibility for listing properties in the National Register, on the basis of their historical or architectural significance. “Besides meeting at least one of these historic or architectural significant criteria, a property must also have integrity of location design, settings material, workmanship, feeling and association in order to be eligible for listing in the National Register. In other words, if a property has been compromised by inappropriate alternation, it may not be considered eligible despite its recognized significant” from National Register Criteria.

This house has architectural significance, first because of the age of the older portion and second because the alterations and addition (about 1880) were done skillfully by preserving inwardly and the old portion and outwardly in the new style (Victorian) Thus, one style did not, visually, compromise the other. The setting of the house is complemented by a row of antiquity maple trees, 150 to 200 years old, and a white picket fence along the front property.

On entering the house, a feeling of antiquity is characterized by rooms and the artifacts so carefully preserved by the present and previous owners. There were many early owners starting with John Range in 1797 until 1873 when purchased by Josiah A. Priest. His widow continued living in the house until 1919 when his daughters took over possession of the home. In 1926, the home was purchased by Alfred F. Harris who lived and preserved the home for over forty years. His chronicles written in 1963 describe in detail the older portion of the home, the addition in 1880, the foundation, the cellar, the attic and roof, etc.



The Attic and Roof

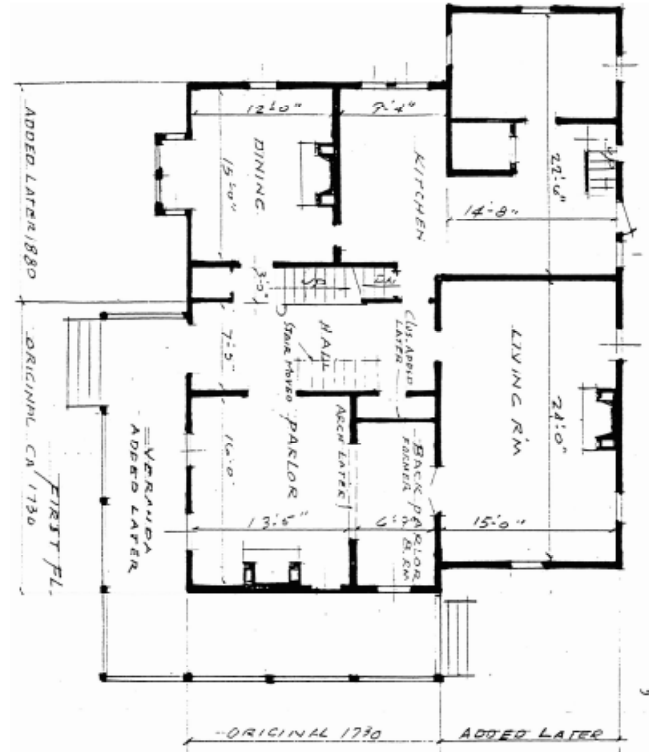
“The old Hand-hewn framework, ridge are in view. Also, where the entire west Side of the old house was removed and the roof and west side extended to cover more rooms.”

The Cellar

Again, old hand hews overhead beams, cut and shaped with the Adz, were evident. “Only chestnut and oak were used.” The corner posts were braced with slanting timbers about two to three feet in length, notched and pinned with oak pins.

Front Parlor

“The Parlor was originally two rooms. A partition with a door in it separated the front room from the back ‘Parlor Bedroom.’” The partition was later removed and replaced with the present ornamental archway. The hall door to the bedroom was later removed and replaced with the present coat closet. The stairs were very crude in the original house, narrow, placed against the east wall of the hallway. When the remodeling took place in later years, the stairway broadened and moved across the hallway to the west wall.



Basement Living Room

One of the most interesting rooms in this house and, probably the very oldest of them all, without doubt predating the Revolution, is a good sized room located below the old Parlor in the south east corner of the building. The south and the east walls of this room are the foundation walls of the house; three little deeply recessed old fashioned pane windows look out to the south (toward Claremont Avenue.) These windows are about one third above ground level and are “welled” outside with brownstone. The whole cellar itself is about two-thirds below ground level. This is the room known in the Revolutionary days and before as “The Common Room.” In it the occupants of the house spent most of their time. It was both living, dining and kitchen room to the family. They used the upper rooms seldom, except the bedrooms for sleeping. A big old fireplace at the east end of the room directly below the fireplace above in the front parlor, furnished heat for the basement living room and most of the cooking was done in the fireplace as was the custom of those early days. This fireplace is here today; an old iron crane still hangs waiting for someone to set a pot or kettle to boil. The old chimney on that east side of the house carries two flues; one for the cellar room and the other for the fireplace in the front parlor above it. Both are in good condition today but are not used. (Later, when the remodeling took place, stove holes were inserted into the flues of this old chimney to allow for the heating, if desired, by Franklin or other kinds of primitive stoves, of the second floor bedrooms).

When two new chimneys were added to the enlarged house stove, holes were also put into those chimneys for use on the second floor rooms. They are very evident in the walls of the rooms today.

Photo 12-4: 110 Claremont Avenue

Portioned closets and storage space were set off in the cellar living room on two sides. Probably, there was an old bulkhead cellar door on the west side of this room and from the signs that remain, quite certainly this was an entrance to the cellar living room in the south east corner alongside the fireplaces, which was probably the most used door to the outside, of any in the house. There appears to have been a stone step or two from the cellar level to a door opening to the east (north the Martin Road side of the house) into the yard. Then, a curved path led a very short distance through a wooden picket fence to the road—

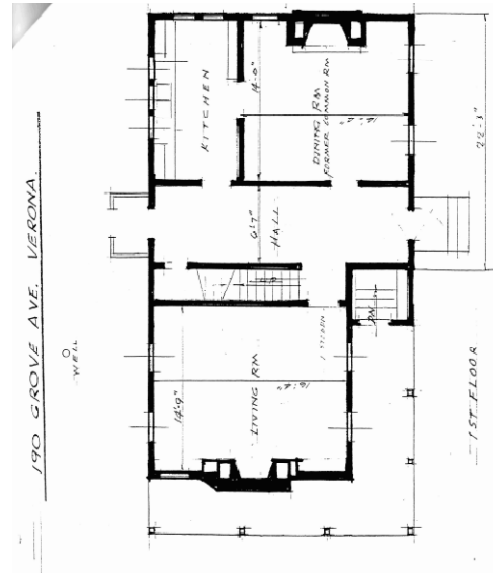


the old road then—Claremont Avenue today. Front doors in those old homes were used very seldom, only on occasions. The family and visitors came into the house via the lower side entrance, directly into the cozy basement living room. To match the small recessed front windows there were three in the north wall looking into the backyard and out toward the barn. When the present back living room was built across the back of the original house (at ground level) the little back windows were bricked up but remain visible in their places today, in the old back wall of the house beneath the new upstairs room, which has no cellar.

The property is wholly within the R-4 zone district wherein the minimum lot size is 8,400 square feet. While the subject property is significantly larger than the minimum lot size requirement, the odd “L” shape of the property and position of the house make subdivision highly impractical and inappropriate.

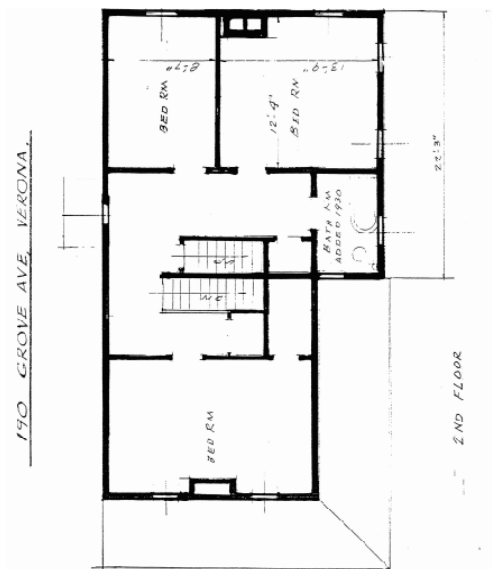
190 Grove Avenue (Hathaway House)

As stated in the History of Verona booklet by Kass, besides the “Old Road” Claremont Avenue, “the three wariest roads were Peckmantown Road, and Grove Avenue; the Butterstown Road, now Summit Avenue; and Corby Lane now Lakeside Avenue.” From the old property map of Verona, 1730 to 1887, G. Personette settled on Peckmantown Road in 1740. Thus, 190 Grove Avenue, further north, was probably built around 1790. This house of Greek revival style matches the Harrison house (circa 1790) in west Caldwell at 153 Orton Road. The small eyebrow window size locations and chimneys are identical to those in the photo of the Harrison House taken by the Historic American Building Survey in 1937. A Greek revival entablature and trim around the entrance at 190 Grove Avenue must have been removed at a later date.



The main structure measures 22 feet 3 inches across the front by 23 feet in depth and contains a hall 6 foot 7 inches wide running from the front entrance to a door at the rear wall. A dining room, formerly the living room, measures 14 by 14 feet and has the original fireplace and mantle. The fireplace is still functional. A small kitchen (7 feet 2 inches by 14 feet) is to the west and is being modernized.

The south of the main structure is the living room measuring sixteen feet 4 inches by 14 feet 9 inches. The fireplace and surrounding porch were added twenty years later, around 1815.



The cellar, under the main structure, shows foundation walls of large fieldstones and a fireplace supporting beams of oak cut and shaped with the adz. It was probably used for storing roots as the entrance is by a cellar way off the front porch.

The stairs to the second floor are 32 inches wide with 11 inch risers, 8 ½ inch and 9 inch treads were possibly moved from the entrance hall to the present location when the new addition was added around 1815.

The second floor consists of two bedrooms, large storage rooms and closets over the present living room. A bathroom was added with plumbing in 1930. The front bedroom measures 13 feet 9 inches by 12 feet 4 inches and has 7 foot 6 inch ceiling heights. The back bedroom is 8 feet 7 inches by 12 feet 4 inches. A small 6 foot by 2 feet 6 inches batten door in the hall led to a small flight of stairs to the attic. The attic again reveals its age by the old hand-hewn framework rafters ridge, etc. The old property map of Verona reveals the early owners to be the McConnells.

The property is wholly within the R-4 zone district wherein the minimum lot size is 8,400 square feet. The existing dwelling is on a non conforming parcel because it only containing 5,856 square feet.

Photo 12-5: 190 Grove Avenue



22 Crestmont Road (Kip's Castle Park)

Kip's Castle Park, originally known as "Kypsburg," is now owned by Essex County. It was constructed over a three-year period from 1902 through 1905 by Frederic Ellsworth Kip and his wife, Charlotte Bishop Williams Kip. Frederic was a wealthy textile inventor and industrialist who also published several books related to United States tariff laws. Charlotte is credited for the design of the "Kypsburg" building and grounds, cultivating a renowned octagonal rose garden in the southwest corner of the property. After Charlotte's passing in 1926, the estate was sold and went through several owners. The building and grounds fell into a state of dilapidation until, finally, the law firm of Schwartz, Tobia & Stanziale purchased the property in 1985. In the past two decades, a considerable amount of work was done to restore the Castle to its original grandeur.

Kip's Castle Park, an eleven-acre estate on the border of Montclair and Verona townships, is now a part of the Essex County Park System. The 9,000 square-foot mansion replicates a medieval Norman castle with a 6,000 square-foot two-story carriage house. The interior of the castle consists of thirty distinguished rooms of varying shapes, which include vaulted ceilings and six ornate fireplaces.

A twelve-member advisory board has been formed to provide recommendations about not only how to maintain and restore the estate, but also to develop ideas as to how this property can grow into a cultural asset for the community.⁶

Photo 12-6: Kip's Castle



The mansion and the carriage house are unique and splendid examples of the romantic, medieval-revival. The stone gates, retaining walls, serpentine drives, and gardens add to the composition, uniting it with the rugged site while allowing the natural character of the ridge to prevail. The structure is a Norman castle replica constructed of local trap rock trimmed with sandstone. Its huge corner turrets and walls are pierced with arches and deep-set windows. A large stone veranda, the roof of which is supported by round sandstone pillars, surrounds the front of the building. The massive, southeast turret can be seen from miles around. The interior woodwork of the castle is of old English quarter-sawn oak. The front hallway has stained glass windows and contains a huge stone fireplace. The master bedroom suite on the second floor has eight large windows that face out onto the New York City skyline.⁷

The property is located wholly in the R-1 Historic Overlay zone district wherein the minimum lot size is 30,000 square feet and the minimum lot width is 150 feet. Almost seven and one-third acres are located in Verona.

⁶ www.essexcountynj.org

⁷ <http://preservationnj.org/>

The White Rock

This landmark boulder is high atop the second mountain. It is the centerpiece of a stunning environment as well as the focus of local stories and history concerning its use as an important meeting site. No written records have been found about early activities at the rock. However, according to stories that have been handed down from generation to generation, the White Rock was supposedly one of the first religious meeting places in Verona in the early 1800s.

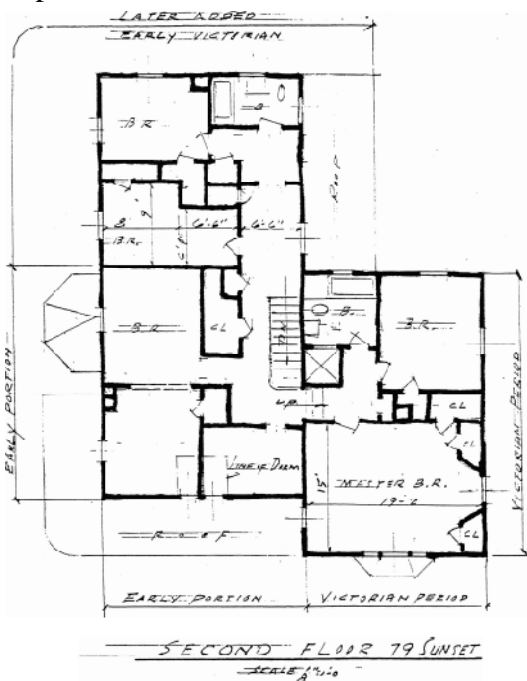
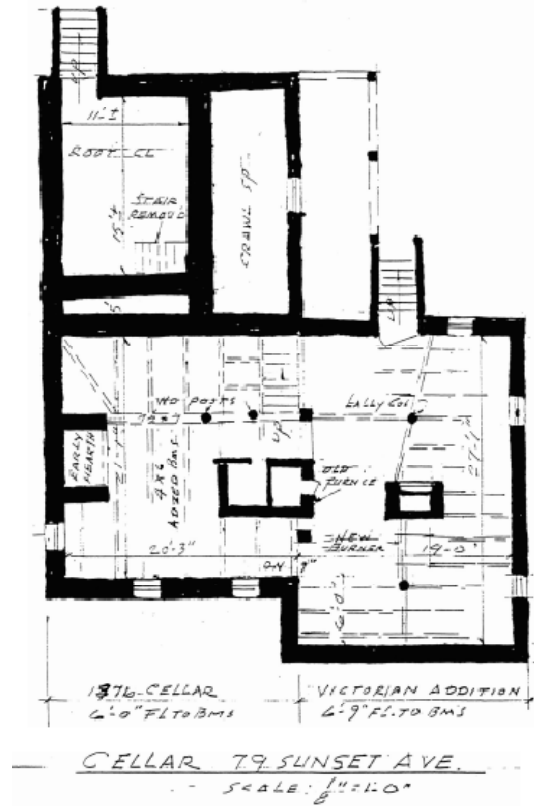
For many years the land around and below the White Rock was cleared, thus providing an excellent view of the Verona Valley. Today, the landmark boulder sits in obscurity shrouded by trees that protect it from the modern sites and sounds in the valley below. In fact, the White Rock is now located in the Hilltop Parkland and is therefore protected from potential development.

Photo 12-7: The White Rock

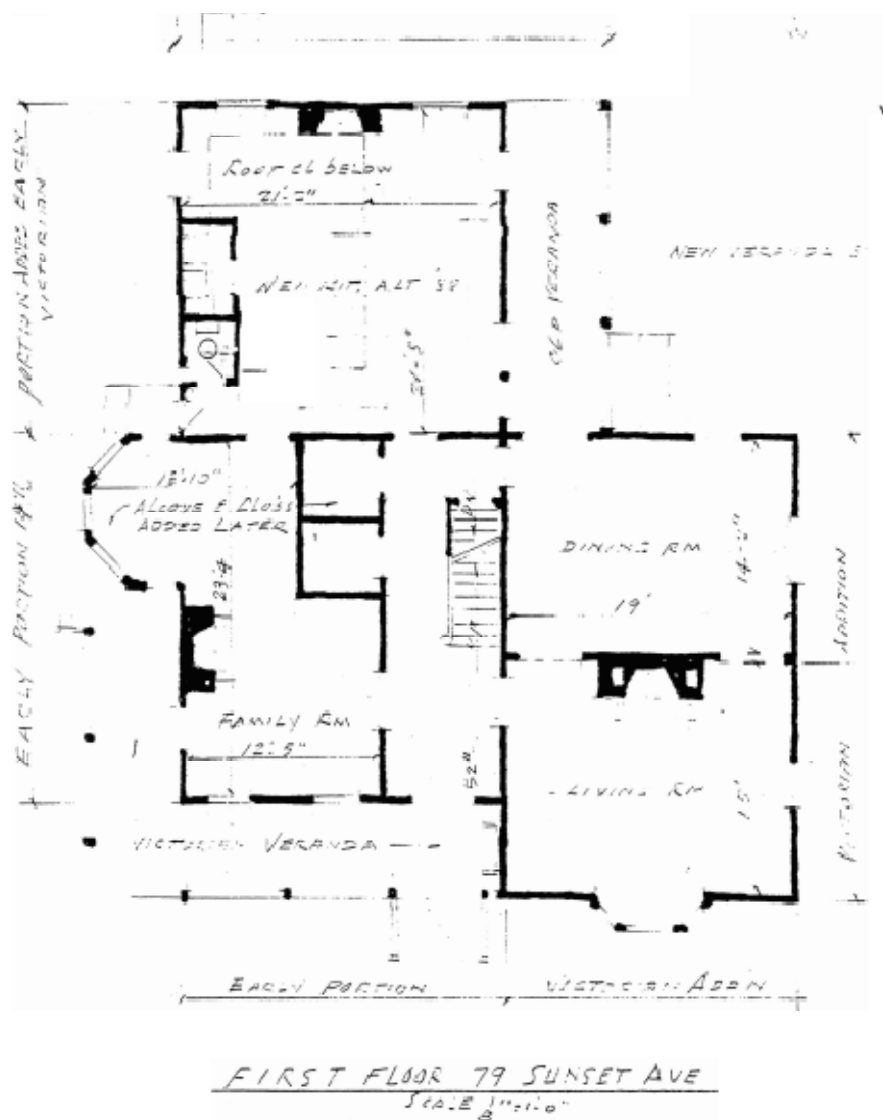


77 Sunset Avenue (Farm House)

According to History of Verona by Grace Kaas published in 1940, Mr. Butters followed "an Indian trail through dense woods and settled near the Pompton Pike in 1730." Later, in 1776, Nathaniel Baldwin settled near the intersection of Prospect and Butterstown Road, now called Sunset Avenue. Early maps indicate the date of Butterstown Road to be 1833, but it was probably 1776 as Mr. Butters holdings were incorporated then and the properties of Nathaniel Baldwin, Calvin Schaffer at 79 Sunset Avenue, and others were included. In 1870, an effort was made to build a railroad through Verona. A map indicating the proposed Erie railroad right-of-way shows the owner of 79 Sunset Avenue to be a Susan Schaffer, probably a descendent of Calvin Schaffer. The earliest records of ownerships at the town assessor's office shows Florence Whitaker in 1917 with John Subrug Jr. taking over in 1939 and Mary Scafer in February 1939 for one day. In 1945, E. Woodward Allen became owner for thirty-three years to 1978. Denis Whit took ownership to 1987. The present owner is Mrs. Barbara Keisewetter. Exterior repairs and alterations to the interior has taken place



under the new owner. The cellar, 20 feet 3 inches by 21 feet 1 inch, in the northwest portion of the house reveals age in the 7 and one-half feet by 7 feet adzed girder with 4 inch x 8 inch adzed beams pegged into the girder. The columns are tree posts typical of very early construction. A huge early strong hearth and headknocking ceiling heights and very small widows in 3 feet thick hand laid stone foundation walls also exhibit age. Adjacent to the cell but separated by a 5 foot thick wall was a 11 foot by 15 foot cellar. This must have been a root cellar, entered then by stairs long removed.



The property is currently located wholly in the R-3 zone district wherein the minimum lot size is 10,000 square feet. The existing dwelling is on a conforming parcel containing 10,772 square feet.

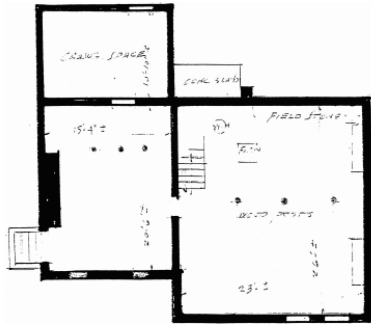
42 Martin Road
(at one time part of Ridge Road)

According to an early map of Verona 1730 to 1887, the first store was opened by John and Caleb Baldwin in 1834. In 1850, a rival store was opened by Alex Gould. In "History of Verona" by Grace Kass 1940, "by 1830 about 50 families clustered on farms on either side of the Old Road (now Claremont Avenue). The Goulds and Martins were listed among those farmers. In the history of the "Priest Homestead," author Alfred Harris writes "the building shown on Martin Road, the street running north and south above Claremont Avenue

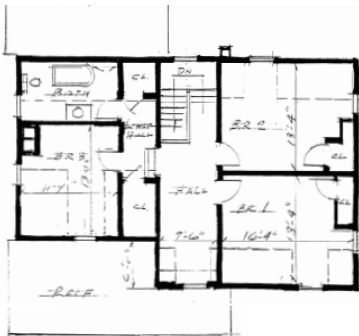
Photo 12-8: 42 Martin Road



is the Enos Martin Homestead, a part of which dates back to the 18th century. The building still stands and is located on the north corner of Martins Beach Street."

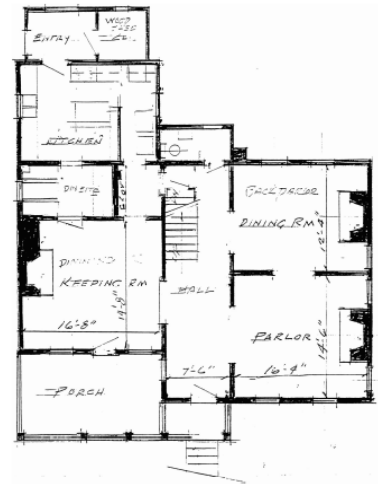


CELLAR PLAN 42 MARTIN RD
SCALE 3/8" = 1'-0" BUREAU ALTERATION 1987



SECOND FLOOR 42 MARTIN RD
SCALE 3/8" = 1'-0" BUREAU ALTERATION 1987

Examination of the cellar of the southern portion of this building reveals tree post supports of the first floor, adzed beams overhead, and two small windows in old stone foundations exhibit age. The floor levels of the southern and northern portions are at different levels as are ceilings and roofs. A six-foot diameter cistern under the old kitchen entry floor is about 1780.



FIRST FLOOR 42 MARTIN RD
SCALE 3/8" = 1'-0" BUREAU ALTERATION 1987

The property is currently located wholly in the R-4 zone district wherein the minimum lot size is 8,400 square feet. The existing dwelling is on a conforming parcel containing 12,784 square feet.

16 Grove Avenue

Certainly, many have passed this house on Grove Ave and noticed its unique style of architecture. This architectural design can be attributed to Hiram Cook. Hiram Cook was a Yankee Civil War Captain who came to Verona in the late 1860's and purchased land between the area of Wayland Drive and Verona Lake. He is accredited for the early development of the land around Verona Lake. Features of 16 Grove include ornate fenestrations, arched windows and doors with hi-style Italianate detailing and decorative modillions.

Little is known of the early house and its occupants. In the 1890's, it was occupied by William P. Rich who ran the nearby Verona Pharmacy (where Center Drugs and the building next door are located). Mr. Rich was also a soldier in the Spanish American War. After Mr. Rich, William P. Johnson moved in. W.P. Johnson moved the feed store located next to Verona Pharmacy.

The property is currently located wholly in the CBD zone district. The existing dwelling is on a conforming parcel containing 13,195 square feet.

Verona Civic Center

The Verona Civic Center, including the park-like setting, the War Memorials, as well as the buildings, have historical and architectural importance of this true town center. Laid out as a formal "square" off Bloomfield Avenue in 1923, the civic center contains the H.B. Whitehorne School, the Public Library (see separate listing), and the Town Hall. The traditional Georgian Revival style of the buildings corresponds to the prevailing American taste of the time; it also helped to express the fact that although Verona was new as a township, it was also a community with roots extending into the 18th century. The formal plan for a civic center ties in with the City Beautiful movement in American planning and architecture of the early 20th century. Verona's civic center was completed in 1924 with a bronze statue honoring those from the town who served in the war. Although modest in size and design, the Verona Civic Center firmly established a "center" to the town, and its sound planning is evident in that it is still working today.

Photo 12-9: Verona Civic Center



The Town Hall and Public Library are located within the CBD zone district while the H.B. Whitehorne School is located in the R-3 zone district.

Verona Public Library

Part of the Verona Civic Center, the Verona Public Library is an intact example of the Georgian Revival style that was popular in public buildings when it was built in 1923. The Verona Public Library is one of more than 25000 libraries throughout the country funded through the Carnegie Corporation between 1883 and 1929. The library obtained a Carnegie grant for \$11,000 and a lot on the corner of Bloomfield and Montrose Avenues was purchased with funds from the Library Association supplemented by public subscription. Architectural drawings for the new building were made but the sudden rise in construction costs at the advent of World War I prevented immediate action. It was not until 1922 that construction began on the library and rather than being constructed on the corner of Bloomfield and Montrose, it was included in the Civic Center. The Public Library are located within the CBD zone district.

Photo 12-10: Public Library



Methodist Church, Montrose Avenue

An unusual eclectic style building of yellow brick, it is dominated by a hexagonal lantern on top, reminiscent of the 19t century wooden tabernacle buildings erected by the Methodist community in New Jersey vacations, such as Ocean Grove, Ocean City, and Mount Tabor. The property is currently located wholly in the R-4 zone district. The existing dwelling is on a conforming parcel containing 34,040 square feet.

Photo 12-11: Methodist Church



Interface with Other Master Plan Elements

The historic preservation plan strives to integrate harmoniously with other elements of the master plan. Historic sites, transportation corridors, buildings, structures, and archaeological sites are intimately and irrevocably linked with past, present, and future land use, housing, circulation, recreation and open space, and conservation in municipal planning and history. The historic preservation plan seeks to find a balance between, on the one hand, the preservation and maintenance, and on the other hand, the community's need for ongoing changes in land use.

Land Use Element

Historic landmarks link with land use planning in a variety of ways. The land use plan lays out goals and policies that consider alternative residential, commercial, recreational, open space, and other forms of development within and proximal to historic landmarks. Without such goals and policies, subdivision and zoning regulations over time tend to alter the historic pattern of development to a more regularized and uniform model than existed in the past. The innate characteristics of the land itself, rather than uniform zone standards, were in the past the standard by which decisions were made about property subdivision and building placement. The uniformity and regularity of development built in conformance with many contemporary subdivision and zoning regulations can be at odds with historic integrity.

Development in areas close to historic sites can have detrimental impacts on the historic character and integrity of the sites. The main purpose is to discourage structures that would either overwhelm the scale and character of buildings on adjoining properties or have any substantial adverse effect. Historic landscape and archaeological features such as foundations, wells, field stone walls, and other historic built features of the landscape such as hedgerows can be impacted by application of a variety of planned activities within the Township. Township regulations should be flexibly administered in a manner that promotes the preservation of such features wherever possible.

Housing Plan Element

In 1999, New Jersey implemented a new rehabilitation subcode, designed to relax code requirements for historic buildings in an effort to make rehabilitation a more affordable and more realistic alternative to demolition and new construction. This program is now nationally recognized as a stimulus for historic preservation, especially in towns and villages. Where appropriate, property owners in Verona should be made aware by Township officials of rehabilitation options under the new subcode. In addition, limited state-level grant funding is available for rehabilitation and restoration of properties listed in the New Jersey and National Registers of Historic Places.

Circulation Plan Element

Roads designed to typical modern engineering standards, which ignore the historic integrity of an area, can unalterably damage this historic character. Today's engineers can, however, when encouraged to do so, design roads that achieve engineering goals without sacrificing historic qualities. The historic integrity of roads in the vicinity of historic structures should be preserved. Public bridges are also important, within or outside of historic districts. They contribute substantially to the scenic value of the Township.

Community Facilities Plan.

Historic preservation covenants generally take one of three forms: deed restrictions, easements and public acquisitions by governmental agencies. Both forms specify requirements for care of historic property features such as hedgerows, building facades, interior room configurations, foundation ruins, or archaeological deposits. Deed restrictions are attached to and filed with deeds, and the property owner is responsible for meeting the specified requirements. Easements are also attached to and filed with deeds. However, with easements, the owner (grantor) designates a municipality or organization that can legally hold an easement (grantee) to be responsible for the historic preservation requirements. Usually, the grantor pays a designated fee to the grantee for monitoring the terms and conditions of the easement.

HOUSING ELEMENT & FAIR SHARE PLAN



SECTION 13 - HOUSING ELEMENT AND FAIR SHARE HOUSING PLAN

The prior housing element and fair share plan for the Township of Verona was adopted by the planning board on December 1, 2005. That element was adopted to address the municipalities obligation to provide its fair share of low and moderate income housing in accordance with the Council On Affordable Housings (COAH) third round regulations. On January 25, 2007, the Appellate Division invalidated portions of COAHs new growth share methodology. The Court held that key provisions of the growth share regulations violated the constitutional mandate of the Mount Laurel principle and the New Jersey Fair Housing Act. Effective June 2, 2008, COAH adopted revised the third round rules pursuant to the Courts directive to create new regulations.

On July 15, 2008 the League of Municipalities filed a notice of appeal with the Appellate Division of the Superior Court of New Jersey. The League has requested municipalities to join in their appeal. The Township of Verona has entered its objection to the modified third round regulations as it has joined in this class action lawsuit. The planning board of the Township of Verona is committed to meet its constitutional obligation to provide affordable housing. However, the methodology utilized by the Council On Affordable Housing appears to be illogical and overly burdensome but, nonetheless, has been followed in this housing element and fair share plan.

The prior round obligation (1987–1999)

The prior round obligation is the municipal new construction obligation from 1987 to 1999. Verona is responsible for developing a Fair Share Plan that addresses the entire prior round obligation as provided in Appendix C of COAH’s third round regulations.

The prior version of the COAH regulations recalculated the first and second round obligations to include the most recent data from the 2000 Census. The recalculated prior obligation for Verona was thirty-seven (37) housing units; representing an increase of ten (10) units from the previously reported need of twenty seven (27) units. Once again, the prior round obligations have been recalculated and Verona has been allocated a prior round obligation of twenty four (24) units.

The COAH formula utilized throughout the State of New Jersey establishes three levels of housing needs. The first aspect of the formula is directed to the indigenous housing need of the community. This housing need is predicated solely upon those families and individuals of low and moderate income who are residents within the community and whose housing do not meet certain minimum standards.

A second aspect of the formula referred to as reallocated present need relates to housing needs of other communities within the region, which are considered so extensive that they cannot totally be accommodated within their respective borders. Therefore, they must be reallocated to the balance of those communities in the region that have not been saturated with such housing. Once these factors are determined, various adjustments and modifications are provided to modify the community’s housing need.

Verona's prior round new construction and rehabilitations have been recalculated by the Council On Affordable Housing. The pre-credited need for third round methodology is calculated by adding the recalculated prior round obligation with the third round rehabilitation and growth share.

Inventory of Municipal Housing Stock

This section of the Housing Element of the Township of Verona provides an inventory of the community's housing stock including:

- a) Number of Year Round and Seasonal Housing Units;
- b) Housing Age;
- c) Housing Condition;
- d) Purchase and Rental Value;
- e) Occupancy Characteristics and Type;
- f) Substandard Housing Units Capable of Being Rehabilitated.

a) Year Round And Seasonal Housing Units

The Bureau of the Census in 2000 reported there were a total of 5,719 year-round housing units in the Township. As depicted on Table 13-1, the 5,719 housing units contained a total of one hundred and thirty-four (134) vacant units at the time of the Census - a vacancy rate of 2.3 percent. Essex County had a vacancy rate of 5.7 percent at the time of the 2000 census. Occupied housing in Verona totaled five thousand five hundred and eighty-five (5,585) dwelling units. Of this number, four thousand three hundred and seven (4,307) were owner-occupied and one thousand two hundred and seventy-eight (1,278) were renter-occupied.

From 2001 to 2004, a total of 6 building permits were issued for residential dwelling units in the community. Demolition permits were also issued for destruction of residential units, totaling seven (7) units during this time period. Therefore, the net total decrease in the Township's housing stock totaled one (1) unit during this time period.

Table 13-1
Housing Characteristics
Township of Verona and the County of Essex
2000

	Verona		Essex	
	Township	Percentage	County	Percentage
Total Year-Round Housing Units.....	5,719	100.0	301,011	100.0
Total Occupied Housing Units.....	5,585	97.7	283,736	94.3
Owner-occupied	4,307	77.1	129,447	45.6
Renter-occupied	1,278	22.9	154,289	54.4
Total Year-Round Vacant Housing Units.....	134	2.3	17,275	5.7

Source : U.S. Department of Commerce, Bureau of the Census, Table DP-1 Profile of General Demographic Characteristics, 2000.

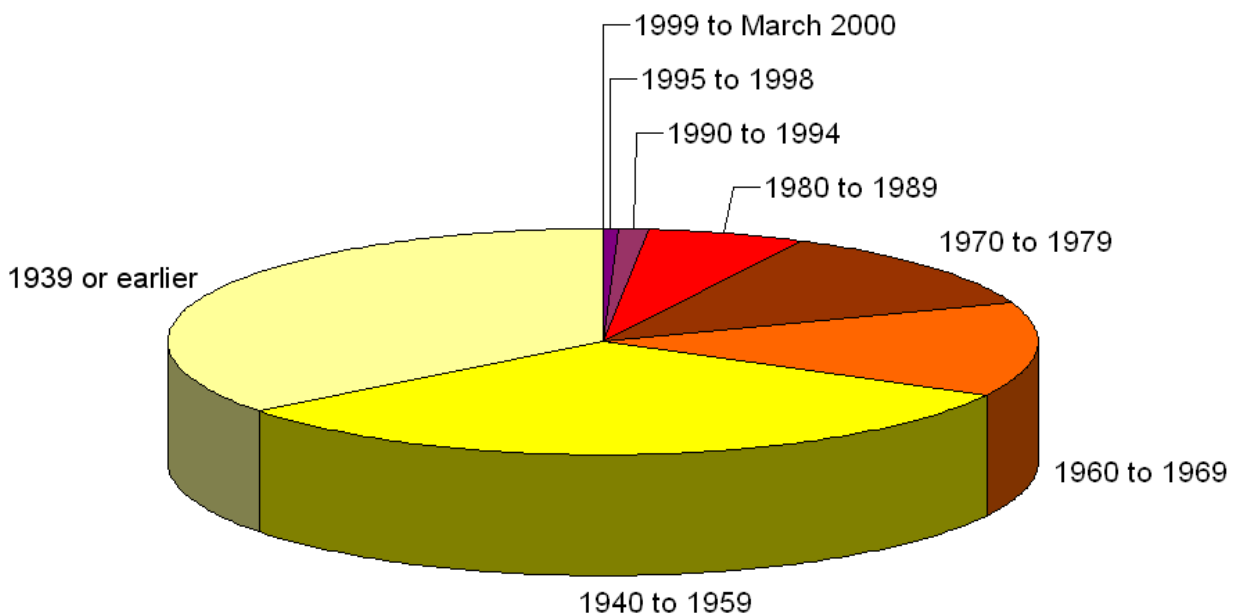
b) Housing Age

Table 13-2 below provides an analysis of the age of housing in Verona as reported in the 2000 Census. The data indicated that approximately thirty-five (35) percent of all housing in the community have been built before 1940. Between 1940 and 1970, two thousand five hundred and seventy-three (2,573) housing units were constructed, totaling forty-five (45) percent of all housing in the Township. From 1970 to 1989, one thousand and five (1,005) housing units were constructed totaling 17.6 percent of all housing in Verona. Between 1990 and 2000, one hundred and five (105) homes were constructed in Verona representing 1.8 percent of all housing in the community.

Table 13-2 Year Structure Built
Township of Verona
2000

	Number	Percentage
1999 to March 2000	2	0.0
1995 to 1998	26	0.5
1990 to 1994	77	1.3
1980 to 1989	333	5.8
1970 to 1979	672	11.8
1960 to 1969	765	13.4
1940 to 1959	1,807	31.6
1939 or earlier	2,037	35.6
Total	5,719	100.0

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 2000



c) Housing Conditions

The Council on Affordable Housing has determined that Verona contained a total of zero (0) housing units classified as deteriorating occupied by low and moderate income households.

Table 13-3 below provides a variety of additional housing characteristics relating to utility services and heating facilities. Almost all of the housing units (92.3 percent) in Verona are served by gas or oil heat. Less than one (1) percent of the homes have less than complete plumbing facilities, and almost one (1) percent lack complete kitchen facilities.

Table 13-3 Equipment and Plumbing Facilities
Township of Verona, New Jersey
2000

	Number	Percentage
HOUSE HEATING FUEL		
Utility gas	3,788	67.8
Bottled, tank, or LP gas	47	0.8
Electricity	350	6.3
Fuel oil, kerosene, etc.	1,368	24.5
Coal or coke	0	0.0
Wood	0	0.0
Solar energy	0	0.0
Other fuel	26	0.5
No fuel used	6	0.1
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	25	0.4
Lacking complete kitchen facilities	37	0.7
No telephone service	17	0.3

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3

d) Purchase and Housing Values

The 2000 Census of Housing details owner- and renter-occupied housing values. Table 13-4 below indicates the distribution of housing costs of owner-occupied units. The median sales value of owner-occupied units is noted to be two hundred and thirty-seven thousand nine hundred dollars (\$237,900) while renter occupied housing units were identified with a median rental value of eight hundred and sixty-seven dollars (\$867) per month.

Table 13-4 : Specified Owner Occupied
Housing Units by Value*
Township of Verona New Jersey
2000

	Number	Percentage
Specified owner-occupied units	3,482	100.0
VALUE		
Less than \$50,000	0	0.0
\$50,000 to \$99,999	42	1.2
\$100,000 to \$149,999	132	3.8
\$150,000 to \$199,999	759	21.8
\$200,000 to \$299,999	1,736	49.9
\$300,000 to \$499,999	663	19.0
\$500,000 to \$999,999	123	3.5
\$1,000,000 or more	27	0.8
Median (dollars)	237,900	

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 2000
* Sample size

Table 13-5 : Specified Renter Occupied Housing Units
Township of Verona, New Jersey
2000

	Number	Percentage
Specified renter-occupied units	1,279	100.0
GROSS RENT		
Less than \$200	82	6.4
\$200 to \$299	36	2.8
\$300 to \$499	62	4.8
\$500 to \$749	171	13.4
\$750 to \$999	545	42.6
\$1,000 to \$1,499	284	22.2
\$1,500 or more	61	4.8
No cash rent	38	3.0
Median (dollars)	867	

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 2000

e) Occupancy Characteristics and Types

Table 13-6 provides an analysis of the number of housing units in structures in the community. The data indicates that the vast majority of housing is located in single-family detached structures. In 2000, there were a total of three thousand seven hundred and eight (3,708) units located in single-family housing, representing 64.8 percent of all housing in the community. The second largest housing size is categorized as “twenty units or more” at nine hundred and thirty-eight (938) units or 16.4 percent of the community.

Table 13-6 : Units in Structure
Township of Verona, New Jersey
2000

UNITS STRUCTURE	IN	Number	Percentage
1-unit, detached		3,574	62.5
1-unit, attached		134	2.3
2 units		435	7.6
3 or 4 units		222	3.9
5 to 9 units		225	3.9
10 to 19 units		191	3.3
20 or more units		938	16.4
Mobile home		0	0.0
Boat, RV, van, etc.		0	0.0

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3

Table 13-7 identifies the number of rooms per dwelling unit in the community. In general, most residences provide an ample number of rooms per dwelling, a measure of significance in computing overcrowded conditions. In 2000, the Township of Verona had a mean value of 6.4 rooms per house. In the year 2000, the Township of Verona had 62.3 percent of homes classified as having six (6) rooms or more.

Table 13-7 : Number of Rooms
In Housing Units
Township of Verona, New Jersey
2000

ROOMS	Number	Percentage
1 room	84	1.5
2 rooms	184	3.2
3 rooms	626	10.9
4 rooms	793	13.9
5 rooms	472	8.3
6 rooms	806	14.1
7 rooms	1,377	24.1
8 rooms	651	11.4
9 or more rooms	726	12.7
Median (rooms)	6.4	

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3.

Population Analysis

COAH regulations require an analysis of the following characteristics of the community:

- a) Population Size;
- b) Rate of Population Growth;
- c) Age and Gender Characteristics;
- d) Income Levels;
- e) Household Size.

a) Population Size

In 1980, The Township of Verona had a population of fourteen thousand one hundred and sixty-six (14,166) according to the United States Census of Population. In 1990, Verona’s population stood at thirteen thousand five hundred and ninety-seven (13,597) people; a decrease of five hundred (569) people. The year 2000 census reported a total population of thirteen thousand five hundred and thirty-three (13,533) people, a decrease of sixty-four (64) people.

b) Rate of Population Growth

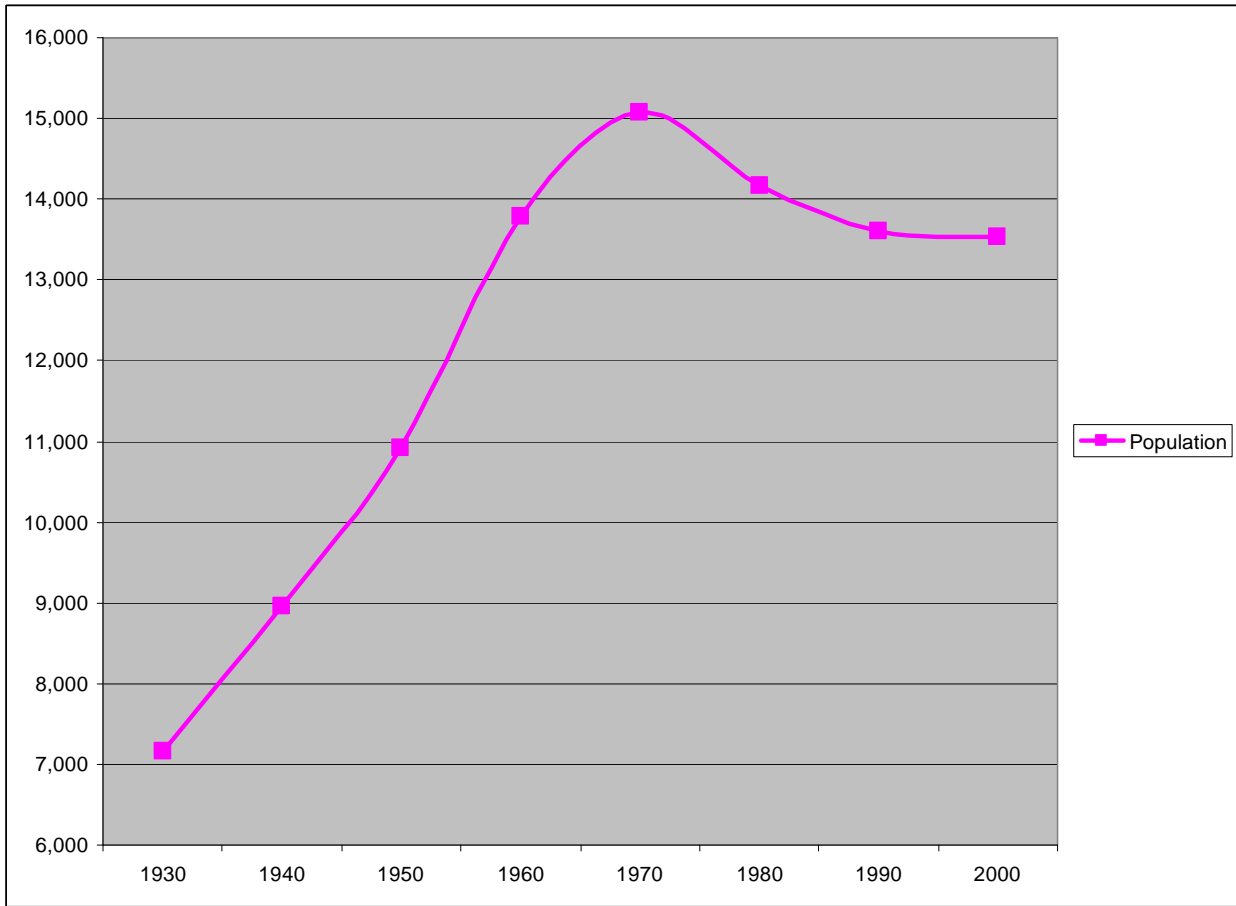
Table 13-8 presents the rate of growth for Verona from 1940 through 2000. In 1940, the population stood at eight thousand nine hundred and fifty-seven (8,957) people. From 1950 to 1970, the community's population expanded from ten thousand nine hundred and twenty-one (10,921) people to fifteen thousand and sixty-seven (15,067) people. The past thirty (30) years have seen a slow diminution of population from that high of fifteen thousand and sixty-seven (15,067) people to thirteen thousand five hundred and thirty-three (13,533) people reported in the 2000 census. It would appear from Table 13-8 and the chart on the following page, the population of Verona has stabilized at approximately thirteen thousand five hundred (13,500) people.

Table 13-8: Rate of Population Growth
Township of Verona, New Jersey
1940–2000

<u>Year</u>	<u>Population</u>	<u>Population Change</u>	<u>Percentage Change</u>
1930	7,161		
1940	8,957	1,796	25.08%
1950	10,921	1,964	21.93%
1960	13,782	2,861	26.20%
1970	15,067	1,285	9.32%
1980	14,166	-901	-5.98%
1990	13,597	-569	-4.02%
2000	13,533	-64	-0.47%

Source : U.S. Census of Population

Population Growth
Township of Verona, New Jersey
1930-2000



c) Age Characteristics

The U.S. Census indicates that in 2000, 52.9 percent of the population was female and 47.1 percent were male. The data in Table 13-9 also indicates the population distribution by age cohorts.

Table 13-10 indicates change in population per cohort from the 1990 to the 2000 Census. The number of children under five (5) has risen as a percentage of the total population from 5.8 percent in 1990 to 6.6 percent in 2000. Young people aged five (5) through nineteen (19) has also increased as a percentage of the total population from 1990 to 2000 by 2.9 percent. People aged twenty (20) through thirty-nine (39) decreased by six (6) as a percentage of the total population. In 1990, the population in the Township aged sixty-five (65) years or greater totaled two thousand six hundred and eighty-seven (2,687) people representing 19.8 percent, while in 2000 senior citizens aged sixty-five (65) years or greater accounted for two thousand six hundred and fourteen (2,614) people representing 19.3 percent.

Table 13-9: Age and Gender Characteristics
- 2000 Census of Population
Township of Verona

Age	Number			Percent		
	Both sexes	Male	Female	Both sexes	Male	Female
Total population	13,533	6,376	7,157	100.0	100.0	100.0
Under 5 years	888	471	417	6.6	7.4	5.8
5 to 9 years	888	467	421	6.6	7.3	5.9
10 to 14 years	813	422	391	6.0	6.6	5.5
15 to 19 years	631	337	294	4.7	5.3	4.1
20 to 24 years	406	210	196	3.0	3.3	2.7
25 to 29 years	626	290	336	4.6	4.5	4.7
30 to 34 years	1,007	477	530	7.4	7.5	7.4
35 to 39 years	1,186	565	621	8.8	8.9	8.7
40 to 44 years	1,083	517	566	8.0	8.1	7.9
45 to 49 years	1,082	508	574	8.0	8.0	8.0
50 to 54 years	957	457	500	7.1	7.2	7.0
55 to 59 years	795	398	397	5.9	6.2	5.5
60 to 64 years	557	269	288	4.1	4.2	4.0
65 to 69 years	572	252	320	4.2	4.0	4.5
70 to 74 years	591	230	361	4.4	3.6	5.0
75 to 79 years	606	228	378	4.5	3.6	5.3
80 to 84 years	460	156	304	3.4	2.4	4.2
85 to 89 years	271	86	185	2.0	1.3	2.6
90 years and over	114	36	78	0.8	0.6	1.1

Age	Number			Percentage		
	Both sexes	Male	Female	Both sexes	Male	Female
Under 18 years	3,043	1,593	1,450	22.5	25.0	20.3
18 to 64 years	7,876	3,795	4,081	58.2	59.5	57.0
18 to 24 years	583	314	269	4.3	4.9	3.8
25 to 44 years	3,902	1,849	2,053	28.8	29.0	28.7
25 to 34 years	1,633	767	866	12.1	12.0	12.1
35 to 44 years	2,269	1,082	1,187	16.8	17.0	16.6
45 to 64 years	3,391	1,632	1,759	25.1	25.6	24.6
45 to 54 years	2,039	965	1,074	15.1	15.1	15.0
55 to 64 years	1,352	667	685	10.0	10.5	9.6
65 years and over	2,614	988	1,626	19.3	15.5	22.7
65 to 74 years	1,163	482	681	8.6	7.6	9.5
75 to 84 years	1,066	384	682	7.9	6.0	9.5
85 years and over	385	122	263	2.8	1.9	3.7
16 years and over	10,792	4,949	5,843	79.7	77.6	81.6
18 years and over	10,490	4,783	5,707	77.5	75.0	79.7
21 years and over	10,236	4,637	5,599	75.6	72.7	78.2
60 years and over	3,171	1,257	1,914	23.4	19.7	26.7
62 years and over	2,931	1,138	1,793	21.7	17.8	25.1
67 years and over	2,376	882	1,494	17.6	13.8	20.9
75 years and over	1,451	506	945	10.7	7.9	13.2
Median age (years)	41.4	39.6	43.3	(X)	(X)	(X)

Source : U.S. Census of Population, 2000

Age of Population by Age and Gender
Township of Verona, New Jersey
2000

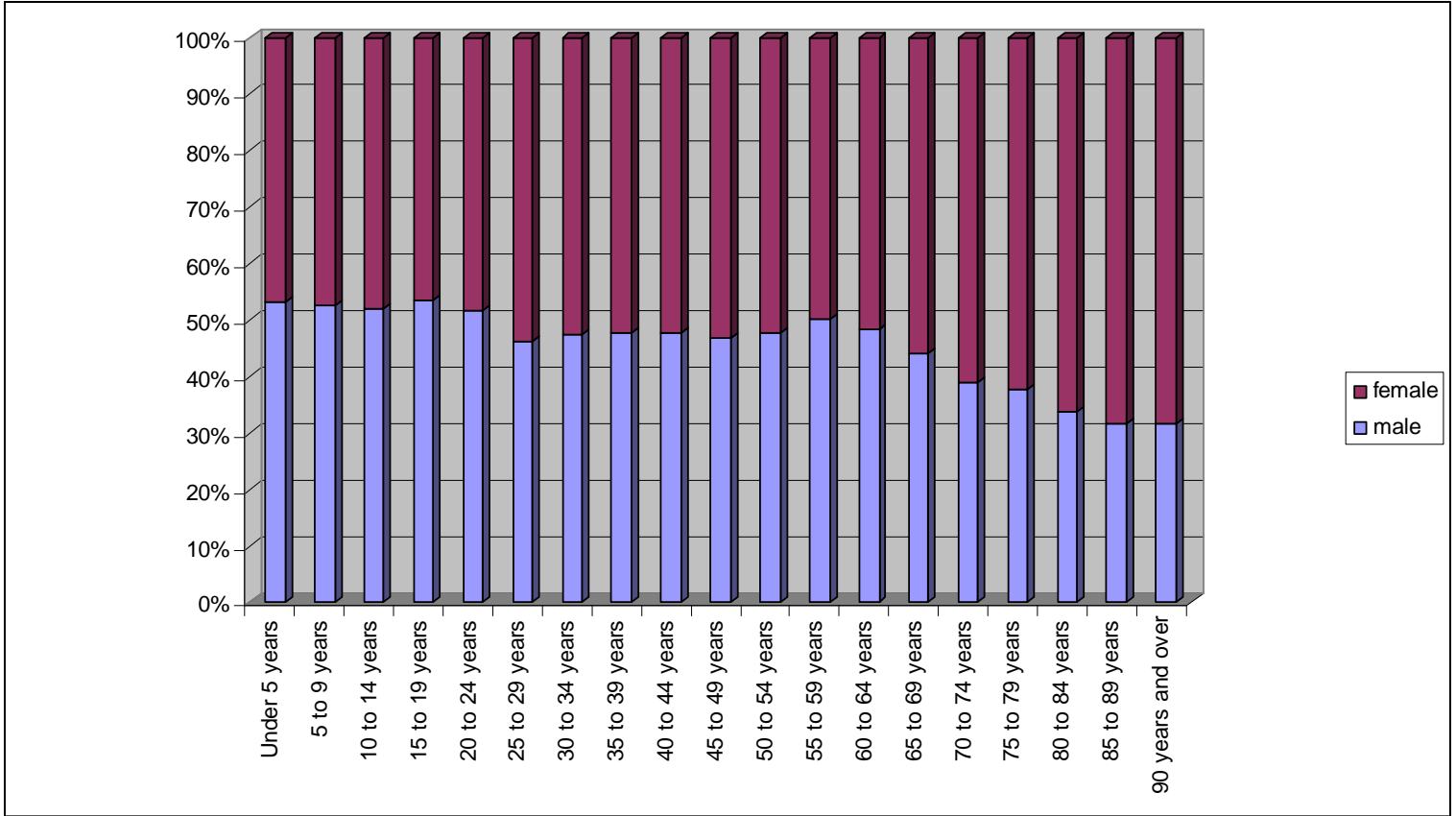
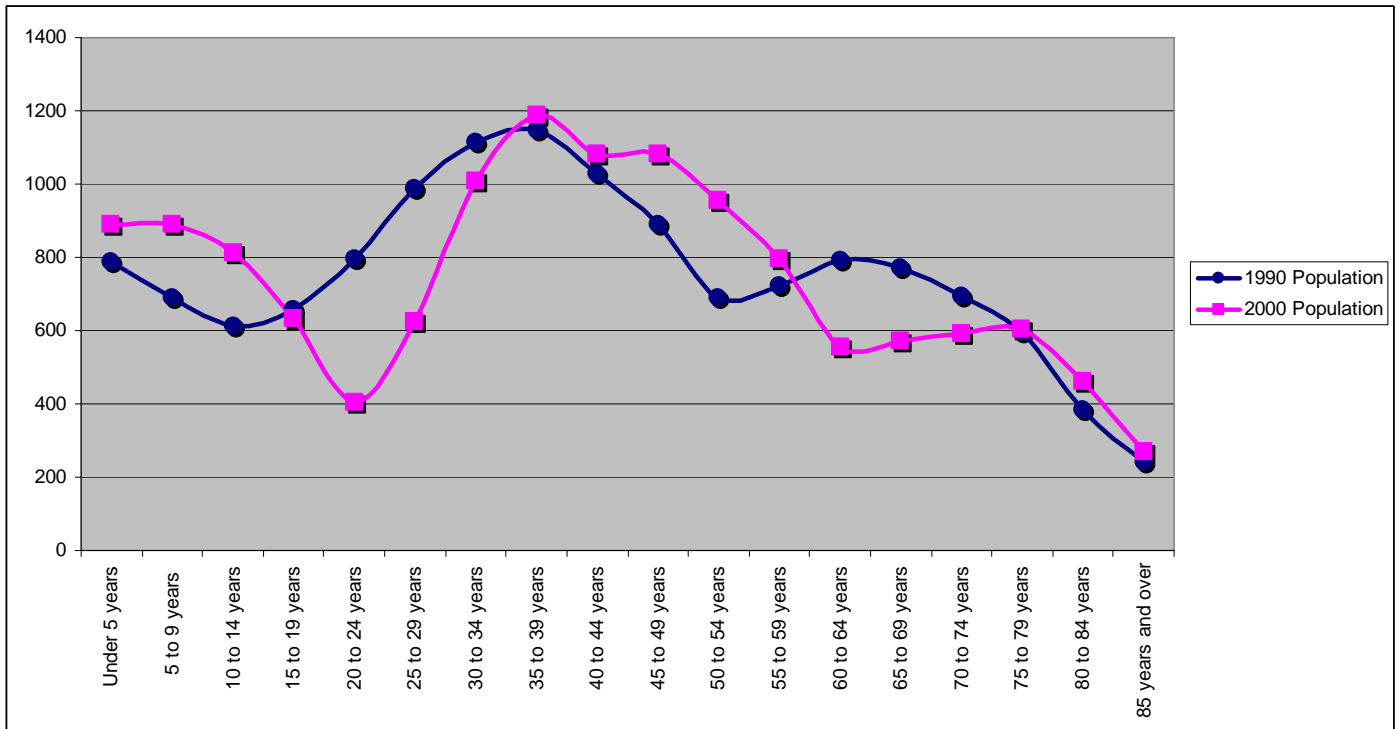


Table 12-10 : Age Characteristics
Township of Verona, New Jersey
1990–2000

	<u>1990 Population</u>	<u>2000 Population</u>
Under 5 years	786	888
5 to 9 years	691	888
10 to 14 years	613	813
15 to 19 years	656	631
20 to 24 years	796	406
25 to 29 years	988	626
30 to 34 years	1,116	1,007
35 to 39 years	1,145	1,186
40 to 44 years	1,028	1,083
45 to 49 years	888	1,082
50 to 54 years	688	957
55 to 59 years	723	795
60 to 64 years	792	557
65 to 69 years	773	572
70 to 74 years	692	591
75 to 79 years	596	606
80 to 84 years	384	460
85 years and over	242	271

Source : U.S. Census of Population, 1990, 2000



d) Income Levels

Table 13-11 identifies household and family income for the Township of Verona in 1999. The U.S. Census of Population in 2000 indicated a median family income of ninety-seven thousand six hundred and seventy-three dollars (\$97,673). The median household income stood at seventy-four thousand six hundred and nineteen dollars (\$74,619).

Table 13-11: Family and Household Income
Township of Verona
1999

INCOME IN 1999				
	Households		Families	
	Number	Percentage	Number	Percentage
Total	5,617	100	3,713	100
Less than \$10,000	247	4.4	21	0.6
\$10,000 to \$14,999	244	4.3	43	1.2
\$15,000 to \$24,999	422	7.5	183	4.9
\$25,000 to \$34,999	376	6.7	155	4.2
\$35,000 to \$49,999	628	11.2	298	8
\$50,000 to \$74,999	904	16.1	622	16.8
\$75,000 to \$99,999	739	13.2	591	15.9
\$100,000 to \$149,999	1,065	19	975	26.3
\$150,000 to \$199,999	468	8.3	380	10.2
\$200,000 or more	524	9.3	445	12
Median income (dollars)	74,619		97,673	

Source : U.S. Census of Population, 2000

Table 13-12 : Family and Household Income
Township of Verona & County of Essex
1999

	Verona				Essex County				Percent Difference	
	Households		Families		Households		Families		Between Verona	
	Number	Percent	Number	Percentage	Number	Percentage	Number	Percentage	Household	Family
	5,617	100	3,713	100	283,692	100	194,654	100		
Less than \$10,000	247	4.4	21	0.6	36,560	12.9	17,507	9	-8.5	-8.4
\$10,000 to \$14,999	244	4.3	43	1.2	17,456	6.2	8,561	4.4	-1.9	-3.2
\$15,000 to \$24,999	422	7.5	183	4.9	30,887	10.9	19,065	9.8	-3.4	-4.9
\$25,000 to \$34,999	376	6.7	155	4.2	30,016	10.6	18,967	9.7	-3.9	-5.5
\$35,000 to \$49,999	628	11.2	298	8	39,072	13.8	25,829	13.3	-2.6	-5.3
\$50,000 to \$74,999	904	16.1	622	16.8	47,511	16.7	35,142	18.1	-0.6	-1.3
\$75,000 to \$99,999	739	13.2	591	15.9	29,615	10.4	23,878	12.3	2.8	3.6
\$100,000 to \$149,999	1,065	19	975	26.3	28,309	10	24,183	12.4	9.0	13.9
\$150,000 to \$199,999	468	8.3	380	10.2	10,184	3.6	8,940	4.6	4.7	5.6
\$200,000 or more	524	9.3	445	12	14,082	5	12,582	6.5	4.3	5.5
Median income (dollars)	74,619		97,673		44,944		54,818			

Source : U.S. Census of Population, 2000

e) Household Size

The 2000 Census has indicated that Verona has a large percentage of its population living in one (1) or two (2) person households as compared to the percentage in Essex County and New Jersey. This is typically indicative of a population high in young families, empty nesters or populations experiencing a growth in the older age cohorts. In 2000, the Census of Population reported an average household size of 2.42 people per household in Verona. This is a lower average household size than either Essex County or the State of New Jersey.

Table 13-13 : Household Size
New Jersey, Essex County and Township of Verona
2000

	New Jersey		Essex County, New Jersey		Verona, New Jersey	
	Number	Percentage	Number	Percentage	Number	Percentage
1-person household	751,353	24.52%	75,878	26.74%	1,677	30.03%
2-person household	927,354	30.26%	76,711	27.04%	1,749	31.32%
3-person household	531,987	17.36%	50,740	17.88%	895	16.03%
4-person household	490,302	16.00%	42,794	15.08%	811	14.52%
5-person household	233,231	7.61%	22,336	7.87%	367	6.57%
6-person household	82,237	2.68%	8,869	3.13%	63	1.13%
7-or-more-person household	48,181	1.57%	6,408	2.26%	23	0.41%

Source : U.S. Census of Population, 2000

Table 13-14 : Average Number of Person Per Household
New Jersey, Essex County and Township of Verona
2000

	New Jersey	Essex County, New Jersey	Verona, New Jersey
Total	2.68	2.72	2.42
Owner occupied	2.85	3.10	2.63
Renter occupied	2.37	2.40	1.73

Source : U.S. Census of Population, 2000

The rehabilitation share (2000)

Verona's Rehabilitation Share is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. These rehabilitation numbers have been provided in the appendix of the third-round rules and are based on 2000 Census data. Verona has been assigned a rehabilitation share of twenty eight (28) units.

Rehabilitation credits cannot exceed rehabilitation share and can only be credited against the rehabilitation component and not the new construction component. However, reconstruction of a unit, formerly known as gut-rehabilitation, can be applied against a new construction obligation if it meets the definition of reconstruction contained in N.J.A.C. 5:94-1.4. In addition, new construction units as well as ECHO units can satisfy the rehabilitation obligation.

As Promulgated by the Council On Affordable Housing

Rehabilitation Share (2004–2018)	
Crowding, Built Prior to 1950	32
Plumbing	25
Kitchen	37
Low-Moderate Deterioration Share	0.714
Rehabilitation Share Credit	-39
2004–2018 Rehabilitation Share number	28
Growth share (2004–2018)	
2002 Households	5,693
2004 Households	5,745
2018 Households (Based upon historic growth)	5,726
2018 Households (Based upon “S” curve)	5,757
Units Allocated 2018	6,107
Net Change	362
Residential Growth Share	73
Employment Projections	
2002 Jobs	4,196
2004 Jobs	4,329
2018 Employment (Based upon historic growth)	4,970
2018 Employment (Based upon “S” curve)	5,174
2018 Employment Allocated	5,257
Net Change	928
Non-residential growth Share	58
Total Obligation	131

Current Round Obligation 2004–2018

Projection Of Municipal Housing Stock – 2004 through 2018

Round three of the COAH certification process (2004 through 2018) requires an analysis of the estimates and projections of future housing in the community during the proposed timeframe. The projection of municipal housing stock between 2004 through 2018 will be made based upon some but not necessarily limited to the following:

- a) Number of Housing Construction Permits Issued since January 1, 2004;
- b) Construction and demolition permits issued and projected;
- c) Approvals and applications for development and redevelopment agreements;
- d) Historic trends of at least the past 8 years, which include demolitions and certificates of occupancy issued.

a) Number of Housing Units Constructed since January 1, 2004

As a municipality that is almost completely developed, it was expected that there would not be a great number of housing units constructed since January 2004. The annual and monthly data concerning the certificates of occupancy issued since 2004 reveals the following:

	<u>Number of Certificates of Occupancy issued</u>
2004	2
2005	4
2006	3
2007	6
Through July of 2008	<u>2</u>
Total	17

b) Demolition permits issued and projected

As a municipality that is almost completely developed, again it was expected that there would not be a large total increase in the number of construction permits issued. The annual and monthly data concerning the construction and demolition permits issued since 2004 reveals the following:

	<u>Construction Permits</u>	<u>Demolitions</u>		<u>Total Increase</u>
		<u>Residential</u>	<u>Mixed Use</u>	
2004	2	2	2	-2
2005	4	1	2	+1
2006	3	6	1	-4
2007	6	0	0	0
Through July of 2008	2	0	0	+2
Total	17	9	5	-3

3c) Approval & applications for development and redevelopment agreements

The planning board has recently modified its master plan and the town council has approved zoning changes to implement a redevelopment plan for what is commonly known as the Hilltop Property. An option has been included in the Master Plan and Zoning Ordinance to allow the redevelopment of this site with one hundred and ninety-five (195) dwelling units. Under the previous COAH growth share model of one low and moderate income housing unit per eight market rate houses, this project required funding for twenty-five (25) housing units. Verona has adopted a development fee ordinance that will conform to previous standards promulgated by the Council On Affordable Housing. This development fee ordinance has raise sufficient money that will account for these twenty-five (25) housing units.

d) Past 11-year trend including demolitions & certificates of occupancy.

Table 13-15 provides data concerning building and demolition permits issued during the past eleven (12) years, from 1996 to 2008. A total of thirty six (38) residential building permits and eighteen (18) demolition permits were issued. Development in the community has ranged from a low of one (1) dwelling unit per year from 2001 to 2002 and a high of seven (7) units in the year 2000. The average number of permits issued during this eleven (12) year time period was 1.666 units per year.

In total, the net increase in housing units from 1996 through 2008 was 20 housing units.

Table 13-15 : Dwelling Units Authorized by Building Permit
And Demolition Permits
Township of Verona, New Jersey
1996-2008

	<u>Construction</u>	<u>Demolition</u>
1996	3	0
1997	2	0
1998	2	0
1999	3	0
2000	7	1
2001	1	3
2002	1	0
2003	2	2
2004	2	2
2005	4	3
2006	3	7
2007	6	0
2008	2	0
Total	38	18

Source : New Jersey Department of Labor,
NJ Department of Community Affairs, 2008

Future jobs & employment characteristics – 2004 through 2018

Round three of the COAH certification process (2004 through 2018) requires an analysis of the estimates and projections of future jobs resulting in non-residential development in the community during the proposed timeframe. The projection of municipal non-residential development between 2004 through 2018 will be made based upon some but not necessarily limited to the following:

- a) Non-residential certificates of occupancy issued since January 1, 2004;
- b) Non-residential Construction and demolition permits issued and projected;
- c) Approvals of applications for development or redevelopment agreements.

a) Square feet of Non-Residential Development Authorized by Building Permit since January 1, 2004

Reviewing annual and monthly certificates of occupancy for non-residential development indicates a total of nine thousand eight hundred and forty-three (9,843) square feet of “other non-residential” development. The data reveals the following:

	<u>Office</u>	<u>Retail</u>	<u>Sign / Fence / Utility / Misc.</u>	<u>Storage</u>	<u>Education</u>
2004	0	0	2,448	5,595	0
2005	2,998	0	5,772	0	0
2006	6,048	0	1,820	0	0
2007	0	0	4,032	0	31,870
through June 2008	0	0	1,710	0	0

b) Demolition Permits issued since January 1, 2004

Reviewing annual and monthly demolition permits issued for non-residential development indicates a total of a total of two (2) demolition permit for office space and two hundred and seventy one (271) demolition permits for miscellaneous demolitions. The data reveals the following:

	<u>Office</u>	<u>Sign / Fence / Utility / Misc.</u>
2004	1	60
2005	1	69
2006	0	53
2007	0	67
through June 2008	<u>0</u>	<u>22</u>
Total	2	271

c) Approval and applications for development and redevelopment agreements

There have been no non-residential redevelopment agreements have been entered into during this time period. As previously indicated, the Hilltop redevelopment proposes residential uses only.

Employment Characteristic Trends

An analysis of the existing and probable future employment characteristics of the community is provided including:

- a) Current Employment in the Municipality and Historic Trends from 1990 to 2008;
- b) Employment Characteristics and Occupational Patterns of Residents of the Community;
- c) Number of Subdivisions and/or Site Plans Approved for Non-Residential Types of Development Potentially Impacting Upon the Community;
- d) Other Community or Regional Factors, Which May Impact Upon Municipal Employment;
- e) Probable Future Employment Characteristics in the Community.

a) Historic Employment Trends

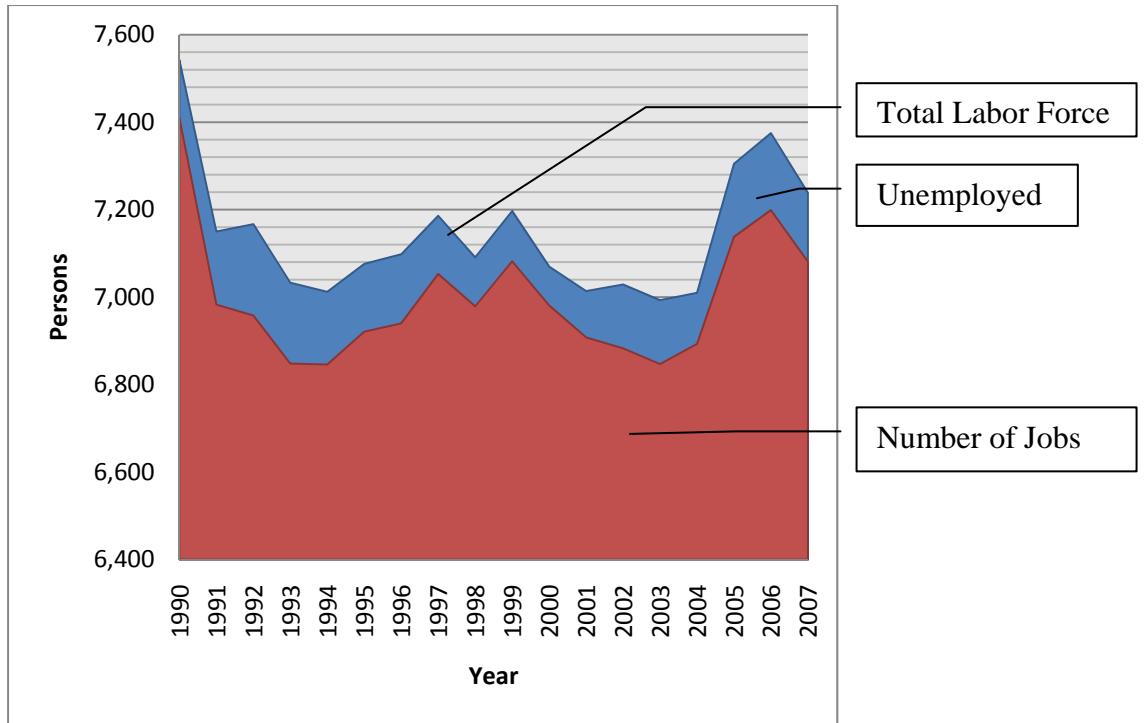
The table below provides employment data from 1990 to 2008. The number of jobs in Verona has remained fairly constant during this time period, vacillating from a low of six thousand nine hundred and ninety-three (6,993) jobs in 2003 to a high of seven thousand five hundred and forty-two (7,542) jobs in 1990. The unemployment rate has also remained fairly constant ranging from a low of 1.4 percent in 2000 to a high of 2.9 percent in 1992.

Table 13-16:
Labor Force, Employment, Unemployment
Township of Verona
1990–2004

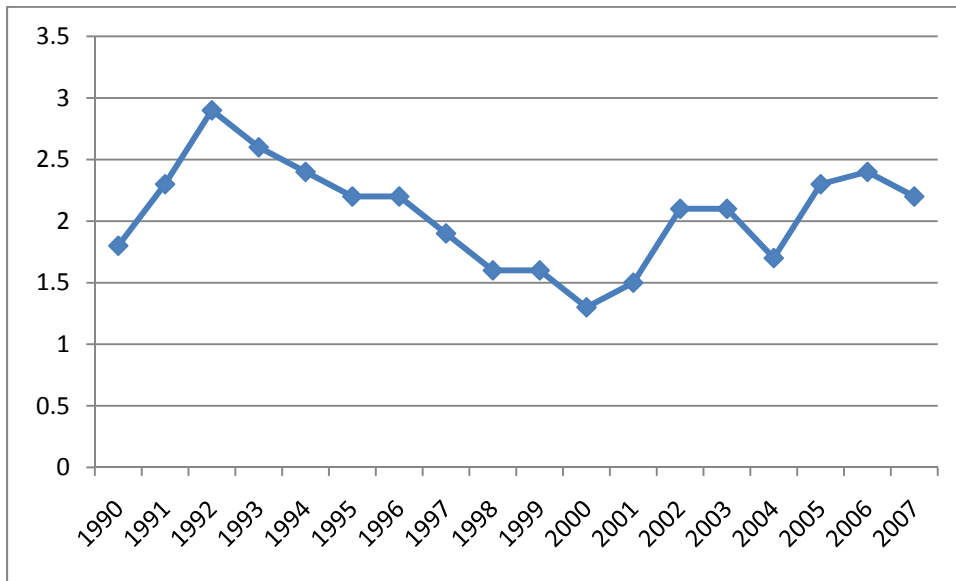
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	7,542	7,409	133	1.8
1991	7,150	6,983	167	2.3
1992	7,167	6,958	209	2.9
1993	7,033	6,848	185	2.6
1994	7,012	6,846	166	2.4
1995	7,076	6,921	155	2.2
1996	7,098	6,940	158	2.2
1997	7,186	7,053	133	1.9
1998	7,091	6,979	112	1.6
1999	7,197	7,082	115	1.6
2000	7,070	6,981	88	1.3
2001	7,014	6,908	106	1.5
2002	7,029	6,883	146	2.1
2003	6,993	6,847	146	2.1
2004	7,010	6,893	117	1.7
2005	7,305	7,138	167	2.3
2006	7,375	7,199	177	2.4
2007	7,238	7,081	156	2.2

Source: New Jersey Department of Labor and Workforce Development

Labor Force, Employment, and Unemployed
Township of Verona
1990-2007



Rate of Change in Employment
Township of Verona
1990-2007



b) Employment Characteristics and Occupational Patterns of the Community's Residents

These tables describe the employment characteristics and occupational patterns of Verona's residents. Table 13-17 indicates that the majority of the Township's residents, totaling 51.4 percent, are employed in Management, professional and related occupations. The second highest occupation, totaling 29.6 percent of the workforce, was in sales and office occupation.

Table 13-18 describes employment patterns for Verona's residents according to their industry. The data indicates that approximately almost twenty-five (25) percent of the Township's population was in the Educational, health and social services sector. Almost fourteen (14) percent of the population were identified as professionals and just over eleven (11) percent of the population was in the finance, insurance and real estate classification. The three categories accounted for three thousand four hundred and nine (3,409) jobs or 49.9 percent of all employment of Township residents.

Table 13-17
Employed People 16 Years Old And Over
By Occupation
Township of Verona, New Jersey
1999

Employed civilian population 16 years and over		
	Number	Percentage
Total	6,833	100.0
OCCUPATION		
Management, professional, and related occupations	3,514	51.4
Service occupations	676	9.9
Sales and office occupations	2,020	29.6
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	271	4.0
Production, transportation, and material moving occupations	352	5.2

Source : U.S. Census of Population, 2000

Table 13-18
 Employed People 16 Years Old And Over
 By Industry
 Township of Verona, New Jersey
 1999

Employed civilian population 16 years and over		
	Number	Percentage
	6,833	100.0
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	0	0.0
Construction	324	4.7
Manufacturing	587	8.6
Wholesale trade	267	3.9
Retail trade	649	9.5
Transportation and warehousing, and utilities	226	3.3
Information	460	6.7
Finance, insurance, real estate, and rental and leasing	764	11.2
Professional, scientific, management, administrative, and waste management services	953	13.9
Educational, health and social services	1,692	24.8

Source : U.S. Census of Population, 2000

c) Number of Approved Non-Residential Site Plans or Subdivisions Impacting Upon the Community

As a built-up community, the number of non-residential site plans and subdivisions approved in the past ten (10) year period has been insignificant in number and scope.

d) Other Regional or Community Factors Impacting Upon Municipal Employment

There are no regional or community factors that will impact upon municipal employment.

e) Probable Future Employment Characteristics

Verona's employment trends indicate a relatively stable employment base, which historically has fluctuated to a minor degree. Verona's employment base peaked in 1990 at seven thousand four hundred and nine (7,409) jobs and has decreased to a low of six thousand eight hundred and forty-eight (6,848) in 1993. Due to the lack of major landholdings in the community for new development, the rate of growth of jobs from the year 2004 to 2018 will not likely change substantially.

Fair Share Housing Plan

The Township of Verona petitioned the Council On Affordable Housing on April 4, 1995, for its second round certification. COAH certified that housing plan on August 2, 1995. On February 9, 2005, COAH issued the Township of Verona an extended certification through December 20, 2005. The previous adopted and certified housing plan had the following information:

Rehabilitation Share	3
New Construction	24
1987–1999 Pre-credited need:	27
Prior Cycle Credits	27
Units in Excess of Obligation	132

COAH projects both residential and non residential growth shares for Verona. Utilizing historic growth COAH indicates a residential growth share of zero (0) and a non residential growth share of forty (40) for a net growth of forty (40) units. Utilizing COAHs “S curve” projection Verona would have a residential growth share of eleven (11) and a nonresidential growth share of six (6) for a net growth of seventeen (17) units. However, COAH has chosen to assign a residential growth allocation of seventy three (72) units and a non residential allocation of fifty eight (58), for a net of one hundred and thirty (130) units; two (2) unit less than the surplus amount.

Section 5:97-2.4 states that municipality may utilize municipal projections if it amounts to a change in projection of more than ten (10) percent of what has been projected by COAH. Utilizing the municipal growth share projection based on land capacity the following represents Verona’s obligation:

Rehabilitation Share number	28
Prior Round Obligation	24
Residential Growth Share	37
Non-residential Growth Share	<u>14</u>
Total 1987-2018 obligation	103 (75 Units + 28 Rehab)
Section 8 Housing	159
Surplus housing units	56

There are 159 units of Section 8 Housing in the Township of Verona. As a community that is almost entirely built up, most of the future development will either occur as additions to, rehabilitation of, or complete demolition and reconstruction of existing structures. Furthermore, as a community that is almost entirely built up Verona already contains all the required infrastructure. The following data represents the documentation required for achieving this conclusion:

Leonard S. Coleman, Jr.
Chairman

New Jersey Housing & Mortgage Finance Agency

November 21, 1986

Mr. Michael A. DeMiro
Township of the Borough of Verona
559 Bloomfield Ave.
PO Box 380
Montclair, NJ 07042

Dear Mr. DeMiro:

RE: HMFA #661 - Verona Senior Citizens
Section 8

We are in receipt of your letter concerning the Township of the Borough of Verona filing a Fair Housing Element with the New Jersey Council on Affordable Housing regarding the above referenced development.

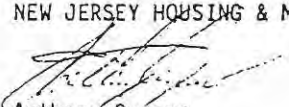
There are 159 units excluding the Superintendent unit that qualify as low income rentals. Of the 159 units mentioned, 30% of the units are retained for tenants with very low incomes as defined by the HUD area income limits.

The Section 8 Program which the Agency and HUD monitor requires the tenant pay a calculated portion of their income while the government subsidizes the remainder. The contract is for the term of the mortgage and was executed in September 1981.

If you have any additional questions, please do not hesitate to contact Rick Griffiths.

Very truly yours,

NEW JERSEY HOUSING & MORTGAGE FINANCE AGENCY


Anthony Cupano
Asset Manager

AC:RG:mt

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Worksheet A: Growth Share Determination Using Published Data
(Appendix F(2), *Allocating Growth To Municipalities*)

<p>COAH Growth Projections</p> <p>Must be used in all submissions</p>
--

Municipality Name: Township of Verona

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	362	928
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	362	928
5 Projected Growth Share (Conversion to Affordable Units)	72.40	58.00
Divide HH by 5 and Jobs by 16)	Affordable Units	Affordable Units
6 Total Projected Growth Share Obligation		130 Affordable Units

[Click Here to return to Workbook C Summary](#)

* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality

Summary of Adjusted Growth Share Projection Based On Land Capacity
(Introduction to Workbook C)

Municipality Name: Township of Verona

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.
[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.
[Click Here to Enter Actual Growth to Date](#)
[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)
[Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

Summary Of Worksheet Comparison

	COAH Projected Growth Share (From Worksheet A)	Growth Share Based on Municipal Capacity (From Worksheet C)
Residential Growth	362	183
Residential Exclusions	0	0
Net Residential Growth	362	183
Residential Growth Share	72.40	36.52
Non-Residential Growth	928	230
Non-Residential Exclusions	0	0
Net Non- Residential Growth	928	230
Non-Residential Growth Share	58.00	14.40
Total Growth Share	130	51

The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 36.52 plus a Non-residential Growth Share of 14.4 for a total Growth Share Obligation of 51 affordable units

Growth Projection Adjustment - Actual Growth

Municipality Name: Township of Verona

Actual Growth 01/01/04 to Present				
Residential COs Issued	17			
Non-residential CO's by Use Group	Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
B	9046		2.8	25.33
M			1.7	0.00
F			1.2	0.00
S			1.0	0.00
H			1.6	0.00
A1			1.6	0.00
A2			3.2	0.00
A3			1.6	0.00
A4			3.4	0.00
A5			2.6	0.00
E	31870		0.0	0.00
I			2.6	0.00
R1			1.7	0.00
Total	40916	0		25

[Return to Growth Projection Adjustment Summary Screen](#)

[Proceed to Inventory of Vacant Residential Land](#)

[Proceed to Inventory of Non-residential Land](#)

Township of Verona Growth Projection Adjustment - Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
1	2.01	1 Claridge Rd	Claridge LLC	2	N	Y		10.94	10.94	LLC owned by membership, steep slopes	0.00	6.00	0.00
2	13.01	24 Crestmont Rd	Sapoch	2	N	Y		4.30	3.00	Steep slopes	1.30	6.00	7.80
5	5	19 Crestmont Rd	Ambrosio	2	N	Y		0.36			0.36	6.00	2.19
6	6.02	11 Westover Rd	Jetfey	2	N	Y		0.00			0.00	6.00	0.00
9	52	Douglas Place	Herz	2	N	Y		2.00	1.50	Flood hazard, wetlands, limited access	0.50	6.00	3.00
13	5	10 Overlook	Grubbs	2	N	Y		0.2121			0.21	6.00	1.27
16	12	8 Belleclaire	Calgolf Inc	2	N	Y		0.4708			0.47	6.00	2.82
17	5	17 Belleclaire	Kearney	2	N	Y		4.1	1.75	Steep slopes	2.35	6.00	14.10
17	7	Cole Road	Kearney	2	N	Y		2.15	0.75	Steep slopes	1.40	6.00	8.40
18	83	11 Mt. Prospect	Kruvant	2	N	Y		14.35	4	Wetlands, steep slopes	10.35	6.00	62.10
19	132	Assessed in WO		2							0.00	6.00	0.00
27	27	174 Sunset	PTZ Realty	2	N	Y		2.35	1.17	wetlands, flood hazard, steep slopes, access	1.18	6.00	7.08
27	28	190 Sunset	Green Acres	2	N	Y		2.45	1.45	wetlands, flood hazard, steep slopes, access	1.00	6.00	6.00
39	44	1 Criley	Petrino	2	N	Y					0.00	6.00	0.00
42	23	110 Elmwood	Wands	2	N	Y		0.1897			0.19	6.00	1.14
56	9.02	90 Cumberland	Di Geronimo	2	N	Y		0.1899			0.17	6.00	1.02
65	6.01	175 Grove	Tuli Realty	2	N	Y					0.00	6.00	0.00
62	3.01	25 Commerce	Bobcar Corp	2	N	Y		4	3	Wetlands	1.00	6.00	6.00
69	3	249 Fairview	Nelson-Nigro	2	N	Y					0.00	6.00	0.00
80	22	54 Fairview	Rizzolo	2	N	Y		0.4132			0.41	6.00	2.48
											Subtotal This Page	125.40	
											Subtotal Page 2	3.91	
											Subtotal Page 3	10.70	
											Subtotal Page 4	25.58	
											Subtotal All Pages	0.00	
											Grand Total	165.59	

[Click Here to Return to Workbook C Summary](#)

[Add More sheets](#)

[Click Here to Proceed to Non-residential Parcel Inventory and Capacity Analysis](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Township of Verona Growth Projection Adjustment - Residential Parcel Inventory Page 2

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
99	58	60 Hillside	Oster	2	N	Y		0.16			0.00	6.00	0.00
100	25	Gerdes	Assessed in WO	2	N	Y					0.00	6.00	0.00
100	26	Gerdes	Assessed in WO	2	N	Y					0.00	6.00	0.00
100	27	Gerdes	Assessed in WO	2	N	Y					0.00	6.00	0.00
100	28	Gerdes	Assessed in WO	2	N	Y					0.00	6.00	0.00
101	17	Barbara	Assessed in WO	2	N	Y					0.00	6.00	0.00
101	18	Fairway	Assessed in WO	2	N	Y					0.00	6.00	0.00
101	19	Fairway	Assessed in WO	2	N	Y					0.00	6.00	0.00
101	20	Fairway	Assessed in WO	2	N	Y					0.00	6.00	0.00
101	21	Fairway	Assessed in WO	2	N	Y					0.00	6.00	0.00
101	22	Fairway	Assessed in WO	2	N	Y					0.00	6.00	0.00
101	23	Fairway	Assessed in WO	2	N	Y					0.00	6.00	0.00
114	12	144 Hillside	Steinmann	2	N	Y		0.2778			0.28	6.00	1.67
114	14	152 Hillside	Schnurr	2	N	Y		0.0792			0.00	6.00	0.00
114	15	Morningside	Assessed in EF	2	N	Y					0.00	6.00	0.00
114	16	Morningside	Assessed in EF	2	N	Y					0.00	6.00	0.00
114	17	Morningside	Assessed in EF	2	N	Y					0.00	6.00	0.00
116	11	11 Fellswood	Anubdsob	2	N	Y		0.3734			0.37	6.00	2.24
116	16	Fellswood	Assessed in EF	2	N	Y					0.00	6.00	0.00
117	15	45 Stocker	Assessed in EF	2	N	Y					0.00	6.00	0.00
Total Page 2												3.91	

[Add More Sheets](#)
[Residential Inventory Main Page](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Township of Verona Growth Projection Adjustment - Residential Parcel Inventory Page 3

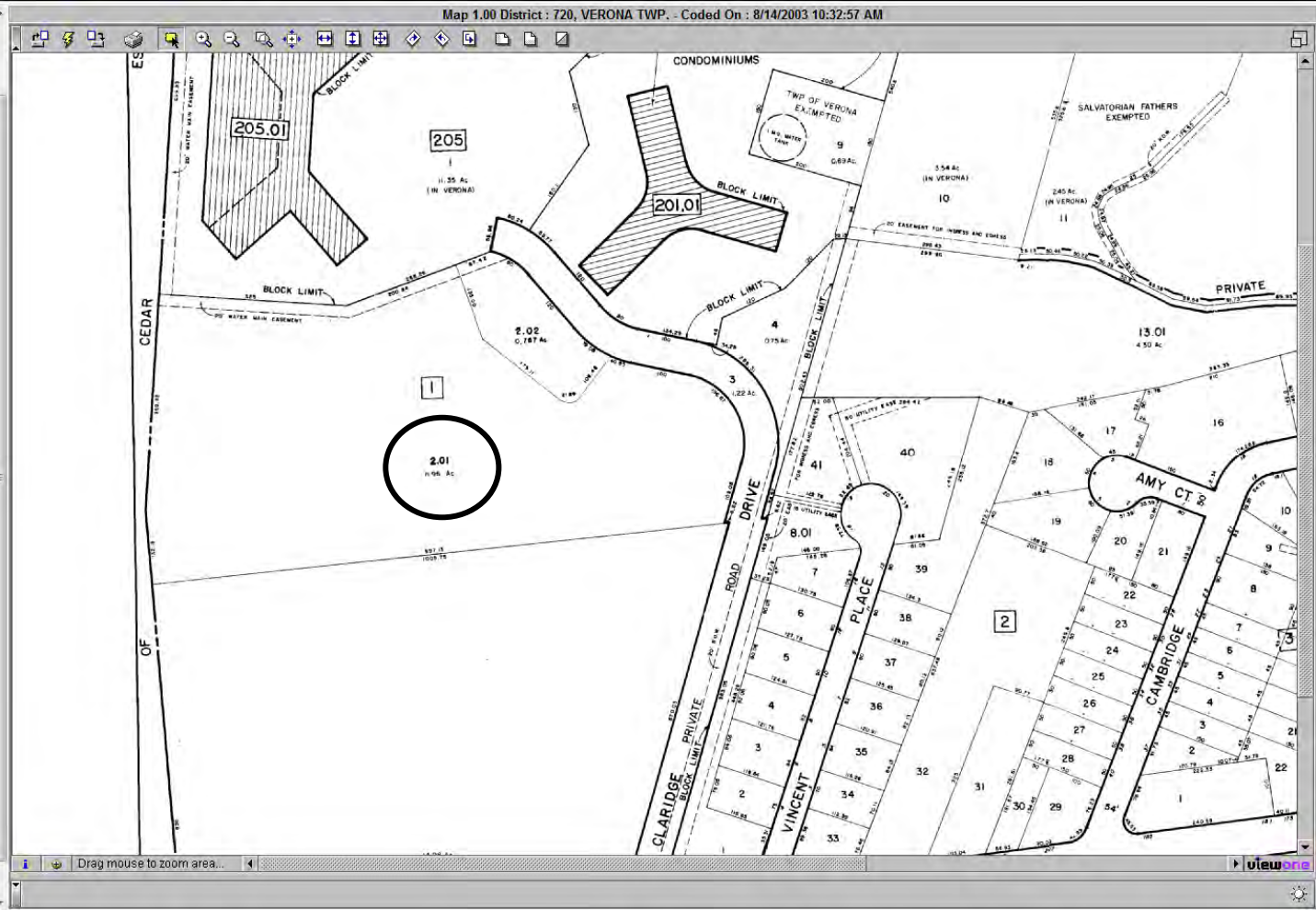
Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
117	16	Fellswood	Assessed in EF	2	n	Y					0.00	6.00	0.00
118	10	Fellswood	Assessed in EF	2	N	Y					0.00	6.00	0.00
118	11	50 Stocker	Tandler	2	N	Y		0.71			0.71	6.00	4.27
128	31.04	Hilltop	Verona	2	N	Y					0.00	6.00	0.00
129	6	91 Fairway	Masi	2	N	Y		0.5909			0.59	6.00	3.55
129	8	Hilltop	K. Hovanian	2	N	Y		0.1433			0.00	6.00	0.00
129	23	Assessed in WO	Lilinshtein	2	N	Y					0.00	6.00	0.00
129	24	Assessed in WO	Cartine	2	N	Y					0.00	6.00	0.00
129	25	Assessed in WO	unknown	2	N	Y					0.00	6.00	0.00
129	26	Assessed in WO	unknown	2	N	Y					0.00	6.00	0.00
129	29	29 Howell	Garden Homes	2	N	Y		0.4805			0.48	6.00	2.88
130	2	Assessed in WO	unknown	2	N	Y					0.00	6.00	0.00
130	3	Assessed in WO	unknown	2	N	Y					0.00	6.00	0.00
131	6	6 Slayback	unknown	2	N	Y					0.00	6.00	0.00
Total Page 3											10.70		

[Add More Sheets](#)
[Residential Inventory Main Page](#)

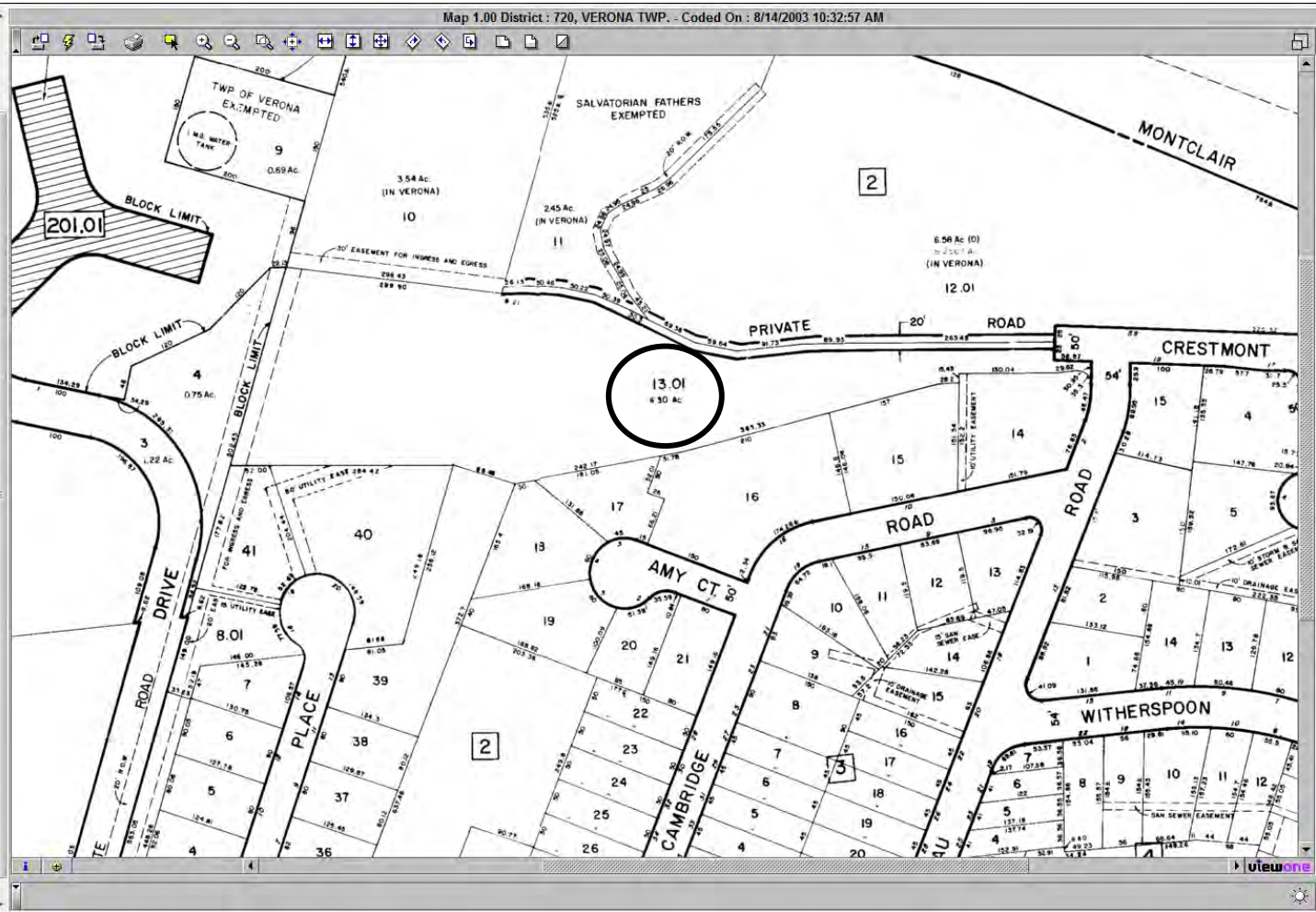
* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Resental and Non Residential Parcel Inventory

Property Location :	
CLARIDGE DRIVE, VERONA TWP.	
Essex County	
District :	720
Block :	1
Lot :	2.01
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
CLARIDGE L.L.C. C/O	
MANAGEMENT OFF	
1 CLARIDGE DRIVE	
VERONA, NEW JERSEY 07044	
Last Sale	
Transfer Date :	04/11/96
Transfer Price :	
Deed Book :	5413
Deed Page :	574
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$400,000
Land Value :	\$400,000
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	\$400,000
2007 Tax Rate : 9.09	
2007 Tax Ratio : 20.94%	
Estimated Property Taxes :	\$36,360.00
2004 Taxes :	\$31,800.00
Useable/Non Usable :	03
Zoning :	
Building Description :	
Land Description :	10.9372AC
Acreage :	10.9372
Square Footage :	
Year Constructed :	
Old Block :	



26 CRESTMONT ROAD, VERONA TWP		
Essex County		
District :	720	
Block :	2	
Lot :	13.01	
Qualifier :		
Class :	1 - Vacant Land	
Additional Lots :		
Current Owner:		
SAPOCH, WILLIAM		
24 CRESTMONT ROAD		
VERONA, NEW JERSEY 07044		
Last Sale		
Transfer Date :	11/04/94	
Transfer Price :	\$137,500	
Deed Book :	5341	
Deed Page :	138	
Prior Sale		
Previous Owner :		
Transfer Date :		
Transfer Price :		
Deed Book :		
Deed Page :		
Assessments		
Total Value :	\$86,000	
Land Value :	\$86,000	
Improve Value :	\$0	
% Improvement :		
Assessment At Time of Sale :	\$86,000	
2007 Tax Rate :		9.09
2007 Tax Ratio :		20.94%
Estimated Property Taxes :		\$7,817.40
2004 Taxes :		\$6,837.00
Useable/Non Usable :		13
Zoning :		
Building Description :		
Land Description :		4.30 AC
Acreage :		4.3000
Square Footage :		
Year Constructed :		
Old Block :		
Old Lot :		



Property Location :
 4 CRESTMONT PLACE, VERONA TWP.
 Essex County

District : 720
Block : 5
Lot : 5
Qualifier :
Class : 1 - Vacant Land
Additional Lots :

Current Owner:
 AMBROSIO, MEGAN
 19 CRESTMONT ROAD
 VERONA, NEW JERSEY 07044

Last Sale

Transfer Date : 02/20/92
 Transfer Price :
 Deed Book : 5202
 Deed Page : 919

Prior Sale

Previous Owner :
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

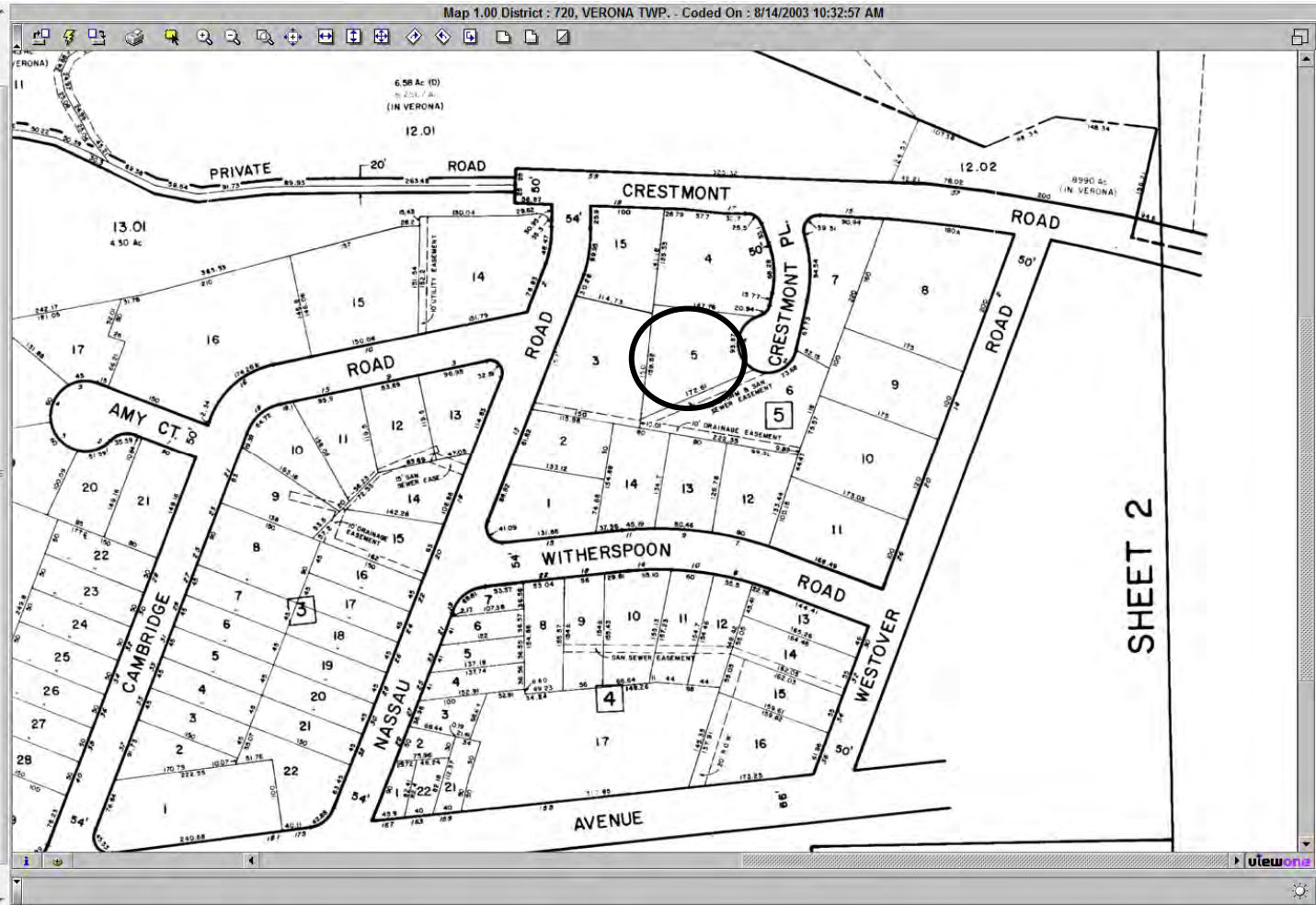
Assessments

Total Value : \$42,700
 Land Value : \$42,700
 Improve Value : \$0
 % Improvement :
 Assessment At Time of Sale :

2007 Tax Rate : 9.09
 2007 Tax Ratio : 20.94%
 Estimated Property Taxes : \$3,881.43
 2004 Taxes : \$3,394.60

[Useable/Not Usable :](#)

Zoning :
[Building Description :](#)
 Land Description : 15887 SF
 Acreage : 0.3647
 Square Footage :
 Year Constructed :
 Old Block : 00004 B



Property Information

Property Location : 11 WESTOVER ROAD , Essex County District : 720 Block : 6 Lot : 6.02 Qualifier :		<input type="button" value="Show Map"/>	Last Sale Transfer Date : 05/10/2007 Transfer Price : \$275,000 Deed Book : 12056 Deed Page : 9466	Prior Sale Previous Owner : BOYLE, ARTHUR J & EILEEN A
Additional Lots : Current Owner: JETLEY, RAJ 11 WESTOVER RD VERONA, NJ 07044		Class : 1 - Vacant Land		
Assessments				
Total Value :	\$0	2007 Tax Rate :	9.09	Zoning :
Land Value :	\$0	2007 Tax Ratio :	20.94%	Building Description :
Improve Value :	\$0	Estimated Property Taxes :	\$0.00	Land Description :
% Improvement :		2004 Taxes :		Acreage :
Assessment at time of sale :		Useable/Non Usable :	07	Square Footage :
				Year Constructed : 0000

176 BLOOMFIELD AVENUE, VERONA TWP.
 Essex County
 District : 720
 Block : 8
 Lot : 23
 Qualifier :
 Class : 1 - Vacant Land
 Additional Lots :

Current Owner:
 THETING, ELLA & KATHARINA
 200 BLOOMFIELD AVENUE
 VERONA, NEW JERSEY 07044

Last Sale

Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Prior Sale

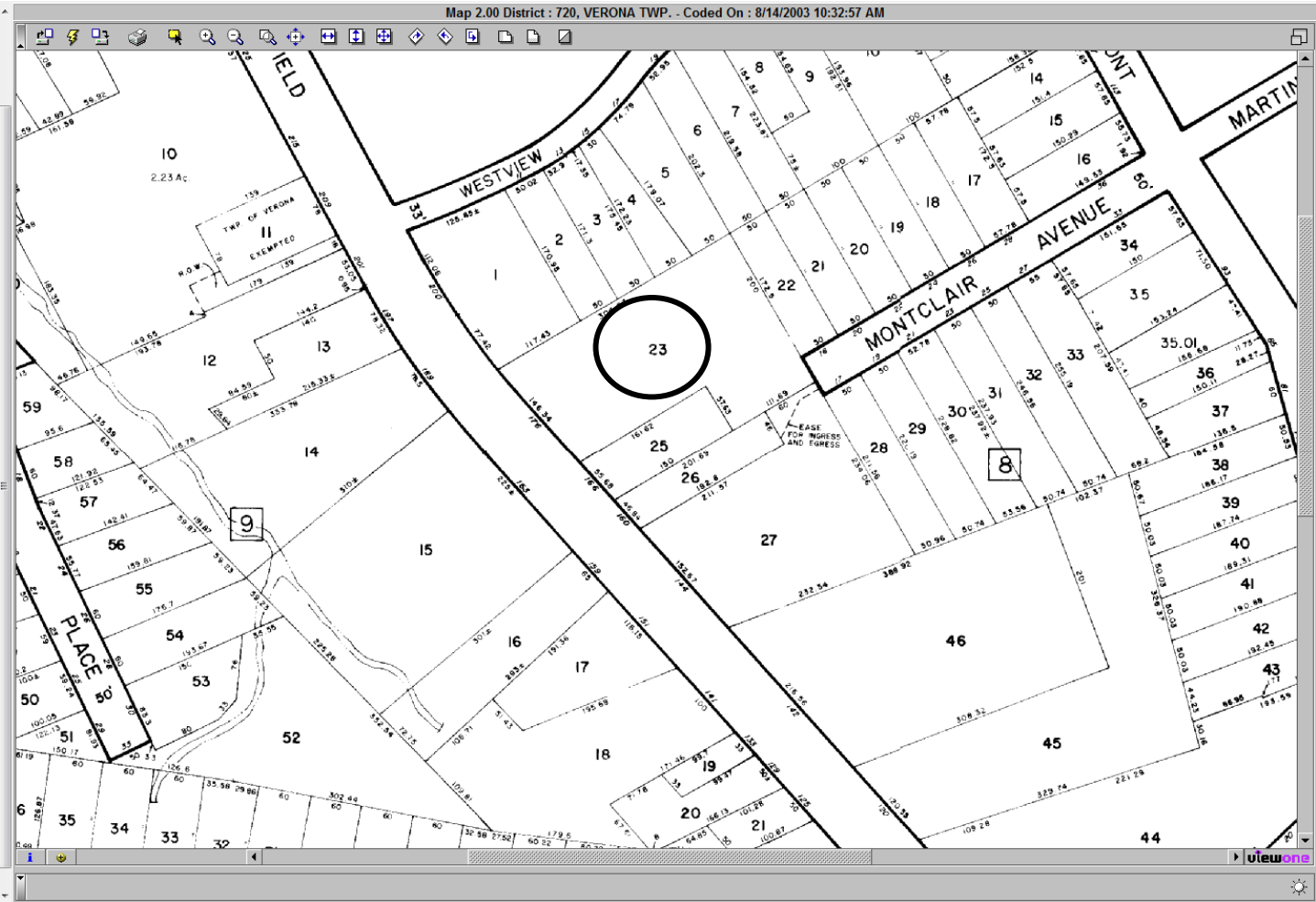
Previous Owner :
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Assessments

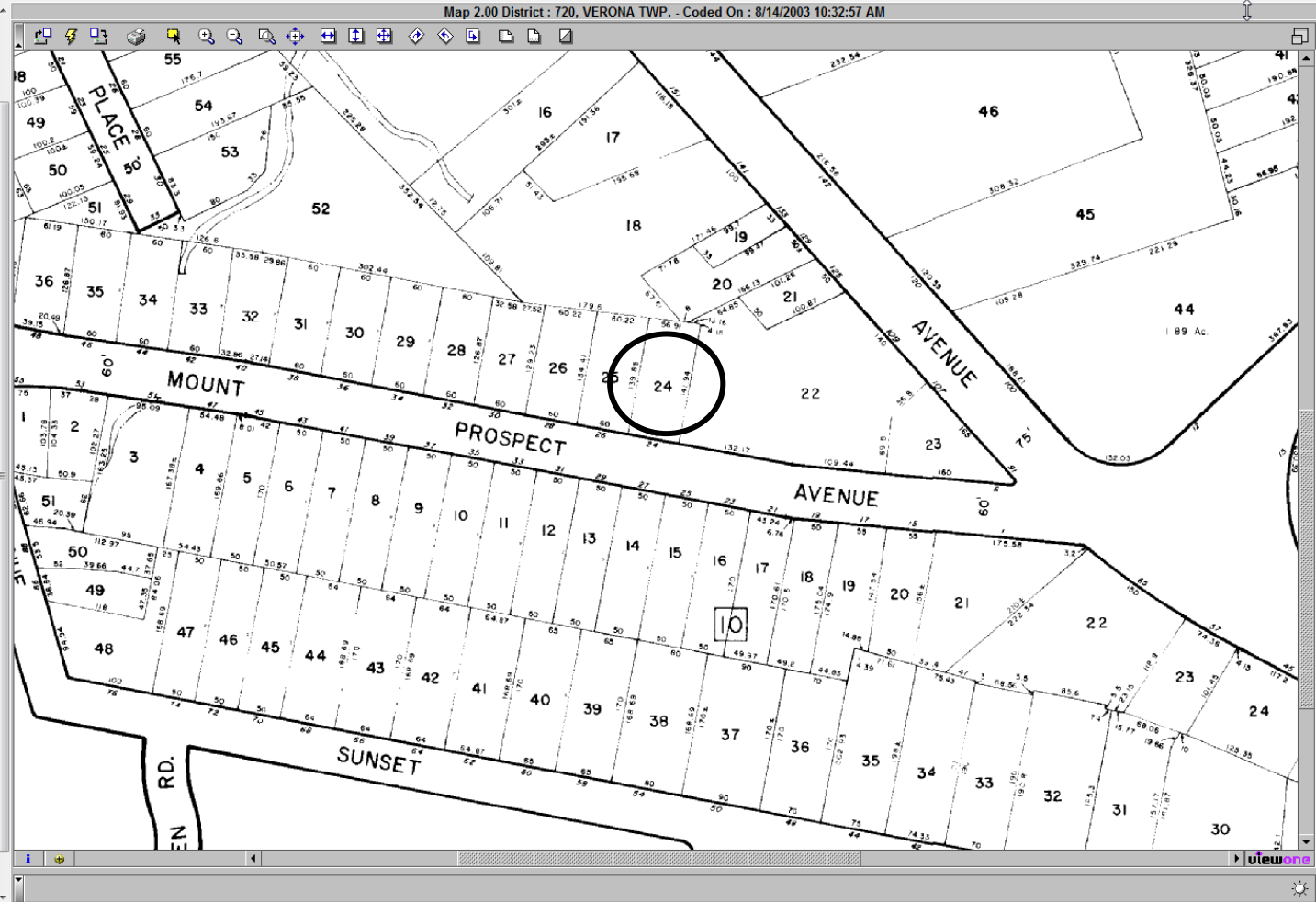
Total Value : \$190,000
 Land Value : \$190,000
 Improve Value : \$0
 % Improvement :
 Assessment At Time of Sale :
 2007 Tax Rate : 9.09
 2007 Tax Ratio : 20.94%
 Estimated Property Taxes : \$17,271.00
 2004 Taxes : \$15,105.00

Useable/Non Usable :

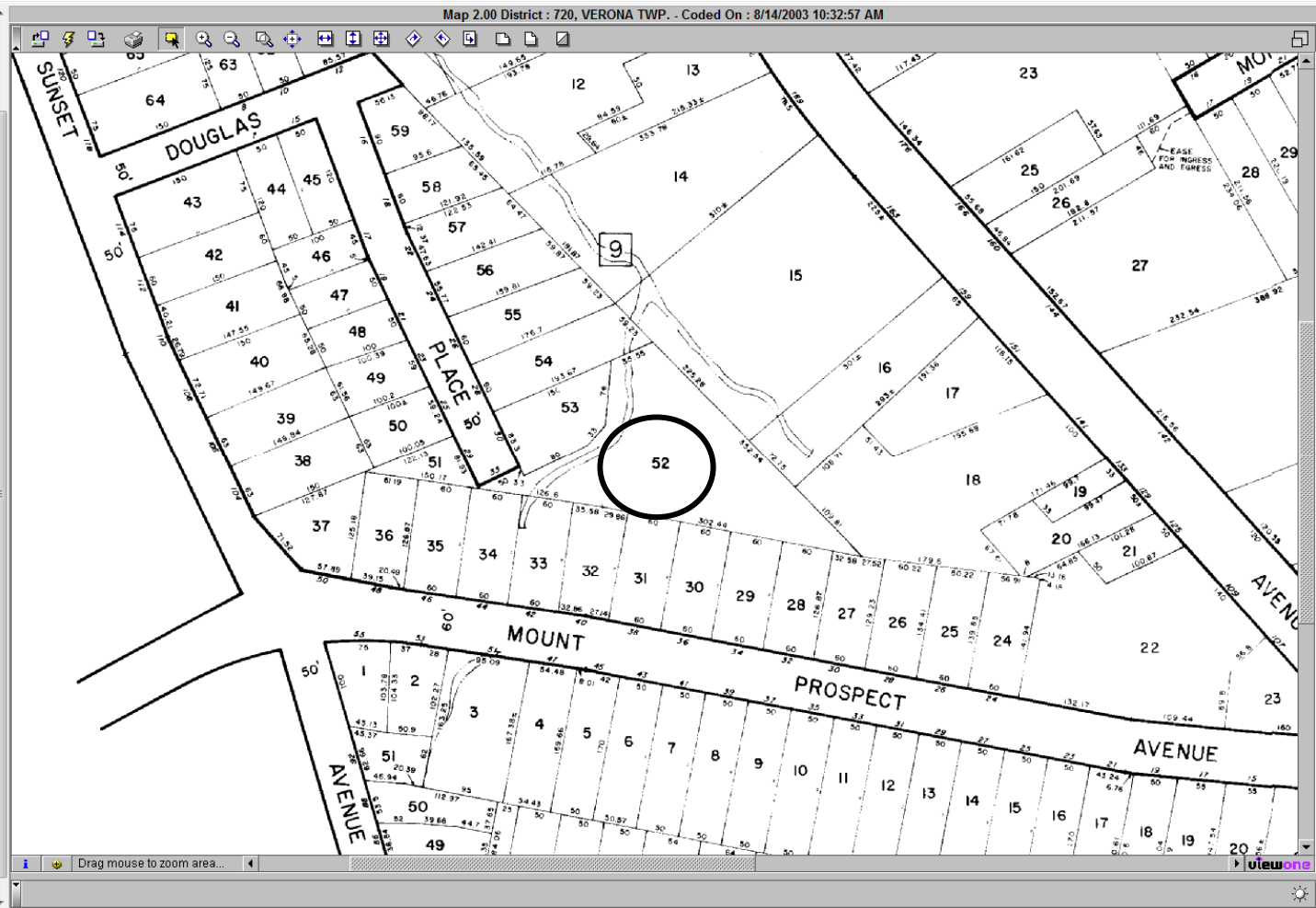
Zoning :
 Building Description :
 Land Description : 146X288
 Acreage : 0.9653
 Square Footage :
 Year Constructed :
 Old Block : 00005 C
 Old Lot :



24 MT. PROSPECT AVENUE, VERONA TWP.		
Essex County		
District :	720	
Block :	9	
Lot :	24	
Qualifier :		
Class :	1 - Vacant Land	
Additional Lots :		
Current Owner:		
REBERT REALTY C/O VERONA SUPPLY		
P O BOX 338, 129 BLFD. AVE		
VERONA, NEW JERSEY 07044		
Last Sale		
Transfer Date :		
Transfer Price :		
Deed Book :		
Deed Page :		
Prior Sale		
Previous Owner :		
Transfer Date :		
Transfer Price :		
Deed Book :		
Deed Page :		
Assessments		
Total Value :	\$32,000	
Land Value :	\$32,000	
Improve Value :	\$0	
% Improvement :		
Assessment At Time of Sale :		
2007 Tax Rate :		9.09
2007 Tax Ratio :		20.94%
Estimated Property Taxes :		\$2,908.80
2004 Taxes :		\$2,544.00
Useable/Non Usable :		
Zoning :		
Building Description :		
Land Description :	60X140	
Acreage :	0.1928	
Square Footage :		
Year Constructed :	1956	
Old Block :	00006 A	



33 DOUGLAS PLACE, VERONA TWP.	
Essex County	
District :	720
Block :	9
Lot :	52
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
HERZ, HARRY J & DIBELLA, LOUIS J	
19 CLOVER ST CEDAR GROVE, NJ 07009	
Last Sale	
Transfer Date :	03/02/05
Transfer Price :	\$1
Deed Book :	6175
Deed Page :	176
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$6,000
Land Value :	\$6,000
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	\$6,000
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$545.40
2004 Taxes :	\$477.00
Useable/Non Usable :	10
Zoning :	
Building Description :	
Land Description :	IRRE
Acreage :	
Square Footage :	
Year Constructed :	
Old Block :	00006 A
Old Lot :	



Property Location :
 10 OVERLOOK PARK, VERONA TWP.
 Essex County

District : 720
Block : 13
Lot : 5
Qualifier :
Class : 1 - Vacant Land
Additional Lots :

Current Owner:
 GRUBBS, KENNETH D. & HELEN
 10 OVERLOOK PARK
 VERONA, NEW JERSEY 07044

Last Sale

Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

Prior Sale

Previous Owner :
Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

Assessments

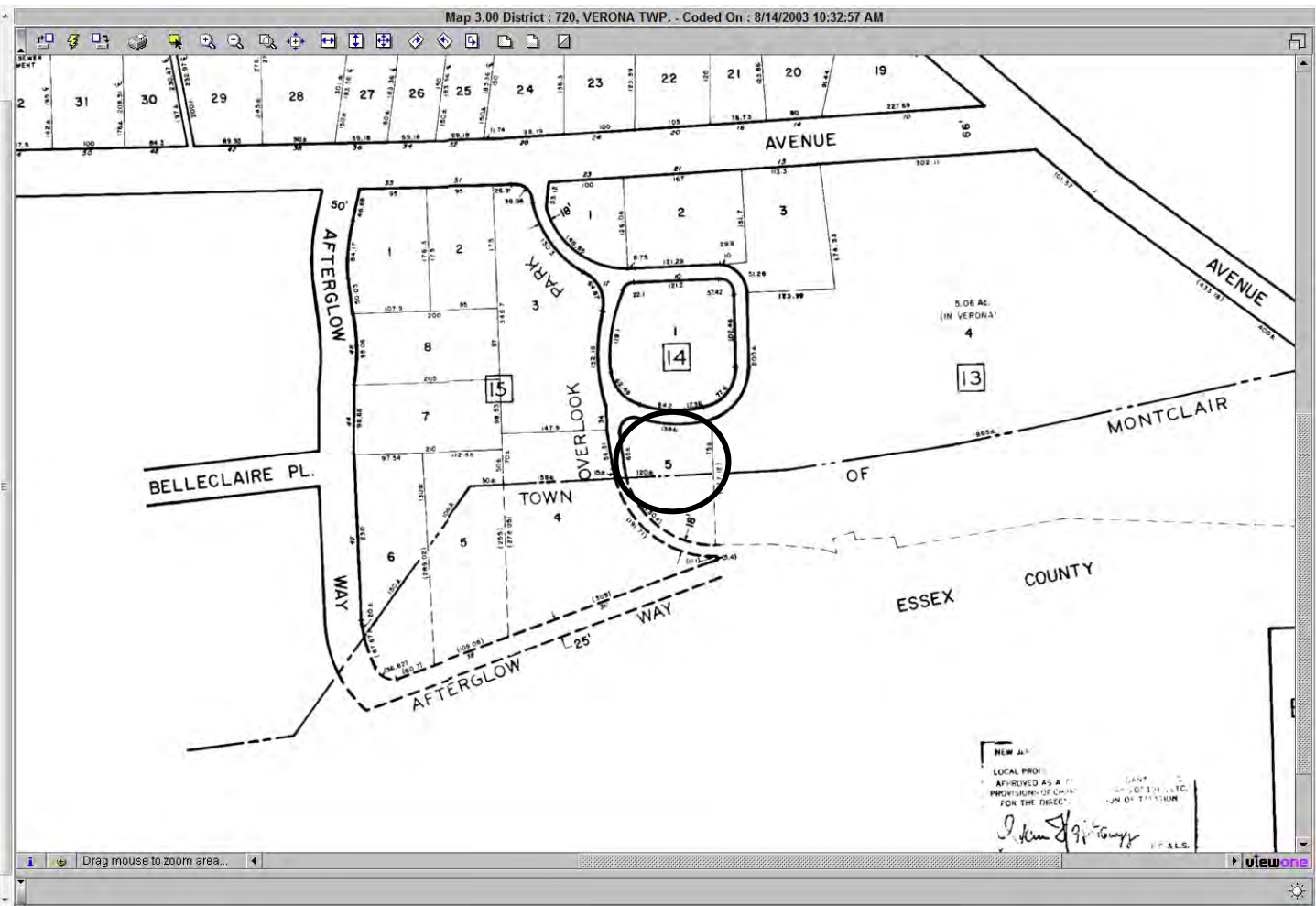
Total Value :	\$30,000
Land Value :	\$30,000
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$2,727.00
2004 Taxes :	\$2,385.00

Useable/Non Usable :

Zoning :

Building Description :

Land Description :	77X120
Acreage :	0.2121
Square Footage :	
Year Constructed :	
Old Block :	00006 D
Old Lot :	



8 BELLECLAIRE PLACE, VERONA TWP.
 Essex County
 District : 720
 Block : 16
 Lot : 12
 Qualifier :
 Class : 1 - Vacant Land
 Additional Lots :
 Current Owner:
 CALGOLF INC.
 55 SOUTH PARK STREET
 MONTCLAIR, NEW JERSEY 07042

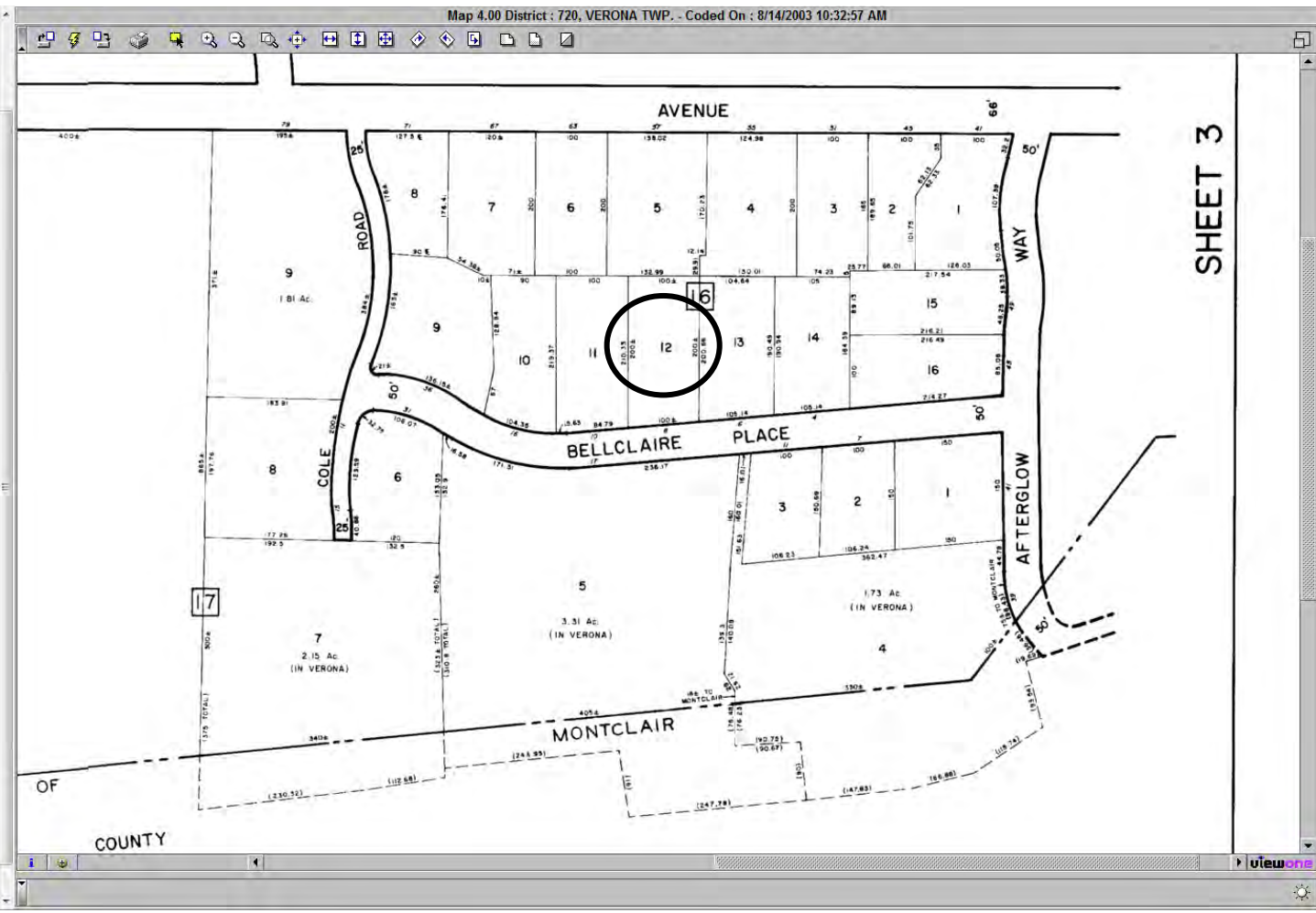
Last Sale
 Transfer Date : 12/29/92
 Transfer Price :
 Deed Book : 5243
 Deed Page : 683

Prior Sale
 Previous Owner :
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Assessments
 Total Value : \$55,000
 Land Value : \$55,000
 Improve Value : 50
 % Improvement :
 Assessment At Time of Sale :

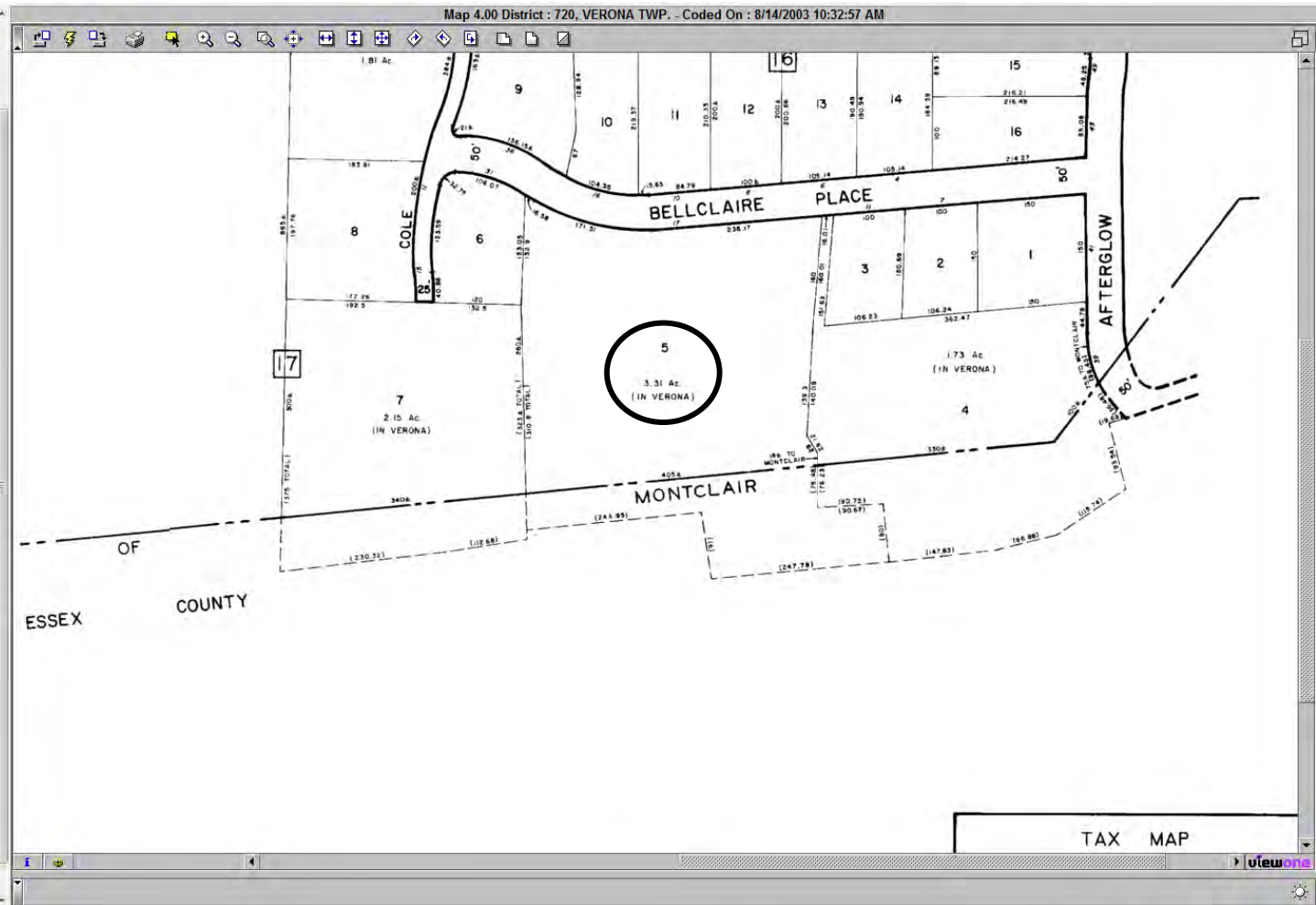
2007 Tax Rate : 9.09
 2007 Tax Ratio : 20.94%
 Estimated Property Taxes : \$4,999.50
 2004 Taxes : \$4,372.50
 Useable/Non Usable :

Zoning :
 Building Description :
 Land Description : 100X205
 Acreage : 0.4706
 Square Footage :
 Year Constructed :
 Old Block : 00007 D

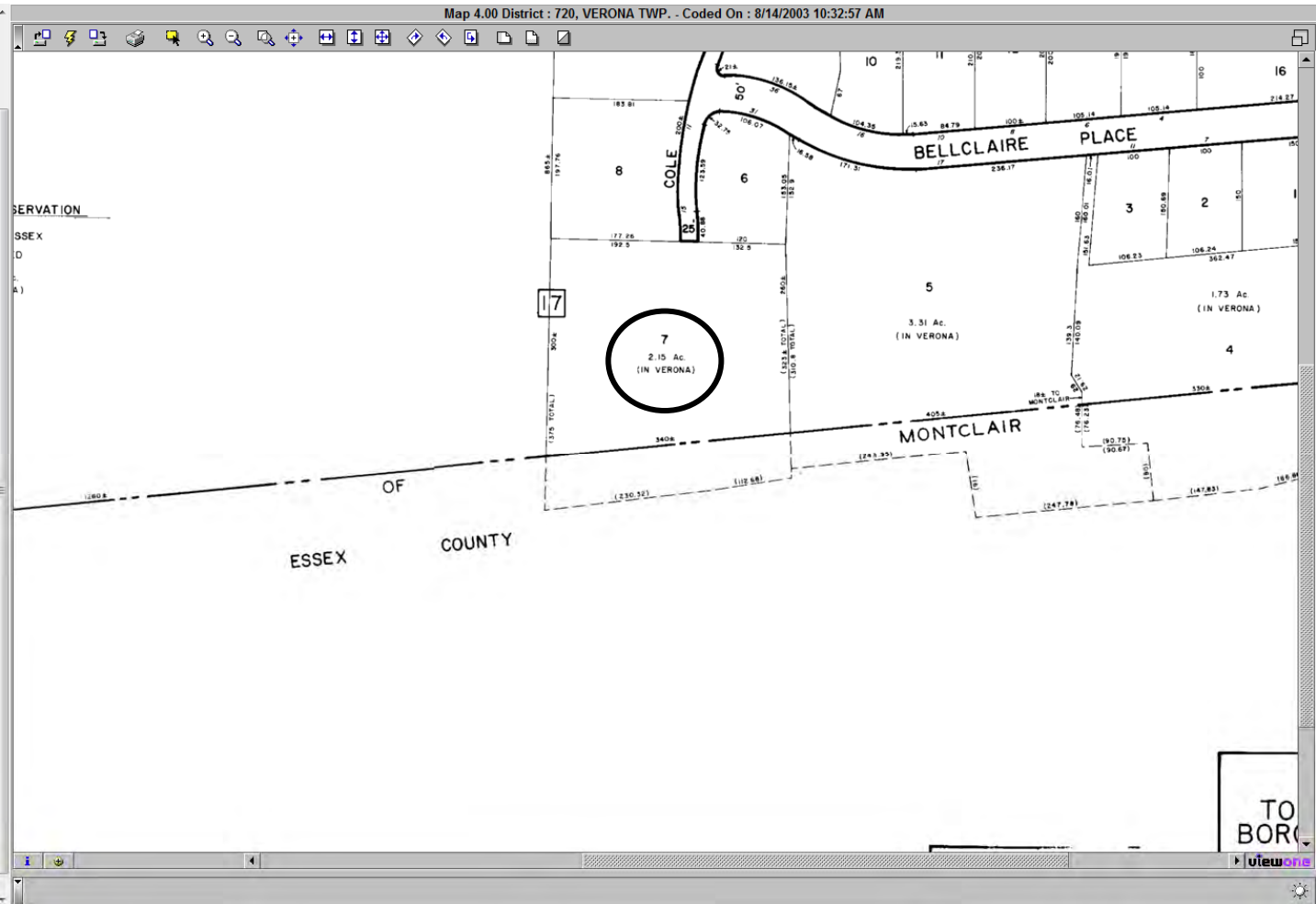


SHEET 3

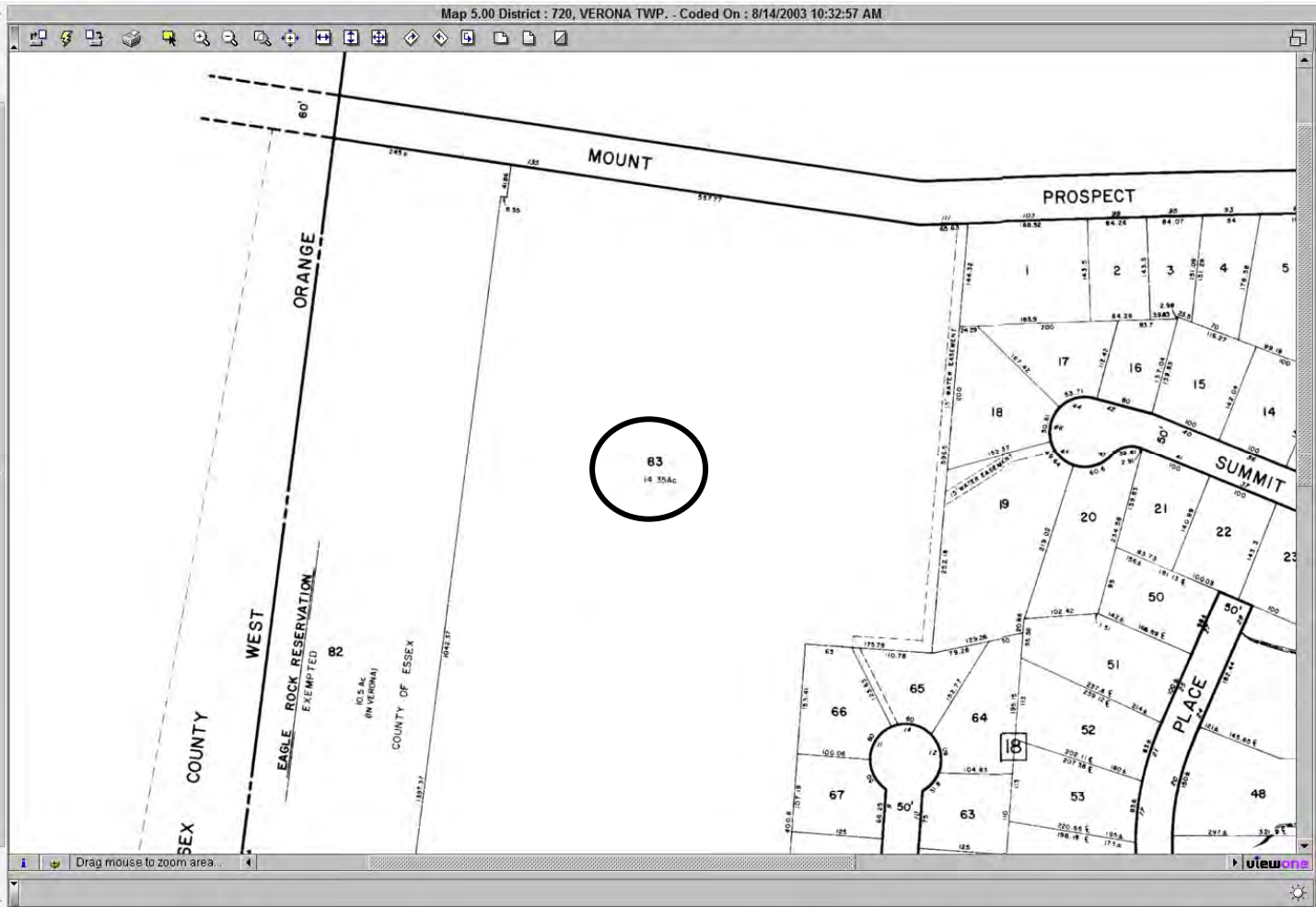
17 BELLECLAIRE PLACE, VERONA TWP.	
Essex County	
District :	720
Block :	17
Lot :	5
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
KEARNEY, MIRAIM & MAC MAHON	
11 ENCARNACION ROSAS	
AJUIC, JALISCO, MEXICO 45920	
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$200,000
Land Value :	\$200,000
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$18,180.00
2004 Taxes :	\$15,900.00
Usable/Non Usable :	
Zoning :	
Building Description :	2SS
Land Description :	4.10 AC
Acreage :	4.1000
Square Footage :	
Year Constructed :	
Old Block :	00007 E



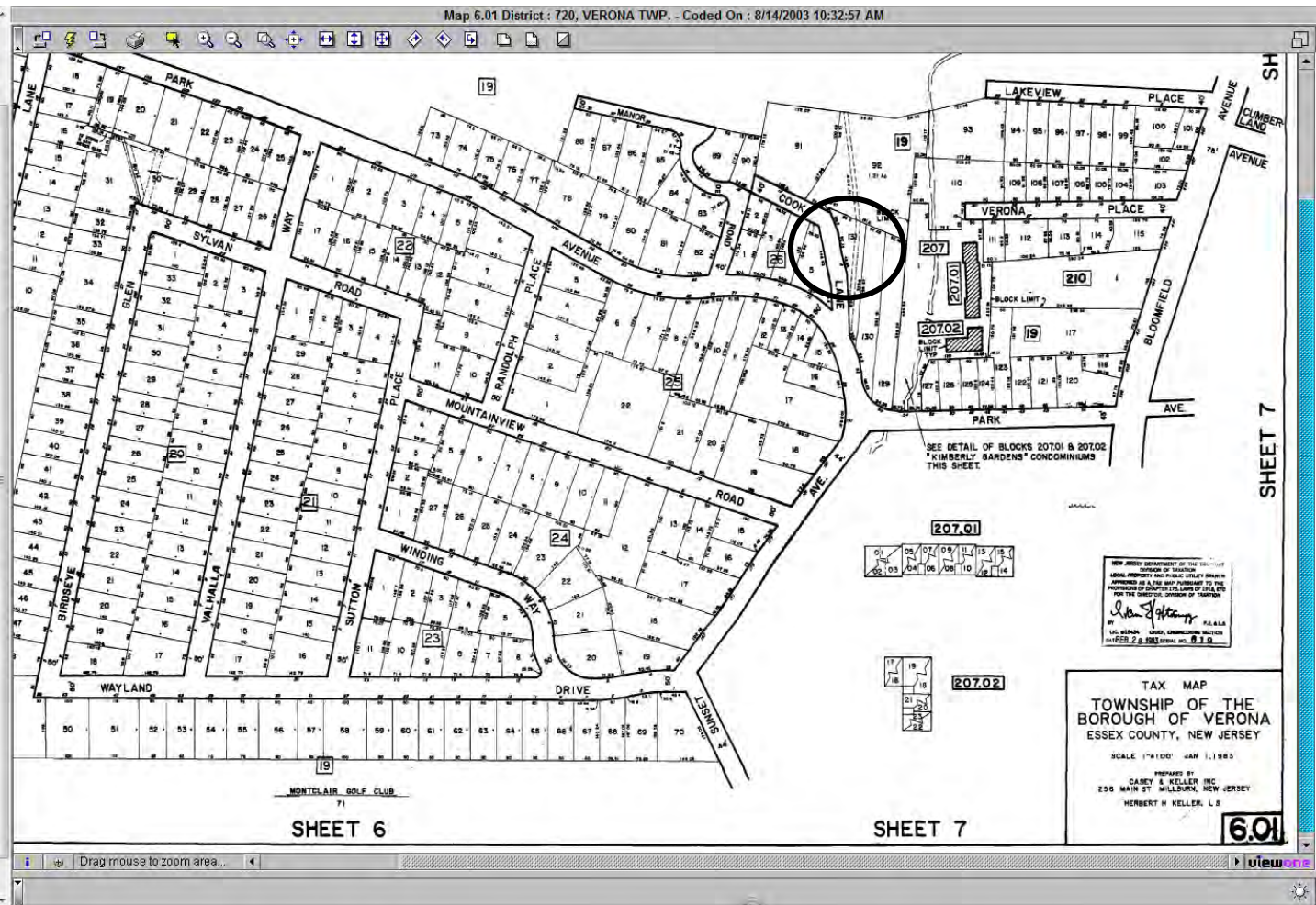
COLE ROAD, VERONA TWP.		
Essex County		
District :	720	
Block :	17	
Lot :	7	
Qualifier :		
Class :	1 - Vacant Land	
Additional Lots :		
Current Owner:	KEARNEY, MIRIAM & MAC MAHON, PAUL	
	11 ENCARNACION ROSAREET AJUIC, JALISCO, MEXICO 45920	
Last Sale		
Transfer Date :		
Transfer Price :		
Deed Book :		
Deed Page :		
Prior Sale		
Previous Owner :		
Transfer Date :		
Transfer Price :		
Deed Book :		
Deed Page :		
Assessments		
Total Value :	\$44,700	
Land Value :	\$44,700	
Improve Value :	\$0	
% Improvement :		
Assessment At Time of Sale :		
2007 Tax Rate :		9.09
2007 Tax Ratio :		20.94%
Estimated Property Taxes :		\$4,063.23
2004 Taxes :		\$3,553.60
Usable/Non Usable :		
Zoning :		
Building Description :		
Land Description :		205X325
Acreage :		1.5295
Square Footage :		
Year Constructed :		
Old Block :		00007 E
Old Lot :		



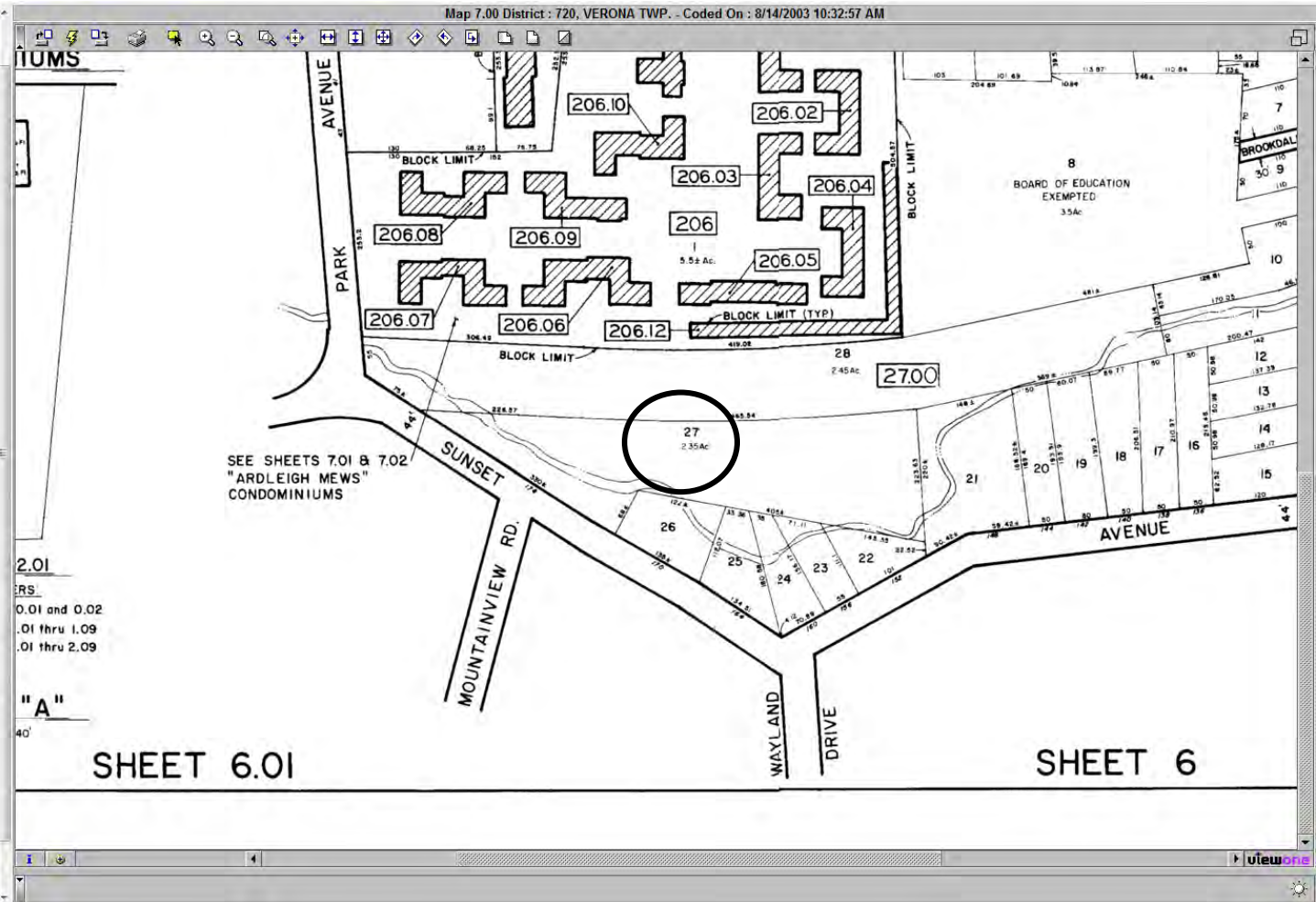
111 MT. PROSPECT AVENUE VERONA TWP. Essex County	
District :	720
Block :	18
Lot :	83
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner: KRUVANT, WOLFBANE & N. JOY ASSOC 195 COLUMBIA TURNPIKE FLORHAM PARK, NEW JERSEY 07932	
Last Sale	
Transfer Date :	12/13/95
Transfer Price :	\$1
Deed Book :	5402
Deed Page :	224
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$322,000
Land Value :	\$322,000
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	\$370,000
2007 Tax Rate : 9.09	
2007 Tax Ratio : 20.94%	
Estimated Property Taxes : \$29,269.80	
2004 Taxes : \$25,599.00	
Useable/Non Usable : 03	
Zoning :	
Building Description :	
Land Description :	14.35 AC
Acreage :	14.3500
Square Footage :	
Year Constructed :	



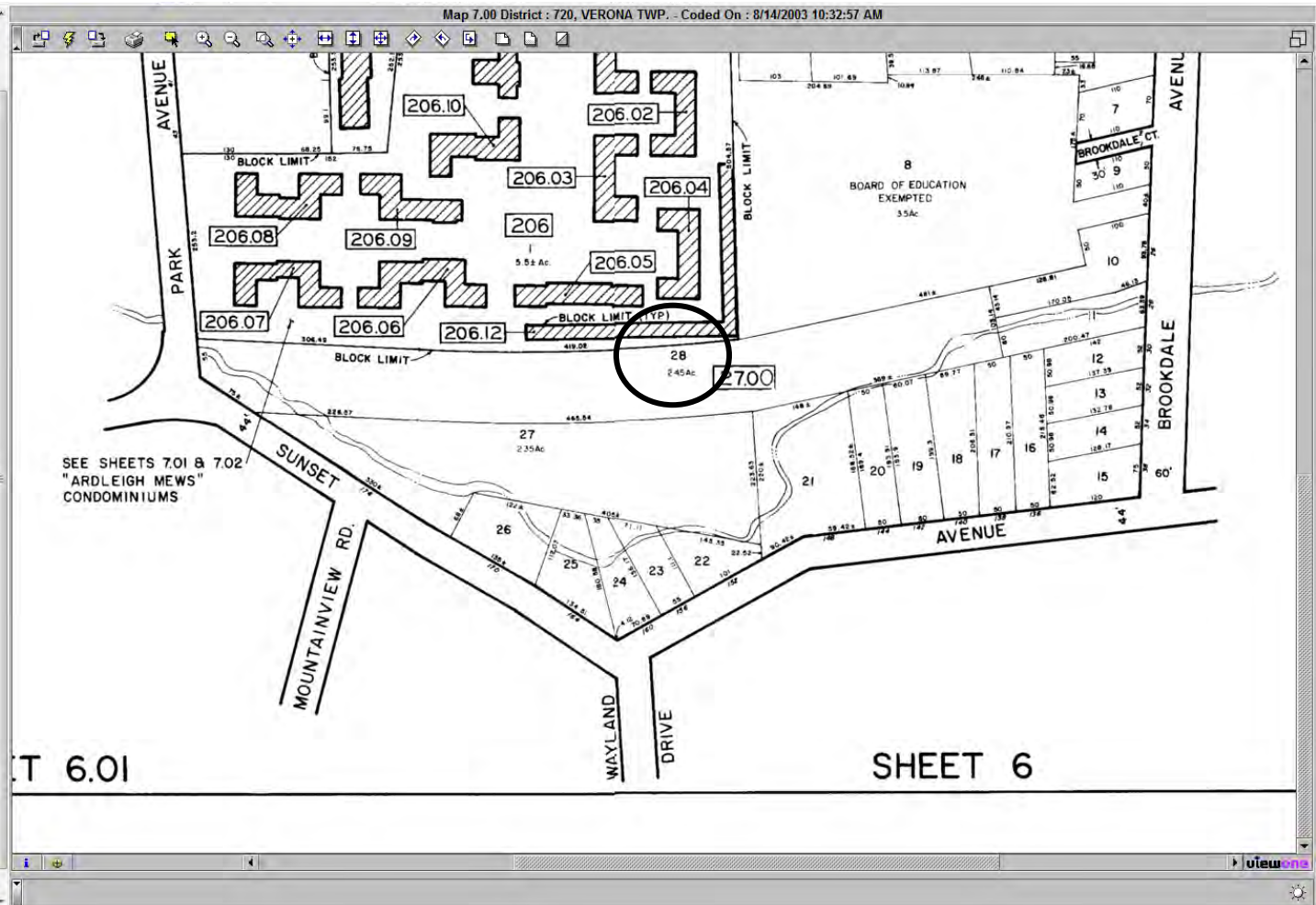
ASSESSED IN WEST ORANGE	
VERONA TWP	
Essex County	
District :	720
Block :	19
Lot :	132
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner :	
UNKNOWN	
LAKESIDE AVENUE	
WEST ORANGE, NEW JERSEY	
07052	
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	
Zoning :	
Building Description :	
Land Description :	
Acreage :	
Square Footage :	
Year Constructed :	
Old Block :	



Property Information	
Property Location :	
174 SUNSET AVENUE , VERONA TWP.	
Essex County	
District :	720
Block :	27
Lot :	27
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
P.T.Z. REALTY LLC	
479 SPOTSWOOD ENGLI ROAD	
MONROE, NEW JERSEY 08831	
Last Sale	
Transfer Date :	01/28/04
Transfer Price :	\$10
Deed Book :	6040
Deed Page :	197
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$38,100
Land Value :	\$38,100
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	\$38,100
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$3,463.29
2004 Taxes :	\$3,028.90
Useable/Non Usable :	25
Zoning :	R3
Building Description	
Land Description :	2.35 AC
Acreage :	2.3500
Square Footage :	
Year Constructed :	



Property Location :	
190 SUNSET AVENUE, VERONA TWP.	
Essex County	
District :	720
Block :	27
Lot :	28
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
GREEN ACRES AT VERONA, INC.	
18 EAST 22ND STREET	
NEW YORK, NEW YORK 10010	
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$42,500
Land Value :	\$42,500
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$3,863.25
2004 Taxes :	\$3,378.70
Useable/Not Usable :	
Zoning :	
Building Description	
Land Description :	2.45 AC
Acreage :	2.4500
Square Footage :	
Year Constructed :	
Old Block :	00011 A



Other Maps View Hide Map

Property Information

Property Location :
1 CRILLEY COURT VERONA TWP.
Essex County

District : 720
Block : 39
Lot : 44
Qualifier :
Class : 1 - Vacant Land

Additional Lots

Current Owner:
PETRINO, RICHARD M & EILEEN
1 CRILLEY COURT
VERONA, NJ 07044

Last Sale

Transfer Date : 11/23/05
Transfer Price : \$774,500
Deed Book : 6265
Deed Page : 606

Prior Sale

Previous Owner : JOHN A. ASSOCIATES INC.
Transfer Date : 03/18/2004
Transfer Price : \$1
Deed Book : 6058
Deed Page : 447

Assessments

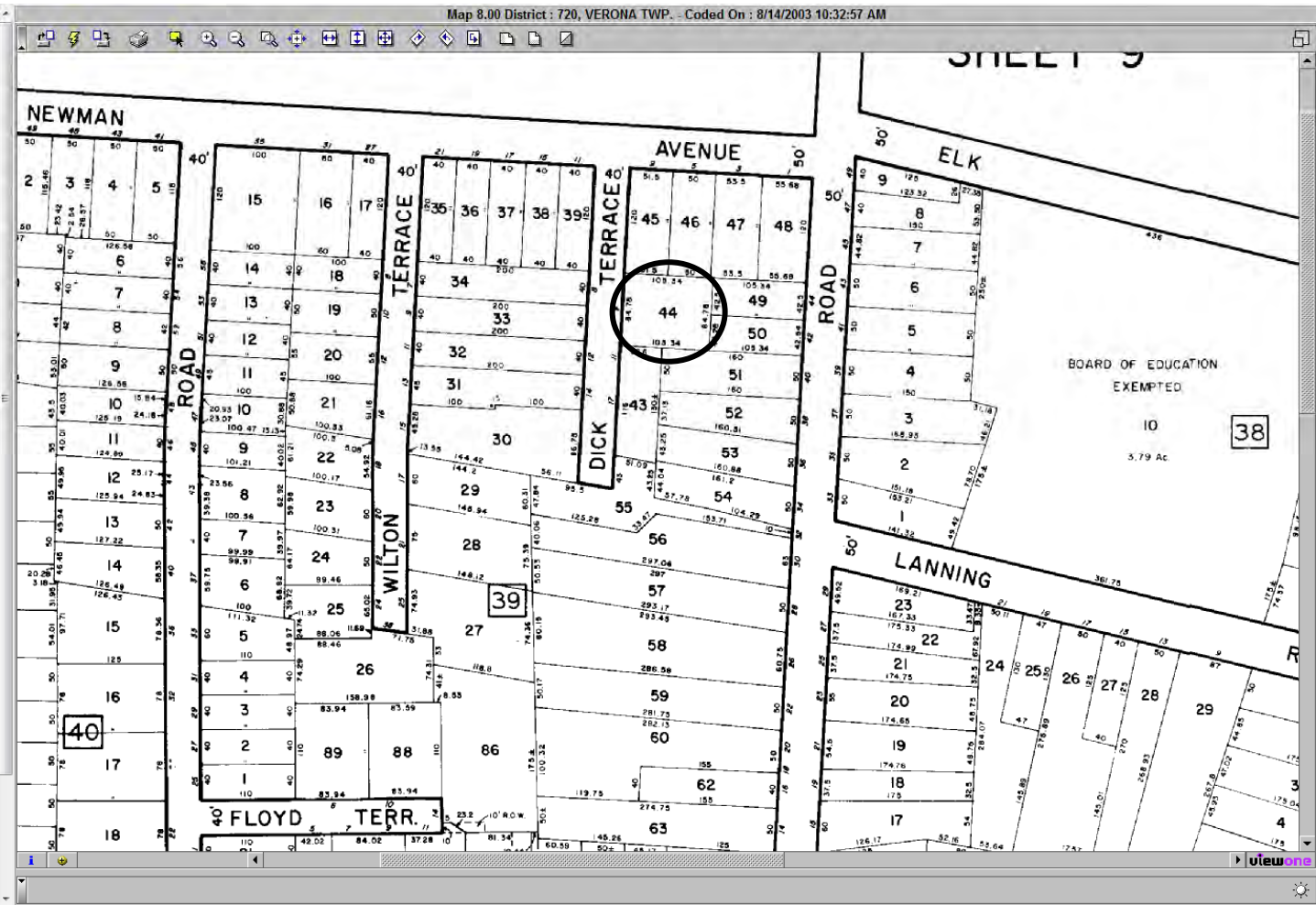
Total Value : \$39,000
Land Value : \$39,000
Improve Value : \$0
% Improvement :
Assessment At Time of Sale : \$39,000

2007 Tax Rate : 9.09
2007 Tax Ratio : 20.94%

Estimated Property Taxes : \$3,545.10
2004 Taxes : \$3,100.50

Useable/Non Usable :

Zoning : R4
Building Description : 2630SF



110 ELMWOOD ROAD, VERONA TWP.
Essex County

District :	720
Block :	42
Lot :	23
Qualifier :	
Class :	1 - Vacant Land

Additional Lots :

Current Owner:
WANDS, BRUCE E.
112 ELMWOOD ROAD
VERONA, NEW JERSEY 07044

Last Sale

Transfer Date :	07/19/94
Transfer Price :	\$1
Deed Book :	5326
Deed Page :	308

Prior Sale

Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	

Assessments

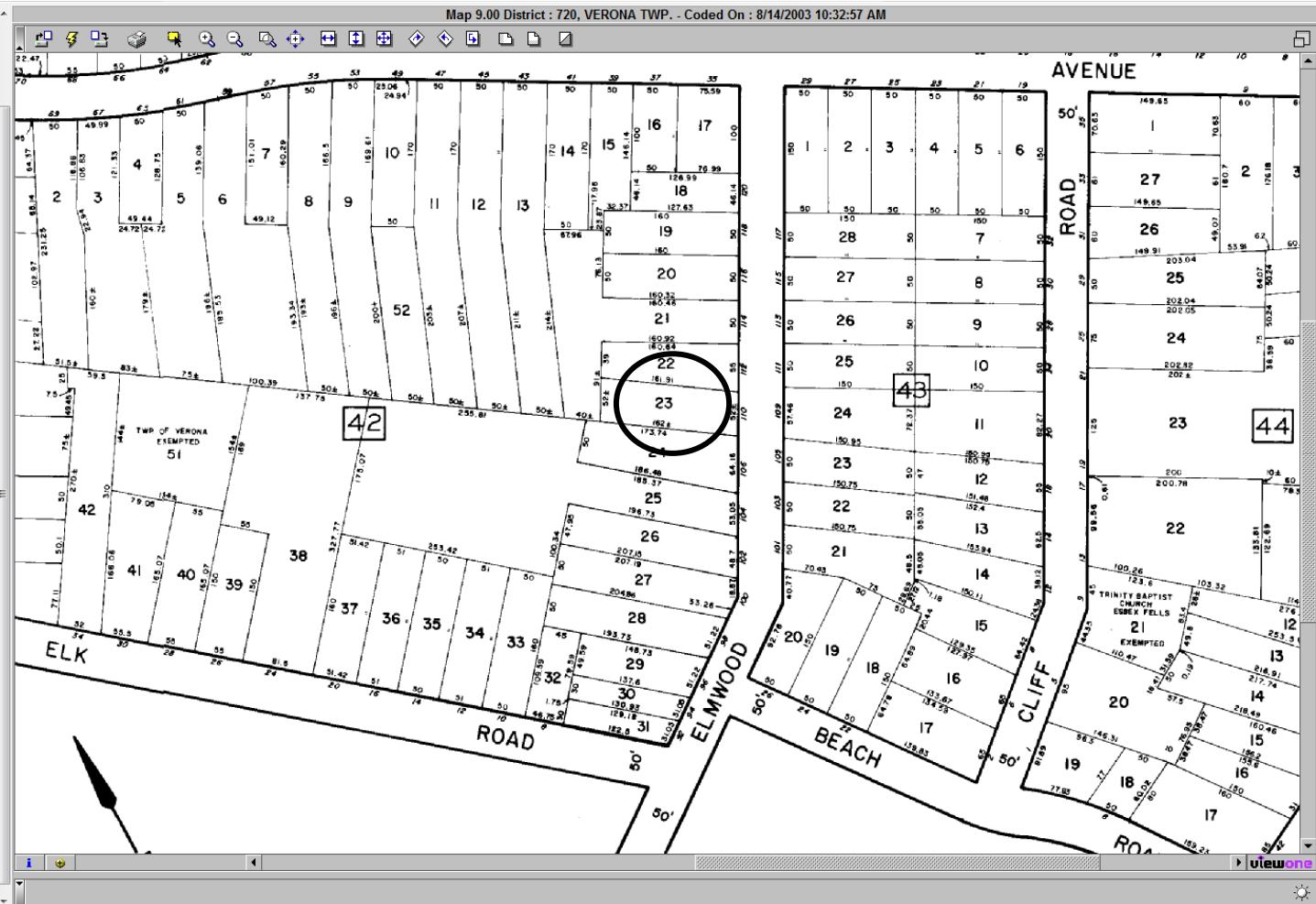
Total Value :	\$29,500
Land Value :	\$29,500
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	\$29,500

2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$2,681.55
2004 Taxes :	\$2,345.20
Useable/Non Usable :	10

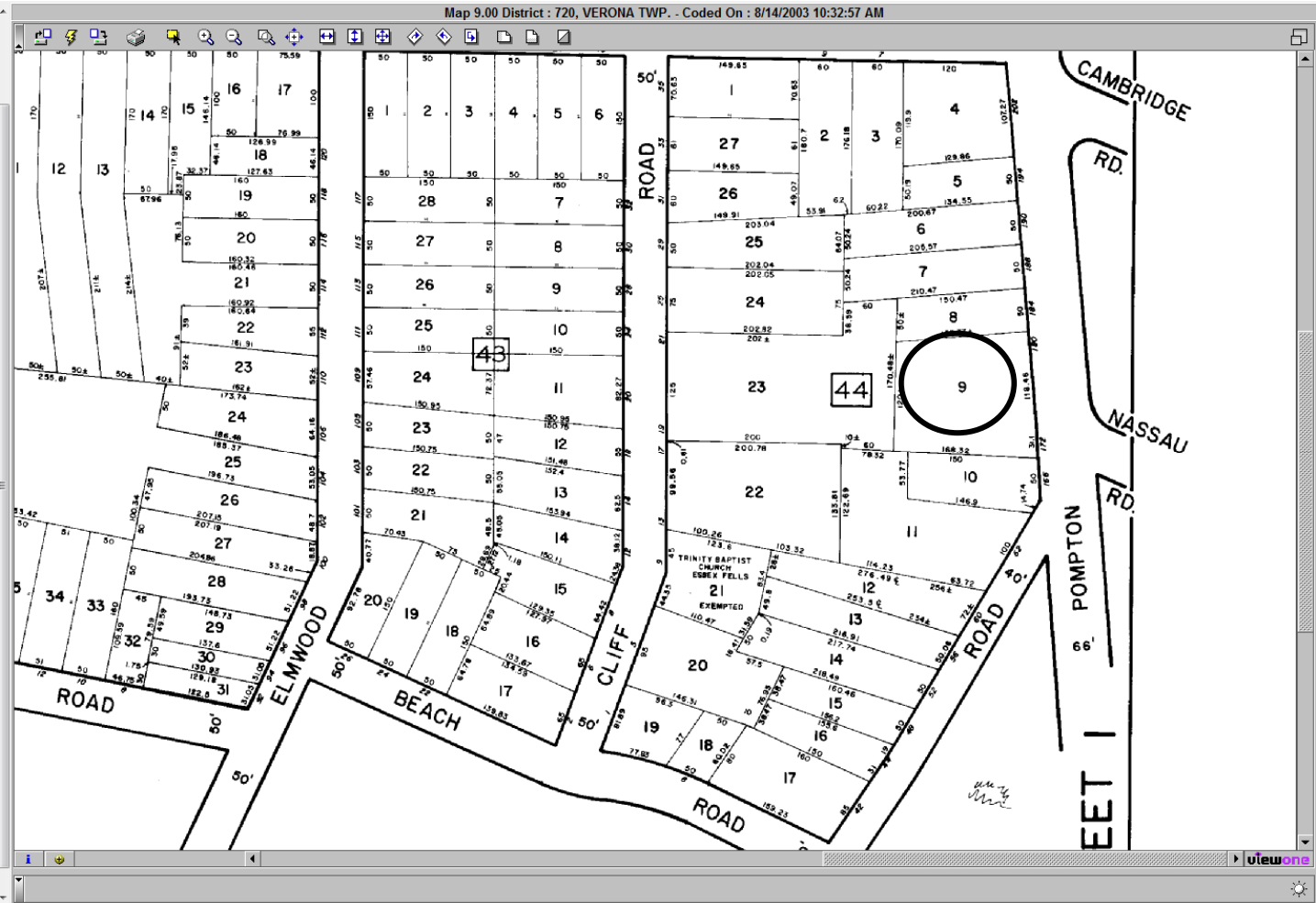
Zoning :

Building Description :

Land Description :	51X162
Acreage :	0.1897
Square Footage :	
Year Constructed :	
Old Block :	00014 E
Old Lot :	



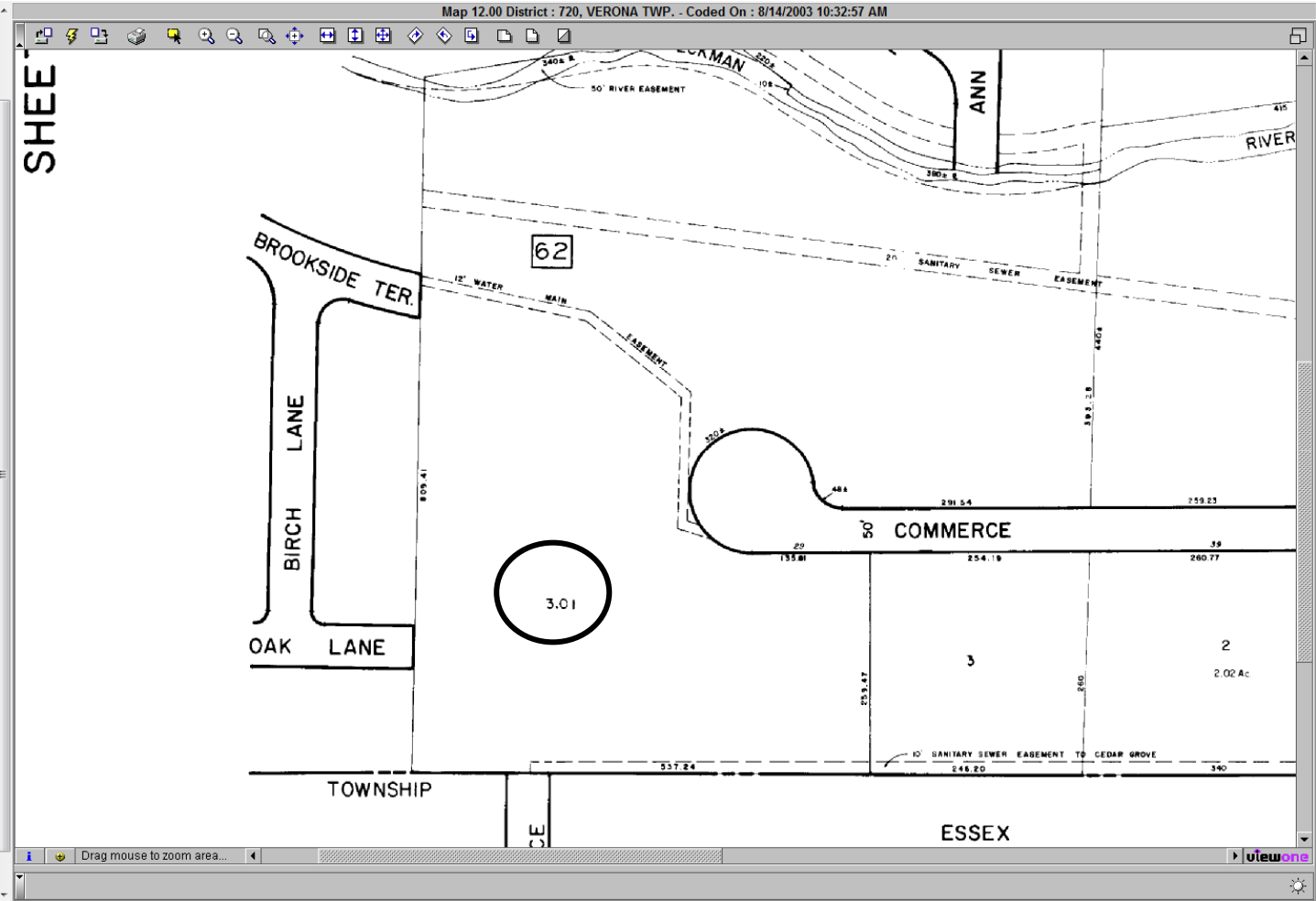
172 POMPTON AVENUE, VERONA TWP.	
Essex County	
District :	720
Block :	44
Lot :	9
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
CESTONE, HILDA	
21 CLIFF ST	
VERONA, NJ 07044	
Last Sale	
Transfer Date :	2006-06-09
Transfer Price :	\$1
Deed Book :	6350
Deed Page :	788
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$124,000
Land Value :	\$124,000
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$11,271.60
2004 Taxes :	\$12,400.00
Useable/Non Usable :	
Zoning :	
Building Description :	
Land Description :	149X160
Acreage :	
Square Footage :	
Year Constructed :	
Old Block :	14.G
Old Lot :	27



Property Information

Property Location : 90 CUMBERLAND AVENUE , VERONA TWP. Essex County District : 720 Block : 56 Lot : 9.02 Qualifier :		<input type="button" value="Show Map"/>	Last Sale Prior Sale Previous Owner :
Additional Lots : Current Owner: DI GERONIMO, JOHN 92 CUMBERLAND AVENUE VERONA, NEW JERSEY 07044		Transfer Date : Transfer Price : Deed Book : Deed Page :	Class : 1 - Vacant Land
Assessments			
Total Value :	\$27,000	2007 Tax Rate :	9.09
Land Value :	\$27,000	2007 Tax Ratio :	20.94%
Improve Value :	\$0	Estimated Property Taxes :	\$2,454.30
% Improvement :		2004 Taxes :	\$2,146.50
Assessment at time of sale :		Useable/Non Usable :	
		Zoning :	R4
		Building Description :	
		Land Description :	50 X 148
		Acreage :	0.1699
		Square Footage :	
		Year Constructed :	2005

25 COMMERCE COURT , VERONA TWP.	
Essex County	
District :	720
Block :	62
Lot :	3.01
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
BOBCAR CORP. & ETAL	
71 VALLEY STREET STE. 204	
SOUTH ORANGE, NEW JERSEY 07079	
Last Sale	
Transfer Date :	08/21/86
Transfer Price :	
Deed Book :	4934
Deed Page :	694
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$697,000
Land Value :	\$697,000
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$63,357.30
2004 Taxes :	\$55,411.50
Useable/Non Usable :	
Zoning :	
Building Description :	
Land Description :	11.6171 ACR
Acreage :	11.6171
Square Footage :	
Year Constructed :	
Old Block :	



Property Information

Property Location : 175 GROVE AVENUE , Essex County District : 720 Block : 65 Lot : 6.01 Qualifier : Additional Lots : Current Owner: TULI REALTY LLC 316 EISENHOWER PKWY #201 LIVINGSTON, NJ 07039		<input type="button" value="Show Map"/>	Last Sale Transfer Date : 2006-09-09 Transfer Price : \$337,500 Deed Book : 6393 Deed Page : 754 Class : 1 - Vacant Land	Prior Sale Previous Owner : Zoning : R4 Building Description : Land Description : 70X120 Acreage : Square Footage : Year Constructed : 1871
Assessments				
Total Value :	\$34,500	2007 Tax Rate :	9.09	
Land Value :	\$34,500	2007 Tax Ratio :	20.94%	
Improve Value :		Estimated Property Taxes :	\$3,136.05	
% Improvement :		2004 Taxes :	\$0.00	
Assessment at time of sale :		Useable/Non Usable :		

Property Information

Property Location : 175 GROVE AVENUE , Essex County District : 720 Block : 65 Lot : 6.01 Qualifier :		<input type="button" value="Show Map"/>	Last Sale Transfer Date : 2006-09-09 Transfer Price : \$337,500 Deed Book : 6393 Deed Page : 754	Prior Sale Previous Owner : Class : 1 - Vacant Land	
Additional Lots : Current Owner: TULI REALTY LLC 316 EISENHOWER PKWY #201 LIVINGSTON, NJ 07039					
Assessments					
Total Value :	\$34,500	2007 Tax Rate :	9.09	Zoning :	R4
Land Value :	\$34,500	2007 Tax Ratio :	20.94%	Building Description :	
Improve Value :		Estimated Property Taxes :	\$3,136.05	Land Description :	70X120
% Improvement :		2004 Taxes :	\$0.00	Acreage :	
Assessment at time of sale :		Useable/Non Usable :		Square Footage :	
				Year Constructed :	1871

W

249 FAIRVIEW AVENUE, VERONA TWP.
Essex County

District : 720
Block : 69
Lot : 3
Qualifier :
Class : 1 - Vacant Land
Additional Lots : 2

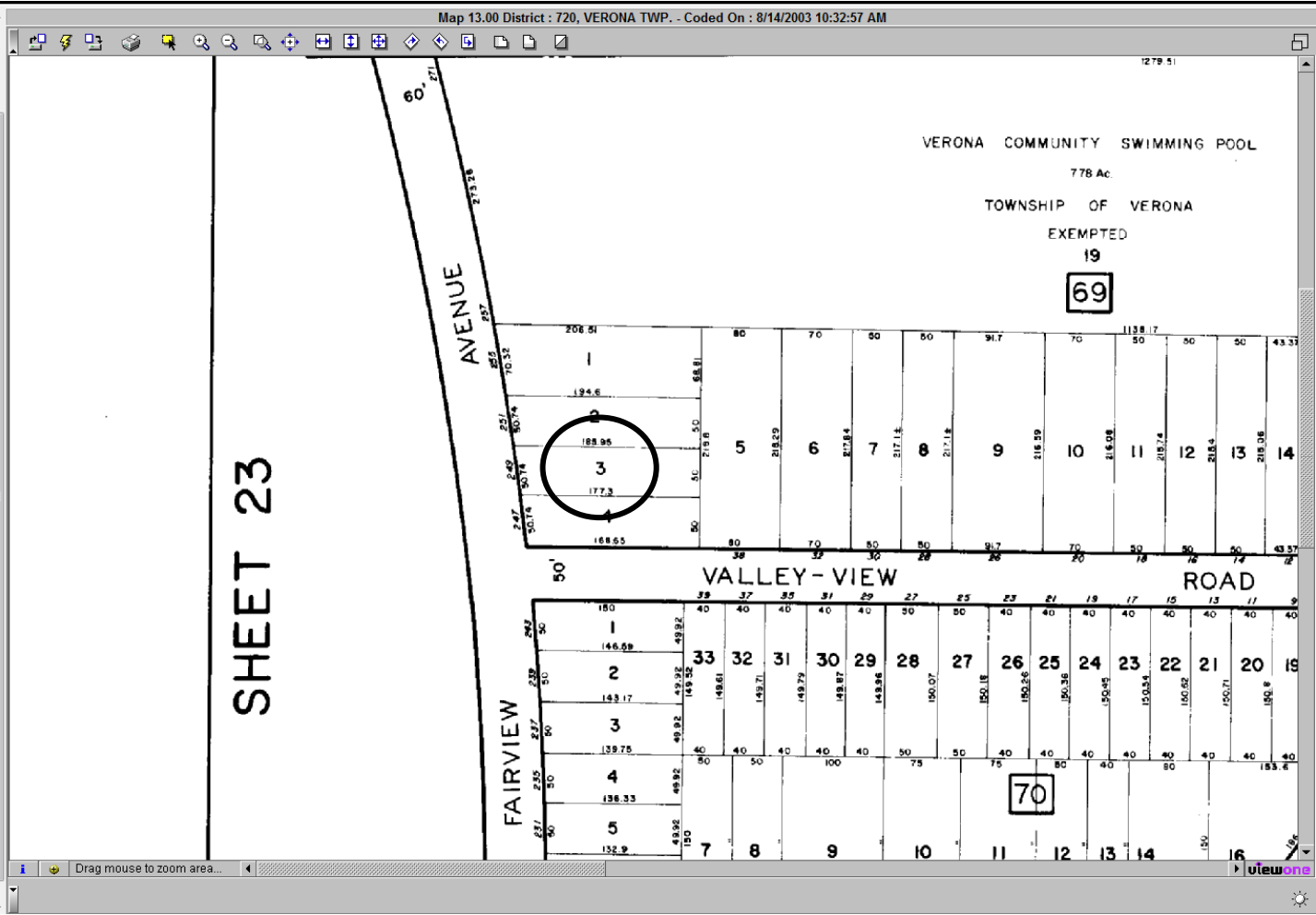
Current Owner:
NELSON-NIGRO, MARLENE L.
259-251 FAIRVIEW AVE
VERONA, NJ 07044

Last Sale
Transfer Date : 2006-01-31
Transfer Price : \$595,000
Deed Book : 6316
Deed Page : 12

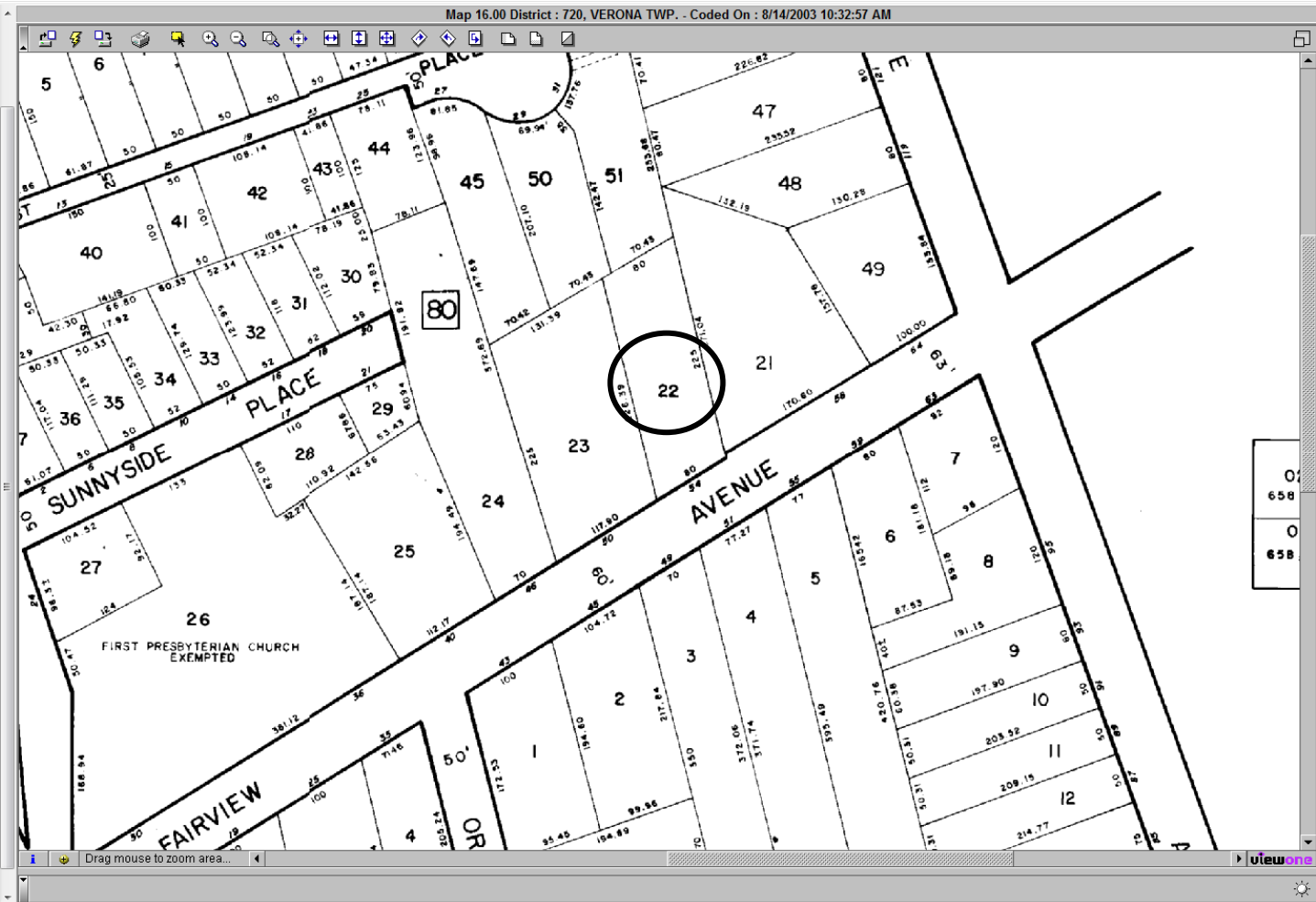
Prior Sale
Previous Owner :
Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

Assessments
Total Value : \$29,500
Land Value : \$29,500
Improve Value : \$0
% Improvement :
Assessment At Time of Sale :
2007 Tax Rate : 9.09
2007 Tax Ratio : 20.94%
Estimated Property Taxes : \$2,681.55
2004 Taxes : \$2,950.00
Useable/Non Usable :

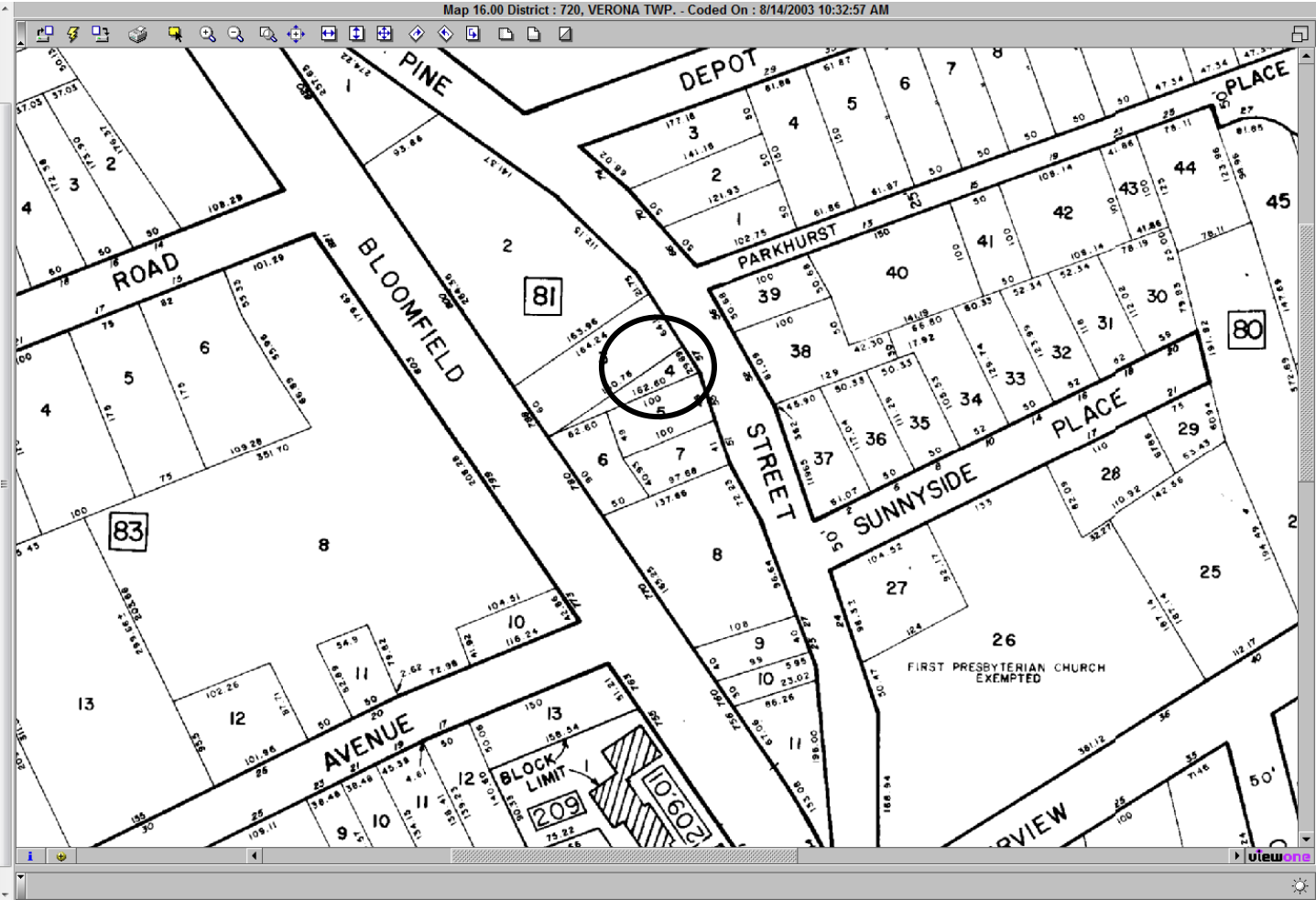
Zoning :
Building Description :
Land Description : 50X181
Acreage :
Square Footage :
Year Constructed :
Old Block : 26.A
Old Lot : 2



54 FAIRVIEW AVENUE, VERONA TWP.	
Essex County	
District :	720
Block :	80
Lot :	22
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
RIZZOLO, ALLEN	
54 FAIRVIEW AVENUE	
VERONA, NEW JERSEY 07044	
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$30,000
Land Value :	\$30,000
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate : 9.09	
2007 Tax Ratio : 20.94%	
Estimated Property Taxes : \$2,727.00	
2004 Taxes : \$2,385.00	
Useable/Non Usable :	
Zoning :	
Building Description :	
Land Description :	80X225
Acreage :	0.4132
Square Footage :	
Year Constructed :	
Old Block :	00033 E
Old Lot :	



57 PINE STREET, VERONA TWP.	
Essex County	
District :	720
Block :	81
Lot :	4
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
ANELLO, ANTHONY & REBECCA	
55 PINE STREET	
VERONA, NEW JERSEY 07044	
Last Sale	
Transfer Date :	07/20/98
Transfer Price :	\$1
Deed Book :	5562
Deed Page :	582
Prior Sale	
Previous Owner :	GENCARELLI, DONNA
Transfer Date :	
Transfer Price :	
Deed Book :	5260
Deed Page :	289
Assessments	
Total Value :	\$2,800
Land Value :	\$2,800
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	\$2,800
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$254.52
2004 Taxes :	\$222.60
Useable/Non Usable :	01
Zoning :	
Building Description :	
Land Description :	TRI 29X162
Acreage :	0.1079
Square Footage :	
Year Constructed :	
Old Block :	00033 F
Old Lot :	



Property Location :
 GERDES AVENUE REAR , VERONA TWP.
 Essex County
 District : 720
 Block : 100
 Lot : 25
 Qualifier :
 Class : 1 - Vacant Land
 Additional Lots :
 Current Owner:
 UNKNOWN
 GERDES AVENUE
 WEST ORANGE, NEW JERSEY 07052

Last Sale

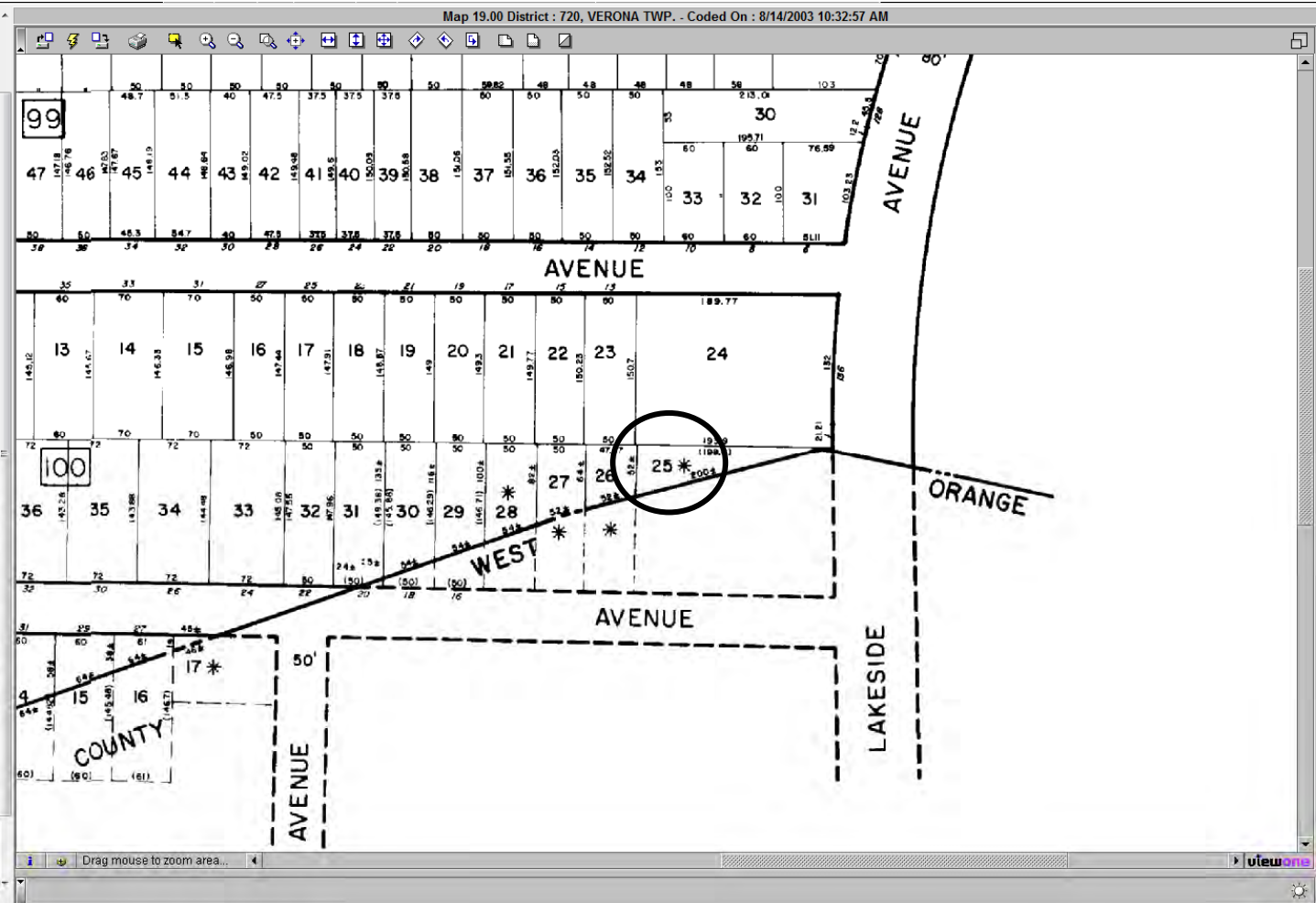
Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Prior Sale

Previous Owner :
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Assessments

Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	
Zoning :	
Building Description :	ASS WEST ORANGE
Land Description :	
Acreage :	
Square Footage :	



Property Location :
 GERDES AVENUE (REAR) , VERONA TWP.
 Essex County

District : 720
Block : 100
Lot : 26

Qualifier :
Class : 1 - Vacant Land

Additional Lots :

Current Owner:
 UNKNOWN
 GERDES AVENUE
 WEST ORANGE, NEW JERSEY 07052

Last Sale

Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

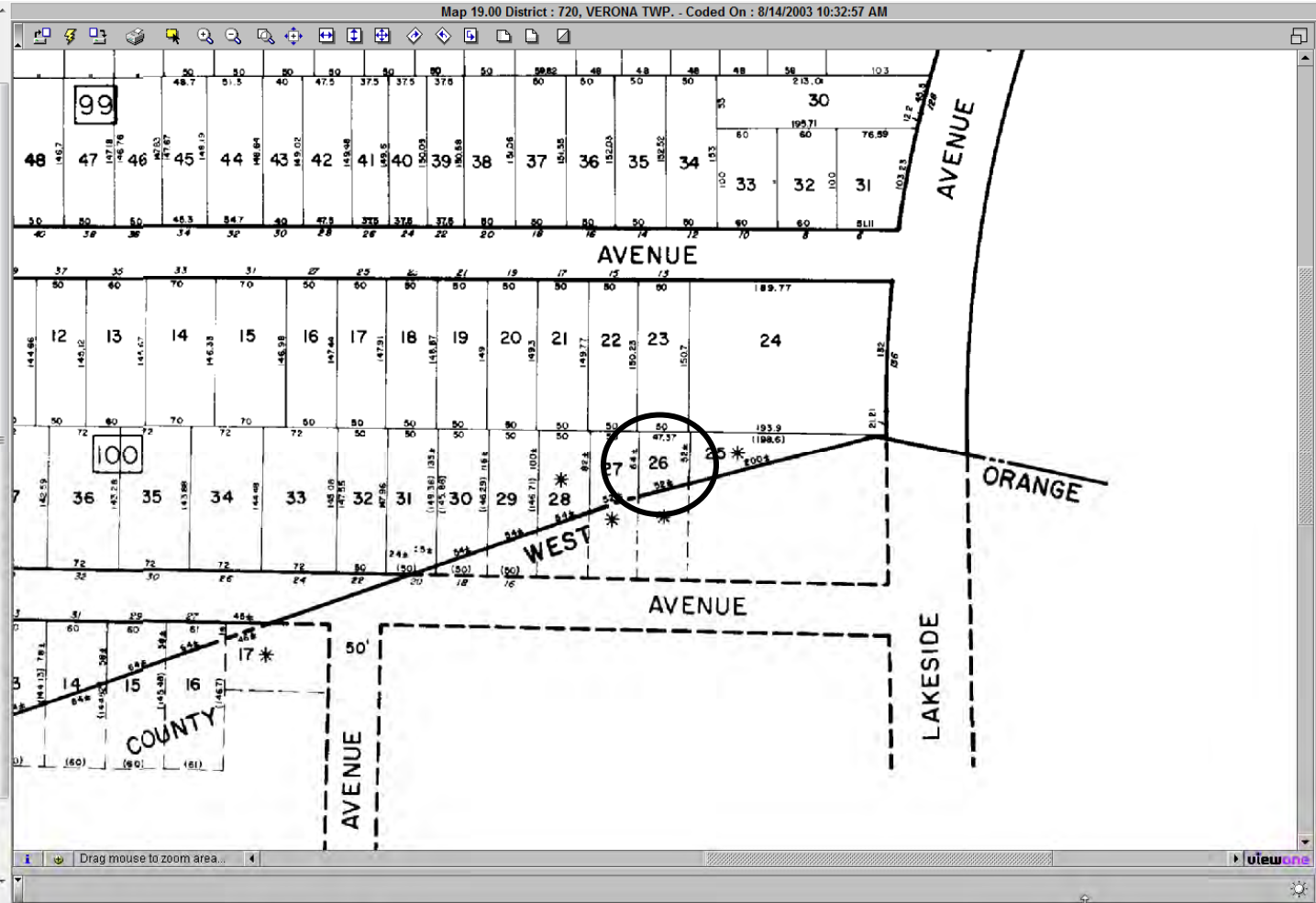
Prior Sale

Previous Owner :
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Assessments

Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	

Zoning :
Building Description : ASS WEST ORANGE
Land Description :
Acreage :



GERDES AVENUE (REAR) , VERONA TWP.

Essex County

District : 720

Block : 100

Lot : 27

Qualifier :

Class : 1 - Vacant Land

Additional Lots :

Current Owner:
UNKNOWN
GERDES AVENUE
WEST ORANGE, NEW JERSEY 07052

Last Sale

Transfer Date :

Transfer Price :

Deed Book :

Deed Page :

Prior Sale

Previous Owner :

Transfer Date :

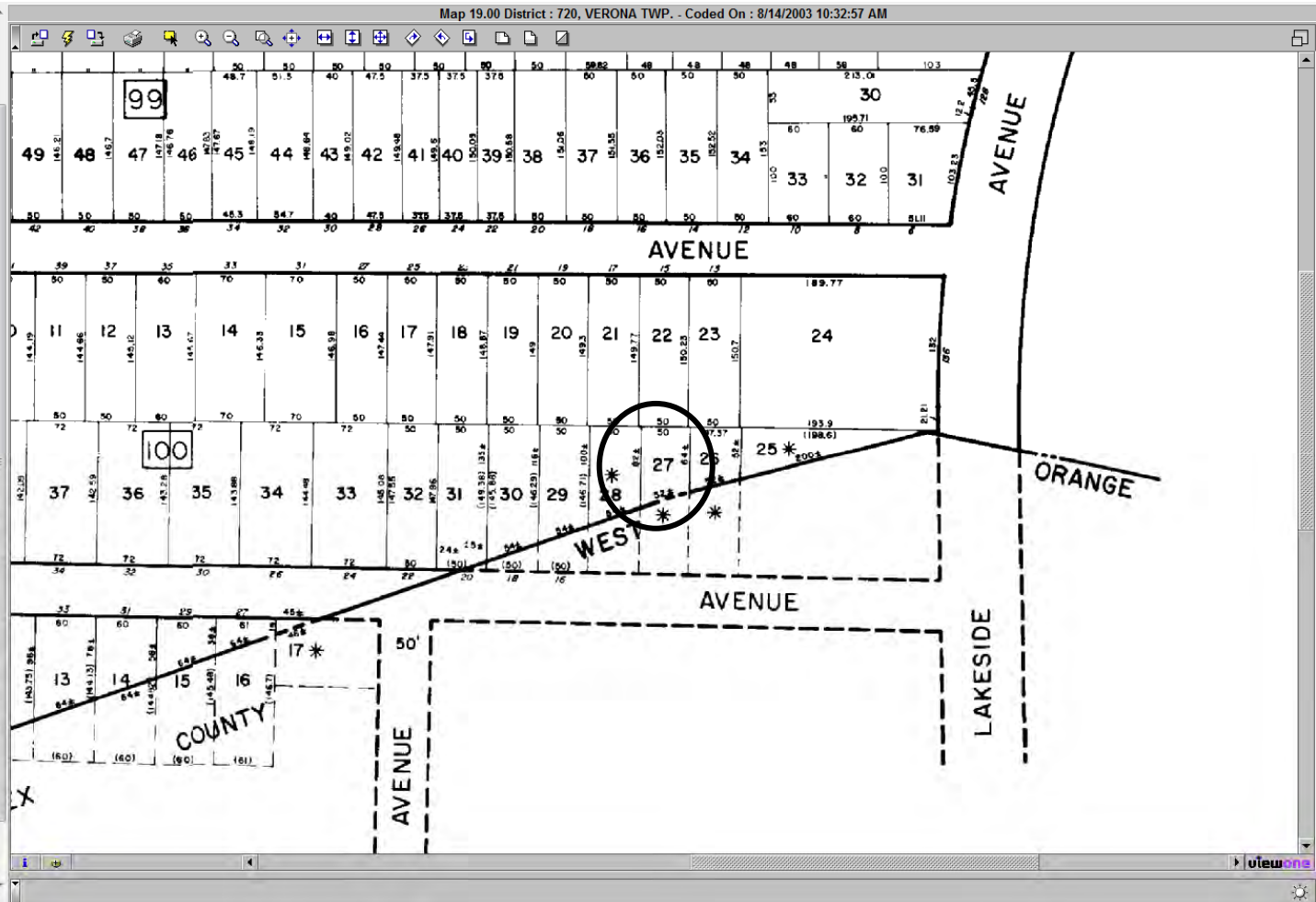
Transfer Price :

Deed Book :

Deed Page :

Assessments

Total Value	\$0
Land Value	\$0
Improve Value	\$0
% Improvement	
Assessment At Time of Sale	
2007 Tax Rate	9.09
2007 Tax Ratio	20.94%
Estimated Property Taxes	\$0.00
2004 Taxes	\$0.00
Usable/Non Usable	
Zoning	
Building Description	ASS WEST ORANGE
Land Description	
Acreage	
Square Footage	



GERDES AVENUE (REAR) , VERONA TWP.
Essex County

District : 720
Block : 100
Lot : 28

Qualifier :
Class : 1 - Vacant Land
Additional Lots :

Current Owner:
UNKNOWN
GERDES AVENUE
WEST ORANGE, NEW JERSEY 07052

Last Sale

Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

Prior Sale

Previous Owner :
Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

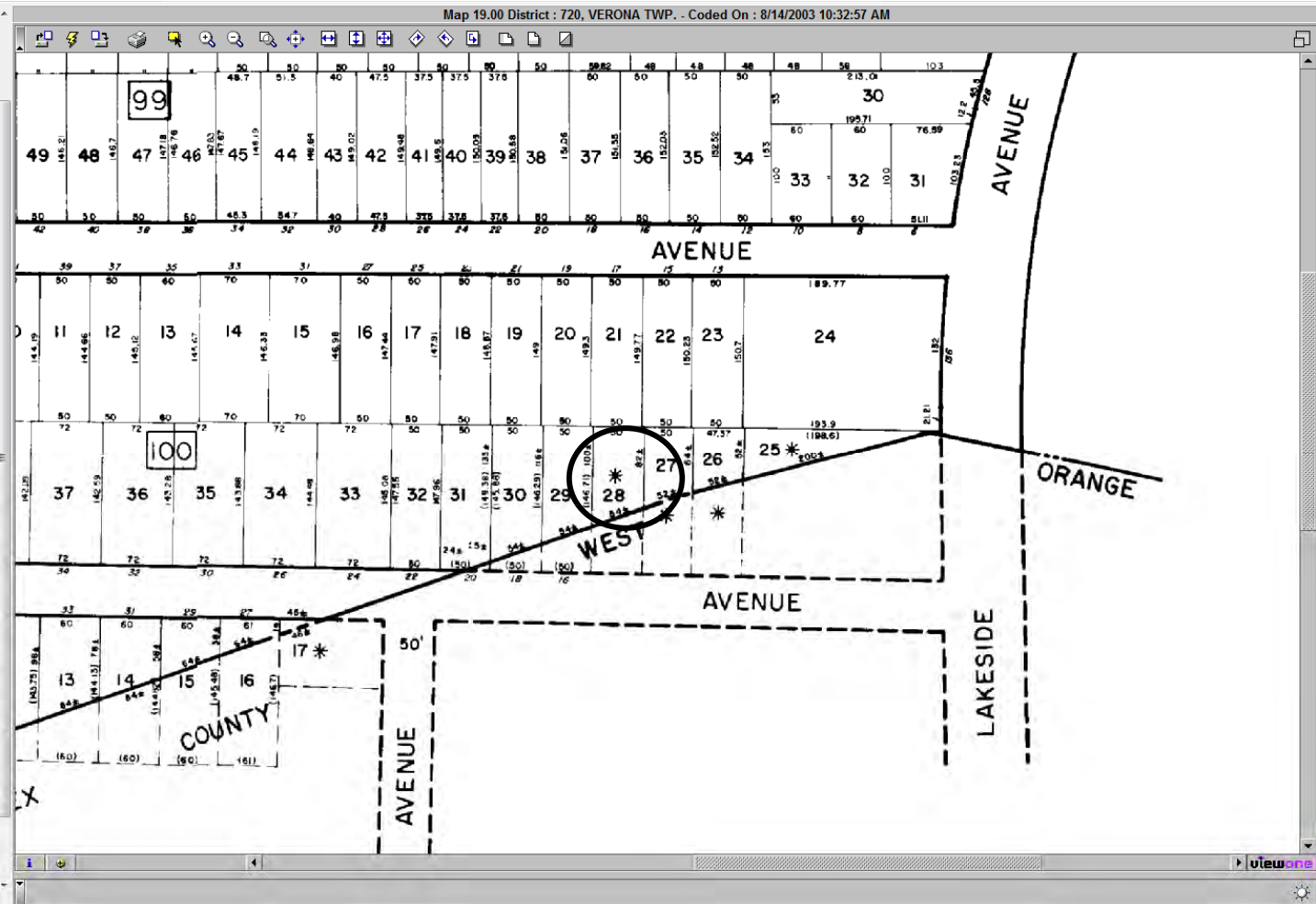
Assessments

Total Value	\$0
Land Value	\$0
Improve Value	\$0
% Improvement	
Assessment At Time of Sale	

2007 Tax Rate : 9.09
2007 Tax Ratio : 20.94%
Estimated Property Taxes : \$0.00
2004 Taxes : \$0.00

Useable/Non Usable :

Zoning :
Building Description : ASS WEST ORANGE
Land Description :
Acreage :
Square Footage :



Property Location :
 BARBARA AVENUE REAR, VERONA TWP.
 Essex County
 District : 720
 Block : 101
 Lot : 17
 Qualifier :
 Class : 1 - Vacant Land
 Additional Lots :
 Current Owner :
 UNKNOWN
 BARBARA AVENUE
 WEST ORANGE, NEW JERSEY 07052

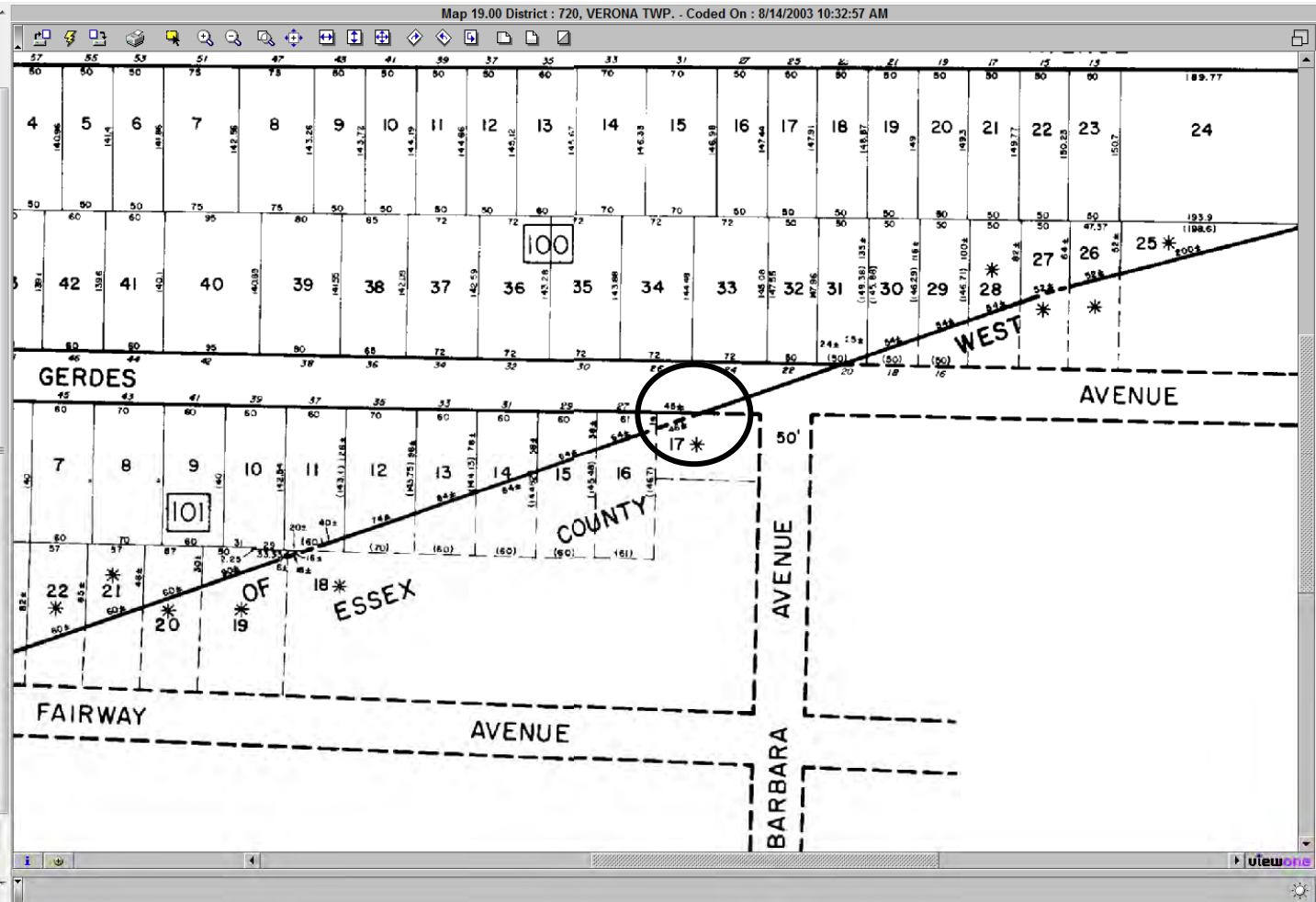
Last Sale
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Prior Sale
 Previous Owner :
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Assessments

Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Usable/Non Usable :	

Zoning
 Building Description : ASS WEST ORANGE
 Land Description :
 Acreage :
 Square Footage :



FAIRWAY AVE (REAR) , VERONA TWP.
Essex County

District : 720
Block : 101
Lot : 18

Qualifier :
Class : 1 - Vacant Land

Additional Lots :

Current Owner:
UNKNOWN
FAIRWAY AVENUE
WEST ORANGE, NEW JERSEY 07052

Last Sale

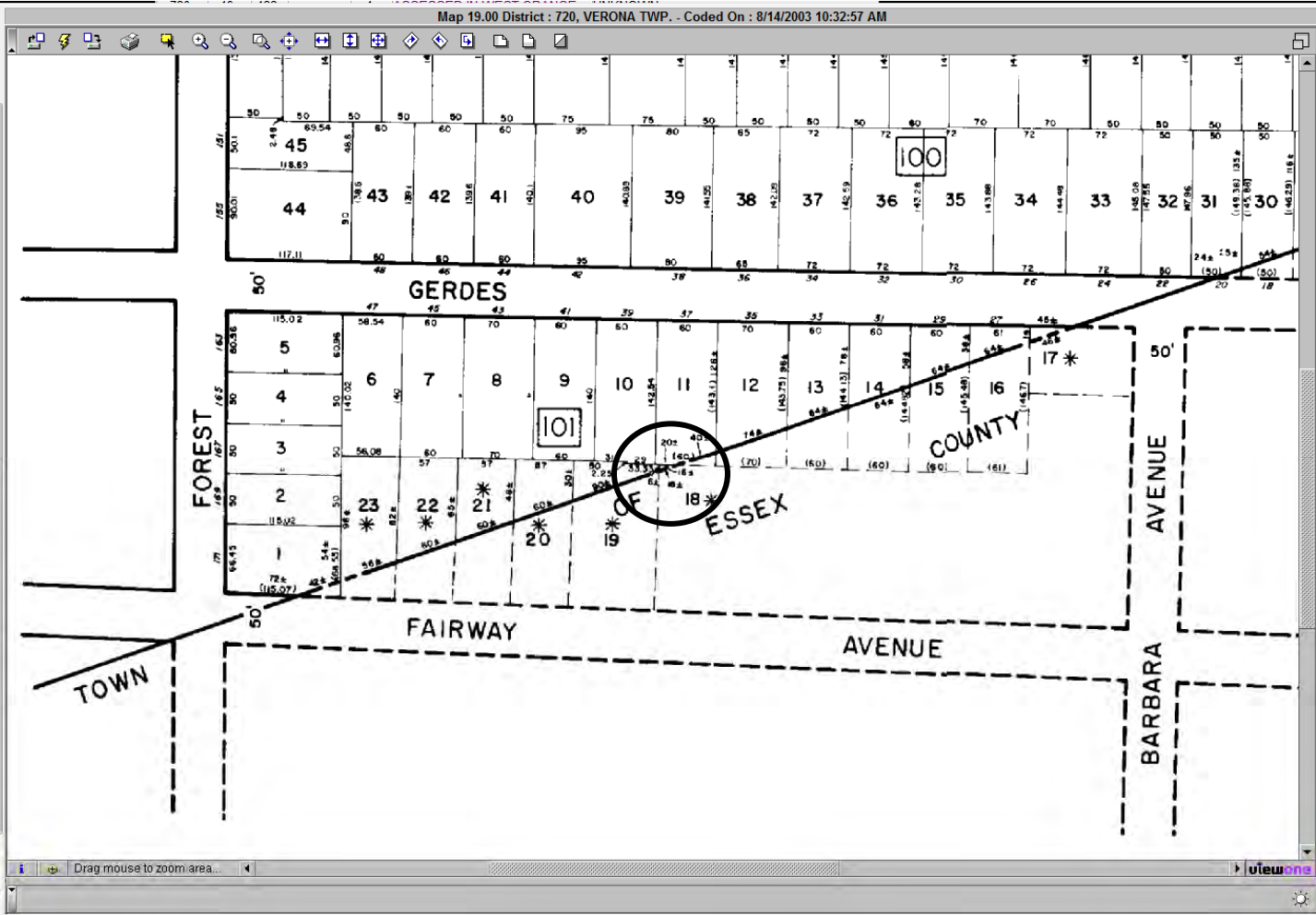
Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

Prior Sale

Previous Owner :
Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

Assessments

Total Value	\$0
Land Value	\$0
Improve Value	\$0
% Improvement	
Assessment At Time of Sale	
2007 Tax Rate	9.09
2007 Tax Ratio	20.94%
Estimated Property Taxes	\$0.00
2004 Taxes	\$0.00
Useable/Non Usable	
Zoning	
Building Description	ASS WEST ORANGE
Land Description	
Acreage	
Square Footage	
Year Constructed	



Property Location:
 FAIRWAY AVE (REAR) , VERONA TWP.
 Essex County

District : 720
 Block : 101
 Lot : 20

Qualifier :
 Class : 1 - Vacant Land

Additional Lots :

Current Owner:
 UNKNOWN
 FAIRWAY AVENUE
 WEST ORANGE, NEW JERSEY 07052

Last Sale

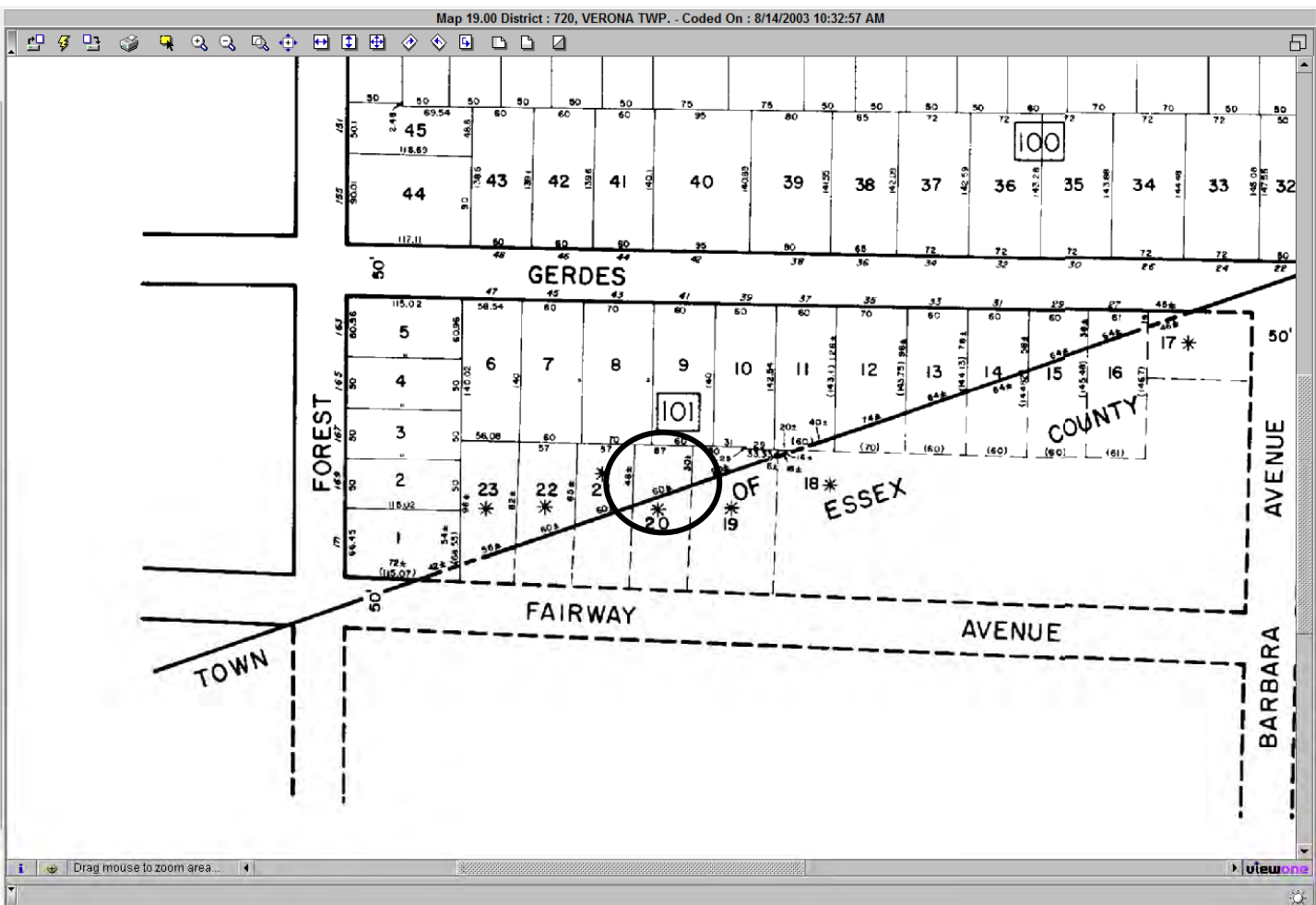
Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Prior Sale

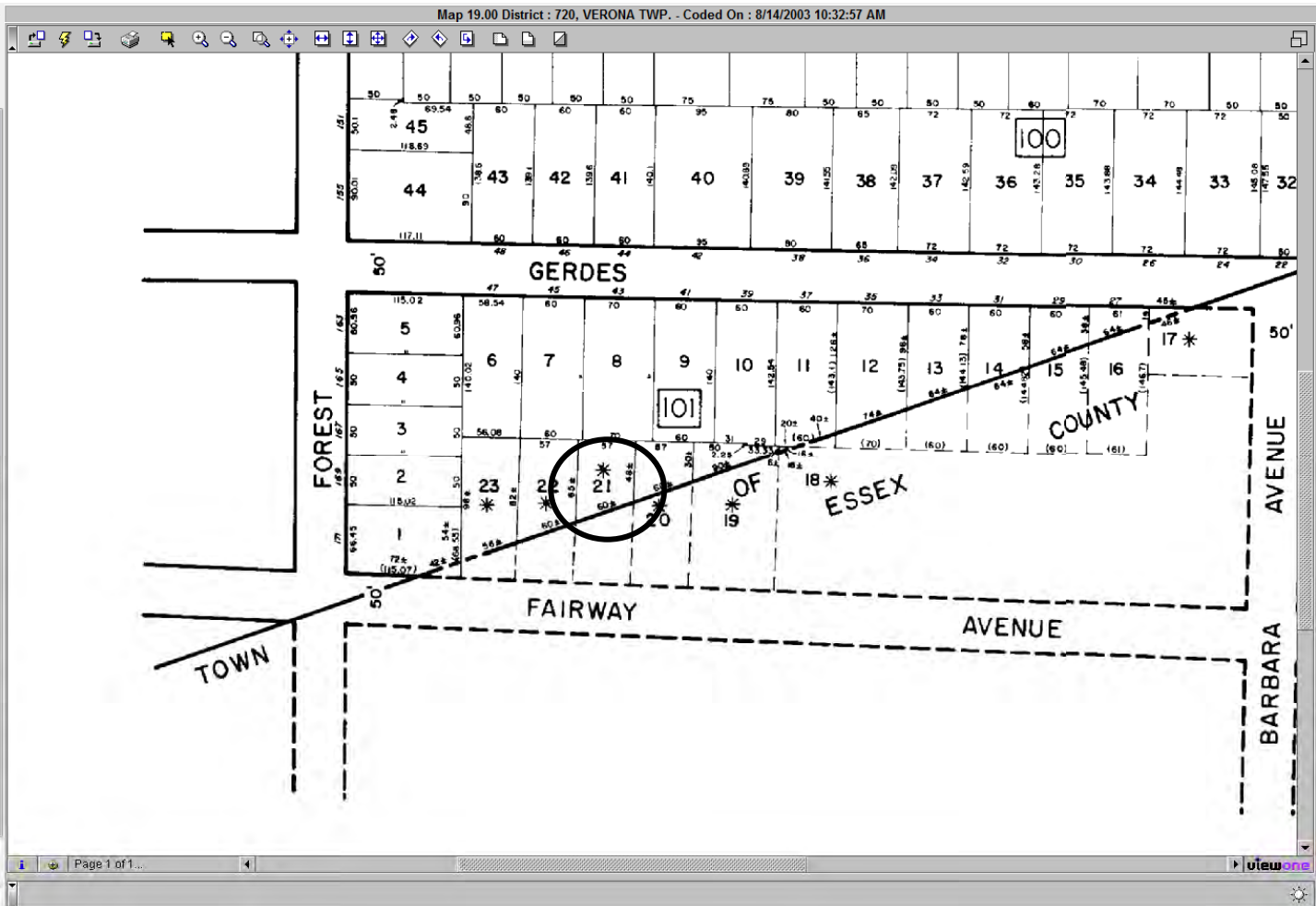
Previous Owner :
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Assessments

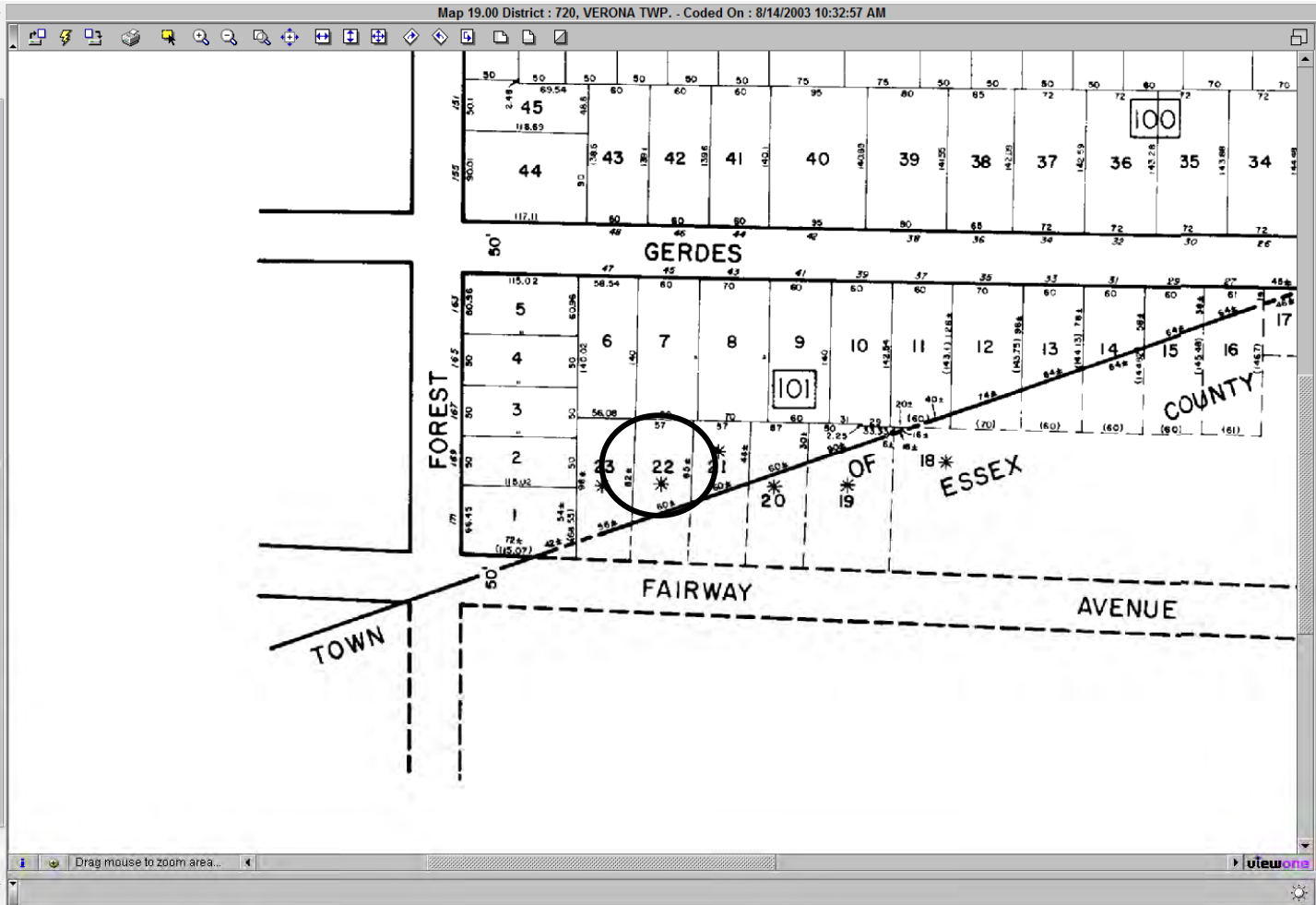
Total Value	\$0
Land Value	\$0
Improve Value	\$0
% Improvement	
Assessment At Time of Sale	
2007 Tax Rate	9.09
2007 Tax Ratio	20.94%
Estimated Property Taxes	\$0.00
2004 Taxes	\$0.00
Useable/Non Usable	
Zoning	
Building Description	ASS WEST ORANGE
Land Description	
Acreage	
Square Footage	
Year Constructed	



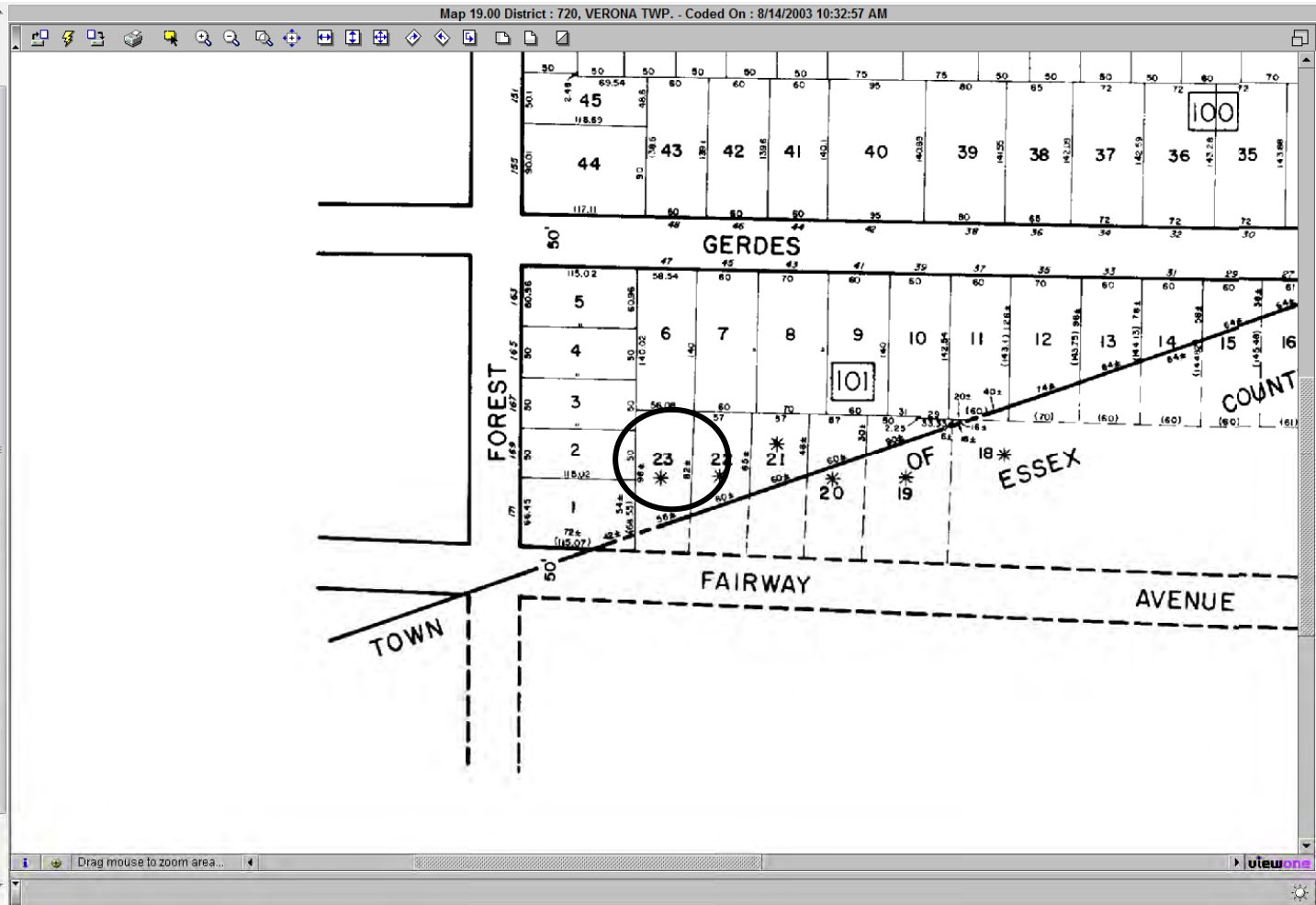
FAIRWAY AVE (REAR) , VERONA TWP.	
Essex County	
District :	720
Block :	101
Lot :	21
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
UNKNOWN	
FAIRWAY AVENUE	
WEST ORANGE, NEW JERSEY 07052	
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	
Zoning :	
Building Description :	ASS WEST ORANGE
Land Description :	
Acreage :	
Square Footage :	
Year Constructed :	



FAIRWAY AVE (REAR) , VERONA TWP.	
Essex County	
District :	720
Block :	101
Lot :	22
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
	UNKNOWN
	FAIRWAY AVENUE
	WEST ORANGE, NEW JERSEY 07052
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	
Zoning :	
Building Description :	ASS WEST ORANGE
Land Description :	
Acreage :	
Square Footage :	
Year Constructed :	



Property Location :	
FAIRWAY AVE (REAR) . VERONA TWP.	
Essex County	
District :	720
Block :	101
Lot :	23
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
UNKNOWN	
FAIRWAY AVENUE	
WEST ORANGE, NEW JERSEY 07052	
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	
Zoning :	
Building Description :	ASS WEST ORANGE
Land Description :	
Acreage :	
Square Footage :	



Property Location :
 152 HILLSIDE AVENUE , VERONA TWP.
 Essex County

District :	720
Block :	114
Lot :	14
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	

Current Owner:
 SCHNURR, MATTHEW & ADUBATO, LISA
 157 HILLSIDE AVENUE
 VERONA, NEW JERSEY 07044

Last Sale

Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	

Prior Sale

Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	

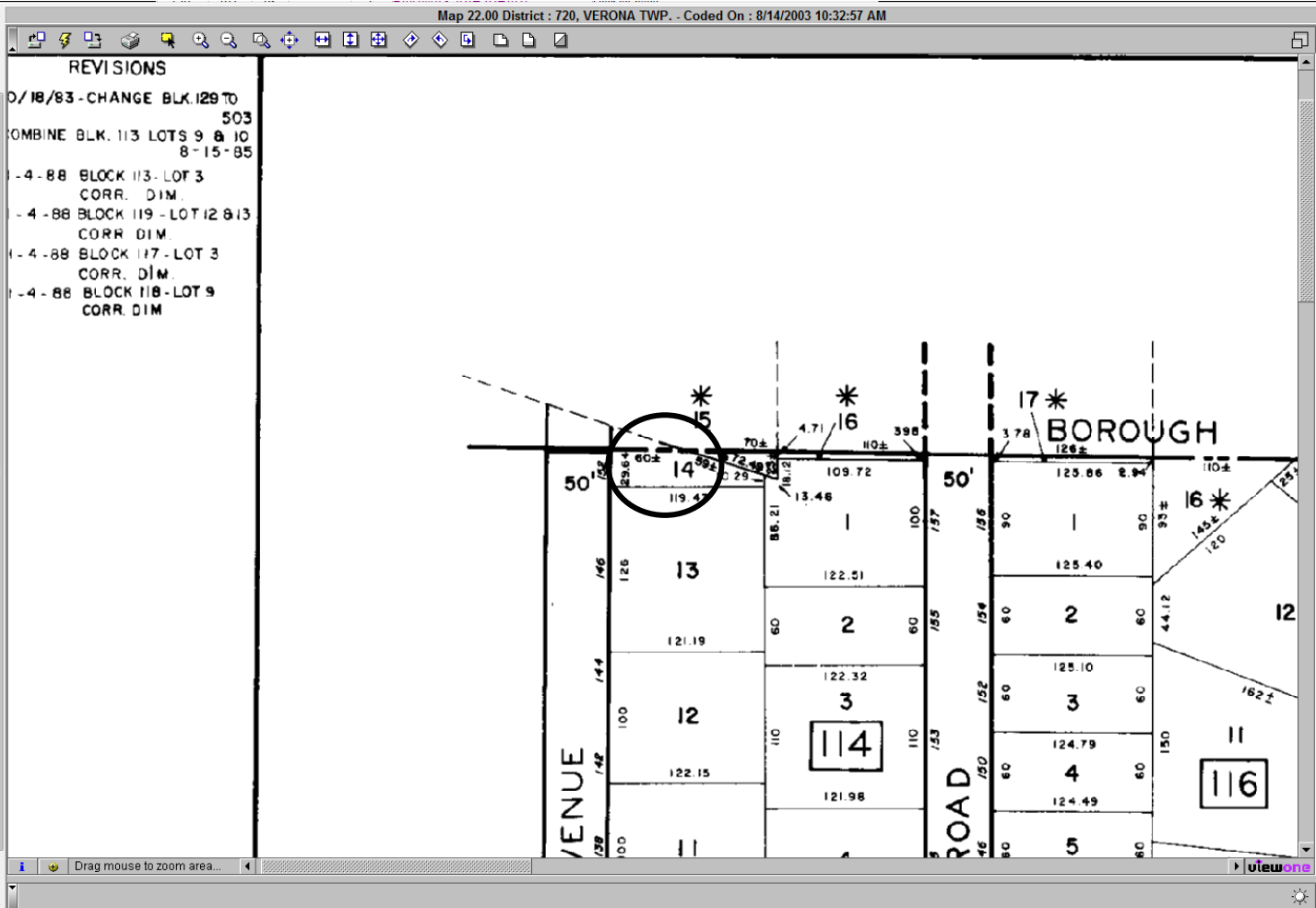
Assessments

Total Value :	\$8,800
Land Value :	\$8,800
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	

2007 Tax Rate : 9.09
 2007 Tax Ratio : 20.94%
 Estimated Property Taxes : \$799.92
 2004 Taxes : \$699.60

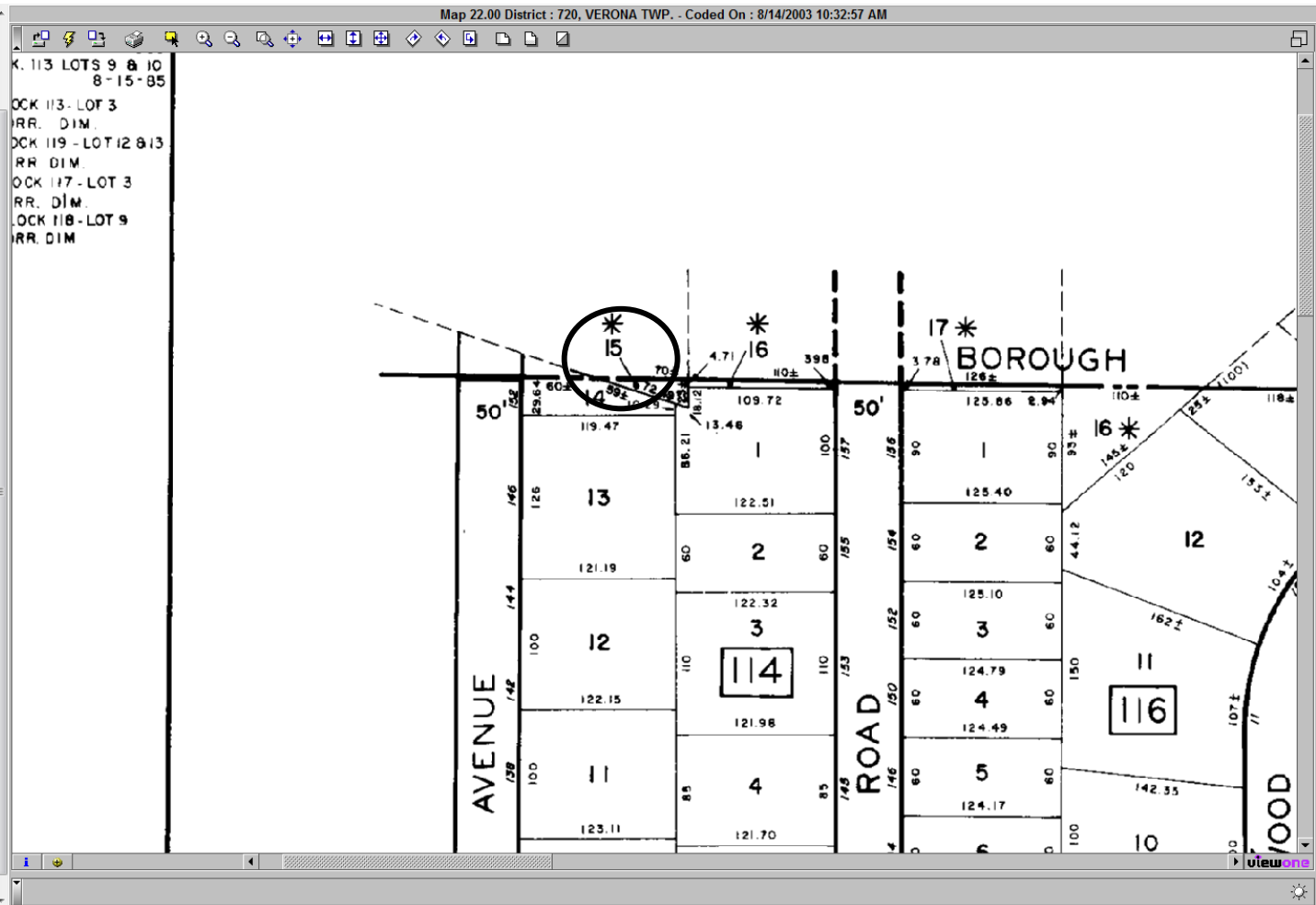
[Useable/Non Usable :](#)

Zoning :
[Building Description :](#)
 Land Description : 29X119 TR
 Acreage : 0.0792
 Square Footage :
 Year Constructed :



MORNINGSIDE ROAD, VERONA TWP.

Essex County	
District :	720
Block :	114
Lot :	15
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
UNKNOWN	
UNKNOWN	
UNKNOWN	00000
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	
Zoning :	
Building Description :	
Land Description :	ASS ESSEX FIELDS
Acreage :	
Square Footage :	
Year Constructed :	
Old Block :	
Old Lot :	



MORNINGSIDE ROAD, VERONA TWP.

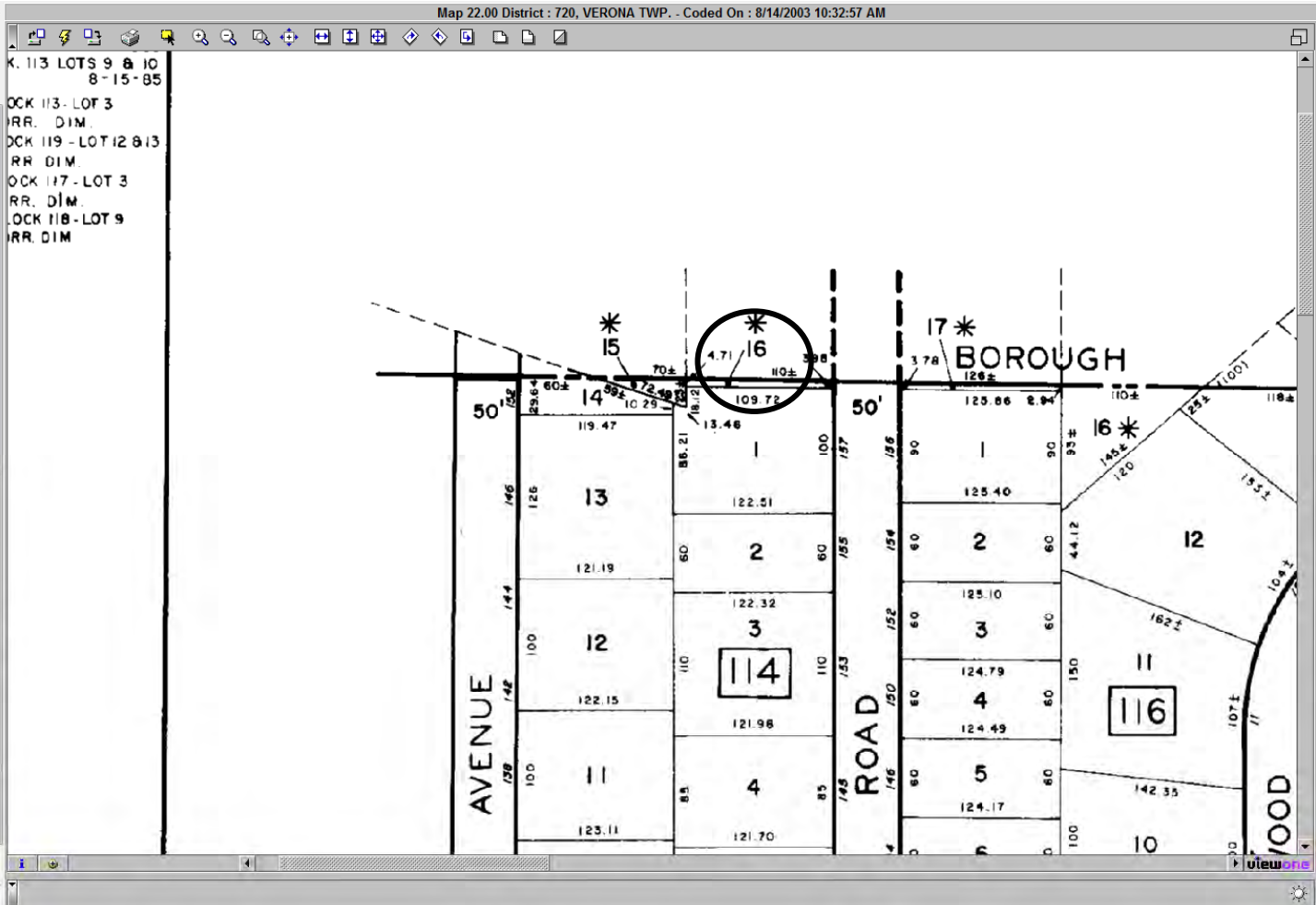
Essex County
 District : 720
 Block : 114
 Lot : 16
 Qualifier :
 Class : 1 - Vacant Land
 Additional Lots :
 Current Owner:
 BURKE JR, ROBERT F. & JACQUELYN M
 25 FELLSCREST RD
 ESSEX FIELDS, NJ 07021

Last Sale
 Transfer Date : 07/12/04
 Transfer Price : \$100
 Deed Book : 6121
 Deed Page : 24

Prior Sale
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Assessments
 Total Value :
 Land Value :
 Improve Value :
 % Improvement :
 Assessment At Time of Sale :

2007 Tax Rate : 9.0
 2007 Tax Ratio : 20.94
 Estimated Property Taxes : \$0.
 2004 Taxes : \$0.
 Useable/Non Useable :
 Zoning : R
 Building Description :
 Land Description : ABS ESSEX FIELDS 1.
 Acreage : 1.08
 Square Footage :
 Year Constructed :
 Old Block :



MORNINGSIDE ROAD, VERONA TWP.

Essex County

District : 720

Block : 114

Lot : 17

Qualifier :

Class : 1 - Vacant Land

Additional Lots :

Current Owner :
 UNKNOWN
 UNKNOWN
 ESSEX FIELDS, NEW JERSEY 07021

Last Sale

Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Prior Sale

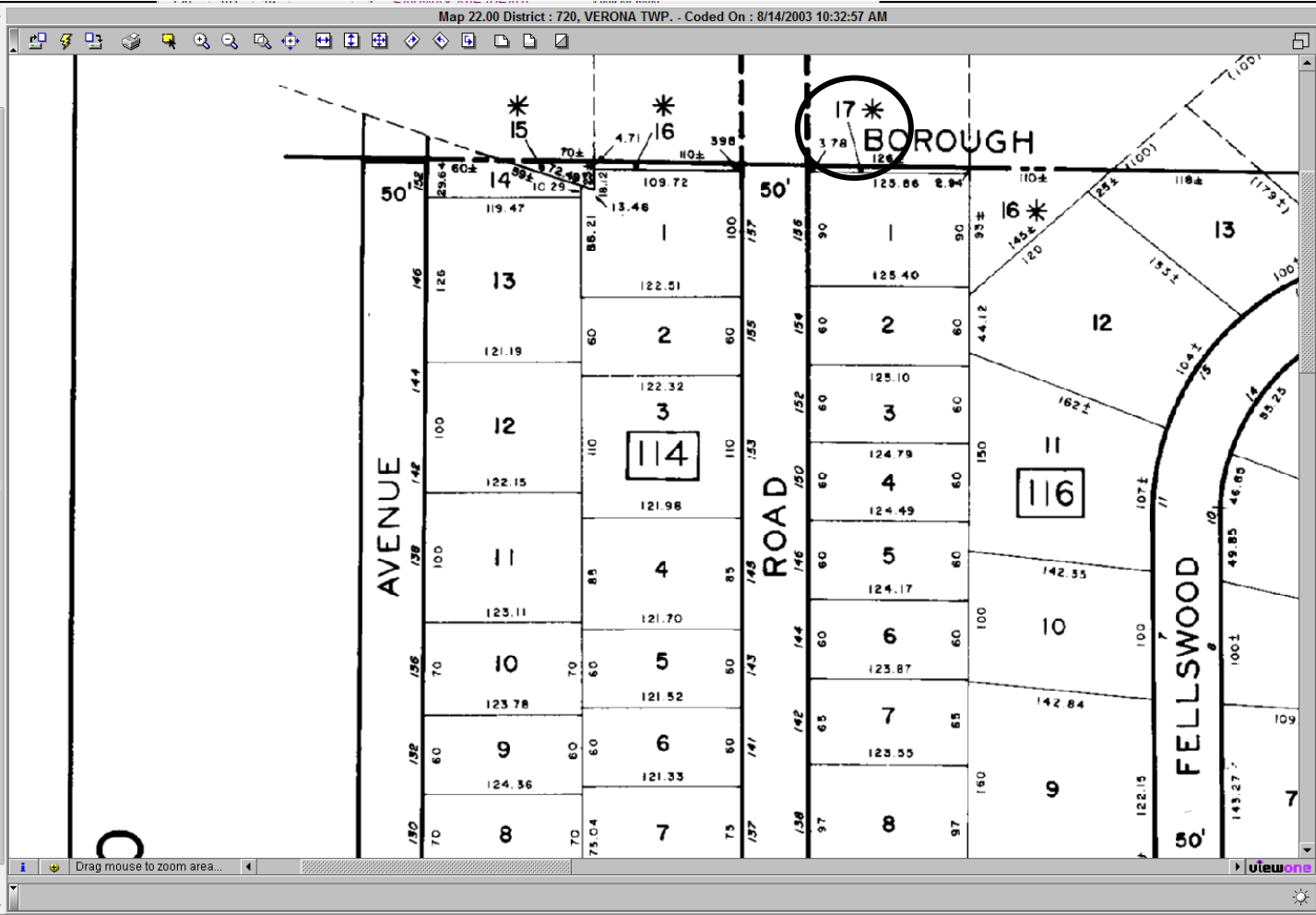
Previous Owner :
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Assessments

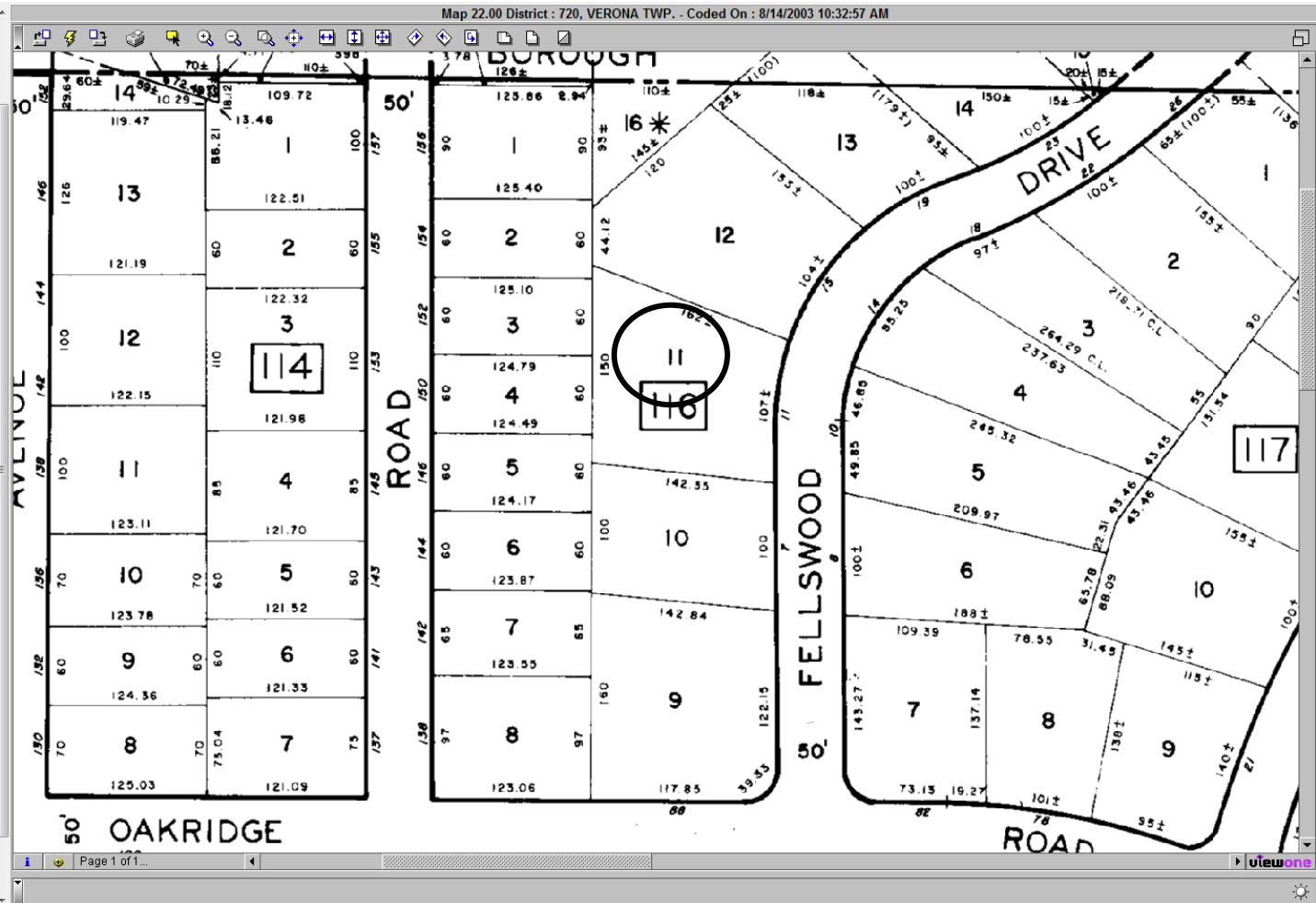
Total Value : \$0
 Land Value : \$0
 Improve Value : \$0
 % Improvement :
 Assessment At Time of Sale :

2007 Tax Rate : 9.09
 2007 Tax Ratio : 20.94%
 Estimated Property Taxes : \$0.00
 2004 Taxes : \$0.00
 Useable/Non Usable :

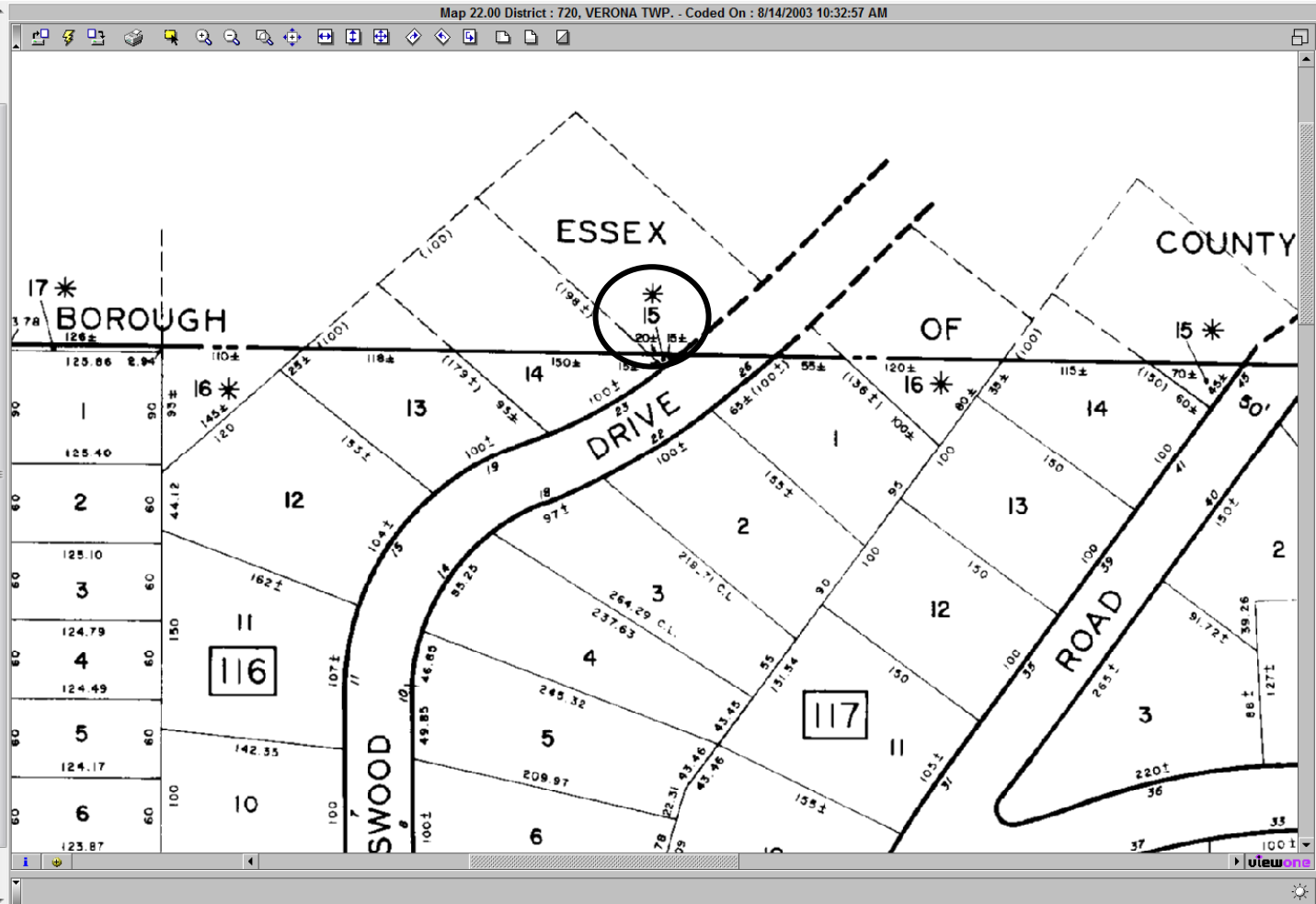
Zoning :
 Building Description : ASS ESSEX FIELDS
 Land Description :
 Acreage :
 Square Footage :
 Year Constructed :
 Old Block :



11 FELLSWOOD DRIVE, VERONA TWP.		
Essex County		
District :	720	
Block :	116	
Lot :	11	
Qualifier :		
Class :	1 - Vacant Land	
Additional Lots :		
Current Owner:		
AMUNDSON, FREDERICK & V.C. GRANGER		
7 FELLSWOOD DRIVE VERONA, NEW JERSEY 07044		
Last Sale		
Transfer Date :	07/20/00	
Transfer Price :		
Deed Book :	5713	
Deed Page :	85	
Prior Sale		
Previous Owner:		
AMUNDSON, FREDERICK H. & MABEL T.		
Transfer Date :		
Transfer Price :		
Deed Book :		
Deed Page :		
Assessments		
Total Value :	\$50,800	
Land Value :	\$50,800	
Improve Value :	\$0	
% Improvement :		
Assessment At Time of Sale :	\$50,800	
2007 Tax Rate :		9.09
2007 Tax Ratio :		20.94%
Estimated Property Taxes :		\$4,617.72
2004 Taxes :		\$4,038.60
Useable/Non Usable :		25
Zoning :		
Building Description :		
Land Description :		107X152-43X152
Acreage :		0.3734
Square Footage :		



FELLSWOOD DRIVE (REAR) , VERONA TWP.	
Essex County	
District :	720
Block :	116
Lot :	15
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	UNKNOWN
	UNKNOWN
	ESSEX FIELDS, NEW JERSEY 07021
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	
Zoning :	
Building Description :	ASS ESSEX FIELDS
Land Description :	
Acreage :	
Square Footage :	
Year Constructed :	



45 STOCKER ROAD, VERONA TWP.
Essex County

District : 720
Block : 117
Lot : 15
Qualifier :
Class : 1 - Vacant Land
Additional Lots :

Current Owner :
UNKNOWN
UNKNOWN
ESSEX FIELDS, NEW JERSEY 07021

Last Sale

Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

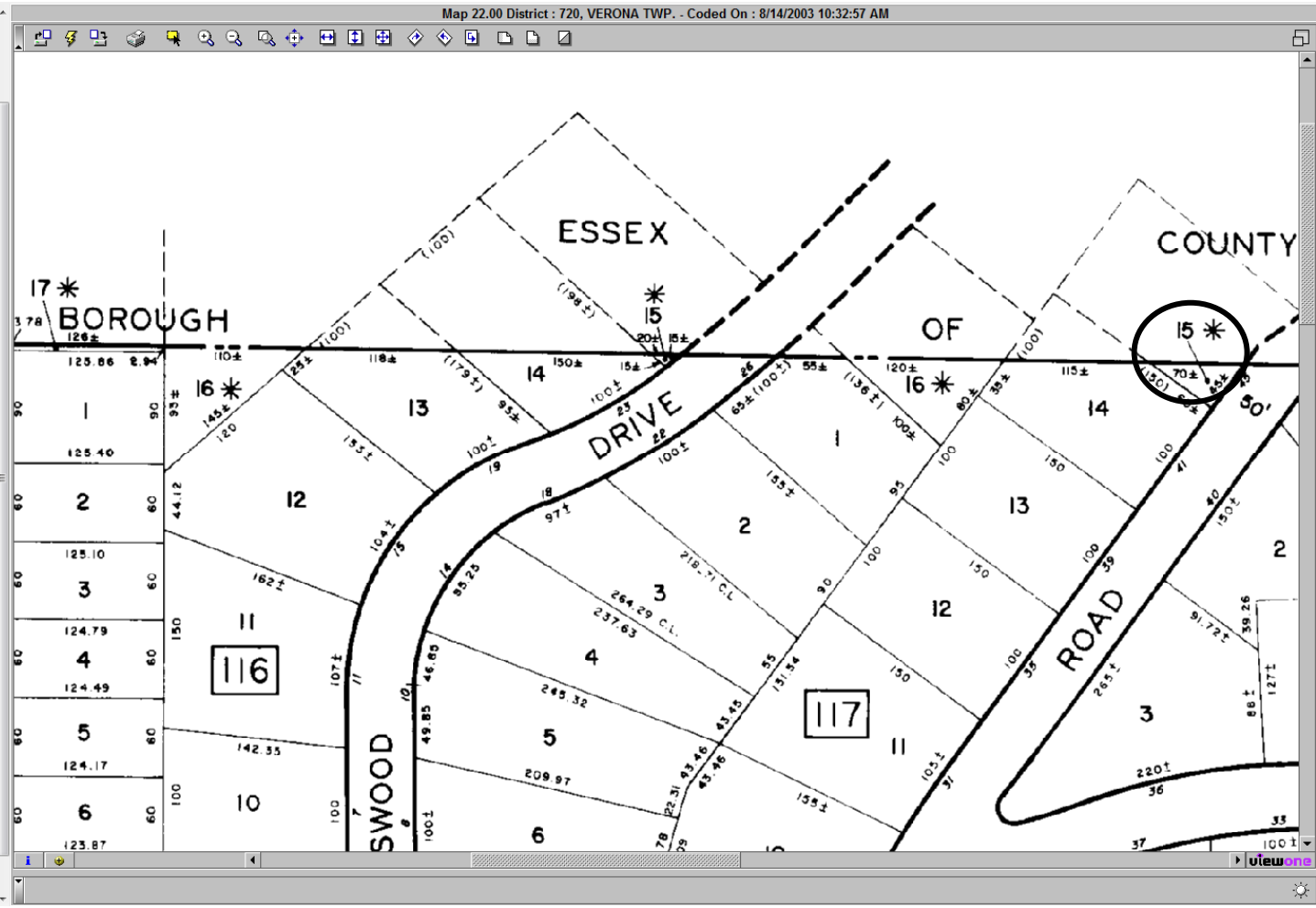
Prior Sale

Previous Owner :
Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

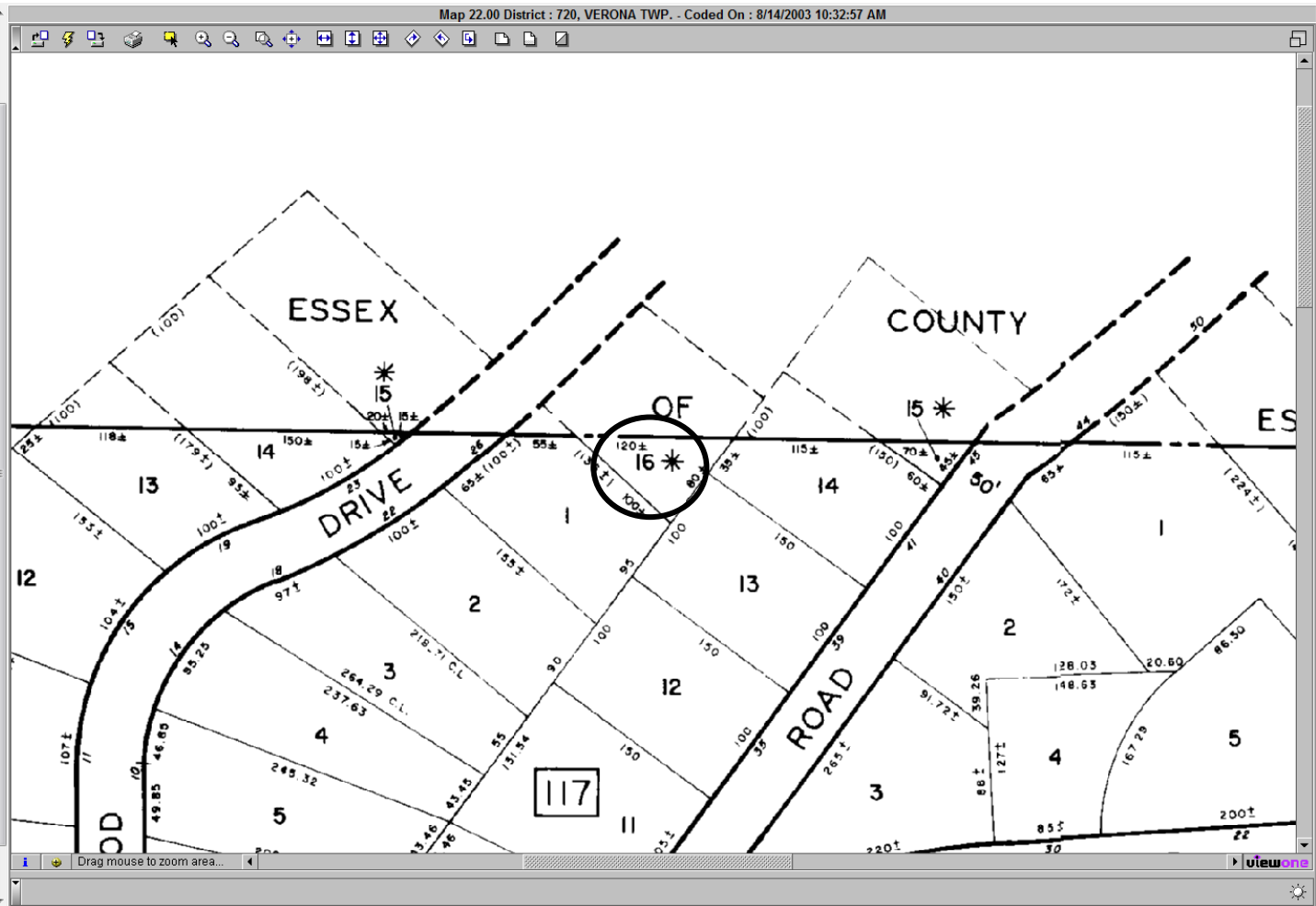
Assessments

Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	

Zoning :
Building Description : ASS ESSEX FIELDS
Land Description :
Acreage :
Square Footage :
Year Constructed :
Old Block :

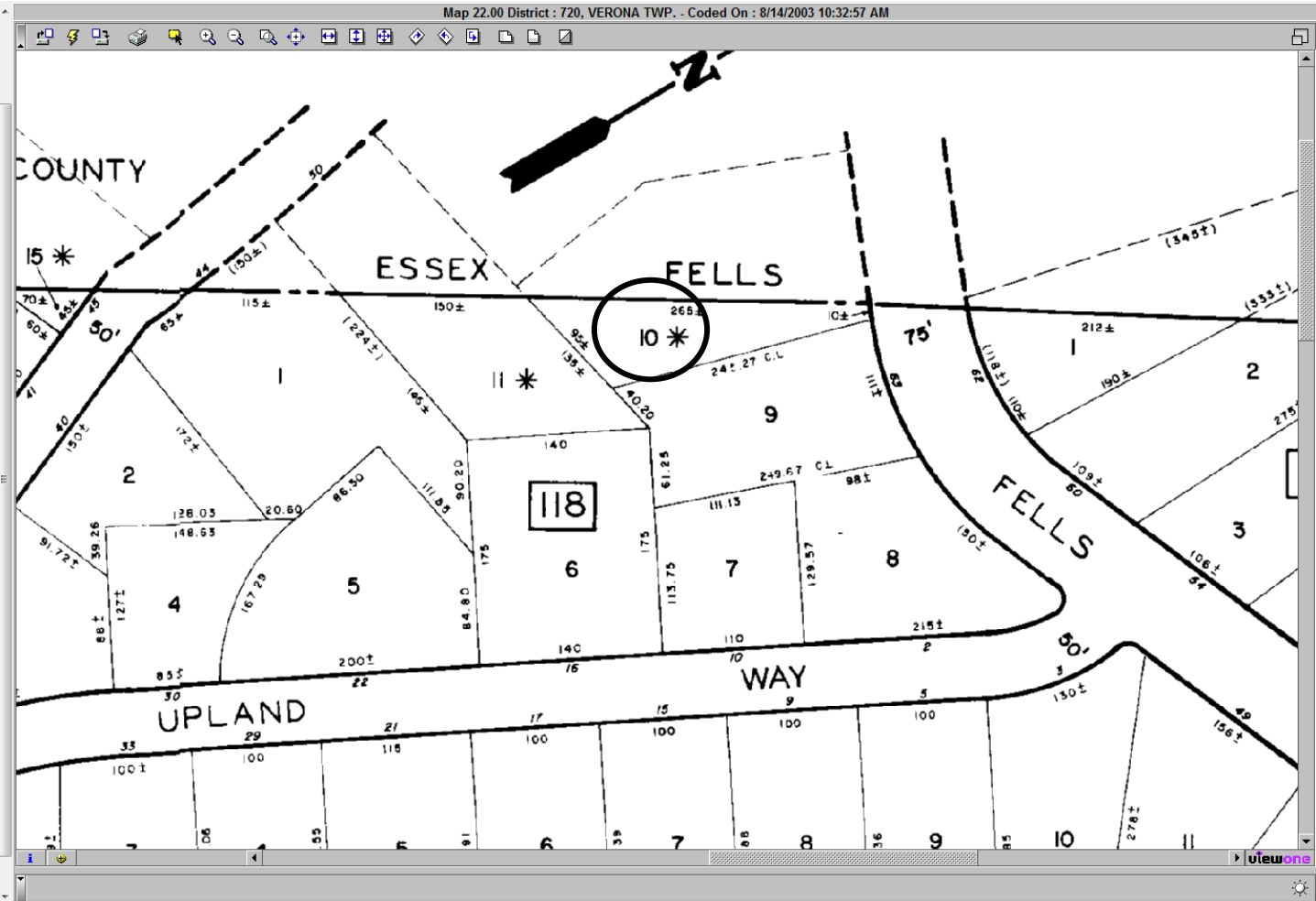


FELLSWOOD DRIVE (REAR) , VERONA TWP.	
Essex County	
District :	720
Block :	117
Lot :	16
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
UNKNOWN	
UNKNOWN	
ESSEX FELLS, NEW JERSEY 07021	
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	
Zoning :	
Building Description :	ASS ESSEX FELLS
Land Description :	
Acreage :	
Square Footage :	
Year Constructed :	

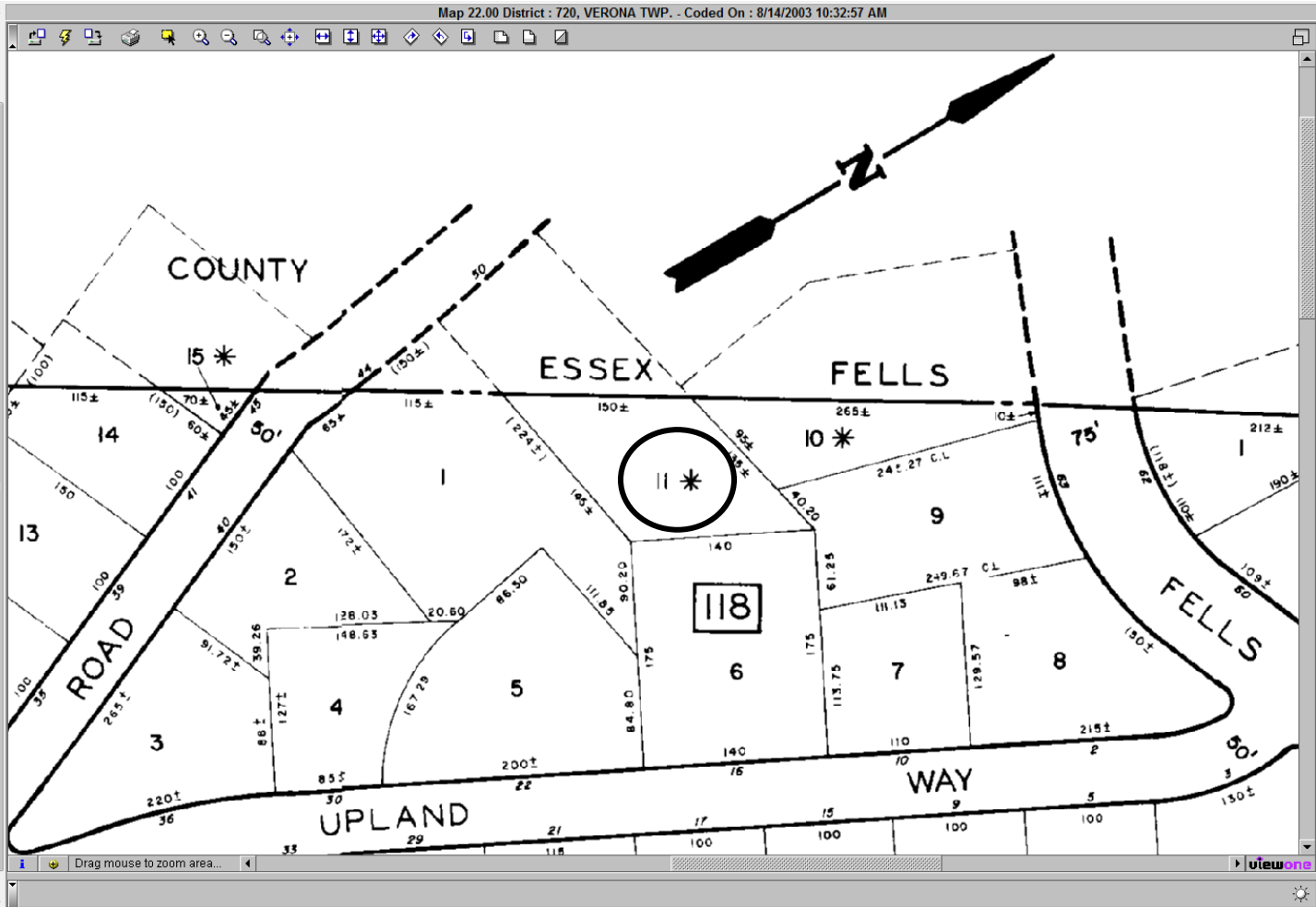


FELLS ROAD (REAR), VERONA TWP.

Essex County	
District :	720
Block :	118
Lot :	10
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	UNKNOWN UNKNOWN ESSEX FELLS, NEW JERSEY 07021
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Nor Usable :	
Zoning :	
Building Description :	ASS ESSEX FELLS
Land Description :	
Acreage :	
Square Footage :	
Year Constructed :	
Old Block :	



50 STOCKER ROAD, VERONA TWP.	
Essex County	
District :	720
Block :	118
Lot :	11
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
TANDLER, JO	
52 STOCKER ROAD	
ESSEX FELLS, 07021	
Last Sale	
Transfer Date :	01/21/02
Transfer Price :	\$1
Deed Book :	5895
Deed Page :	347
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Useable :	26
Zoning :	
Building Description :	ASSD ESSX,FELLS
Land Description :	100X310
Acreage :	0.7117
Square Footage :	
Year Constructed :	
Old Block :	00037 B



Property Information

Property Location : HILLTOP , Essex County District : 720 Block : 128 Lot : 31.04 Qualifier : Additional Lots : Current Owner: TOWNSHIP OF VERONA 600 BLOOMFIELD AVE VERONA, NJ 07004		<input type="button" value="Show Map"/>	Last Sale Transfer Date : 06/22/2007 Transfer Price : \$5,000,000 Deed Book : 12066 Deed Page : 1250	Prior Sale Previous Owner : K HOVNIANINA AT HILLTOP, LLC Class : 1 - Vacant Land																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Assessments</th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">Total Value :</td> <td>\$0</td> </tr> <tr> <td style="text-align: right;">Land Value :</td> <td>\$0</td> </tr> <tr> <td style="text-align: right;">Improve Value :</td> <td>\$0</td> </tr> <tr> <td style="text-align: right;">% Improvement :</td> <td></td> </tr> <tr> <td style="text-align: right;">Assessment at time of sale :</td> <td></td> </tr> </tbody> </table>		Assessments		Total Value :	\$0	Land Value :	\$0	Improve Value :	\$0	% Improvement :		Assessment at time of sale :		<table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="text-align: right;">2007 Tax Rate :</td> <td>9.09</td> </tr> <tr> <td style="text-align: right;">2007 Tax Ratio :</td> <td>20.94%</td> </tr> <tr> <td style="text-align: right;">Estimated Property Taxes :</td> <td>\$0.00</td> </tr> <tr> <td style="text-align: right;">2004 Taxes :</td> <td></td> </tr> <tr> <td style="text-align: right;">Useable/Non Usable :</td> <td>15</td> </tr> </tbody> </table>		2007 Tax Rate :	9.09	2007 Tax Ratio :	20.94%	Estimated Property Taxes :	\$0.00	2004 Taxes :		Useable/Non Usable :	15
Assessments																									
Total Value :	\$0																								
Land Value :	\$0																								
Improve Value :	\$0																								
% Improvement :																									
Assessment at time of sale :																									
2007 Tax Rate :	9.09																								
2007 Tax Ratio :	20.94%																								
Estimated Property Taxes :	\$0.00																								
2004 Taxes :																									
Useable/Non Usable :	15																								
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="text-align: right;">Zoning :</td> <td></td> </tr> <tr> <td style="text-align: right;">Building Description :</td> <td></td> </tr> <tr> <td style="text-align: right;">Land Description :</td> <td></td> </tr> <tr> <td style="text-align: right;">Acreage :</td> <td></td> </tr> <tr> <td style="text-align: right;">Square Footage :</td> <td></td> </tr> <tr> <td style="text-align: right;">Year Constructed :</td> <td>0000</td> </tr> </tbody> </table>		Zoning :		Building Description :		Land Description :		Acreage :		Square Footage :		Year Constructed :	0000										
Zoning :																									
Building Description :																									
Land Description :																									
Acreage :																									
Square Footage :																									
Year Constructed :	0000																								

Property Information

Property Location : 256 FAIRVIEW AVENUE , VERONA TWP. Essex County District : 720 Block : 128 Lot : 32.01 Qualifier :		<input type="button" value="Show Map"/>	Last Sale Prior Sale Previous Owner :
Additional Lots : Current Owner: K. HOVNANIAN AT CEDAR GROVE LLC 110 FIELDCREST AVE.CN7825 EDISON, NJ 08817		Transfer Date : Transfer Price : Deed Book : Deed Page :	Class : 1 - Vacant Land
Assessments			
Total Value :	\$86,300	2007 Tax Rate :	9.09
Land Value :	\$86,300	2007 Tax Ratio :	20.94%
Improve Value :	\$0	Estimated Property Taxes :	\$7,844.67
% Improvement :		2004 Taxes :	
Assessment at time of sale :		Useable/Non Usable :	
		Zoning :	R30
		Building Description :	
		Land Description :	152X216
		Acreage :	0.7537
		Square Footage :	
		Year Constructed :	

Property Information

Property Location : 266 FAIRVIEW AVENUE , VERONA TWP. Essex County District : 720 Block : 128 Lot : 32.02 Qualifier :		<input type="button" value="Show Map"/>	Last Sale Prior Sale Previous Owner :
Additional Lots : Current Owner: K. HOVNIANIAN AT CEDAR GROVE LLC 110 FIELDCREST AVE.CN7825 EDISON, NJ 08817		Transfer Date : Transfer Price : Deed Book : Deed Page :	Class : 1 - Vacant Land
Assessments			
Total Value :	\$85,000	2007 Tax Rate :	9.09
Land Value :	\$85,000	2007 Tax Ratio :	20.94%
Improve Value :	\$0	Estimated Property Taxes :	\$7,726.50
% Improvement :		2004 Taxes :	
Assessment at time of sale :		Useable/Non Usable :	
		Zoning :	R30
		Building Description :	
		Land Description :	150X215
		Acreage :	0.7404
		Square Footage :	
		Year Constructed :	

Property Information

Property Location : 276 FAIRVIEW AVENUE , VERONA TWP. Essex County District : 720 Block : 128 Lot : 32.03 Qualifier :		<input type="button" value="Show Map"/>	Last Sale Prior Sale Previous Owner :
Additional Lots : Current Owner: K. HOVNIANIAN AT CEDAR GROVE LLC 110 FIELDCREST AVE. CN7825 EDISON, NJ 08817		Transfer Date : Transfer Price : Deed Book : Deed Page : Class : 1 - Vacant Land	
Assessments			
Total Value :	\$82,000	2007 Tax Rate :	9.09
Land Value :	\$82,000	2007 Tax Ratio :	20.94%
Improve Value :	\$0	Estimated Property Taxes :	\$7,453.80
% Improvement :		2004 Taxes :	
Assessment at time of sale :		Useable/Non Usable :	
		Zoning :	R30
		Building Description :	
		Land Description :	150X208
		Acreage :	0.7163
		Square Footage :	
		Year Constructed :	

Property Information

Property Location : 226 FAIRVIEW AVENUE , VERONA TWP. Essex County District : 720 Block : 128 Lot : 33.01 Qualifier :		<input type="button" value="Show Map"/>	Last Sale	Prior Sale Previous Owner :	
Additional Lots : Current Owner: K HOVNIANIAN AT CEDAR GROVE LLC 110 FIELDCREST AVE CN7825 EDISON, NJ 08817		Transfer Date : Transfer Price : Deed Book : Deed Page :	Class : 1 - Vacant Land		
Assessments					
Total Value :	\$81,800	2007 Tax Rate :	9.09	Zoning :	R30
Land Value :	\$81,800	2007 Tax Ratio :	20.94%	Building Description :	
Improve Value :	\$0	Estimated Property Taxes :	\$7,435.62	Land Description :	152X204
% Improvement :		2004 Taxes :		Acreage :	0.7118
Assessment at time of sale :		Useable/Non Usable :		Square Footage :	
				Year Constructed :	

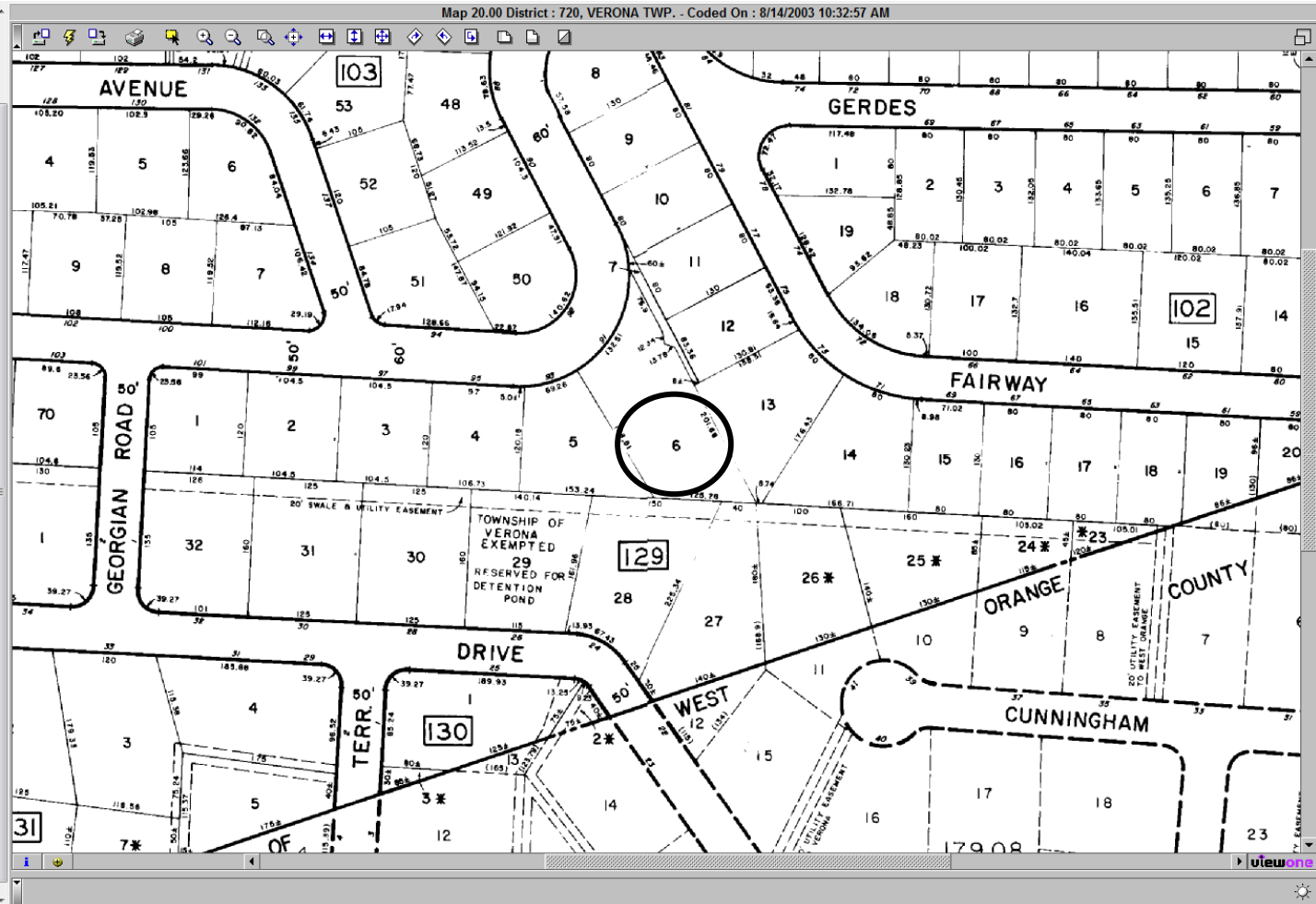
Property Information

Property Location : 236 FAIRVIEW AVENUE , VERONA TWP.		<input type="button" value="Show Map"/>	Last Sale	Prior Sale
Essex County		Previous Owner :		
District : 720 Block : 128 Lot : 33.02 Qualifier :		Transfer Date :		
Additional Lots :	Transfer Price :			
Current Owner:	Deed Book :			
K HOVNIANIAN AT CEDAR GROVE LLC 110 FIELDCREST AVE CN7825 EDISON, NJ 08817		Deed Page :		
		Class : 1 - Vacant Land		
Assessments				
Total Value :	\$85,700	2007 Tax Rate :	9.09	Zoning :
Land Value :	\$85,700	2007 Tax Ratio :	20.94%	Building Description :
Improve Value :	\$0	Estimated Property Taxes :	\$7,790.13	Land Description :
% Improvement :		2004 Taxes :		Acreage :
Assessment at time of sale :		Useable/Non Usable :		Square Footage :
				Year Constructed :

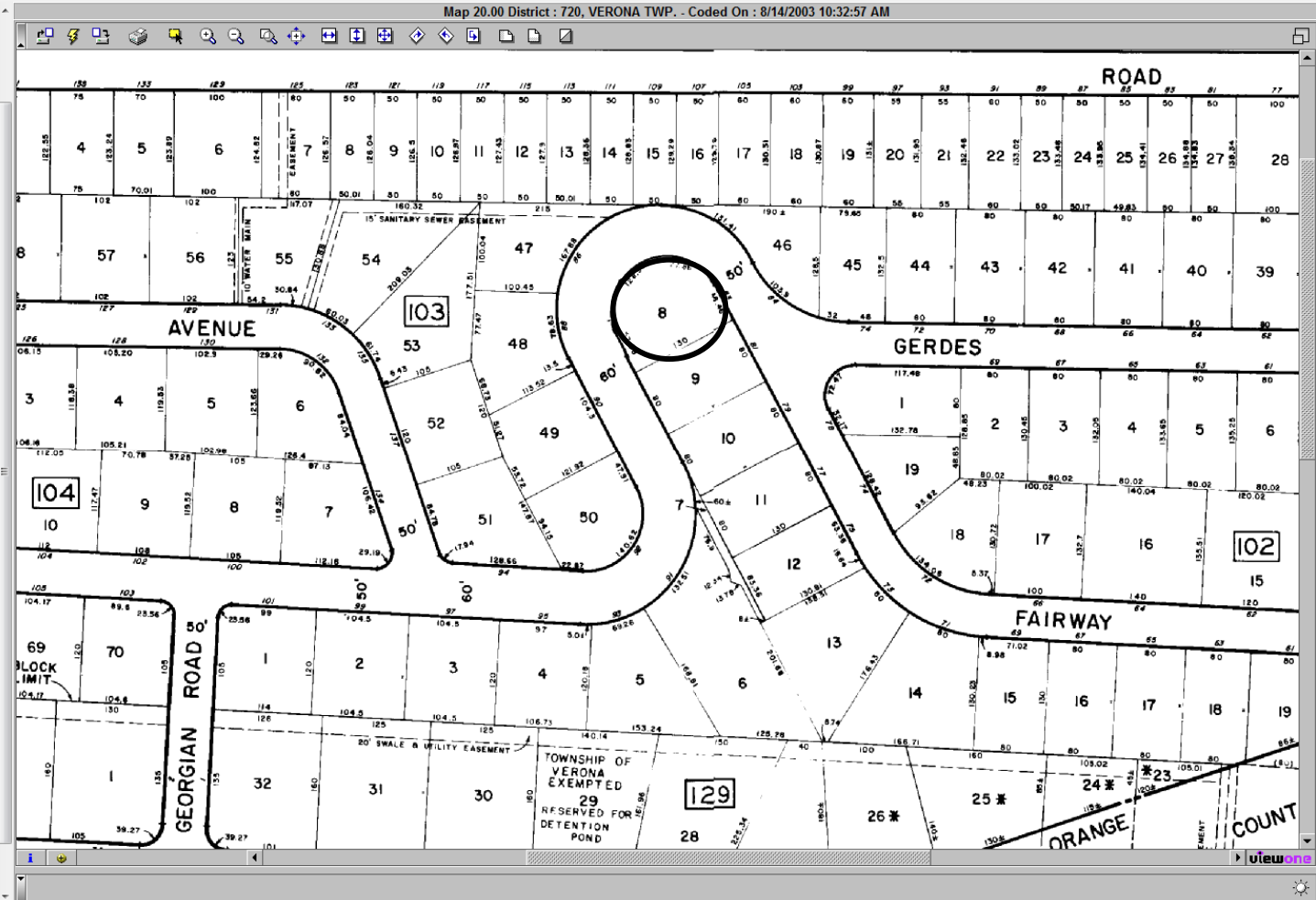
Property Information

Property Location : 246 FAIRVIEW AVENUE , VERONA TWP. Essex County District : 720 Block : 128 Lot : 33.03 Qualifier :		<input type="button" value="Show Map"/>	Last Sale Prior Sale Previous Owner :
Additional Lots : Current Owner: K. HOVNIANIAN AT CEDAR GROVE, LLC 110 FIELDCREST AVE. CN7825 EDISON, NJ 08817		Transfer Date : Transfer Price : Deed Book : Deed Page :	Class : 1 - Vacant Land
Assessments			
Total Value :	\$87,200	2007 Tax Rate :	9.09
Land Value :	\$87,200	2007 Tax Ratio :	20.94%
Improve Value :	\$0	Estimated Property Taxes :	\$7,926.48
% Improvement :		2004 Taxes :	
Assessment at time of sale :		Useable/Non Usable :	
		Zoning :	R30
		Building Description :	
		Land Description :	152X218
		Acreage :	0.7607
		Square Footage :	
		Year Constructed :	

91 FAIRWAY AVENUE, VERONA TWP.		
Essex County		
District :	720	
Block :	129	
Lot :	6	
Qualifier :		
Class :	1 - Vacant Land	
Additional Lots :		
Current Owner:		
MASI, RITA		
24 DODD TERRACE		
VERONA, NEW JERSEY 07044		
Last Sale		
Transfer Date :	06/20/97	
Transfer Price :	\$1	
Deed Book :	5486	
Deed Page :	263	
Prior Sale		
Previous Owner :		
Transfer Date :		
Transfer Price :		
Deed Book :		
Deed Page :		
Assessments		
Total Value :	\$25,300	
Land Value :	\$25,300	
Improve Value :	\$0	
% Improvement :		
Assessment At Time of Sale :	\$25,300	
2007 Tax Rate :		9.09
2007 Tax Ratio :		20.94%
Estimated Property Taxes :		\$2,299.77
2004 Taxes :		\$2,011.30
Useable/Non Usable :		10
Zoning :		
Building Description :		
Land Description :		110X234
Acreage :		0.5909
Square Footage :		
Year Constructed :		
Old Block :		00103
Old Lot :		



HILLTOP, VERONA TWP.	
Essex County	
District :	720
Block :	129
Lot :	8
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner :	K.HOVNANIAN AT VERONA URBAN RENEWAL 110 FIELDCREST AVE CN7825 EDISON, NJ 08817
Last Sale	
Transfer Date :	03/30/2007
Transfer Price :	\$1
Deed Book :	12042
Deed Page :	4381
Prior Sale	
Previous Owner :	K.HOVNANIAN AT HILLTOP, LLC
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	\$192,400
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$15,295.80
Useable/Non Usable :	14
Zoning :	
Building Description :	
Land Description :	48X130 PLUS
Acreage :	0.1433
Square Footage :	
Year Constructed :	0000



ASSESSED IN WEST ORANGE, VERONA TWP.
 Essex County
 District : 720
 Block : 129
 Lot : 23
 Qualifier :
 Class : 1 - Vacant Land
 Additional Lots : B-179.08,L-8

Current Owner:
 LILINSSTEIN, EDWARD & SOFIA
 35 CUNNINGHAM AVENUE
 WEST ORANGE, NEW JERSEY
 07052

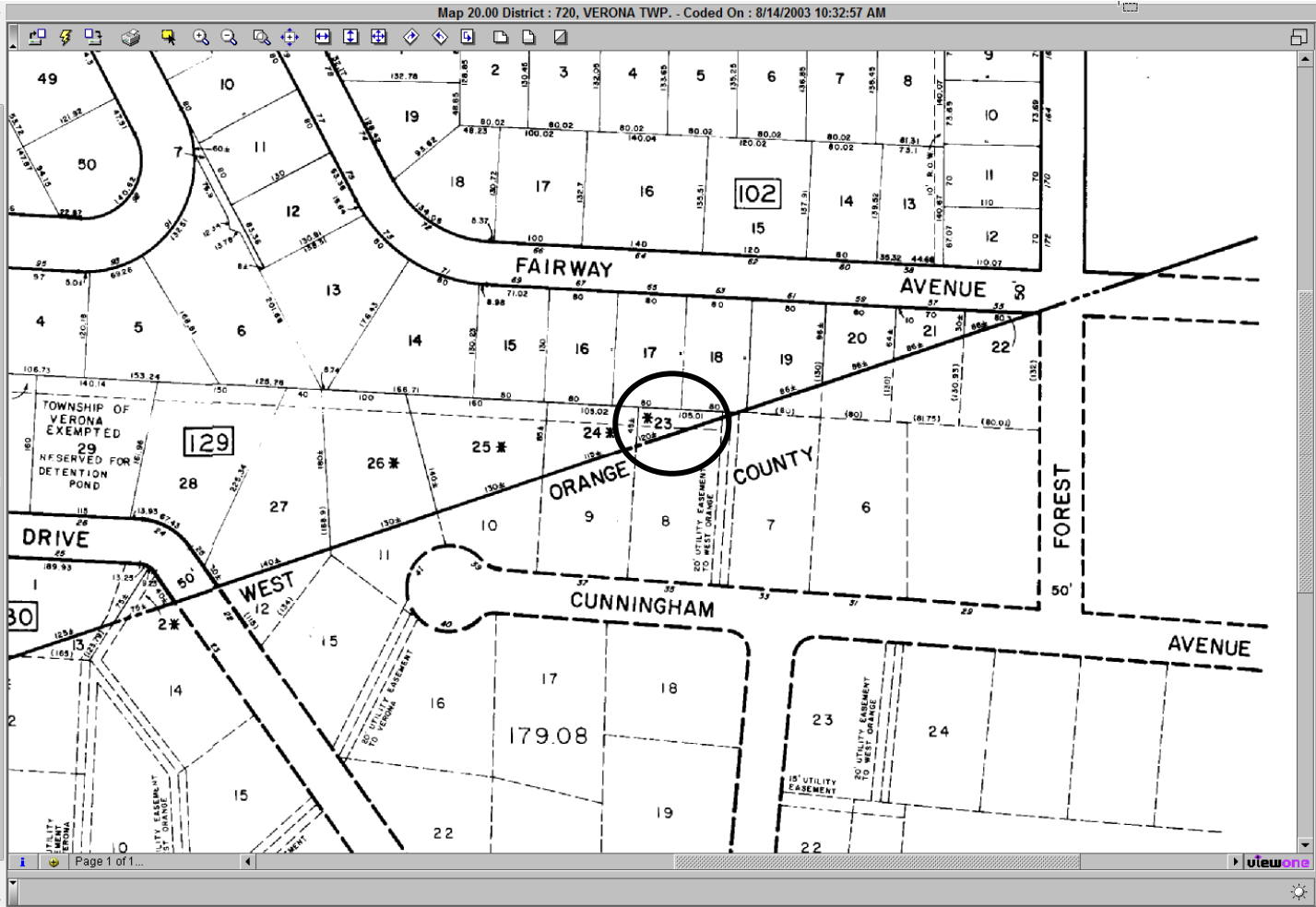
Last Sale
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Prior Sale
 Previous Owner :
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

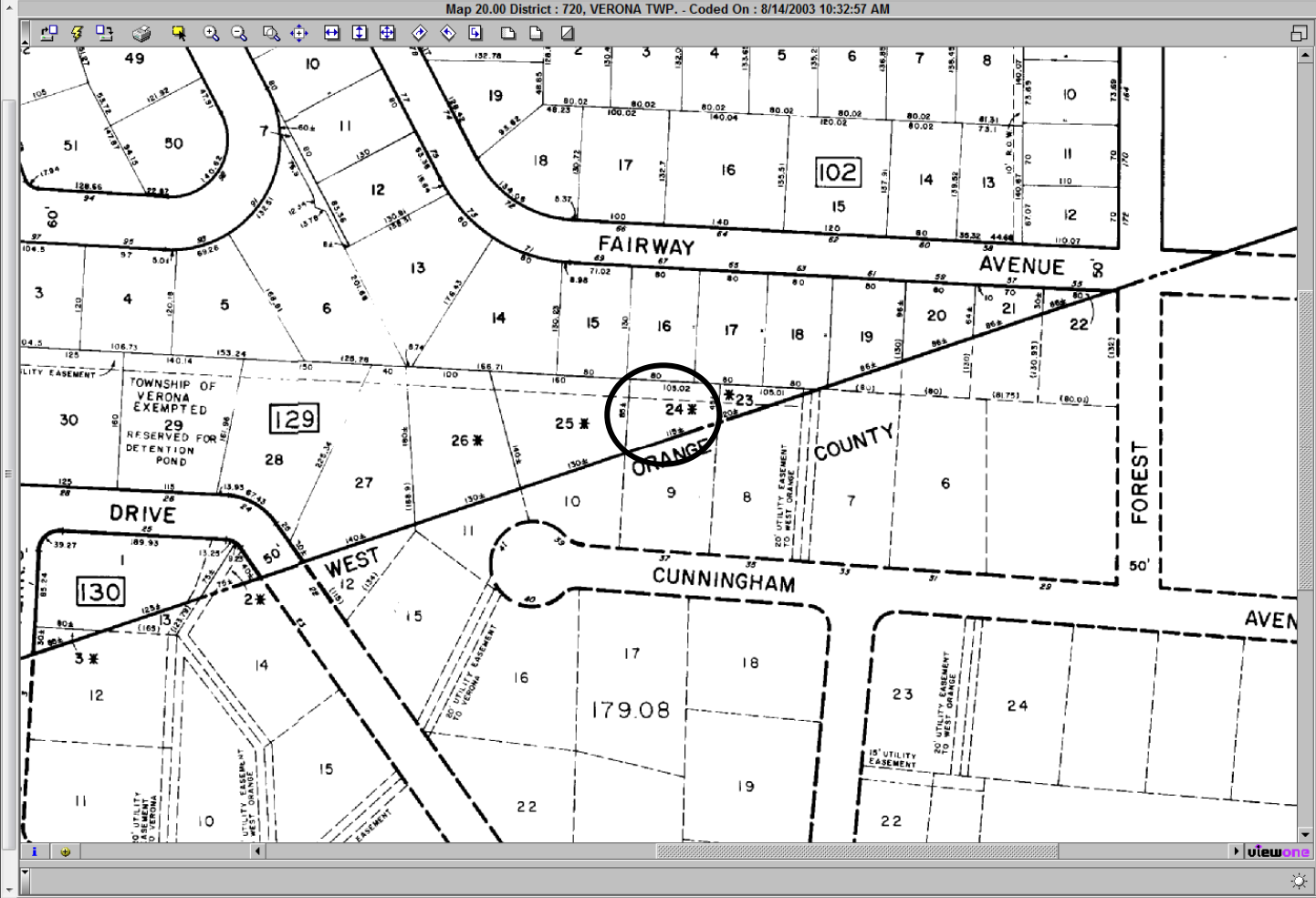
Assessments

Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	

Zoning :
 Building Description :
 Land Description :
 Acreage :
 Square Footage :
 Year Constructed :
 Old Block :



ASSESSED IN WEST ORANGE, VERONA TWP.	
Essex County	
District :	720
Block :	129
Lot :	24
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	B-179.07,L-9
Current Owner:	
CARTINE, STANLEY & MIRIAM	
37 CUNNINGHAM AVENUE	
WEST ORANGE, NEW JERSEY	
07052	
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	
Zoning :	
Building Description :	
Land Description :	
Acreage :	
Square Footage :	
Year Constructed :	
Old Block :	



ASSESSED IN WEST ORANGE, VERONA TWP.
Essex County

District : 720
Block : 129
Lot : 25

Qualifier :
Class : 1 - Vacant Land
Additional Lots : B-179.08,L-10

Current Owner:
UNKNOWN
39 CUNNINGHAM AVENUE
WEST ORANGE, NEW JERSEY
07052

Last Sale

Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

Prior Sale

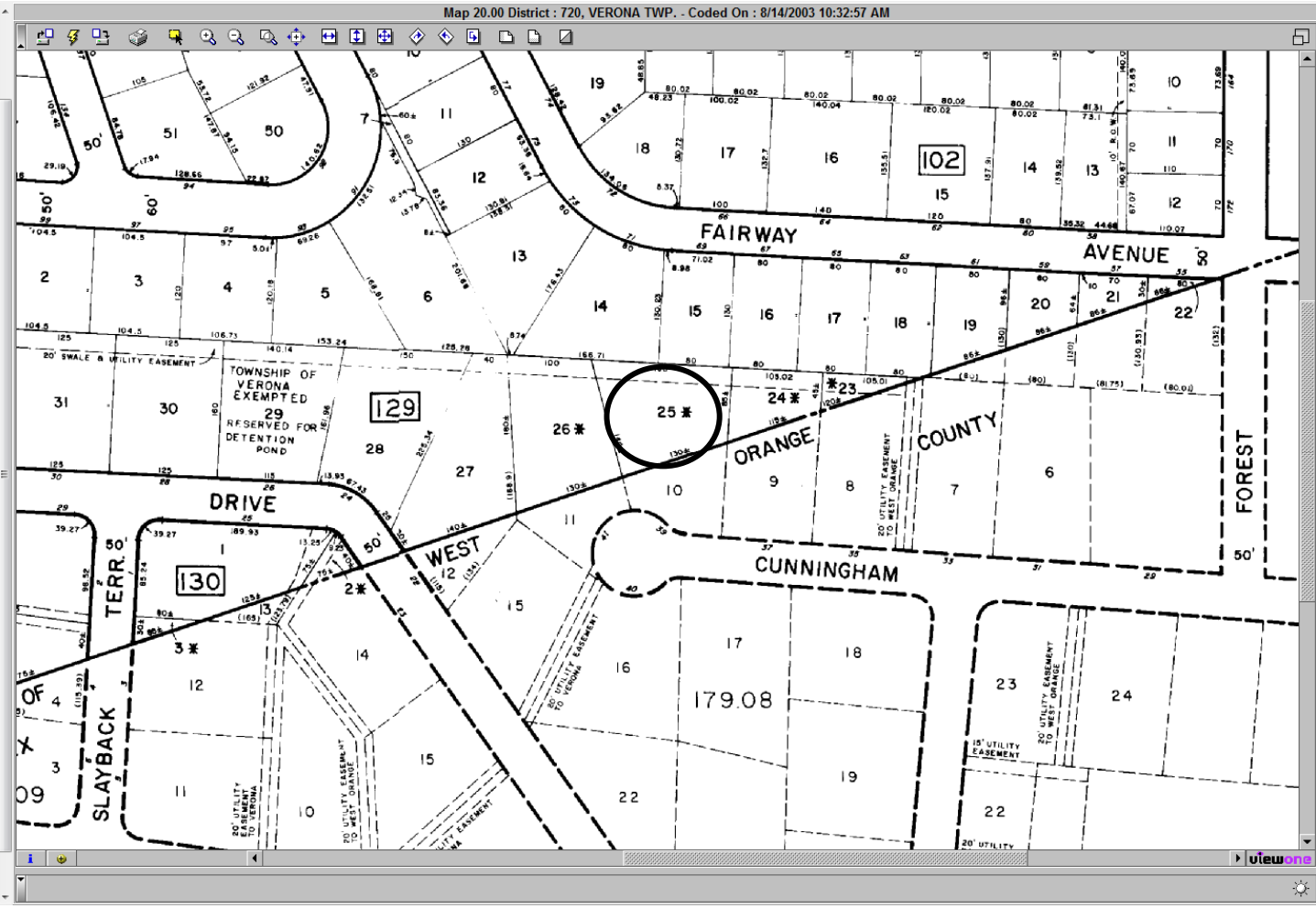
Previous Owner :
Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

Assessments

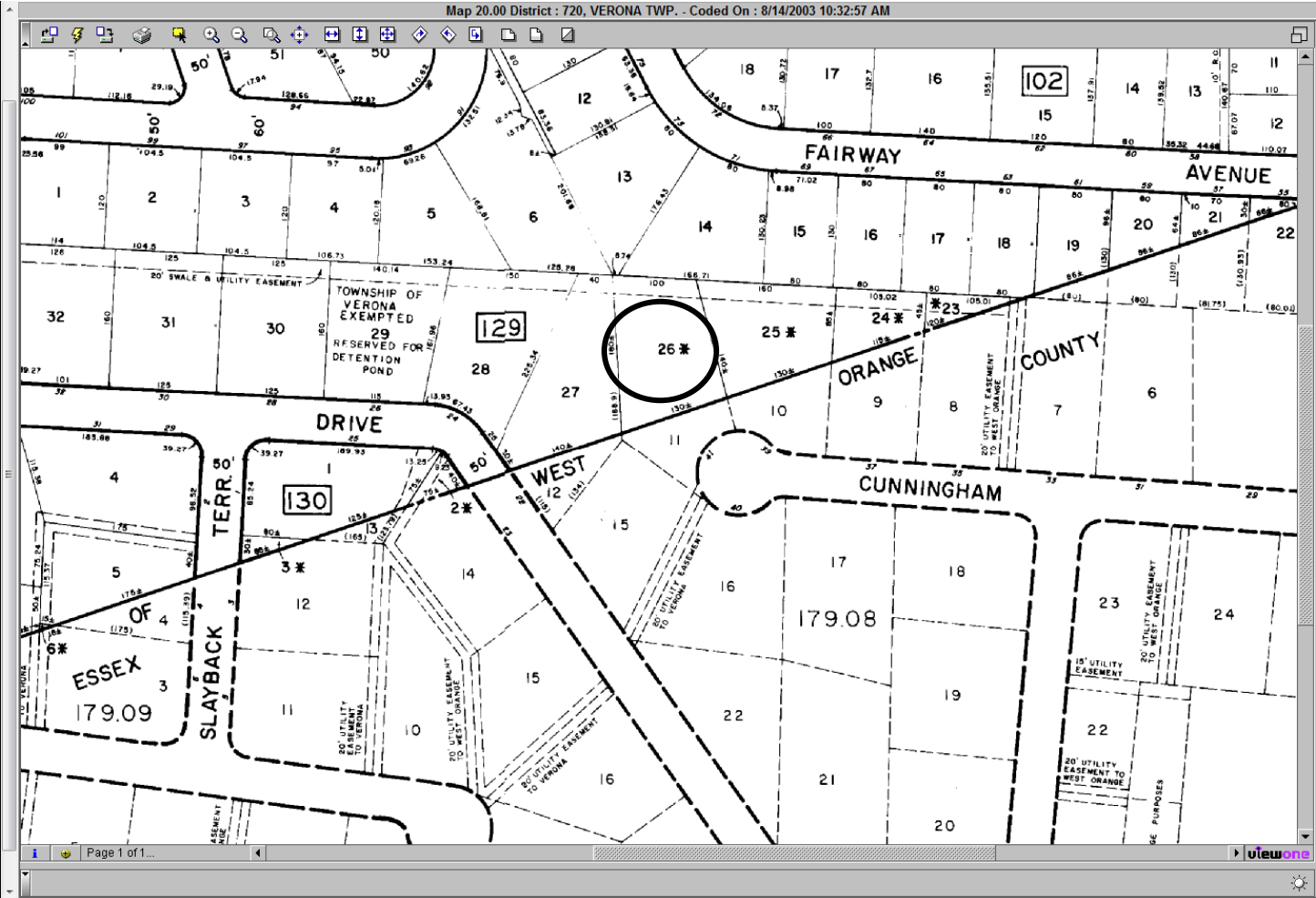
Total Value : \$0
Land Value : \$0
Improve Value : \$0
% Improvement :
Assessment At Time of Sale :

2007 Tax Rate : 9.09
2007 Tax Ratio : 20.94%
Estimated Property Taxes : \$0.00
2004 Taxes : \$0.00
Useable/Non Usable :

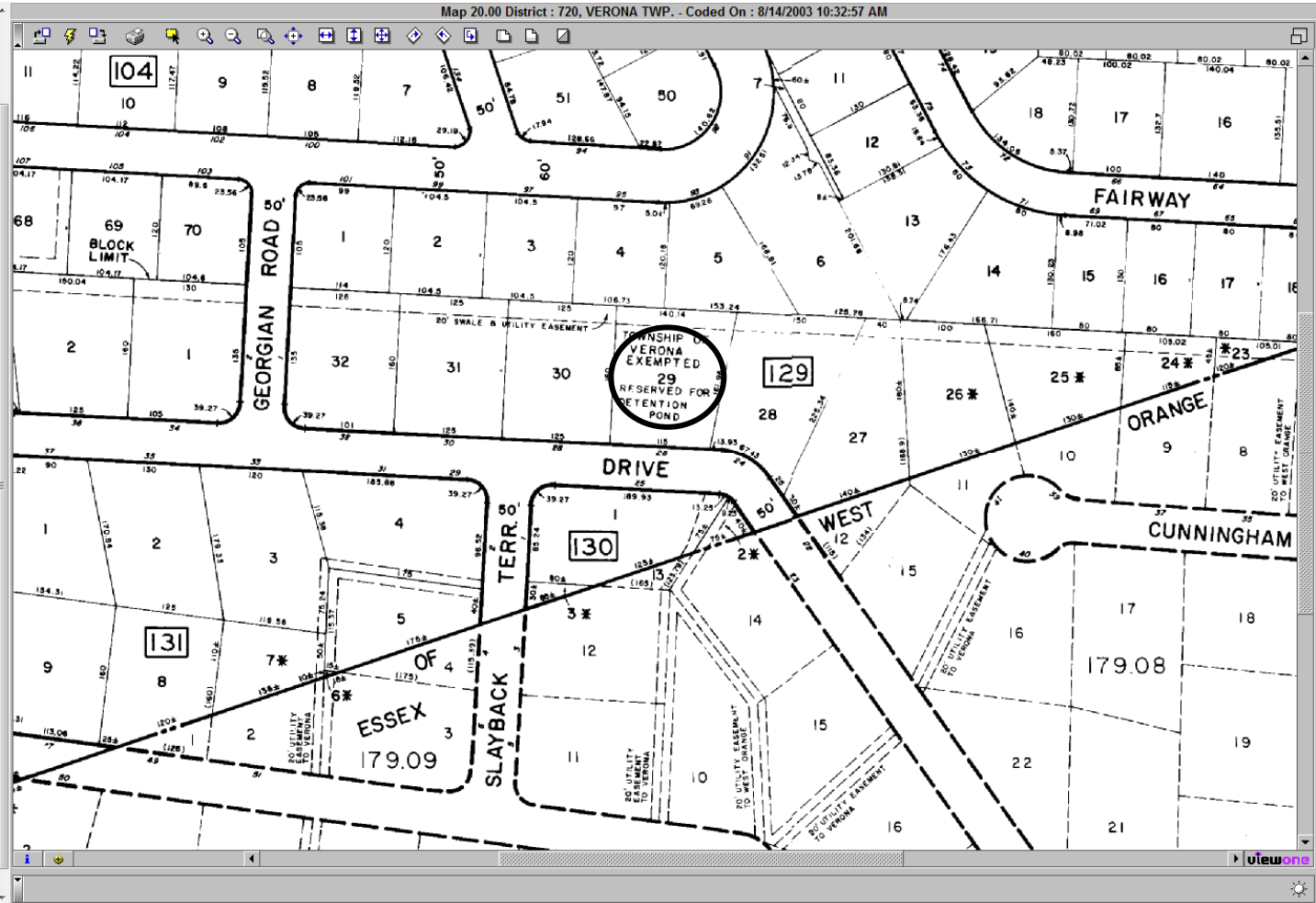
Zoning :
Building Description :
Land Description :
Acreage :
Square Footage :
Year Constructed :
Old Block :



ASSESSED IN WEST ORANGE, VERONA TWP.	
Essex County	
District :	720
Block :	129
Lot :	26
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	B-179.08,L-11
Current Owner:	UNKNOWN 41 CUNNINGHAM AVENUE WEST ORANGE, NEW JERSEY 07052
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	
Zoning :	
Building Description :	
Land Description :	
Acreage :	
Square Footage :	
Year Constructed :	
Old Block :	



26 HOWELL DRIVE, VERONA TWP.	
Essex County	
District :	720
Block :	129
Lot :	29
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	
Current Owner:	
GARDEN HOMES REALTY CORP.	
820 MORRIS TPK, SUITE 301	
SHORT HILLS, NEW JERSEY	
07078	
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$21,500
Land Value :	\$21,500
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$1,954.35
2004 Taxes :	\$1,709.20
Useable/Non Usable :	
Zoning :	
Building Description :	
Land Description :	130 X 161
Acreage :	0.4805
Square Footage :	
Year Constructed :	
Old Block :	
Old Lot :	



ASSESSED IN WEST ORANGE, VERONA TWP.
Essex County

District : 720
Block : 130
Lot : 2
Qualifier :
Class : 1 - Vacant Land
Additional Lots : B179.07.L14

Current Owner:
UNKNOWN
UNKNOWN
WEST ORANGE, NEW JERSEY
07052

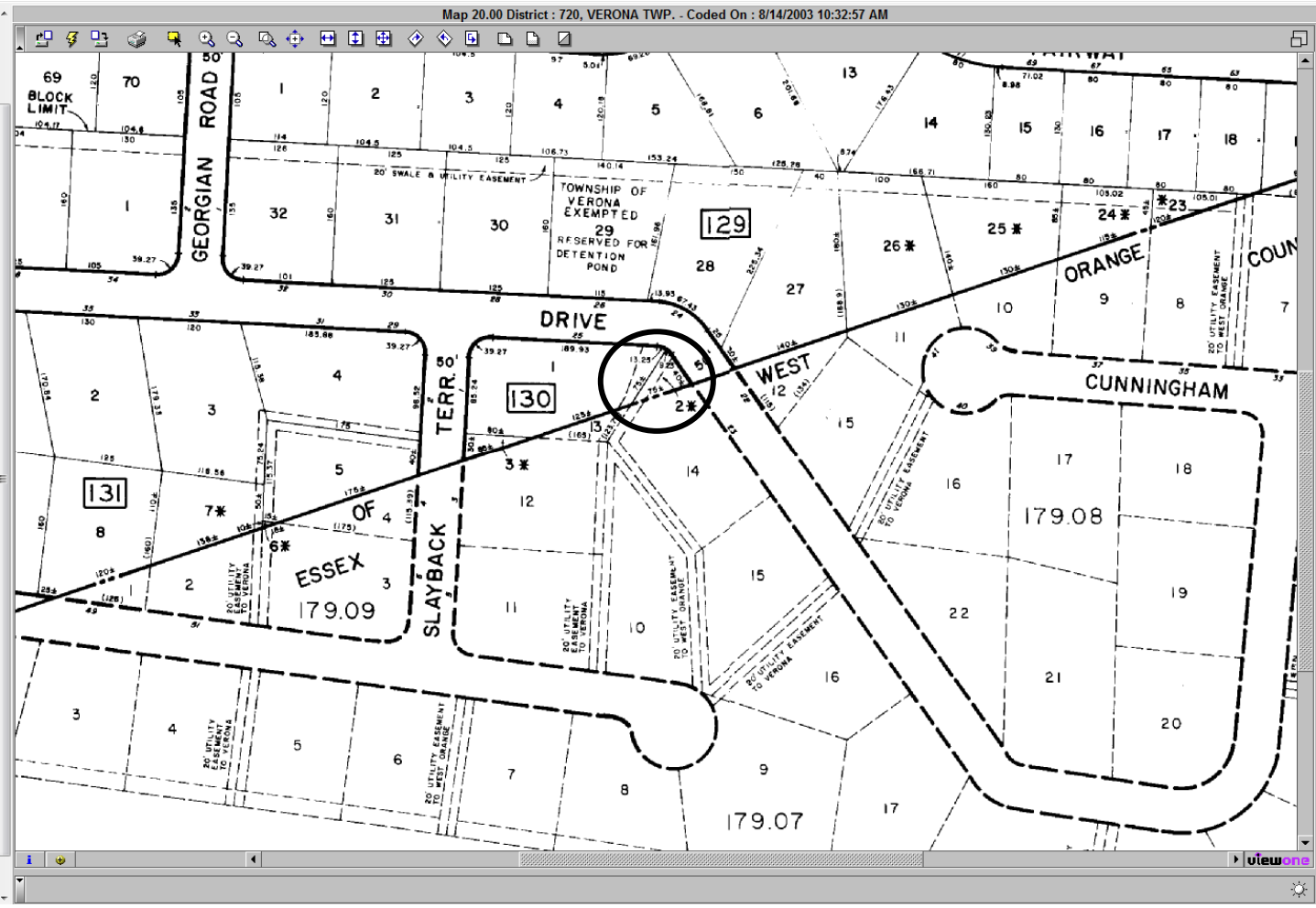
Last Sale
Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

Prior Sale
Previous Owner :
Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

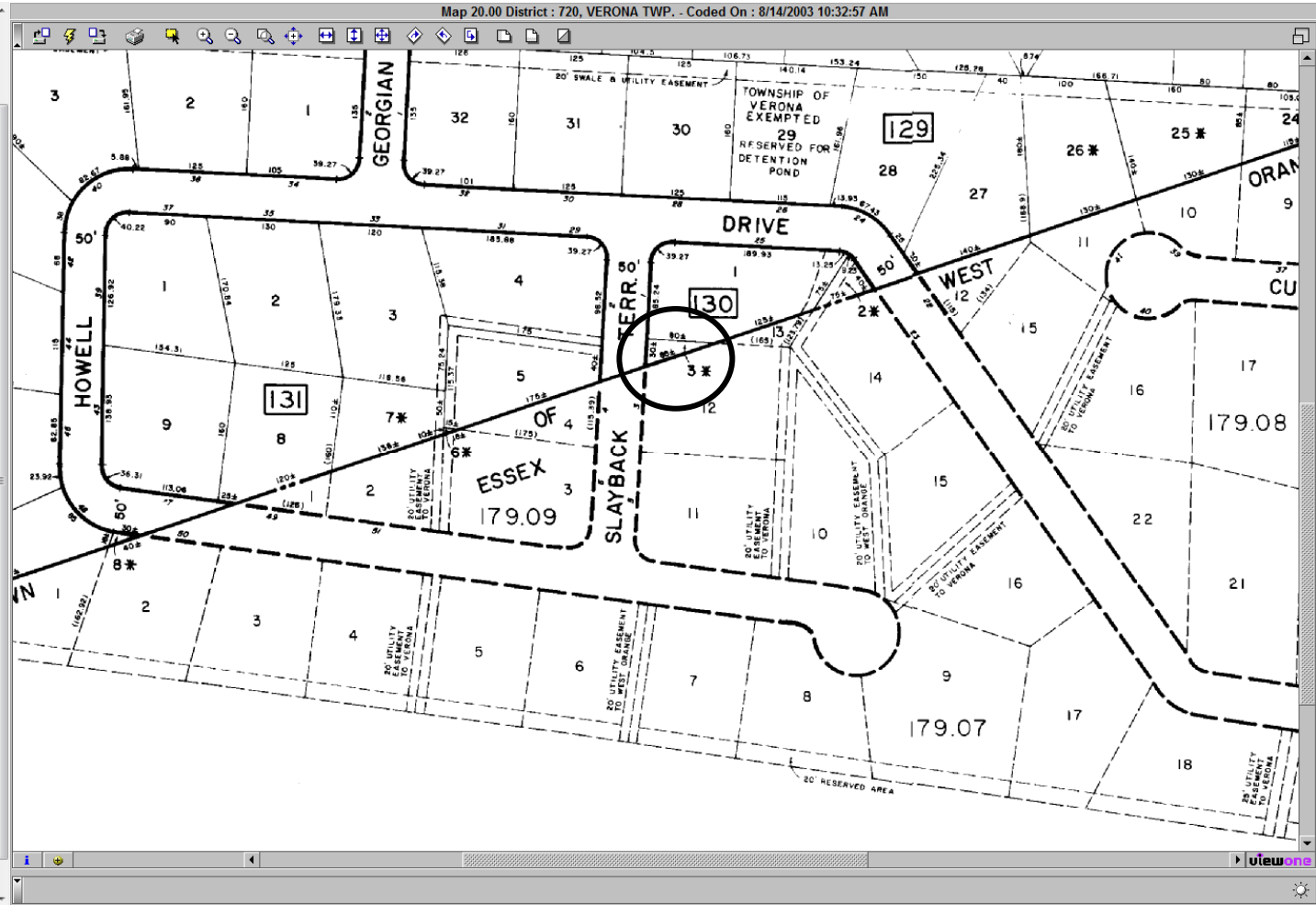
Assessments
Total Value : \$0
Land Value : \$0
Improve Value : \$0
% Improvement :
Assessment At Time of Sale :

2007 Tax Rate : 9.09
2007 Tax Ratio : 20.94%
Estimated Property Taxes : \$0.00
2004 Taxes : \$0.00
Useable/Non Usable :

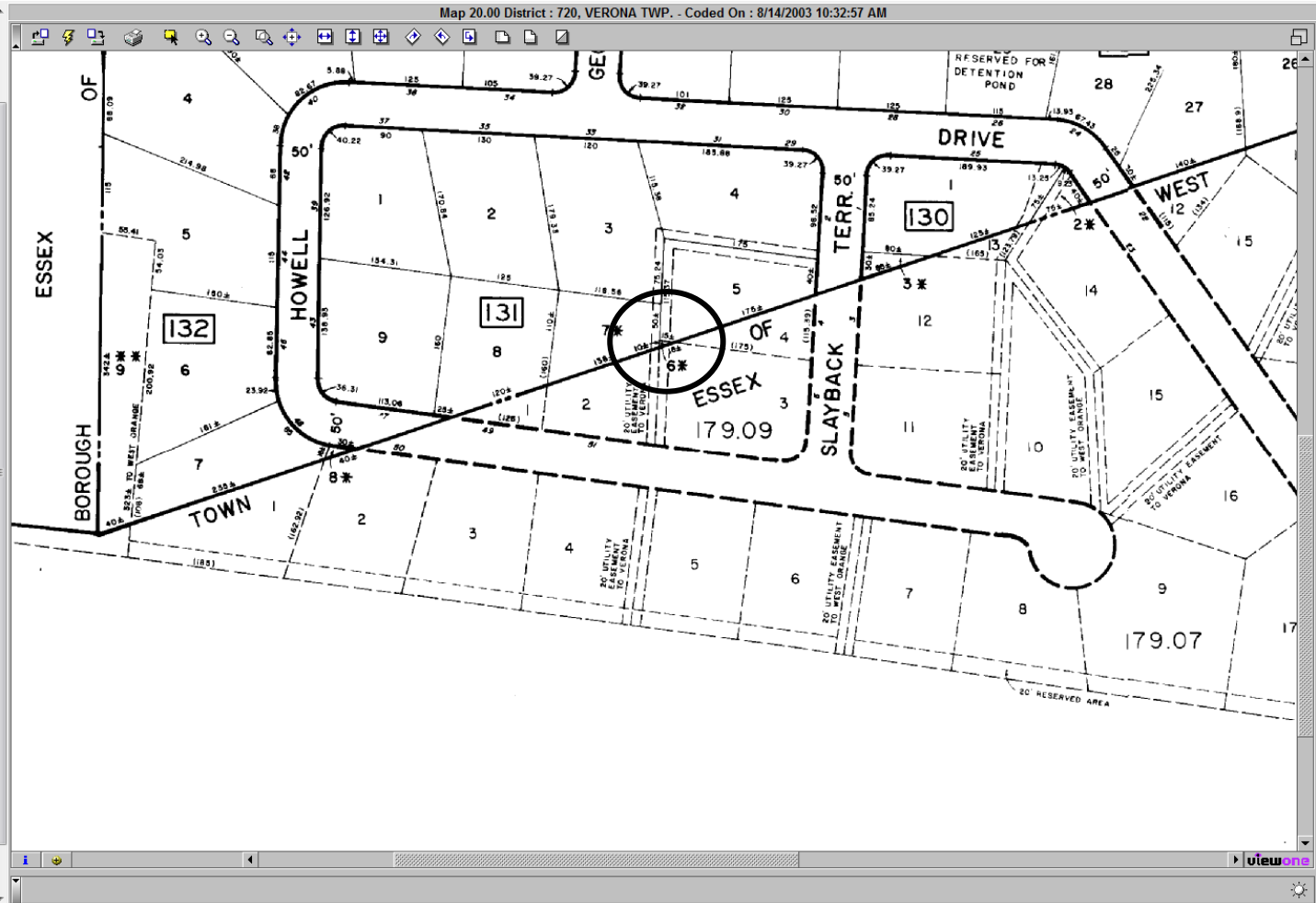
Zoning :
Building Description :
Land Description :
Acreage :
Square Footage :
Year Constructed :
Old Block :



ASSESSED IN WEST ORANGE, VERONA TWP.	
Essex County	
District :	720
Block :	130
Lot :	3
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	B179.07,L12
Current Owner:	
UNKNOWN	
UNKNOWN	
WEST ORANGE, NEW JERSEY 07052	
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	
Zoning :	
Building Description :	
Land Description :	
Acreage :	
Square Footage :	
Year Constructed :	
Old Block :	



6 SLAYBACK TERRACE, VERONA TWP.	
Essex County	
District :	720
Block :	131
Lot :	6
Qualifier :	
Class :	1 - Vacant Land
Additional Lots :	ASSES W O B179.09.L3
Current Owner:	
UNKNOWN	
HOWELL DRIVE	
WEST ORANGE, NEW JERSEY	
07052	
Last Sale	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Prior Sale	
Previous Owner :	
Transfer Date :	
Transfer Price :	
Deed Book :	
Deed Page :	
Assessments	
Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	
Zoning :	
Building Description :	
Land Description :	
Acreage :	
Square Footage :	
Year Constructed :	



51 HOWELL DRIVE, VERONA TWP.
 Essex County
 District : 720
 Block : 131
 Lot : 7
 Qualifier :
 Class : 1 - Vacant Land
 Additional Lots : ASSES
 W.O.B179.9,L2

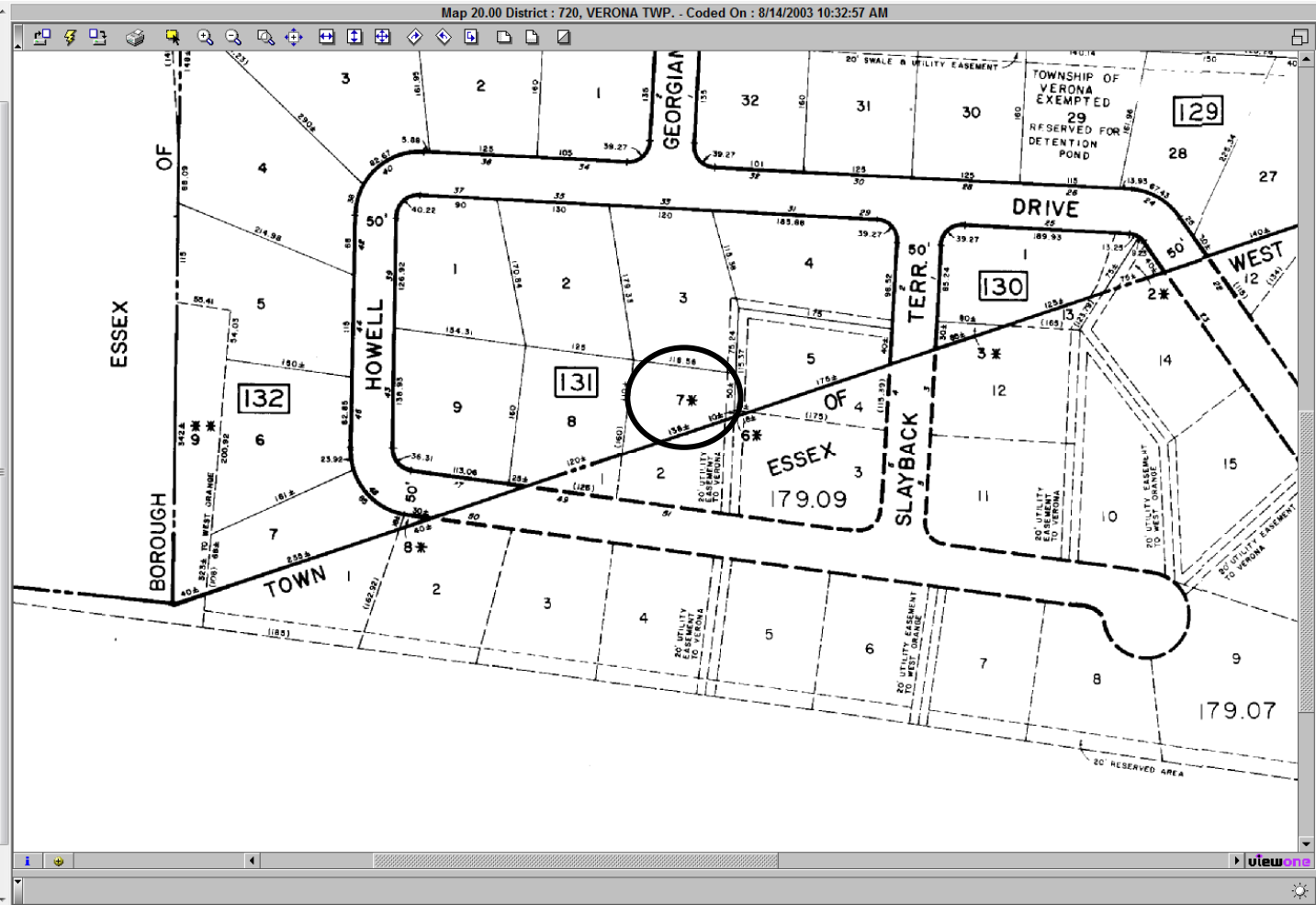
Current Owner:
 UNKNOWN
 HOWELL DRIVE
 WEST ORANGE, NEW JERSEY
 07052

Last Sale
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Prior Sale
 Previous Owner :
 Transfer Date :
 Transfer Price :
 Deed Book :
 Deed Page :

Assessments
 Total Value : \$0
 Land Value : \$0
 Improve Value : \$0
 % Improvement :
 Assessment At Time of Sale :
 2007 Tax Rate : 9.09
 2007 Tax Ratio : 20.94%
 Estimated Property Taxes : \$0.00
 2004 Taxes : \$0.00

Useable/Non Usable
 Zoning :
 Building Description :
 Land Description :
 Acreage :
 Square Footage :
 Year Constructed :



ASSESSED IN WEST ORANGE , VERONA TWP.
Essex County

District : 720
Block : 132
Lot : 8
Qualifier :
Class : 1 - Vacant Land
Additional Lots : B-179.07 L-8

Current Owner:
UNKNOWN
HOWELL DRIVE
WEST ORANGE, NEW JERSEY
07052

Last Sale

Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

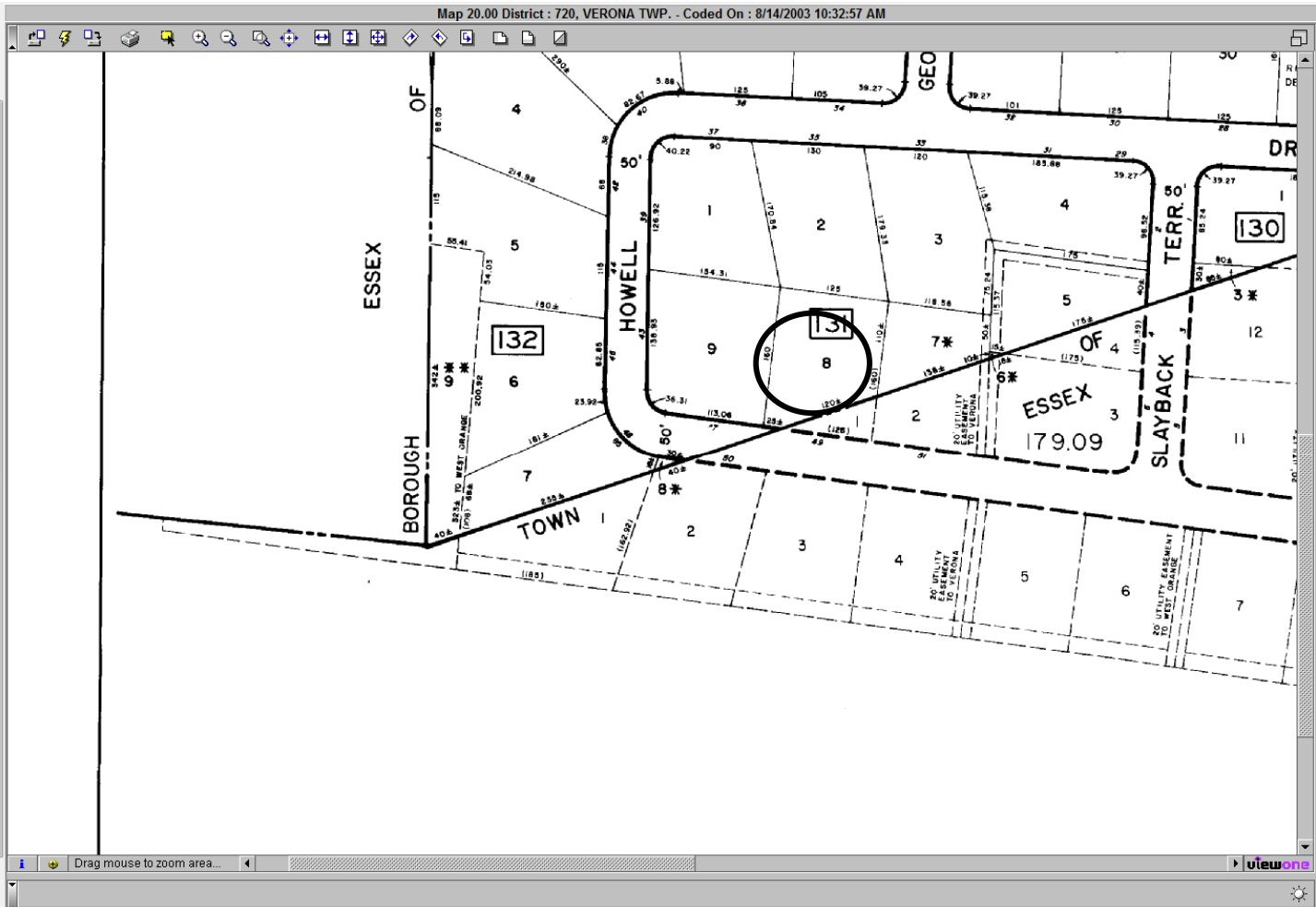
Prior Sale

Previous Owner :
Transfer Date :
Transfer Price :
Deed Book :
Deed Page :

Assessments

Total Value :	\$0
Land Value :	\$0
Improve Value :	\$0
% Improvement :	
Assessment At Time of Sale :	
2007 Tax Rate :	9.09
2007 Tax Ratio :	20.94%
Estimated Property Taxes :	\$0.00
2004 Taxes :	\$0.00
Useable/Non Usable :	

Zoning :
Building Description :
Land Description :
Acreage :
Square Footage :
Year Constructed :
Old Block :



ESSEX FELS + WEST ORANGE,
 VERONA TWP.
 Essex County
 District : 720
 Block : 132
 Lot : 9
 Qualifier :
 Class : 1 - Vacant Land
 Additional Lots :

Current Owner:
 FETISOV, VIACHESLAV & LADLENA
 65 AVON DRIVE
 ESSEX FELL, NEW JERSEY 07021

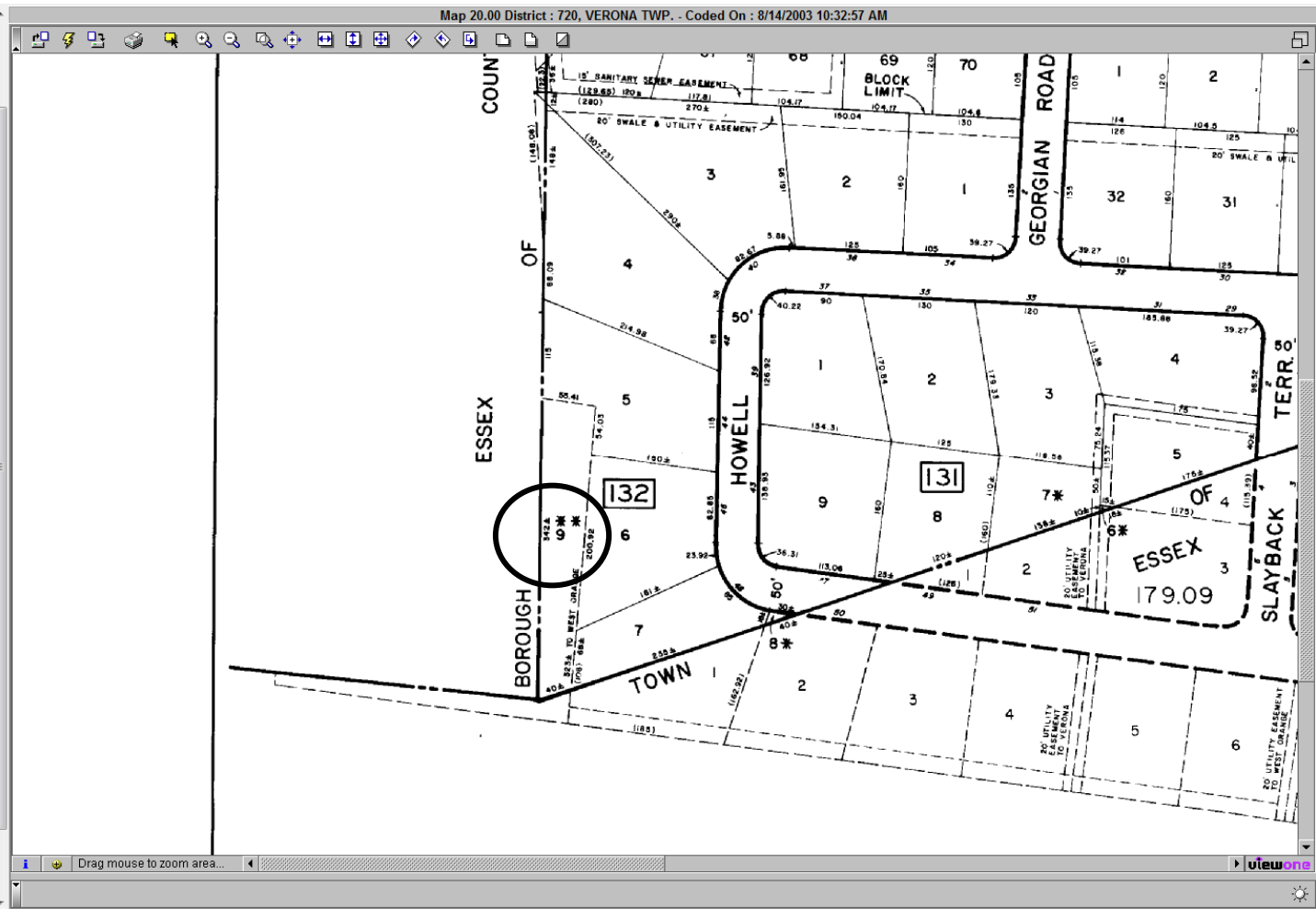
Last Sale
 Transfer Date : 08/09/00
 Transfer Price : \$1
 Deed Book : 5724
 Deed Page : 6

Prior Sale
 Previous Owner : FETISOV, VIACHESLAV & LADLENA
 Transfer Date : 12/22/1998
 Transfer Price : \$1,100,000
 Deed Book : 5591
 Deed Page : 32

Assessments
 Total Value : \$0
 Land Value : \$0
 Improve Value : \$0
 % Improvement :
 Assessment At Time of Sale :

2007 Tax Rate : 9.09
 2007 Tax Ratio : 20.94%
 Estimated Property Taxes : \$0.00
 2004 Taxes : \$0.00
 Useable/Non Usable : 16

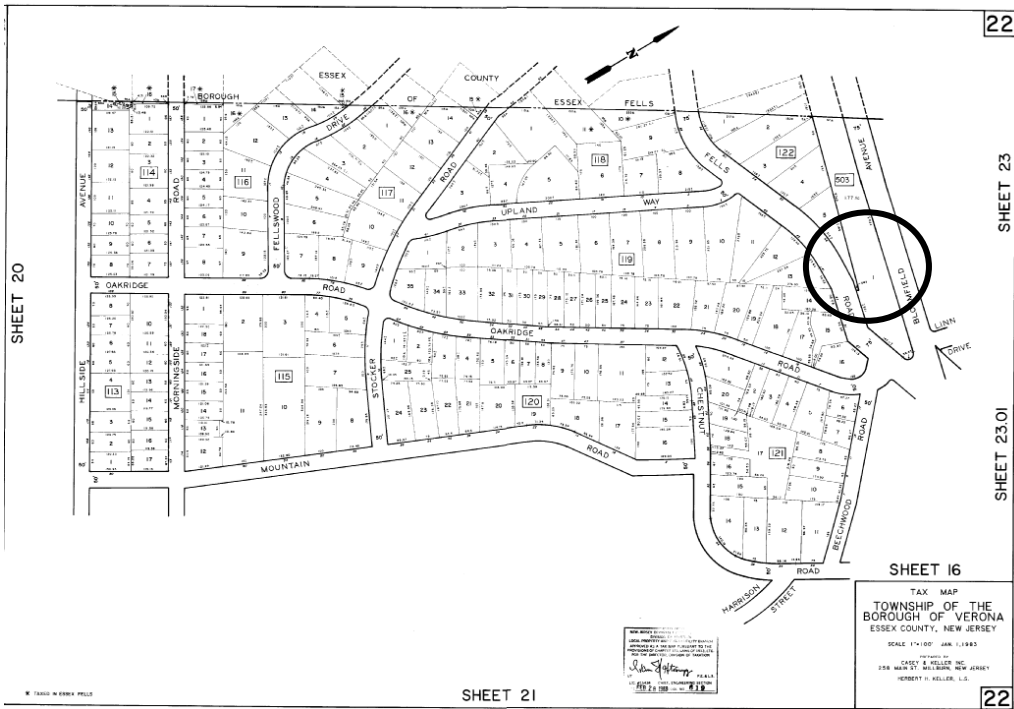
Zoning :
 Building Description :
 Land Description : .43 AC
 Acreage : 0.4300
 Square Footage :



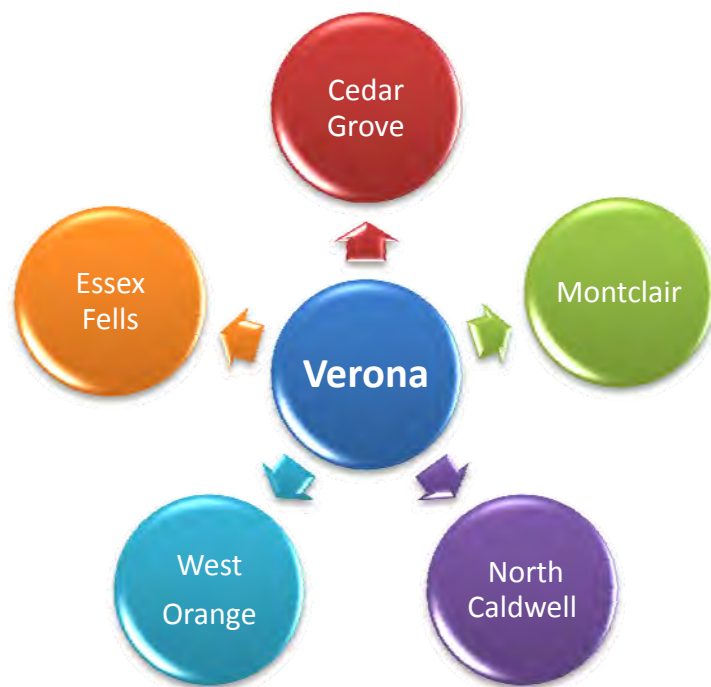
Property Information

Property Location : 91 FAIRWAY AVENUE , Essex County District : 720 Block : 133 Lot : 6 Qualifier : Additional Lots : Current Owner: SMITH, IRA & ROGERS, DOROTHY 15 THE CRESCENT UNIT 6 MONTCLAIR, NJ 07042		<input type="button" value="Show Map"/>	Last Sale Transfer Date : 2005-12-22 Transfer Price : \$250,000 Deed Book : 6278 Deed Page : 98 Class : 1 - Vacant Land	Prior Sale Previous Owner :	
Assessments					
Total Value :	\$30,300	2007 Tax Rate :	9.09	Zoning :	R3
Land Value :	\$30,300	2007 Tax Ratio :	20.94%	Building Description :	VACANT LAND
Improve Value :		Estimated Property Taxes :	\$2,754.27	Land Description :	110X234
% Improvement :		2004 Taxes :	\$0.00	Acreage :	
Assessment at time of sale :		Useable/Non Usable :		Square Footage :	
				Year Constructed :	

Property Information			
Property Location : 885 BLOOMFIELD AVENUE , VERONA TWP.		Show Map	Last Sale
Essex County		Prior Sale Previous Owner :	
District : 720 Block : 503 Lot : 1 Qualifier :		Transfer Date : 2006-12-18	
Additional Lots :		Transfer Price : \$1	
Current Owner:		Deed Book : 12016	
A&R SKYLINE PROPERTIES, LLC 8 LOMBARD DRIVE WEST CALDWELL, NJ 07006		Deed Page : 5391	
		Class : 1 - Vacant Land	
Assessments			
Total Value :	\$17,700	2007 Tax Rate :	9.09
Land Value :	\$17,700	2007 Tax Ratio :	20.94%
Improve Value :	\$0	Estimated Property Taxes :	\$1,608.93
% Improvement :		2004 Taxes :	\$1,770.00
Assessment at time of sale :	\$17,700	Useable/Non Usable :	25
		Zoning :	
		Building Description :	
		Land Description :	1.77 AC
		Acresage :	
		Square Footage :	
		Year Constructed :	



RELATIONSHIP TO ADJOINING COMMUNITIES



SECTION 14 - RELATIONSHIP TO ADJOINING COMMUNITY MASTER PLANS

The Municipal Land Use Law requires that community master plans consider the relationship to the master plans of adjoining municipalities, as well as to the County and State Development Plans.

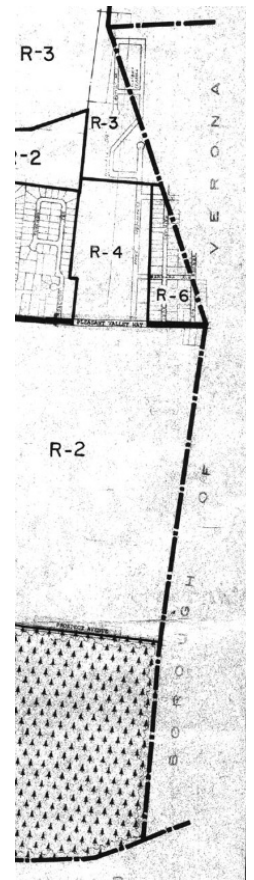
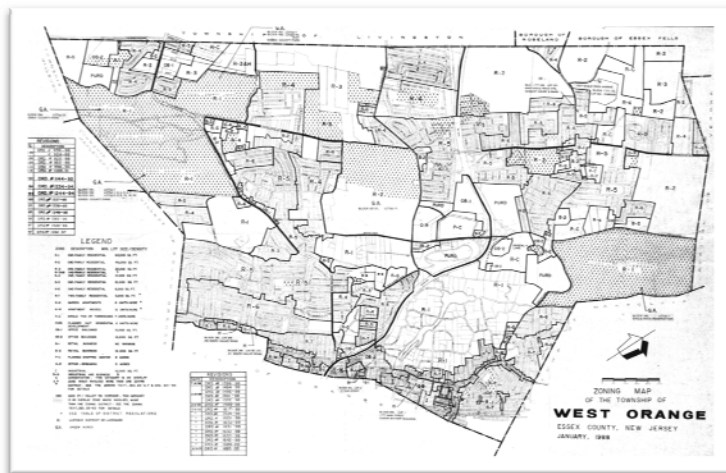
N.J.S. 40:55D-28.d provides the following:

The Master Plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan, adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L. 1985, c. 398 (C. 52:18A-196 et seq.) and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act." P.L. 1970, c. 39 (C. 13:1E-1 et seq.) of the county in which the municipality is located.

There are five communities in Essex County that adjoin the Township of Verona: West Orange, Essex Fells, North Caldwell, Cedar Grove, and Montclair.

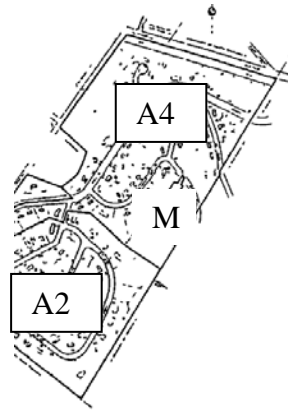
West Orange

The section of West Orange lying between Mount Prospect Avenue and Montclair is zoned for single-family residential use. In both Verona and West Orange this area contains the County-owned Eagle Rock Reservation. Between Mount Prospect Avenue and Lakeside Avenue, Verona's zoning is R-1 single-family and the adjoining zoning in West Orange is for single-family development on 40,000 square foot lots, presenting a compatible relationship. The balance of the land along the West Orange border extending westerly from Lakeside Avenue touches upon two different single-family zones, one zone requiring 20,000 square foot lots where the land is steeper in slope and one zone requiring 6,000 square foot lots in the section closer to Lakeside Avenue. These zones, while not precisely matching the requirements in Verona, are nevertheless compatible as they are both single-family developments.



Essex Fells

Essex Fells borders Verona in the area from West Orange to Bloomfield Avenue on the south westerly portion of the Township.



Essex Fells has two single-family residential zones in this area, one zone requiring a minimum lot size of 31,500 square feet and the other zone requiring a minimum of 20,000 square feet. These are compatible with the

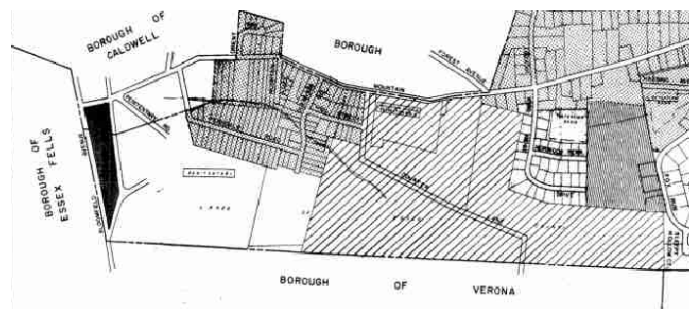
adjoining single-family zones in Verona. A small portion of the municipal boundary is zoned and utilized for municipal purposes. A parcel off Fellscrest Road is utilized for a municipal water tank. While this use is a low intensity, low impact land use, it does represent a departure from the single-family residential land use found along the municipal boundary.



Photo 14-1: Water tank in Essex Fells

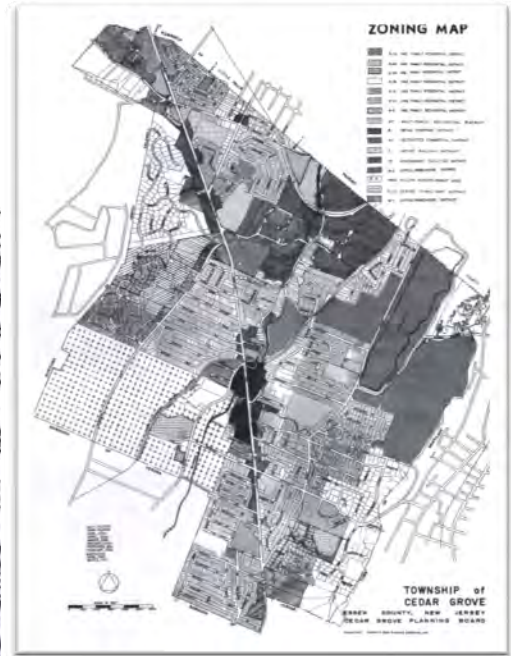
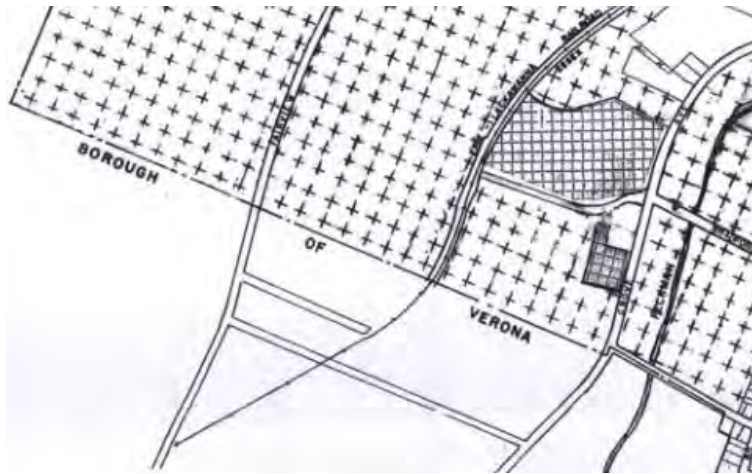
North Caldwell

North Caldwell borders Verona at the north western boundary of the Township. The zoning in the adjoining portion of North Caldwell was once owned by the County of Essex. The County has disposed of the property and single and multi-family developments have been adopted as part of a redevelopment plan. The surrounding land uses are compatible.



Cedar Grove

Cedar Grove borders the Township along its entire northern boundary. The portion lying west of Grove Avenue and extending to North Caldwell is zoned for Hilltop Redevelopment in Cedar Grove.

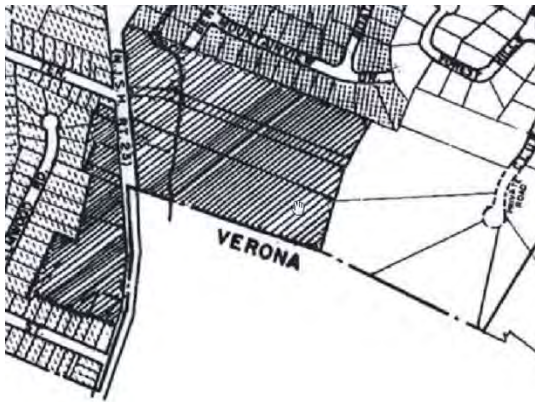


The adjoining areas in Verona from the municipal boundary to Fairview Avenue are designated for Hilltop Redevelopment as well. Between Fairview Avenue and the old railroad right-of-way, the land in Verona is designated for public use. Land in Verona between the old railroad right-of-way and Grove Street is designated as moderate density residential use. The land in Verona surrounding Commerce Court was designated for light industrial uses and is now proposed to be utilized as public land and for professional office uses. Most of the uses in the public area in Verona contain the Public Works Department, a leaf dump, a recycling area and the school bus garage.

The area of Cedar Grove along the municipal boundary to the west of Buena Vista and Bentley Roads in Cedar Grove, as well as the land south of Franklin Street, are zoned for single-family homes on 8,000 square foot lots. This is compatible with the land uses in Verona. The public and professional office district found along Commerce Court is somewhat incompatible and efforts should be made to lessen any adverse impact on the surrounding lands.



The area that lies along Pompton Avenue extending north from the R-8 zone in Cedar Grove includes commercial zoning in both Verona and Cedar Grove. Between Pompton Avenue and the

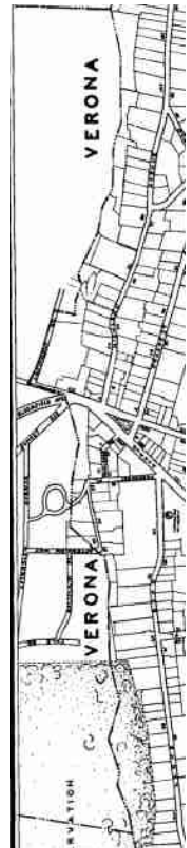


Montclair border, Cedar Grove has both a commercial zone and a single-family. The commercial zone in Cedar Grove extends to the east past the commercially zoned land in Verona. The adjoining lands in Verona, east of the commercial zone, are zoned for multiple dwellings. The only potential incompatibilities in this area are visual since there is no intermixing of traffic between Cedar Grove and Verona east of Pompton Avenue.

Montclair



Most of the adjoining area of Montclair lying north of Westover Road is zoned for single-family homes. The homes situated along Highland Avenue are considerably lower in elevation than the properties in Verona, minimizing potential incompatibilities. In the area of Westover Road and extending into Montclair there is a townhouse development that does not present an incompatibility because the use is found in both municipalities. In the area lying along Crestmont Road toward Bloomfield Avenue, there are multiple dwellings in Montclair and they generally adjoin a townhouse development in Verona. The lands lying between Bloomfield Avenue and Eagle Rock Reservation are zoned single-family in both municipalities. There are no areas of incompatibility along the entire Montclair border.



Essex County

In 2003, Essex County produced the “Essex County Park, Recreation and Open Space Master Plan”. This plan details the County park system and provides for the foundation for the maintenance, improvements, and utilization for all County own property. The 2003 Plan states the following:



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5. VERONA PARK

Verona Park is a 54.32-acre suburban, picturesque park characterized by beautiful Verona Lake. The lake encompasses just over 1/4 of the park, and the areas surrounding it reflect its natural qualities and easy accessibility. Located in Verona, the park is heavily used by local neighborhoods as well as visitors from surrounding communities. The boathouse is a major draw to the park during the summer months, while the park is fully utilized year-round. Verona Park is bordered by Bloomfield Avenue to the north, Lakeside Avenue to the west, Park Avenue and residences to the east, and the Montclair Golf Club to the south. The park is moderately wooded with many lawn expanses in the central portions of the park.



Verona Lake

HISTORIC PROFILE

Once a marsh, the lake at the park site was first formed in 1814 when the Peckman River was dammed for a grist mill. Parklands were first purchased in 1920 and the Olmsted Brothers prepared plans for the park. However, prolonged litigation involving the transfer of title postponed the development of Verona Park. During the delay, the public utilized the park for boating, skating, picnics and band concerts. In the later part of the 1920s, the lake was excavated and its shores graded and planted. A boathouse, two comfort stations and a bandstand designed by John and Wilson Ely were constructed, as well as a picnic area. Additional features built were bocce courts, a 1.2 mile fitness path, and parking for 68 cars. An

ornamental concrete bridge over the lake is a unique feature of the park. The boathouse has also been modernized and expanded and includes a senior citizens center, as well as a food concession.

INVENTORY OF EXISTING FACILITIES

Verona Park offers many active and passive recreational opportunities for its users. Verona Lake offers fishing and boating activities organized at its central boathouse location. The playground and tennis area at the center of the eastern edge offer three tennis courts and a playground shelter building. One softball field is situated along the Lakeside Avenue edge of the park between the lake and a 1.2-mile fitness path. The fitness path circles the Lake, and meanders through the main hub area of the park where the boathouse is located. Also in this hub area are two bocce courts, a bandstand, restroom facilities, a maintenance building and a parking area with approximately 68 spaces.





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Recent improvements completed

The following capital improvements at the park were completed from January 1995 to December 1999.

- ❑ 1996-Boathouse roof renovations
- ❑ 1997-Installation of new entrance pavement and planter
- ❑ 1998-New playground

These capital improvements totaled \$194,547.

Additional improvements after 1998 included resurfacing the fitness path with asphalt (2001), and replacement of the senior citizen activity room in the boathouse (2002). In addition, improvements in construction in 2002-2003 have included lake dredging, shoreline rehabilitation, and restoration of the softball field.

SUMMARY OF RECOMMENDED PARK RENOVATIONS & NEW FACILITIES

Based on public comment and surveys, discussions with park staff, and site visits to observe existing park facilities, the following park renovations and new facilities are recommended.

Recommended park renovations at Verona Park include refurbishing of existing park facilities, as well as work on significant historic landscape features (shown below with an asterisk*) which will require special consideration to formulate an appropriate design approach for treatment. Future plantings and

landscaping should be arranged based upon the Olmsted style spatial character and planting design.

- ❑ Rehabilitate shoreline at lake edges, repair/provide lake aerators, dredge lake, repair dam edge, and clean brook*
- ❑ Replace fitness equipment



- ❑ Minimize goose habitat areas by planting dense native vegetation adjacent to lake and establishing meadows of native grasses and wildflowers.
- ❑ Repair roof and flooring of boathouse*
- ❑ Replace sinks and fixtures at women's restroom
- ❑ Regrade and irrigate softball field and add team benches, backstop, and continue to allow informal use of area.
- ❑
- ❑ Renovate men's restroom
- ❑ Rehabilitate/replace drinking fountains*
- ❑ Resurface and add lighting to tennis courts 1, 2, & 3.
- ❑ Repair existing dam*





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- Annual tree/turf maintenance and replacement plantings*
 - Remove invasive plant species
 - Erosion control, especially at the eastern end of the playground on the lake shore and at the western edge of the park, and drainage
 - Repair steps on the Raoul Wallenberg Bridge
 - Replace missing bandstand stones
- Recommended new facilities at Verona Park include:
- Children's garden
 - Add signage to the park for identification purposes and to create a unity among county parks
- Add landscaping
 - Add park appurtenances such as benches, litter receptacles, bike racks, bollards, etc. Bike racks should be located to serve and be visible from the Bloomfield Avenue, lawn area, the playground, the tennis courts, the boathouse, and the softball field.
 - Add pedestrian/safety lighting, including safety lighting for fitness path.
 - Provide boardwalks with seating at appropriate locations along the lake shore to allow the public close to the lake without damaging the shoreline.
- The estimated cost of the improvements to Verona Park is \$4,086,400.



VERONA PARK

Borough of Verona, Essex County

PARK FEATURES AND FACILITIES

- Tennis
- Softball
- Bocce
- Basketball
- Park Boundary
- Street
- Pathway
- Leisure Path
- Shower
- Lake/Pond
- Parking
- Treadle
- Playground
- Building

Source: "Essex County Park System Map & Finance Profile" - 2006 Actual Figures 1/26/07

Verona Park is a 4.92-acre multi-use park with a beautiful lake bordered by Lakeville and Bloomfield Avenues in the northern portion of Verona. This is the 8th largest park within the system.



Prepared: September, 2006





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19. EAGLE ROCK RESERVATION

Eagle Rock Reservation is a 408.33-acre tract of primarily undeveloped wooded land located in West Orange, in the central section of Essex County. Eagle Rock Reservation enjoys an unrivaled view of the New York City skyline from the George Washington Bridge to the Verrazano Bridge. Visitors travel to the Reservation to take part in the views, hike in the many trails, or enjoy the equestrian bridle paths. The reservation is situated along Prospect Avenue to the west, Eagle Rock Avenue to the south, Mountain Avenue to the east, and extends to just south of Route 280 to the north. The Town of Montclair is generally to the west, and the Town of East Orange is to the east. The majority of park development to date is confined to the southeastern corner. The gentle to moderate, sometimes steep slopes throughout the underdeveloped portions of the site provide the backbone for the extensive trail systems offered by the Reservation.



The Eyrie Way
Eagle Rock Reservation
Report of the Park Commission of Essex County, NJ
1897

HISTORIC PROFILE

Eagle Rock Reservation, 408 acres in area, occupies the northeast corner of West Orange and a strip of Montclair and Verona. The beautiful and historic West Orange residential district known as Llewellyn Park touches the reservation on the south, and Verona lies to the north. The reservation is six miles from Broad Street in Newark and five miles from Branch Brook Park, and is accessible from these areas via Park Avenue and through the charming drives of Llewellyn Park and Eagle Rock Avenue. Within the reservation the Olmsted plan showed eight miles of road through the forest for pleasure driving. People came to the reservation for the magnificent view

across Essex County along the cliff at its eastern edge, 300 feet above the valley below. There are several points from which one can see New York Harbor, Manhattan, and Staten Island.

Because of the limited soil depth over the rock throughout the Reservation, the Olmsted firm found that most of the property was unsuited for turf and that it was appropriate to retain as woodland. To encourage the health of the larger trees, the Olmsted firm emphasized the importance of preserving the forest undergrowth with its dense water-conserving leaf mulch. Although evergreen trees and shrubs had originally grown in the forest here, they had been removed by human activities. Therefore, plantations of native evergreens (white pine, hemlock, and mountain laurel) were established by the Olmsteds to enhance the character of the woodlands.

For example, in the valley of Stony Brook, the effect of greater depth and shadiness was desired;





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therefore, soil was spread along the rocky ridges adjoining the valley and white pine, hemlock, and extensive masses of ferns were planted.

At rocky summits in the woodlands, according to the Olmsted plan, views were to be kept open, and existing trees removed to suggest an alpine effect. Further down the forested slopes, in order to contrast with the woodlands, meadows were established in relatively open areas with deeper, moister soils and planted with native wildflowers and sun-loving shrubs to provide agreeable views across these open areas to distant hills.

The drive and walk system in the Reservation was laid out not only to make all parts of the reservation accessible, but also to show visitors the distinctive characteristics of localities in the reservation, such as groves of particular tree species, great specimen trees, rocky cliffs, streams, meadows and boggy areas.

In areas of public use such as shelters and terraces, comparatively natural yet showy perennials and flowering

shrubs were planted to maintain harmony with the surrounding woodlands. Flower beds were deemed incompatible with the character of the reservation.

Border plantations, as in most larger parks, were provided along open areas on Eagle Rock Avenue and Prospect Avenue. Elsewhere, where woods extended to the boundary of the park, pines and hemlocks and shade-tolerant evergreen shrubs were planted at the perimeter of the park. In certain areas where the wood's edge would be viewed from a high point, tall-growing trees were removed and smaller trees such as flowering dogwood, hornbeam, gray birch, and sassafras, or flowering shrubs, were planted to create pockets of vegetation with ornamental interest and variety.

A concrete retaining wall 450 feet long was built in 1907 to replace the crumbling dry stone wall along the outer edge of the cliff. Repairs were also made to The Eyrie, the one-time residence of Llewellyn Haskell, a developer and originator of the County Road plan, to be used as a storehouse for tools.

A Casino and refectory were built in 1909 at Eagle Rock. The main building was 25 feet wide by 104 foot long along the cliff, constructed of brick with stucco finish and a tile roof, and two stories tall. The first story was used as an open shelter; the second story housed a dining room. A paved roadway from Undercliff Road to the summit of the mountain was built to connect with the Casino.

INVENTORY OF EXISTING FACILITIES.

The Highlawn Pavilion Restaurant and associated parking are located in the southeast corner of the park, at the crest of the mountain once occupied by the Old Casino. On lower lying portions of the site, a softball field, comfort station, police tower, and a few miscellaneous buildings are spread out and accessed by Crest Drive. The remaining portions of the park are undeveloped and contain



**High Lawn Pavilion
Eagle Rock Reservation**





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numerous bridle paths and hiking trails. Lookout Point provides visitors with a spectacular view of the New York City skyline. Crest Drive provides vehicular access from Undercliff Road to the east, and Eagle Rock Avenue provides access from the south.

Recent Improvements Completed

- 1996-Fencing was installed
- 1997-Picnic grills were added and trees were pruned
- 1998-Access road from Undercliff Drive was repaved and guiderails were added. The rear access road was re-stoned and regraded.
- 1999-Trees were pruned and water line was repaired

These capital improvements totaled approximately \$114,000.



Picnic Area
Eagle Rock Reservation

SUMMARY OF RECOMMENDED PARK RENOVATIONS & NEW FACILITIES

Recommended park renovations at Eagle Rock Reservation include refurbishing of existing park facilities, as well as work on significant historic landscape features (shown below with an asterisk*) which will require special consideration to formulate an appropriate design approach for treatment.

- Annual forest maintenance/meadow restoration and replacement plantings*
- Upgrade fencing, parking and lights at Highlawn Pavilion
- Rehabilitate the existing comfort station building & maintenance building*
- Rehabilitate the drainage within the outdoor concert area
- Make improvements to control gates, electrical service and controls
- Upgrade existing softball infield, backstop, and benches
- Rehabilitate stone building*
- Rehabilitate shelter*
- Rehabilitate equestrian trails and footpaths and drainage
- Rehabilitate/reconstruct drinking fountains*
- Rehabilitate scenic overlooks and repair retaining walls near Undercliff Road*
- Upgrade Delahunty Monument and add new decorative fencing*
- Remove invasive plant species at park “edges”
- Repair retaining walls at Undercliff Road*





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- Improve picnic area with drainage, tables and grills
- Rehabilitate drainage infrastructure

Recommended new facilities at Eagle Rock Reservation are as follows:

- Add decorative lighting, and pedestrian/safety lighting
- Add park appurtenances such as benches, litter receptacles, bike racks, bollards, etc.
- Add pedestrian/safety lighting
- Add approximately 50 parking stalls
- Add signage to the park for identification purposes and to create a unity among county parks
- Add playground area to picnic area
- Add volleyball court, horseshoes, and basketball court
- Add trees and shrubs
- Add trail signage system

The estimated cost of the improvements to the Eagle Rock Reservation is \$3,300,500.





23. WEST ESSEX TRAIL

West Essex Trail is a 2.84-mile trail, which runs within the old right-of-way of the Erie Lackawanna Railroad. The Trail extends from the Passaic county line at the north, southwest through the Community Park in Cedar Grove, across Route 23, across Fairview Avenue, past Verona High School and on to Arnold Way in Verona.

HISTORIC PROFILE

The West Essex Trail is situated on the former right-of-way of the Caldwell Branch of the Erie-Lackawanna Railroad, extending from Passaic County near the Lenape Trail into Verona.

Further acquisitions of railroad property were delayed by public debate and, in the interim, the railroad company sold intermittent parcels. This prevented the County from extending the trail to Grover Cleveland Park in Caldwell, as originally planned. The trail is presently used by walkers and bicyclists. The County is awaiting funding to implement final grading and landscaping plans. An important component of the refurbishing of the trail is the upgrading of the existing railroad bridge over the Peckman River.

INVENTORY OF EXISTING FACILITIES

West Essex Trail is used by bicyclists, hikers, walkers, and joggers and has a trestle bridge above the rapids of the Peckman River.

Recent improvements completed

Rehabilitation of the trestle bridge over the Peckman River is underway.

SUMMARY OF RECOMMENDED PARK RENOVATIONS & NEW FACILITIES

Based on public comment and surveys, discussions with park staff, and site visits to observe existing park facilities, the following park renovations and new facilities are recommended.

Recommended park renovations at West Essex Trail include refurbishing of existing park facilities as follows:

- Grade, drain, and improve bicycle and hiking trail
- Trestle bridge at Peckman River
- Forest/trails maintenance

Recommended new facilities at West Essex Trail include:

- Add interpretive signage
- Add small parking area
- Add landscaping

The estimated cost of improvements to West Essex Trail is \$869,000.



WEST ESSEX TRAIL
Township of Cedar Grove &
Borough of Verona

Trail
Reserves
Library/Principals

Source: "Mass County Park System, Maps & Electronic Profiles"
 NCEM, April 2009 (2009)



Prepared September, 2010





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CANOE BROOK WATERSHED

The Canoe Brook Watershed, located in Livingston and Millburn, is comprised of several small streams including the Bear Brook and Cub Brook, and a parallel stream Slough Brook. The watershed contains two major water suppliers, New Jersey American Water Company (surface and ground water) and the East Orange Water Company (groundwater). The drainage area is approximately 9.8 square miles and flows into the Passaic River. The headwaters for this watershed are the western edge of the Second Watchung Mountain in Livingston. The upper portions of the watershed are primarily developed as residential subdivisions and commercial/retail developments. The lower portion of the watershed contains the water supply areas for the two water purveyors. Preserving and restoring the riparian forests within the stream corridors in the upper section of the watershed will reduce non-point source pollution essential to protection of water quality flowing into the water supply areas.

PECKMAN RIVER GREENWAY

The Peckman River begins in West Orange and flows northward through Verona and Cedar Grove into Passaic County where it meets the Passaic River above the Great Falls in Paterson. The river is approximately 6 miles in length with a small drainage area as it is constrained between the First and Second Watchung Ridges. The land area of this basin is almost entirely developed with the greatest portion containing residential development. The headwaters of the Peckman River are in part protected by public and private open space by Essex County's Eagle Rock Reservation and Verona Park, the Montclair Golf Club, and several municipal parks including Cedar Grove's Memorial Park. The West Essex Greenway/Lenape Trail intersects the river adjacent to the Hilltop Property, which lies partly within this watershed, and when preserved as parkland will provide a new open space linkage to the river. The Essex County Improvement Authority owns several tracts along the river that should be preserved as open space. Two of the properties have been identified for preservation by Cedar Grove with the remaining two identified as private open space. There are opportunities to create new access points to the Peckman for use of the river and the development of a pedestrian pathway system linking existing open space for passive recreation.





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County to provide new and improved access for greater use.

HILLTOP

The Hilltop Property Master Plan by the Essex County Improvement Authority (ECIA) recommends preservation of open space as part of the reuse of the County's Hilltop Property in Caldwell, Cedar Grove, North Caldwell and Verona. Hilltop is a 618 acre County owned and ECIA owned tract of contiguous land in western Essex County. The ECIA plan calls for the retention of approximately 259 acres for preserved open space including the formation of the Hilltop Reservation, 27 acres of active park space and 25 acres of land for private open space.

URBAN RECREATION AREAS

The County of Essex should promote and assist in the development of new open space and recreation facilities within Essex County's urban communities. The Essex County Park System currently provides most of the open space opportunities available to residents of urban areas, as these older communities do not own and maintain municipal parkland. Based on the demand placed upon the county parks, there is the need to provide additional athletic fields, playgrounds, and parks. Many of the communities do not contain open space; however, there is the opportunity to create new open space and recreation as land is redeveloped, especially brownfields.

OPEN SPACE PRESERVATION REQUESTS

During the planning process, the public proposed a number of locations in the County for open space preservation. These sites are listed in Exhibit 14 and shown on the accompanying map.

The County has also received many requests for the construction of additional dedicated recreation facilities within the County parks. Requests included soccer fields, a golf course for urban youth, additional cricket creases, and skateboard parks. The County acknowledges the need for such facilities, but also recognizes that demand for park space for dedicated facilities exceeds the ability of the County Parks to provide dedicated facilities and respond to all user needs and requests. Consequently, as part of its open space acquisition program, the County will support the efforts of community groups and municipalities to acquire land to provide such facilities for local use.





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Exhibit 14

OPEN SPACE PRESERVATION REQUESTS

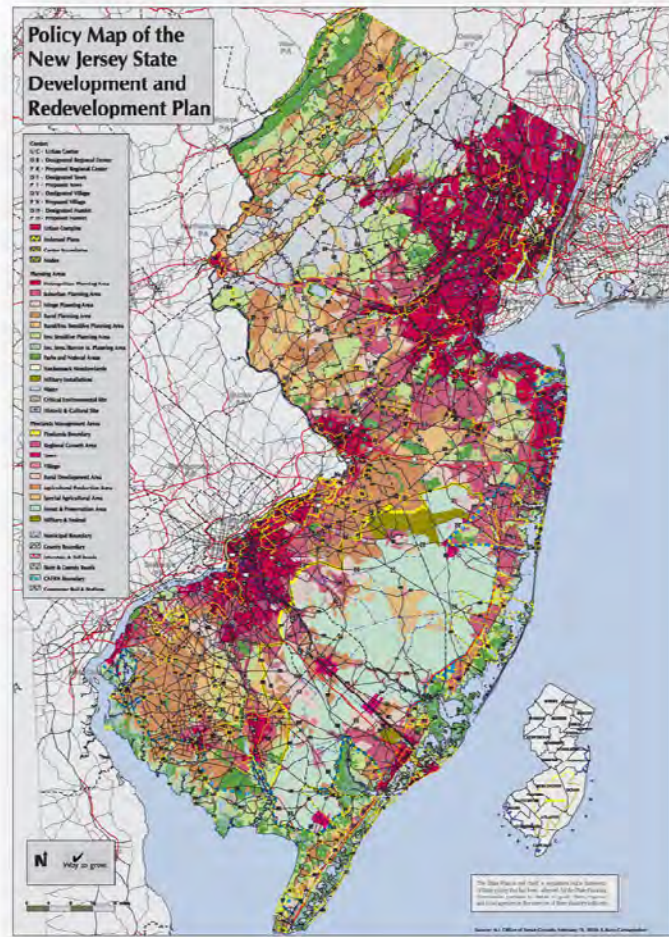
ID #	Name of Project	Municipality	Acreage
1	Blanchard Tract	Township of Millburn	4.46
2	Blumenfeld Farm	Township of West Caldwell	31.00
3	Brill Street Open Space	City of Newark	7.5
4	Dockerell Property	Borough of Roseland	13.46
5	Greater Newark Conservancy Outdoor Learning Center	City of Newark	
6	Hilltop Acquisitions	Township of Cedar Grove	40.00
7	Kernans Quarry	Village of South Orange	10.50
8	Kipps Castle	Township of Verona, Montclair	10.50
9	Leo Realty Property	Township of Bloomfield	9.81
10	Linn Drive Field Additions	Township of Verona	10.00
11	Livingston Corporation Property	Township of Livingston	13.20
12	Mountain Avenue Acquisition	Borough of North Caldwell	8.00
13	Newark Watershed Land	Township of Cedar Grove	53.42
14	Oakey Tract	Township of Millburn	32.00
15	Old Stone House	Village of South Orange	
16	Peerless Tube Property	Township of Bloomfield	2.91
17	Tilter Realty	Township of Bloomfield	5.70
18	US Land Resources	Borough of Roseland	17.50
19	Kean Estate	West Orange	220
20	Northfield Avenue Horse Farm	West Orange	



State Development Guide Plan (SDRP)

The creation of the New Jersey State Development and Redevelopment Plan (SDRP) was required by the *State Planning Act of 1985* and establishes State level planning policy. The current Plan was adopted by the State Planning Commission in 2001 and is required to be updated on a three-year cycle. The SDRP is amended through a three-phase process and includes the preliminary plan, the interim plan and the final plan. The SDRP policies apply statewide with modification for the Hackensack Meadowlands district, the Highland Preservation Area, the Pinelands and CAFRA areas. The Plan is intended to be utilized as a general framework whereby municipalities, counties and state agencies and special districts guide major policy decisions.

On April 28, 2004, the New Jersey State Planning Commission approved the release of the Preliminary State Development and Redevelopment Plan (State Plan) and the Preliminary State Plan Policy Map. This action launched the third round of Cross-acceptance.



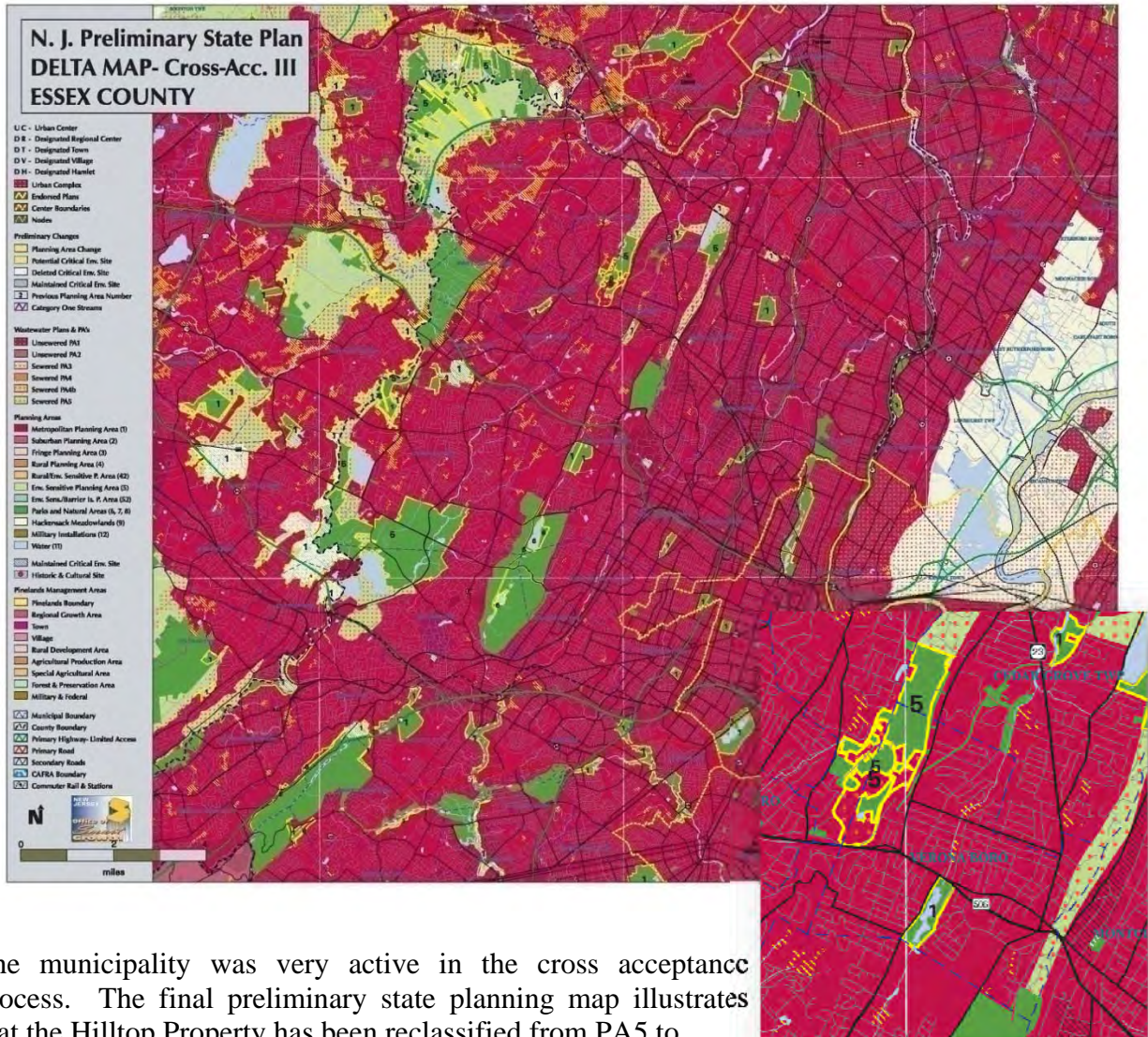
Cross-acceptance is a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.).

This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan.⁸

Cross-Acceptance is the process by which municipalities actively participate in the comparison of the content of their local planning efforts to the proposed SDRP (or its revisions) with negotiations concerning the proposed goals and policies. Several phases are involved in the cross acceptance process including the comparison phase (preliminary state plan compared to local plans), the negotiation phase (public hearings and several rounds of negotiating changes in the proposed policies, mediated by the counties), and the final review process (21 public hearings—one in each county—and acceptance of written comments on the Plan).

⁸ <http://www.nj.gov/dca/osg/plan/crossacceptance.shtml>

The Township of Verona has been designated, in most parts, as a PA 1, metropolitan planning area 1. The metropolitan planning areas include postwar suburbs and urban centers that are fully or almost fully developed. Further development in planning area one is dominated by intensification of land uses through redevelopment and reuse.



The municipality was very active in the cross acceptance process. The final preliminary state planning map illustrates that the Hilltop Property has been reclassified from PA5 to Parks and Natural Areas, PA2, as well as PA2 (unsewered). The Verona Lake Park has also been reclassified from a PA1 to a Parks and Natural Areas designation as well. Other modifications to the map have been made concerning potential environmentally sensitive areas.

More importantly, the Township of Verona vehemently opposed the proposed population and employment projections.

Verona	<p>Population projections appear too high. The Township of Verona expects only 300 to 400 new residents due to the Hilltop development. The municipal population has been flat to slightly declining for many years. Population estimates should not only be based upon statistical analysis, but more importantly, should be based upon the actual development capacity. The municipality is in the process of updating the Master Plan, which will include a build-out analysis.</p> <p>Employment projections seem too high.</p>
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Source: 2004 Cross Acceptance Report page 38

Finally, the Township was concerned with the classification of the municipality in the PA1 classification. The Township believes that the municipality better conforms to the PA2 classification since future development in planning area one is dominated by intensification of land uses through redevelopment and reuse. The Township urged the State to either reclassify the municipality as a PA2 or to have a subsection under PA1 for development municipalities such as Verona. This request is illustrated in the NJOSG Planning Policy Amendment Document:

Issue # 3 – A sub-category should be added to the Metropolitan Planning Area (PA1) designation.

State Plan Citation – State Plan, Planning Areas, Metropolitan Planning Area (PA1), page 187

Alternative – A sub-category should be added to the Metropolitan Planning Area (PA1) to more accurately represent the many of the less urban communities in the Metropolitan Planning Area. The subcategory should include the municipalities consisting of older established communities at or near full build-out, that are focused on preservation/enhancement of existing character and conditions. These communities should not be targeted for intensive development or redevelopment, but should be permitted and encouraged to retain their existing character and development patterns, with future growth to occur at the densities set forth by the respective municipal master plans. Such communities have been engaged in comprehensive planning for over 50 years and have very nearly achieved the vision set forth early in their planning programs. They must now be permitted to preserve and nurture the results of that effort: stable residential neighborhoods on tree-lined streets, attractive town centers, scattered parks and greens, a balance of other land uses – vibrant communities. If subtracted from the Preliminary Plan's anticipations for "intensive redevelopment," these areas may have a substantial impact on the assessment of overall availability of space and opportunity for future growth. Applicable communities are concerned that developers could use the State Plan as a means to force unwanted growth upon a community. Such communities are also concerned that proposed Council on Affordable Housing regulations require initial plan endorsement as a prerequisite to continuing substantive certification. COAH's new rules would require that municipalities demonstrate how zoning regulations will accommodate state imposed (SDRP) growth projections. In essence, communities will be forced to accept growth, even in the event it requires zoning changes to do so

– zoning changes that may be completely inconsistent with existing development patterns or with the municipal Master Plan. Municipalities having planning documents deemed inconsistent with the State Plan (and its growth projections), stand to lose substantive certification, without which they are subject to "builder's remedy" lawsuits. Absent municipal acquiescence to the demand for intensive growth, these lawsuits serve to mandate it by judicial intervention.

Source: NJOSG Planning Policy Amendment Document pages 1 and 2.

RECYCLING ELEMENT



SECTION 15 - RECYCLING ELEMENT

The New Jersey Municipal Land Use Law sets forth regulations providing regulations for the adoption of a master plan by municipal planning boards.

N.J.S. 40:55D-28B (12) indicates the following regarding the required recycling element of the master plan:

A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and for any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

Statewide Recycling Act

In April of 1987, the Senate and General Assembly of the State of New Jersey approved the *New Jersey Statewide Mandatory Source Separation and Recycling Act*, which set forth regulations regarding the recovery of recyclable products statewide. The intention of the Legislature was set forth in section 1 of the Act as follows:

The Legislature finds that removing certain materials from the municipal solid waste stream will decrease the flow of solid waste to sanitary landfill facilities, aid in the conservation and recovery of valuable resources, conserve energy in the manufacturing process, and increase the supply of reusable raw materials for the State's industries; and that the recycling of reusable waste materials will reduce substantially the required capacity of proposed resource recovery facilities and contribute to their overall combustion efficiency, thereby resulting in cost - savings in the planning, construction, and operation of these resource recovery facilities.

The Legislature further finds that the expeditious identification of local, national and international markets and distribution networks for recyclable materials is a necessary prerequisite to the orderly development of mandatory statewide, county and municipal recycling programs; and that the State must institute and complete studies of market stimulation for recyclable materials.

The Legislature further finds that the State may most appropriately demonstrate its long-term commitment to proper solid waste management by establishing a mandatory statewide source separation and recycling program, and by increasing the purchase of recycled paper and paper products by the various agencies and instrumentality's of the State Government.

The Legislature further declares that it is in the public interest to mandate the source separation of marketable waste materials on a Statewide basis so that reusable materials may be returned to the economic mainstream in the form of raw materials or products rather than be disposed of at the State's overburdened landfills, and further declares that the recycling of marketable materials by every municipality in this State, and the development of public and private sector recycling activities on an orderly and incremental basis, will further demonstrate the State's long term commitment to an effective and coherent solid waste management strategy.

Section 25 of the *New Jersey Statewide Mandatory Source Separation and Recycling Act* supplements N.J.S. 40:55D-2 of the Municipal Land Use Law by adding purpose "o" which states "To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan Goals and to complement municipal recycling programs." The State of New Jersey is committed to reducing solid wastes through statewide recycling efforts.

Solid Waste Collection

Solid waste is collected for the Township at curbside twice a week for household refuse, the days of which vary depending upon the quadrant of the Township. All recyclables may be brought to the Department of Public Works (Public Works) recycling center by residents or it may be collected curbside.

Recycling not only serves to conserve our limited natural resources, but also is instrumental in reducing the excess products entering the waste stream.

Verona's residents are to be applauded for their recycling efforts. Approximately 2,500 tons of recyclables were removed from the waste stream saving taxpayers of Verona over \$193,000 in disposal costs in 2007. This represents almost 35 percent of the waste collected in Verona that is now recycled.

Photo 15-1: Public Works Department



Solid Waste Disposal Procedures

Township solid waste procedures are as follows:

All solid waste, including refuse and garbage normally incident to the conduct of the household and/or business shall be collected and set out at the curb on its regular collection day for disposal.

The owner, tenant, or occupant must collect and place at the curb all material to be collected by the solid waste disposal contractor before or on the day of collection.

The owner, tenant, or occupant is required to place at the curb those items designated for collection in a suitable refuse container or receptacle being either plastic or metal containing between 20 to 40 gallons when full and weighing less than fifty (50) pounds. Recycling containers are available for purchase at the Public Works office (10 Commerce Court).

The owner, tenant, or occupant shall not include recyclables, bulky waste, white goods/metal, grass, leaves/yard waste, construction or remodeling materials, junk mail/magazines, newspapers, or commingled materials, corrugated cardboard in their receptacle or container for pick-up by the solid waste disposal contractor. Solid waste receptacles, containers, or items set out at curb containing these items for solid waste pick-up will not be picked up.

Construction or remodeling materials such as concrete, concrete or cement cinder blocks, bricks, asphalt, slate, railroad ties, plywood, metal or wooden fencing, doors, roofing materials, plaster, sheetrock, lumber, paint, earth, sheds, stones, rocks, windows, sinks, tubs, cabinets, ceramic tile, installation materials, pane glass, leaders and gutters, remodeling materials, siding materials, and other construction material are the responsibility of the owner, tenant, or occupant to dispose of properly and will not be picked up by the Township.

Residents requiring disposal of these materials must contact a private disposal company for pick-up and not place these items at the curb. Grass, leaves/yard waste are picked up separately or brought to the compost storage facility located on Commerce Court for disposal.

Paint cans containing latex paint only may be disposed of by first emptying the contents of the cans on newspaper and then allowing the newspaper to dry before putting in the garbage for disposal. The empty paint can can then be put out as part of the monthly "white goods/metal" pick-up. Cardboard, other than corrugated cardboard, such as short boxes, cereal boxes, juice boxes, chip board, should not be recycled, but placed in your garbage for pick-up.

Plastic containers or items other than Type "1" (PET) or Type "2" (HDPE) should not be recycled, but placed in the garbage for disposal. Refer to the bottom of the container to determine the type of plastic and only recycle plastic identified by a "1" or "2" located in the recycling symbol triangle.

SPECIAL MATERIALS

Special material such as corrugated cardboard, white office and computer paper, tires, other mixed papers and telephone books, brown kraft paper grocery bags, batteries and motor oil should be collected and then brought to the public works yard for recycling. No curbside collections will be made for these items.

The recycling center located on Commerce Court and is available throughout the year for the acceptance of these materials.

CORRUGATED CARDBOARD

Corrugated cardboard must be cleaned and flattened before being brought to the recycling center and placed in the corrugated cardboard container for disposal. All other cardboard such as chip board, cereal boxes, juice drink boxes, and other non-corrugated cardboard is to be placed in your garbage for collection.

OFFICE AND COMPUTER PAPER

Clean office and computer paper may be brought to the recycling center and placed in the designated container for recycling.

TIRES

Tires are disposed at the public works yard on Ozone Avenue after first securing a disposal permit from the Public Works office at 10 Commerce Court.

- Remove Tire from Rim before disposal
- Place Metal Rim in Metal Container
- Dispose Tire in the designated area of the Public Works Yard

BATTERIES & MOTOR OIL

Used type “AA” through “D” and button batteries should be collected and brought to the Public Works garage and placed in the designated container for recycling. Used motor oil can be recycled by emptying the oil in the used oil container located in the Public Works garage.

MIXED PAPER & TELEPHONE BOOKS (JUNK MAIL)

Mixed paper, telephone books, kraft paper bags and other non-newsprint, office papers are picked up curbside once per month, and may be brought to the “MIXED PAPER” container located in the recycling center on Commerce Court.

COMPOSTING

Try composting a small corner of your yard where a mixture of leaves, lawn clippings, and such kitchen waste as vegetable scraps, eggshells, coffee grinds, etc. will produce a rich compost, which can then be used to enrich your garden and lawn. It takes very little effort and would help to reduce total waste flow, and save considerable tax dollars.

PROPANE TANKS

Empty propane tanks can be deposited at the recycle center only after receiving a permit from the Public Works office at 10 Commerce Court.

2009 REEXAMINATION REPORT



SECTION 16 – 2009 – REEXAMINATION REPORT

The New Jersey Municipal Land Use Law requires municipalities to periodically reexamine their master plan and development regulations. The Statute requires that this reexamination take place at least once every six years from the previous reexamination.

The planning board is charged with the responsibility of preparing a report on the findings of the reexamination. N.J.S. 40:55D-89 states that the periodic reexamination must include the following elements:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the planning board concerning the incorporation of the redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" P.L.1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Municipal Land Use Law, under N.J.S. 40:55D-89.1 states:

The absence of the adoption by the planning board of a reexamination report pursuant to section 76 of P.L. 1975, c. 291 (C. 40:55D-89) shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable.

The adoption of this document by the Verona Planning Board and subsequent filing with the Essex County Planning Board is essential in ensuring that municipal development regulations are reasonable and consistent with the Township's land use plan.

The last master plan was authored by Queale & Lynch, Inc. and presented to the Planning Board in June of 1992. This document was signed and sealed by John J. Lynch, AICP, PP.

A. The Major Problems and Objectives To Land Development In The Community At The Time of The Preparation Of The Township's Last Master Plan

The goals and objectives found in the 1992 Verona Township Master Plan are as follows:

1. To preserve and protect the established, primarily residential character of the township by maintaining and improving neighborhood quality in existing residential areas.
2. To guide the future development and/or redevelopment of land within the township so as to incorporate new construction without undue disruption to the established character of the township.
3. To preserve and promote a balanced variety of residential, commercial, light industrial, public, recreation and conservation land uses.
4. To safeguard the tax base, preserve economic balance, and provide a continuing source of employment and tax ratables through appropriate utilization of land resources.
5. To promote the conservation of environmental resources and the natural appearance of the Township.
6. To retain and encourage the development of commercial retail uses in central portions of the township.
7. To protect existing light industrial uses in the township.
8. To maintain and improve the existing quality of housing.
9. To encourage future housing construction which is compatible with the existing character of the township without increasing housing density in established residential areas.
10. To maintain the efficiency of the Township's circulation system by limiting nonlocal and/or non-residential traffic to appropriate streets.
11. To maintain the efficiency of the township's circulation system by continued upgrading of streets and intersections.
12. To develop a balanced circulation system incorporating the needs of pedestrians, bicyclists, autos, trucks and buses.
13. To provide municipal parking areas in support of commercial enterprises in the central business district.
14. To maintain adequate water service to the township.
15. To maintain and improve the storm drainage system serving the township.
16. To continue adequate sanitary sewer service for the township.

17. To assure adequate collection, disposal and recycling of solid waste materials.
18. To provide adequate community facilities in the township by maintaining and improving necessary facilities such that the township is efficiently and adequately served, and that all such facilities be barrier free.
19. To provide appropriate levels of recreational opportunities to efficiently and adequately serve the residents of the township.
20. To preserve the environmental resources of the township by locating conservation parklands where resources should be protected, by limiting development in environmentally sensitive areas, and by encouraging general landscaping and preservation of the township's natural character.
21. To continue to recognize the central business district as the primary location for pedestrian-oriented business serving the community.
22. To encourage the protection and preservation of historic sites and buildings.
23. Urging registered family day care by amending the zoning ordinance through the enactment of strict regulations to assure compatibility with nearby residences.

B. Extent to Which Problems and Objectives Have Been Reduced or Have Increased Subsequent to the Last Master Plan

In 2007, the Planning Board had public hearings and adopted the redevelopment plan for the Hilltop site. This site plan approval will have the greatest impact on Verona since the 1950s, and does so without substantial negative impacts upon the established character of the Township.

C. The Extent to Which There Have Been Significant Changes in the Assumptions, Policies and Objectives Forming the Basis for Such Plans or Regulations With Particular Emphasis on Specific Planning Issues and Governmental Policy

This 2009 comprehensive Master Plan encompasses many changes in assumptions, policies, and objectives in planning issues. The goals and objectives found in this 2009 Master Plan have been updated to meet the current need for the Township of Verona. At the time of the writing of this Master Plan & Reexamination report, the regulations for low and moderate income housing issued by COAH have been held to be partially invalid by the Courts. COAH has modified their third-round regulations.

D. Specific Changes

As this reexamination report is included with the 2009 comprehensive Master Plan, there are no specific changes recommended within this reexamination report.

E. Redevelopment Plans

The Planning Board had public hearings on and adopted a site plan for the Hilltop redevelopment plan (see section 18 of this master plan report). The current Master Plan calls for a study to be performed to determine if an area meets the requirements for an area in need of redevelopment for a singular lot that has frontage along Bloomfield Avenue and Fells Road. This single lot is a remnant of the old railroad right-of-way, which creates unique circumstances ideally suited for redevelopment. It is contemplated that this redevelopment site will contain a mixture of professional office and residential land uses.

STORM WATER MANAGEMENT PLAN



SECTION 17 - STORM WATER MANAGEMENT PLAN

Introduction

This Municipal Stormwater Plan (MSWMP) documents the strategy for the Township of Verona (the Township) to address stormwater-related impacts. The creation of this plan is required by N.J.A.C. 7:14A-25 Municipal Stormwater Regulations. This plan contains all of the required elements described in N.J.A.C. 7:8 Stormwater Management Rules. The plan addresses groundwater recharge, stormwater quantity and stormwater quality impacts by incorporating stormwater design and performance standards for new major development, defined as projects that disturb one or more acres of land. These standards are intended to minimize the adverse impact of stormwater runoff on water quantity and the loss of groundwater recharge that provides baseflow in receiving water bodies.

The final section includes a mitigation strategy for when a developer applies for and is granted a variance from the design and performance standards. The mitigation section identifies specific stormwater management measures to lessen the impact of the proposed development.

Goals

The goals of this Municipal Stormwater Plan are to:

- Reduce flood damage, including damage to life and property;
- Minimize, to the extent practical, any increase in stormwater runoff from any new development;
- Reduce soil erosion from any development or construction project;
- Assure the adequacy of existing and proposed culvert and bridges and other stream structures;
- Maintain groundwater recharge;
- Prevent, to the greatest extent feasible, an increase in nonpoint pollution;
- Maintain the integrity of stream channels for their biological functions, as well as for drainage;
- Minimize pollutants in stormwater runoff from new and existing development to restore, enhance and maintain the chemical, physical and biological integrity of the waters of the state, to protect public health, to safeguard fish and aquatic life and scenic and ecological values and to enhance the domestic, municipal, recreational, industrial and other uses of water;
- Protect public safety through the proper design and operation of stormwater basins.

To achieve these goals, this plan outlines specific stormwater design and performance standards for new development. Additionally, the plan proposes stormwater management controls to address impacts from existing development. Preventative and corrective maintenance strategies are included in the plan to ensure long-term effectiveness of stormwater management facilities. The plan also outlines safety standards for stormwater infrastructure to be implemented to protect public safety.

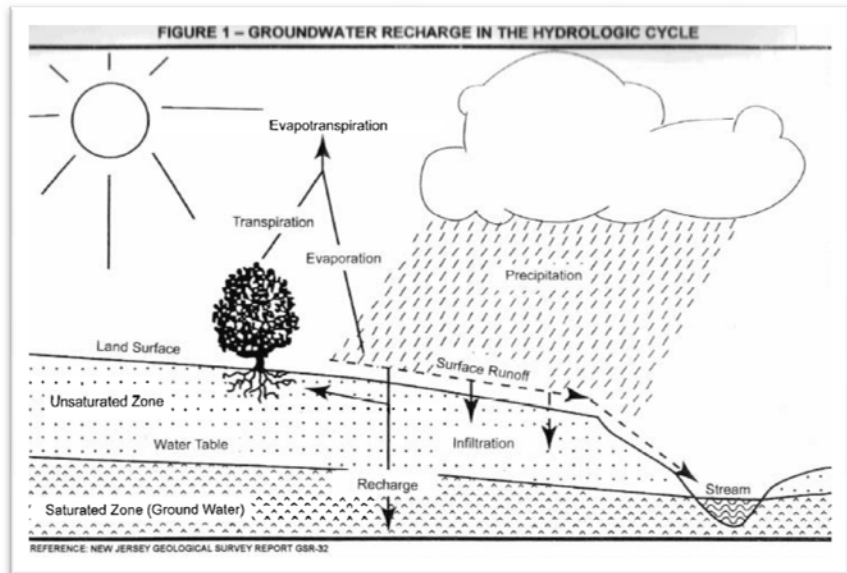
Stormwater Discussion

Land development can dramatically alter the hydrologic cycle (See Figure I) of a site and ultimately an entire watershed. Prior to development, native vegetation can either directly intercept precipitation or draw that portion that has infiltrated into the ground and return it to the atmosphere through evapotranspiration. Development can remove this beneficial vegetation and replace it with lawn or impervious cover, reducing the site's evapotranspiration and infiltration rates. Clearing and grading a site can remove that store rainfall.

Construction activities may also impact the soil and diminish its infiltration ability, resulting in increased volumes and rates of stormwater runoff from the site. Impervious areas that are connected to each other through gutters, channels and storm sewer can transport runoff more quickly than natural areas. This shortening of the transport or travel time quickens the rainfall-runoff response of the drainage area,

causing flow in downstream waterways to peak faster and higher than natural conditions. These increases can create new and aggravate existing downstream flooding and erosion problems and increase the quantity of sediment in the channel. Filtration of runoff and removal of pollutants by surface and channel vegetation is eliminated by storm sewers that discharge runoff directly into a stream. Increases in impervious area can also decrease opportunities for infiltration, which, in turn, reduces stream base flow and groundwater recharge. Reduced base flows and increased peak flows produce greater fluctuations between normal and storm flow rates, which can increase channel erosion. Reduced base flows can also negatively impact the hydrology of adjacent wetlands and the health of biological communities that depend on base flows. Finally, erosion and sedimentation can destroy habitat from which some species cannot adapt.

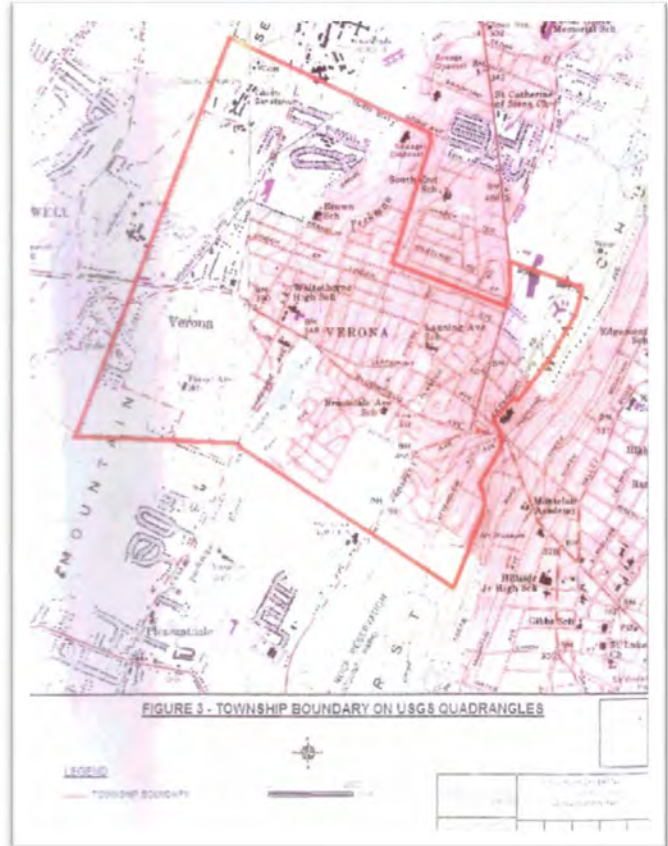
In addition to increases in runoff peaks, volumes and loss of groundwater recharge, land development often results in the accumulation of pollutants on the land surface that runoff can mobilize and transport to streams. New impervious surfaces and cleared areas created by development can accumulate a variety of pollutants from the atmosphere, fertilizers, animal wastes and leakage and wear from vehicles. Pollutants can include metals, suspended solids, hydrocarbons, pathogens and nutrients. In addition to increased pollutant loading, land development can adversely affect water quality and stream biota in more subtle ways. For example, stormwater falling on impervious surfaces or stored in detention or retention basins can become heated and raise the temperature of the downstream waterway, adversely affecting cold water fish species such as trout. Development can remove trees along stream banks that normally provide shading, stabilization and leaf litter that falls into streams and becomes food for the aquatic community.



Background

The Township encompasses a 2.77 square mile area in the northwestern portion of Essex County, New Jersey. Figure 3 depicts the Township boundary on the USGS quadrangle map. The Township is an older established community with a majority of the application for construction received involving redevelopment of existing properties. The Township does contain one large tract of undeveloped land in the northwest end of the Township, where it meets the borders of north Caldwell and Cedar Grove. This area is known as the Hilltop and also includes the area containing the Essex County Jail, which will also be redeveloped. The current plan for the portion of the Hilltop within the Township involves the construction of recreation fields by the Township, housing unit constructed by a private developer and areas that are designated Green Acres, which will be left in their natural state due to steep slopes and other environmental constraints. The population of the Township has remained relatively the same from 13,597 in 1990 to 13,533 in 2000.

However, the demographics of the Township have changed over the years from a community containing a majority of retirees to a community of younger families. This has increased the need for affordable senior housing in the community. Redevelopment in the Township, which includes additional impervious areas, has most likely increased stormwater runoff volumes and pollutants

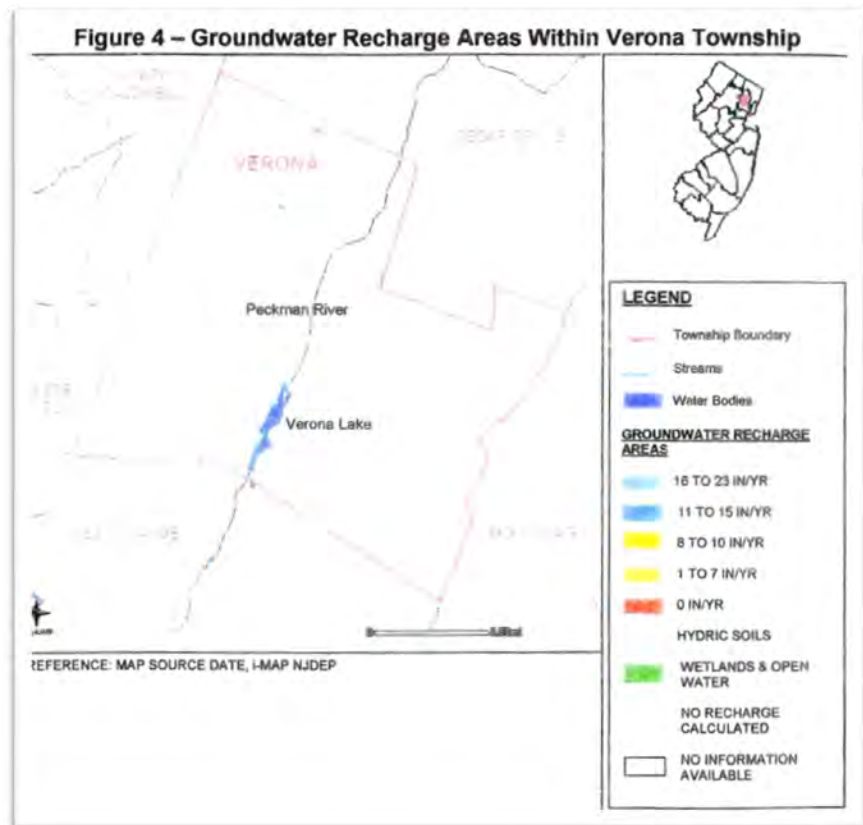


loads to the waterways in the municipality. The majority of the Township is located within NJDEP Watershed Management Area 4, Lower Passaic and Saddle, while a portion in the northwest corner is located in NDEP Watershed Management Area 6, Upper Passaic, Whippany and Rockaway. Existing waterways contained in the Township are illustrated in Figure 2.

The Jersey Department of Environmental Protection (NJDEP) has established an Ambient Biomonitoring Network (AMNET) to document the health of the state's waterways. There are over 800 AMNET sites throughout the state of New Jersey. These sites are sampled for benthic macroinvertebrates by NJDEP on a five-year cycle. Streams are classified as a non-impaired, moderately impaired or severely impaired based on the AMNET date. The data is used to generate a New Jersey Impairment Score (NJIS), which is based on a number of biometrics related to benthic macroinvertebrate community dynamics.

A TMDL Total Maximum Daily Load is the amount of a pollutant that can be accepted by a waterbody without causing an exceedance of water quality standards or interfering with the ability to use a waterbody for one or more of its designated uses. The allowable load is allocated to the various sources of the pollutant, such as stormwater and wastewater discharges, which require NJDES permit to discharge, and nonpoint source, which includes stormwater runoff from agricultural areas and residential areas, along with a margin of safety. Provisions may also be made for future sources in the form of capacity. An implementation plan is developed to identify how the various sources will be reduced to the designated allocations. Implementation strategies may include stormwater treatment plants, adoption of ordinances, reforestation of stream corridors, retrofitting stormwater systems and other BMP's.

The New Jersey Integrated Water Quality Monitoring and Assessment Report (305(b) and 303(d) (Integrated List) is required by the *Federal Clean Water Act* to be prepared biennially and is a valuable source of water quality information. The combined report presents the extent to which New Jersey waters are attaining water quality standards and identifies waters that are impaired. Sublist 5 of the Integrated List constitutes the list of waters impaired or threatened by pollutants, for which one or more TMDL's are needed.



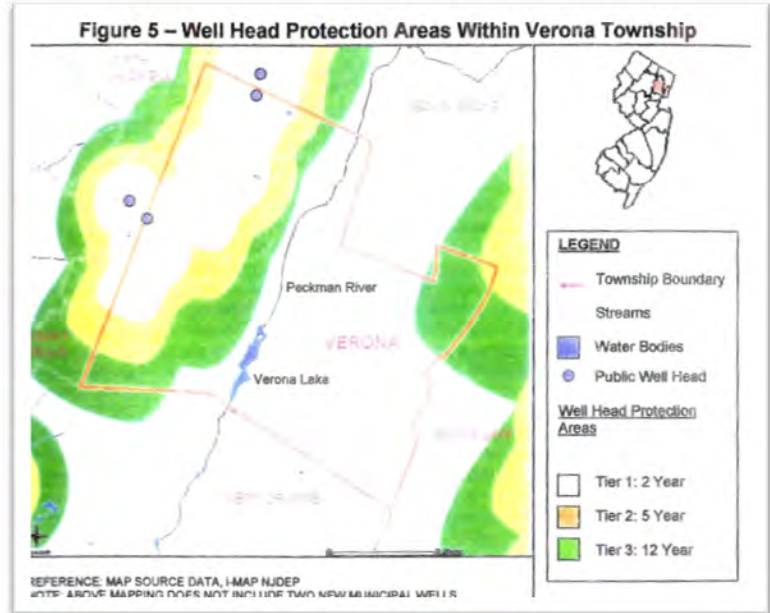
The major river that flows through the Township is the Peckman River. Although there are no water quality or macroinvertebrate monitoring data for the river within Verona Township, there is an existing AMNET Station for the Peckman River downstream at McBride Avenue in west Paterson (Site ID#AN0275). The water quality data for this station lists impairment for macroinvertebrates. In addition to the AMNET data, the NJDEP along with other regulatory agencies collect water quality chemical data on the streams within the state. The data shows that the instream fecal coliform concentrations within the Peckman River at west Paterson (Site ID# 03 189600) often exceed the state's criteria. This means that the river is impaired and that the

NJDEP is required to develop a Total Maximum Daily Load (TMDL) for the pollutant. Fecal coliform management measures in the Township could include proper pet waste disposal as well as Canadian Geese control.

Verona Lake is a 13-acre lake, located within the Township, which drains into the Peckman River and is classified as FW2-NT. The lake was created in the early 1800s as a mill pond and has a north and a south basin. The watershed of Verona Lake is highly developed. Over the years, silt and nutrient-laden stormwater runoff from residential sites, commercial sites and other recreational uses has resulted in excessive sediment and nutrient loading in the Lake. NJDEP also collects water quality chemical data on Verona Lake (Site ID Verona Lake). The data shows that the instream total phosphorus concentrations of Verona Lake frequently exceed the state's criteria, which results in the Lake being labeled impaired. As previously stated, this requires the NJDEP to develop a Total Maximum Load (TMDL) for the pollutant. According to the State of New Jersey's Proposed 2004 Integrated List of Waterbodies, a TMDL approved by the USEPA for fecal coliform has been approved for the Lake. The Township, through meetings with NJDEP, is in the process of developing strategies to comply with the TMDL of 98 percent nutrient removal.

In addition to water quality problems, the Township has exhibited water quantity problems including flooding, stream bank erosion and diminished base flow in its strums. During severe storm events, some undersized culverts do not have adequate capacity, thereby causing a backwater effect and flooding upstream.

These culverts were designed for much different hydrological conditions (i.e., less impervious area) than presently exist in the Township. As the imperviousness increased in the Township, the peak volumes of stream flows also increased. The increased amount of water resulted in stream bank erosion, which resulted in unstable areas at roadway bridge crossings and degraded stream habitats. The high imperviousness of the Township has significantly decreased groundwater recharge, decreasing base flows in streams during dry weather periods. Lower base flows can have a negative impact on instream habitat during the summer months. As seen in Figure 4, there is no information available on groundwater recharge within the Township. Wellhead protection areas, also required as part of the MSWMP, are shown in Figure 5.



Design and performance standards

The Township will adopt the design and performance standards for stormwater management measures as presented in N.J.A.C. 7:8-5 to minimize the adverse impact of stormwater runoff on water quality and water quantity and loss of groundwater recharge in receiving water bodies. The design and performance standards include the language for maintenance of stormwater management measures consistent with the stormwater management rules at N.J.A.C. 7:8-5.8 Maintenance Requirements and language for safety standards consistent with N.J.A.C. 7:8-6 Safety Standards for Stormwater Management Basins. The ordinance will be submitted to the county for review and approval within 24 months of the effective date of the Stormwater Management Rules.

During construction, Township inspectors will observe the construction of the project to assure that the stormwater management measures are constructed and function as designed.

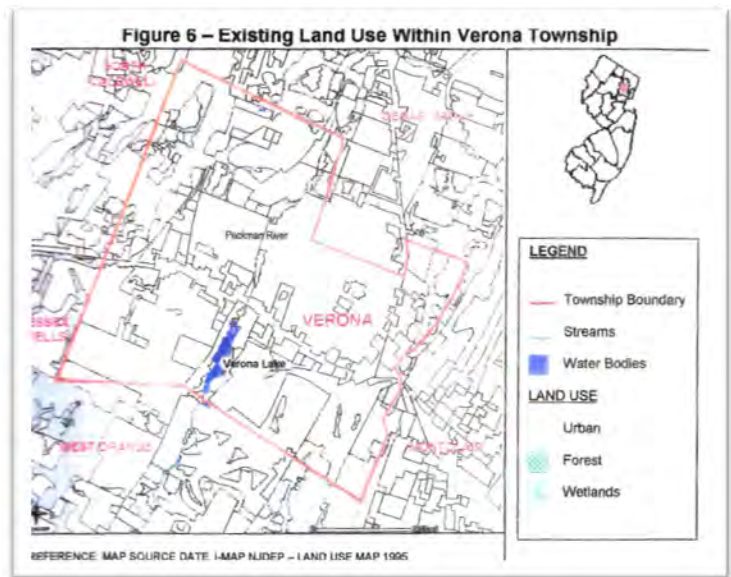
Plan Consistency

The Township is not within a Regional Stormwater Management Planning Area. Therefore, this plan does not need to be consistent with any Regional Stormwater Management Plans (RSWMPs). If any Regional Stormwater Management Plans are developed in the future, this Municipal Stormwater Management Plan will be updated to be consistent.

There is currently a TMDL in place for Verona Lake. The Township, through meetings with NJDEP, is in the process of developing strategies to comply with the TMDL of 98 percent nutrient removal.

The Municipal Stormwater Management Plan is consistent with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21. The municipality will utilize the most current update of the RSIS in the stormwater management review of residential areas. This Municipal Stormwater Management Plan will be updated to be consistent with any future updates to RSIS.

The Township's Stormwater Management Ordinance requires all new development and redevelopment plans to comply with New Jersey's Soil Erosion and Sediment Control Standards. During construction, Township Inspectors will observe on-site soil erosion and sediment control measures and report any inconsistencies to the local Soil Conservation District.



Nonstructural Stormwater Management Strategies

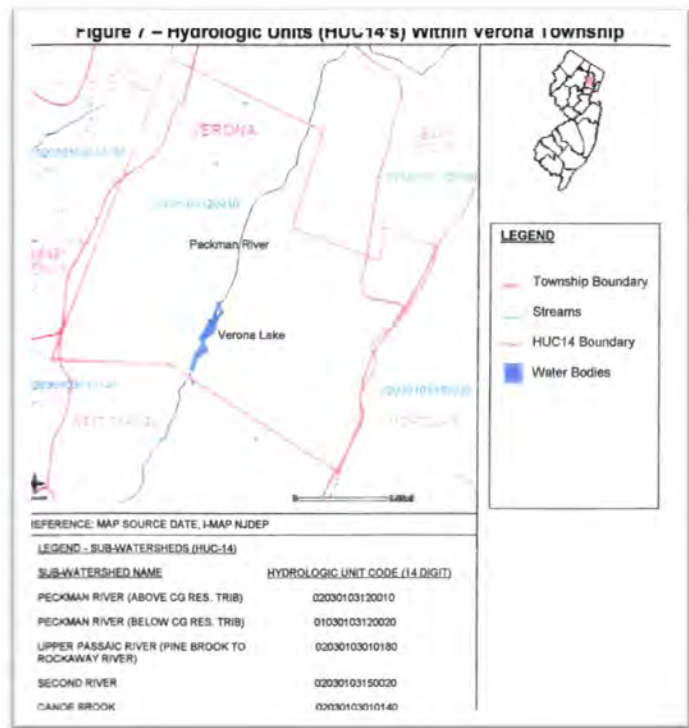
The Township has reviewed the Master Plan and Ordinances and has provided a list of the sections in the Township Land Use and Zoning Ordinances that can be modified to incorporate nonstructural stormwater management strategies. These are the Ordinances identified for revision. Once the Ordinance texts are completed, they will be submitted to the county review agency for review and approval within 24 months of the effective date of the Stormwater Management Rules. A copy will be sent to the Department of Environmental Protection at the time of submission.

Chapter 150 of the Township Codes, entitled Zoning, was reviewed with regard to incorporating nonstructural stormwater management strategies. Several changes can be made to incorporate these strategies.

Section 150-3B Definitions - Buffer Strip is defined as "Land area made up of a dense planting of shrubs and trees, and which may include berms and/or fencing, the purpose of which is to visibly separate one use from another and to assist in shielding or blocking wise, lights or other nuisances." Buffer strips are required in several sections to separate nonresidential use from either a residential use or residential zoning district lines. The landscape requirements for the buffer strips do not recommend the use of native vegetation. The language of this section can be amended to require the use of native vegetation, which requires less fertilization and watering than non-native. Additionally, language can be included to allow buffer strips to be used for management by disconnecting impervious surfaces and treating runoff from impervious surfaces.

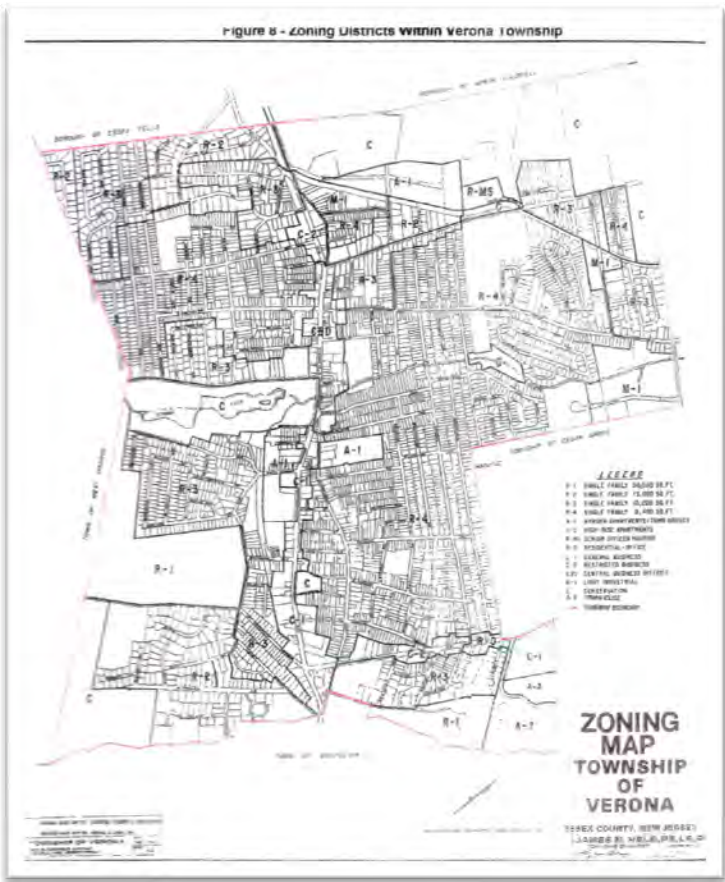
Section 150-12D(1)(a) Off-street parking - Access requires all access drives to be paved. This section can be amended to allow the use of pervious paving materials to minimize stormwater runoff and promote groundwater recharge.

Section 150-12E(1) Off-street parking - Standards for areas for three vehicles or more requires parking areas for three or more vehicles to be paved. This section can be amended to allow the use of pervious paving materials to minimize stormwater runoff to permit groundwater recharge.



Section 150-12E Off-street parking - Standards for areas for three vehicles or more describes requirements for parking areas for three or more vehicles. Language can be added to allow for flush curb with curb stop or curbing with curb cuts to encourage developers to allow for the discharge of impervious areas into landscaped areas for stormwater management. Also, language can be added to allow for the use of natural vegetated swales for the water quality storm, with overflow for larger storm events into storm sewers

Several Changes can be made to Chapter 150 - "Zoning." The Township has nine types of residential districts. Each district has a maximum improved lot coverage based on new site area, ranging from 35 percent in the R-1 District, which has a minimum lot area of 30,000 square feet for detached single-family dwellings to 60 percent for the R-O district, which have a minimum lot area of 10,000 square feet. The Township has five non-residential districts. Each of these districts has a maximum improved lot coverage based on a new site area ranging from 65 percent in the C-2 District, which has a minimum lot area of 15,000 square feet, to 100 percent in the CBD District, which does not have a minimum lot area. Although each zone has a maximum improved lot coverage based on a new site area, the Township Code can be amended to remind



developers that satisfying the maximum improved lot coverage does not relieve them of the responsibility for complying with the Stormwater Management Plan. The Township is evaluating the maximum improved lot coverage for each zone to determine whether a reduction in impervious cover is appropriate. The Township is also evaluating requiring a developer that is granted a variance to exceed the maximum improved lot coverage to mitigate the impact of the additional impervious coverage. The mitigation may address water quality, flooding and groundwater recharge.

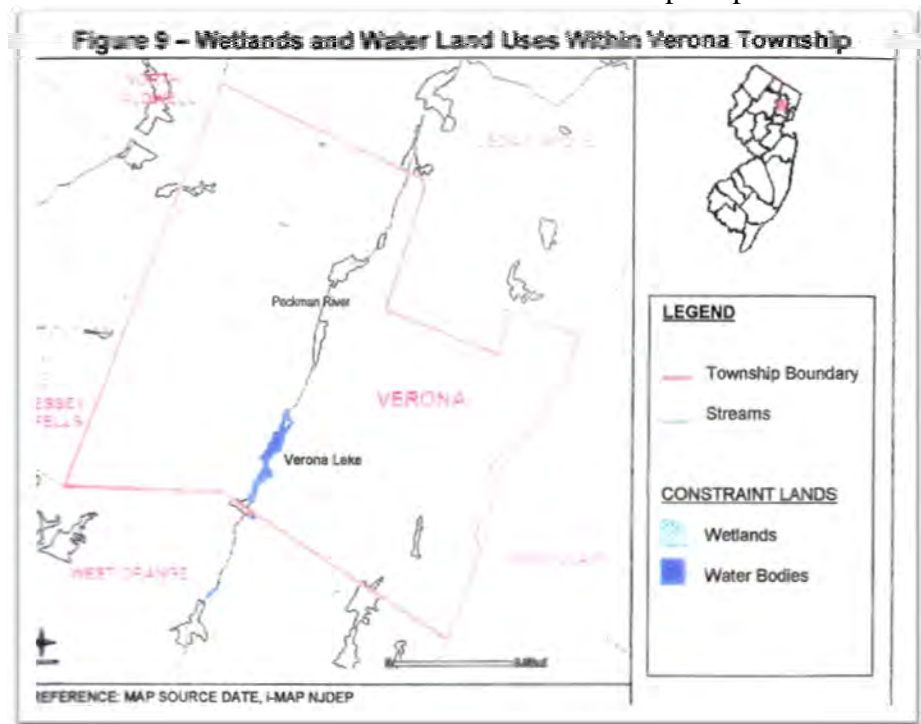
An important nonstructural stormwater management component that is required in the Tier A Municipal Stormwater General Permit is local public education. The Township, Tier A municipality, is required annually to distribute educational information to residents

and businesses explaining "the impact of their day-to-day activities on stormwater quality." Topics include such things as proper use and disposal of fertilizers and pesticides, using native or well-adapted vegetation that requires little or no fertilizing and properly disposing of pet waste, used motor oil and household hazardous waste. The Division of Watershed Management, Office of Outreach and Education offers numerous materials and programs that can assist the Township in developing and implementing a Local Public Education program.

Land Use/Build-Out Analysis

The Township does contain one large tract of undeveloped land in the northwest corner of the Township, where it meets the borders of north Caldwell and Cedar Grove. This area is known as the Hilltop and includes the area that contains the abandoned Essex County Jail Women's Detention Center. This area will be redeveloped into recreation builder fix the Township. Further up the hill a private developer plans to construct new dwelling units. The remaining areas are designated Green Acres and will be left in their natural state due to steep slopes and other environmental

constraints. Since the developable area within the Township is less than one square mile, a Land Use/Build Out analysis is not required. See Figures 6, 7, 8 and 9.



Mitigation Plans

This mitigation plan is provided for a proposed development that is granted a variance or exemption from the stormwater management design and performance standards. Presented is a hierarchy of options.

Mitigation Project Criteria

1. The mitigation project must be implemented in the same drainage area as the proposed development. The project must provide additional groundwater recharge benefits or protection from stormwater runoff quality and quantity from previously developed property does not currently meet the design and performance standards outlined in the Municipal Stormwater Management Plan. The developer must ensure long-term maintenance of the project, including the maintenance requirements under Chapters 8 and 9 of the NJDEP Stormwater BMP Manual.
 - a. The applicant can select a project from the following categories listed to compensate for the deficit from performance standards resulting from the proposed project. More details on the projects can be obtained from the Township Engineer.

Groundwater Recharge

- Install infiltration basins
- Replace deteriorated pavement at select locations with permeable pavement

Water Quality

- Planting of additional native vegetation around Verona Lake in order to restrict access of Canadian geese
- Install stream bank erosion controls at select locations along the Peckman River

Water Quantity

- Stream cleaning, at select locations along the Peckman River to allow additional stormwater to pass

2. If a suitable site cannot be located in the same drainage area as the proposed development, as discussed in Option 1, the mitigation project may provide mitigation that is not equivalent to the impacts for which the variance or exemption is sought but that the same issue. For example, if a variance is given because the 80 percent TSS is not met, the selected project may address water quality impacts due to fecal impairment.

The Township allows a developer to provide funding or partial funding to the municipality for an environmental enhancement project that has been identified in a Municipal Stormwater Management Plan or towards the development of a Regional Stormwater Management Plan. The funding must be equal to or greater than the cost to implement the mitigation outlined above, including cost associated with the long-term maintenance requirements of the mitigation measure.

HILLTOP REDEVELOPMENT PLAN



**2005 Township of Verona New Jersey
Hilltop Redevelopment &
Master Plan Update**

PREPARED FOR
THE MAYOR & COUNCIL AND
THE PLANNING BOARD
OF THE
TOWNSHIP OF VERONA, NJ

PREPARED BY
KASLER ASSOCIATES, PA
48 GREEN HILL ROAD
SPRINGFIELD, NEW JERSEY 07081

July 22, 2005
Updated through September 15, 2005
Adopted September 15, 2005

The original document was signed and sealed on September 15, 2005 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

Jason L. Kasler, AICP, PP
Kasler Associates, PA
Professional Planner #5240

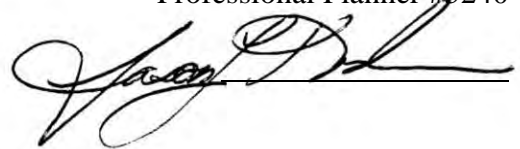
A handwritten signature in black ink, appearing to read "Jason L. Kasler", written over a horizontal line.

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Executive Summary

This report is an update to the report entitled “Verona Redevelopment Plan Hilltop Property” dated August 23, 2000. In the past five years, certain facts, issues, and desires have resulted in the need to modify the Redevelopment Plan. The original Redevelopment Plan was authored by The RBA Group of Morristown, New Jersey. The portions of the Redevelopment Plan that have remained unaltered are represented in this font. The modified portions of the report are italicized in this current font. This will allow the reader to understand what portions of the report have been modified and what portions have been left unaltered. The work product of the RBA Group, if unaltered, represents the work product of the RBA Group and not that of Kasler Associates, PA.

The following represents a summary of the minor modifications that have been updated:

- *Page 3 indicates that the plans will comport to the Residential Site Improvement Standards. The modification indicates that if de minimus exceptions are requested, the approving authority may entertain granting such exceptions pursuant to RSIS regulations. Page 3 also indicates additional land from north Caldwell will be annexed and said land is currently vacant.*
- *Page 5 indicates that all wetlands regulations established by the New Jersey Department of Environmental Protection (DEP) will be followed to ensure protection of these environmentally sensitive lands.*
- *Page 6 indicates the addition of age restricted housing as a permitted use in this redevelopment area. Furthermore, page 6 indicates that traffic generated from the modified land uses will slightly increase from the previous accepted Redevelopment Plan. This increase is considered minor and will not have a substantial negative impact to the plan.*
- *Page 10 indicates that there will be a slight increase in water and sewer demand from the proposed change in land uses. This increase is considered minor and will not have a substantial negative impact to the plan.*
- *Page 14 indicates the proposed changes in bulk standards resulting from the change in proposed land uses.*
- *Page 20 indicates that the modifications to the Redevelopment Plan are in conformance with the proposed State Development and Redevelopment Plan (SDRP)*

I. INTRODUCTION

A. General

The Essex County Improvement Authority (the "Authority") proposes this Redevelopment Plan for certain property in the Township of Verona, Essex County, New Jersey. The Verona property is approximately 24 percent of a larger tract proposed for development and redevelopment. The entire tract (the "Tract") consists of 618 acres of contiguous and primarily unimproved land that spans four municipalities including the Township of Cedar Grove, the Township of Verona, the Borough of Caldwell and the Borough of north Caldwell. The Authority owns the 311 - acre Hilltop portion of the Tract (the "Hilltop") and the County of Essex (the "County") owns the 307 adjoining acres (the "Adjoining Property"). The Verona portion of the Tract is approximately 145 acres, of which 89 acres on the Hilltop will be preserved as part of this Redevelopment Plan.

The land uses recommended in this Redevelopment Plan are derived from the Hilltop Master Plan Study, Final Master Plan ("FMP"), which was finalized in February 2000, and endorsed by the governing bodies of Cedar Grove, Verona, north Caldwell and Caldwell. Maps, figures and statistics referred to herein may be found in the FMP, which is incorporated herein by reference. See Exhibit A. (*Not Attached*) The Authority will act as the redeveloper of the Hilltop and the Adjoining Property pursuant to N.J.S.A. 37A:55.1.

The Verona Township Redevelopment Plan (the "Redevelopment Plan") includes the following properties in Verona: Block 128, Lots 30, 31, 32, 33 and Lot 21.02. This contiguous tract generally is bounded by Bloomfield Avenue to the south, Fairview Avenue to the east, Cedar Grove to the north, and north Caldwell to the west. The tract *was occupied* by a portion of the Essex County Jail Annex. The Jail Annex *has* ceased *its* operations *as* the new Essex County correctional facility in Newark is complete. Most of the Verona portion of the Tract is undeveloped.

B. Statutory Requirements

This Redevelopment Plan is presented to Verona in order to provide a comprehensive review of the redevelopment needs of the Verona portion of the Hilltop and the Adjoining Property as it relates to the entire Tract. This Plan represents the initial step in the redevelopment process pursuant to N.J.S.A. 40A:12A - 1 et seq. (Redevelopment and Housing Law). This Plan addresses the following issues as required by the Redevelopment Law:

- The relationship to defined local objectives as to appropriate land uses, density of population, improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
- Proposed land uses and building requirements in the project area;
- Identification of any property within the redevelopment area which is proposed to be acquired in accordance with the Redevelopment Plan; and

- Any significant relationship of the redevelopment to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c. 398 (C.52:18A - 196 et al).

The Hilltop and the Adjoining Property will be redeveloped in accordance with the Residential Site Improvement Standards, N.J.A.C. 5:21. *Deminimus exceptions from the Residential Site Improvement Standards may be granted if determined by the approving authority that they meet the requirements of section 5:21-3.1.*

C. Area Description

Verona is located in the northernmost portion of Essex County, approximately 15 miles west of mid - town Manhattan. Verona adjoins four other municipalities including west Orange to the south, Essex Fells to the west, north Caldwell to the northwest, Cedar Grove to the *north*, and Montclair to the east.

Verona is situated between the first and second mountain chains of the Watchung Mountains, which extend in a north - south direction in the eastern and western portions of Verona. The Peckman River runs from Verona Lake through the valley between the first and second mountain chains. Verona is located within the Passaic River basin. Bloomfield Avenue traverses the Township from east to west.

The Verona portion of the Tract is bound by Bloomfield Avenue to the south, Fairview Avenue to the east, Cedar Grove to the north, and north Caldwell to the west.

D. Existing Land Use

The existing land use consists of the *former* Essex County Jail Annex. Most of the Verona portion of the Tract is undeveloped. The uses identified by Block and Lot are:

Block 128, Lot 30:	This parcel is vacant.
Block 128 Lot 31:	This parcel contains a few vacant buildings associated with the former Essex County Sanatorium.
Block 128, Lot 32:	This parcel is vacant.
Block 128, Lot 33:	This parcel is vacant.
Block 128, Lot 21.02:	This parcel contains a few vacant buildings associated with the <i>former</i> Essex County Jail Annex.

Adjacent land in N. Caldwell *Land is vacant and includes portions of the former Essex County Jail Annex.*

E. Redevelopment Parcels

The Verona parcels listed above are included in this Redevelopment Plan. The Cedar Grove, north Caldwell and Caldwell parcels are illustrated in the FMP "Land Use Plan" and "Zoning Map," and also in the Redevelopment Plans specific to those municipalities.

F. Environmental

1. Site Contamination

A formal investigation pursuant to the State of New Jersey Requirements for Site Remediation, N.J.A.C. 7:26E et seq. will be necessary to accurately identify the type and extent of on-site contamination and the remedial efforts required. A preliminary investigation for the presence or suspected presence of on-site contamination was conducted in 1996 by Eco Sciences, Inc. Certain areas of the Verona property were identified by the 1996 investigation as requiring further reconnaissance to determine the type and extent of suspected contamination. These specific areas are listed below based upon their general location and additionally are depicted in the FMP. See FMP, Environmental Impacts Site Contamination.

(Not attached)

Essex County Jail Annex Property:

- Solid waste dump sites.
- Former Essex County Sanatorium Property:
 - Closed compost area; Former landfill compost area;
 - Remediated illegal dump site (petroleum products and base neutral compounds);
- Known area of un-remediated PCB spill, remedied UST oil spill, former USTs, petroleum stained flooring in laundry and boiler house, 2 ASTs in boiler house (contents unknown), and former coal bin with fill of unknown origin;
 - Vent pipe, potential UST location;
 - Fill material from demolished Sanatorium buildings.

2. Wetlands, Steep Slopes, Tree Cover

A preliminary wetlands assessment was conducted during the Planning and Analysis phase of the Hilltop Master Plan Study. The wetlands that were found scattered throughout the property were primarily associated with on - site watercourses. Areas of isolated wetland pockets were also present during the site inspection.

Due diligence was performed to assess the resource classification that may be assigned to the discovered wetlands by the New Jersey

Department of Environmental Protection ("NJDEP"). Due diligence consisted of investigating surface water classifications of the on-site watercourses as well as reviewing data regarding the potential presence of endangered and/or threatened species or their habitat.

The due diligence revealed that the on - site watercourses are classified as "non-trout" producing. In addition, records were not found substantiating the presence of, or suitable habitat for, endangered and/or threatened species. Therefore, for planning purposes, the resource classification of the wetlands was assumed as intermediate resource value, requiring a 50 - foot wide transition area. As with any proposed activities within a wetland, activities within the 50 - foot wetland transition area would be subject to State review and approval.

The wetland assessment was preliminary in nature and not field delineated, surveyed or verified by the NJDEP. Formal wetland delineation and NJDEP verification would be necessary to implement redevelopment actions. The estimated area of wetlands and transition areas located within Verona is 17 acres. *All wetlands will be protected in accordance with the regulations promulgated by the Department of Environmental Protection under NJAC 7:7A.*

The estimated area of steep slopes within the tract is fifteen (15) acres, which are scattered throughout the site. Tree cover is estimated at 89 acres and primarily located in the southern and northern region of the site.

II. REDEVELOPMENT OPPORTUNITIES

A. Plan Goals

Through the extensive planning process that led to the development of the FMP, including nearly three dozen public hearings, discussions with the officials of the Verona (as well as Cedar Grove, north Caldwell and Caldwell) and local residents, specific goals for the Tract evolved and were clarified. Realization of the goals will result in the establishment of viable residential development, which will enhance the surrounding residential and recreational uses while preserving a significant portion of the Hilltop as open space. The basic goals of this Redevelopment Plan include the following:

- Development and Redevelopment Activity - Provide a balance of new development and redevelopment activity that serves the diverse local markets, including existing neighborhoods and the regional downtown areas.
 - Circulation - Provide enhanced circulation that will not negatively impact the existing level of service of existing roadways.
 - Physical Enhancements - create a more cohesive development environment, which minimizes impact and enhances the overall aesthetic appearance of the property.
 - Linkages - Create linkages between existing neighborhoods and proposed neighborhoods.
 - Enhanced Land Uses - Remove undesirable land uses that are not consistent with the overall community vision and do not represent the highest and best use of the land.
 - Community Services - Provide essential community services that are needed within the area, e.g., *age restricted housing*, municipal open space and municipal recreation space.

B. Infrastructure

1. Circulation

An examination of the 1999 traffic volumes and the estimated development site generated traffic volumes were completed to determine the future build conditions of the roadway network. None of the existing key intersections experienced more than an 11 percent increase in traffic due to the proposed development of the site *based on 1999 traffic volumes*. Although the proposed Master Plan eliminates the Tract's existing traffic generators (i.e., Essex County Jail, Essex County Hospital, Essex County DPW, etc.), the background traffic includes their traffic volumes in the analysis. *The amendments to the proposed land uses will generate a slightly higher traffic volume than the previous proposed land uses. The previous plan with 42 single-family homes and 18 townhomes would have generated 52 AM trips and 65 PM trips based upon the Institute of Transportation Engineers (ITE) trip generation. Utilizing the same resource, 100 senior apartments and 95 apartments will generate 67 AM trips and 95 PM trips. The minor modifications to this redevelopment plan also require a shift of the*

entrance to the redevelopment site. The expected additional traffic volume from the modified plan will have a diminous effect on the adjoining roadway network. This modification will cause additional lands from north Caldwell to be annexed to the Township of Verona resulting in a municipal boundary modification. The actual site plan that will be submitted will necessarily provide traffic studies and information for the board to consider and review.

Intersection capacity analyses were completed for the proposed build conditions. The following is a brief description of the build conditions at each of the existing and proposed key intersections located within or in close proximity to Verona:

Elm Road and Linwood Terrace - Modifications are not anticipated to be required for this unsignalized intersection. The overall Level-of Service (LOS) is A during both the a.m. and p.m. peak hours. The overall volume increase to the intersection is estimated at less than 1 percent (a.m.) peak hour and 4.2 percent (p.m.) peak hour.

Elm Road and Mountain Avenue - Modifications are not anticipated to be required for this intersection, which is controlled by a flashing signal. The northbound and southbound movements will continue to operate at a LOS A, while the eastbound and westbound movements will continue to operate at a LOS E and B during both the a.m. and p.m. peak hours, respectively. The overall volume increase to the intersection is estimated at 1.3 percent (a.m.) and 1.9 percent (p.m.)

Bloomfield Avenue and Linwood Terrace/Ryerson Avenue - Modifications are not anticipated to be required at this signalized intersection which will continue to run at an overall LOS D during the a.m. and p.m. peak hours. The overall volume increase to the intersection is estimated at 5.6 percent (a.m.) and 7.2 percent (p.m.). The County is currently developing improvement plans for this intersection.

Bloomfield Avenue and Proposed Hilltop Road - The proposed Hilltop Road will intersect Bloomfield Avenue near the *westerly side* Essex County DPW building. The southbound Hilltop Road approach will consist of one left turn lane and one right turn lane. The eastbound Bloomfield Avenue approach will require the addition of a left turn lane, however, sufficient roadway width eliminates the need to widen. The proposed 90 second cycle will require two phases: the eastbound and westbound movements, and the southbound movement. The intersection will operate at an overall LOS B during both the a.m. and p.m. peak hours.

Mountain Avenue and Courtier Lane - Courtier Lane currently traverses Hilltop. Courtier Lane's unsignalized intersection with Mountain Avenue will serve as a western access point *to the properties in north Caldwell*. The number of site generated vehicles accessing Mountain Avenue from Courtier Lane is estimated at 34 (a.m.) and 21 (p.m.). The intersection should operate at an acceptable LOS during both the a.m. and p.m. peak hours.

Recommendations

The minor improvements suggested for the key intersections surrounding the development site are required due to the existing conditions and not necessarily due to the additional load caused by the development site-generated traffic. Moreover, these minor improvements will result in more efficient operation at the intersections despite the additional traffic resulting from the site development. The minor traffic signal improvements recommended within Verona and within close proximity include:

- Adding a *signalized traffic signal* at Bloomfield Avenue and the proposed Hilltop Road.
- A timing change at the intersection of Bloomfield Avenue/Pine Street/west Lincoln Avenue.
- A phasing change at the intersection of Bloomfield Avenue and Grove Avenue/ south Prospect Street.
- Re-routing Elm Road east of Mountain Avenue to connect to the new road accessing the proposed development on the ridge and eliminate the acute angle intersection between Bloomfield Avenue and Elm Road. The new road would then intersect Bloomfield Avenue at a new signalized intersection.
- Extend the proposed east/west road north of Dill Drive to Fairview Avenue. This would provide a crossover road between Grove Street and Fairview Avenue, decreasing traffic on similar roads in Verona and Cedar Grove.

The site-generated traffic summary identifies that the largest travel demand would be for Bloomfield Avenue. However, no direct access to Bloomfield Avenue currently exists from the redevelopment site. Therefore, the FMP proposes a "T" type intersection at the redevelopment site's "front door" near the intersection of Elm Road and Bloomfield Avenue. This proposed signalized intersection at the site's "front door" would not require widening and can satisfy as many vehicles as the Bloomfield Avenue corridor would allow under current and future constraints.

The ability of the surrounding roadway network to accommodate the redevelopment site-generated traffic was critical in identifying both the types and locations of the proposed land uses. Single-family dwellings and senior citizen housing were chosen due to their balance between economic feasibility and low traffic generation.

Non-Vehicular Access and Circulation

The proposed circulation plan offers trailway linkages throughout the Tract, providing opportunities for access in an area that has been predominantly automobile dependent. The on-site routes would enable local residents to reach shopping and service destinations along Route 23 and Bloomfield Avenue without spending the bulk of the trip on busy and congested roads such as Mountain Avenue, Fairview Avenue and Grove Avenue.

The Tract is transected by old Erie rail lines along the Peckman River, which have been removed and converted to a rails-to-trail recreational path called the west Essex Bikeway. Under the proposed circulation plan, the west Essex Bikeway would be connected with on-site paths that would connect greenways. Over four miles of trailways would allow connections from the west Essex Bikeway in Cedar Grove into Verona, Caldwell and north Caldwell. Users will be able to travel to destinations such as shopping on Bloomfield Avenue or swimming at the Verona pool via the trailway.

2. Utilities

- (a) Sewer - Wastewater in Verona is sent to the Verona Wastewater Treatment Plant (WWTP) located on Ozone Avenue and Grove Avenue along the Peckman River. This plant was upgraded recently and has a capacity of 3 million gallons per day (MGD). The WWTP currently operates at 2.2 MGD.

Under a recently approved 208 Plan, the Verona WWTP accepts sanitary flows from the jail Annex and Hospital Center. The area west of the Hospital Center remains in the Cedar Grove 208 district. The current Verona 208 Plan accounts for all of the capacity of the WWTP. The Plan allocates flow for 75 additional single-family homes proposed for Verona in the FNM. Further increases in flow would require an upgrading of the plant rating.

The existing sanitary lines are primarily 8" diameter and owned and maintained by Verona. The sanitary lines in the vicinity of Hilltop are 8" and a 10" line is present to handle the flows from the jail Annex.

- (b) Water - Verona uses 1.7 MGD of water supplied by the Passaic Valley Water *Commission*(PVWC) *as well as the Verona township wells*. Verona owns and maintains the water lines and tanks within its borders. Under the recently approved 208 Plan, Verona is required to transfer 0.5 MGD of water from the Upper Passaic Valley Basin to the Lower Passaic Valley Basin. It is likely that this will be accomplished by transferring well water from Verona to Essex Fells. Alternatively, water from County wells could be transferred to Essex Fells. *Under the formulas found within the Residential Site Improvement Standards, it is expected that the proposed development results in 166 Gallons Per Day (GPD) per unit.*
- (c) Stormwater- Redevelopment of the Tract would require compliance with current stormwater standards promulgated by the State of New Jersey, Essex County or any other relevant governmental agency. The actual location of stormwater management facilities would be determined in connection with site engineering and layout.
- (d) *Electricity and Natural Gas* - Currently Verona is served by Public Service Electric & Gas (PSE&G).
- (e) *Voice and Data Transmission* - Verona is currently served by Bell Atlantic - New Jersey.

III. LAND USE PLAN

A. General

The Land Use Plan, as identified in the FMP, will allow for the consolidation and subdivision of lots on the Tract to accommodate a mixed-use environment. The mixed uses are intended to complement the mixed-uses proposed within Cedar Grove, Caldwell and north Caldwell. The recommendations set forth regarding land use within the Verona portion of the Tract consist of the following: Hilltop Reservation, Municipal Open Space, Municipal Recreation, *Apartments and Age restricted housing*.

B. Parcel Standards

Unless specifically *superseded* in this Redevelopment Plan the design standards outlined in Chapter 150 from the Code of the Township of Verona shall be complied with.

1. Hilltop Reservation/Conservation

The Hilltop Reservation comprises 240 acres, which is 77 percent of the Hilltop. Approximately 90 acres of the Hilltop Reservation are located in Verona.

The conservation area, a.k.a., Hilltop Reservation, shall be considered public lands with the intent of preservation that includes low-impact recreation and public educational uses. The intent of this zone is:

- (a) To prohibit residential, commercial and industrial uses of the land, commercial recreational uses 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.
- (b) To remove existing buildings.
- (c) To maintain existing water supply systems.
- (d) To construct an emergency access road.
- (e) To construct a parking area for 15 - 20 vehicles.

2. Municipal Open Space

The Municipal Open Space Zone shall be considered public lands to be used for public passive recreation and education. The intent of this zone is:

- (a) To encourage the continued use of the land for public recreational and educational uses.
- (b) To prohibit residential, commercial and industrial uses of the land; commercial recreational uses of the land; and any use of the land that would diminish its value in serving the education and recreational needs of Verona.
- (c) To prohibit development of any type.

3. Municipal Recreation

The Municipal Recreation Zone shall be considered public lands to be used for public recreation. The intent of the zone is:

- (a) To limit use to active and passive recreation including pedestrian paths, and playfields for activities such as baseball, softball, football, soccer, lacrosse and track.
- (b) To provide parking *necessary to support recreational facility*.
- (c) To encourage the continued use of the land for public recreational and public educational uses.

4. Residential

(a) Single-family R-2A

- Minimum Lot Area 18,000 SF
- Permitted Uses

Principal Uses:

Single-family dwellings with attached or detached garage

Accessory Uses:

Swimming Pool and Related Facilities
Sheds up to 100 square feet in floor area

- Minimum Lot Width - 100 feet
- Front Yard - 40 feet
- Side Yard - Minimum One Side 15 feet
- Side Yards - Combined total 25 feet but not less than 25'/'0 of the lot width
- Minimum Rear Yard - 40 feet
- Maximum Lot Coverage - 25%
- Building Height - 2.5 stories, not to exceed 30 feet
- Parking Spaces - *As promulgated by the Residential Site Improvement Standards (RSIS)*

(b) Single-family R-1A

- Minimum Lot Area 30,000 SF
- Permitted Uses

Principal Uses:

- Single-family dwellings with attached or detached garage
- Accessory Uses:

- Swimming Pool and Related Facilities
- Sheds up to 100 square feet in floor area
 - Minimum Lot Width - 150 feet

Front Yard - 45 feet

Side Yard - Minimum One Side 15 feet

Side Yards - Combined total 38 feet but not less than 25% of the lot width

Minimum Rear Yard - 50 feet

Maximum Lot Coverage - 20%

Building Height - 2.5 stories, not to exceed 30 feet

- Parking Spaces - *As promulgated by the Residential Site Improvement Standards (RSIS)*

5. Luxury Townhomes

A maximum of 18 townhomes on a minimum tract size of 3 acres can be developed with generous setback dimensions.

6. Apartments and Age restricted housing (Alternative to the R-2A, R1-A, and Luxury Townhouse standards as applied to the Hilltop Property except properties fronting on Fairview Avenue)

(a) *Tract Area: Minimum of 15 acres, and maximum of 20 acres, except that, subject to the Planning Board's approval, necessary storm water management and utility facilities need not be wholly encompassed within the maximum tract area. Bulk standards shall be applied to the overall tract area and shall not be applied to any individual lot resulting within the tract despite that such lots may not be in common ownership.*

(b) *Maximum Number of Units:*

- 1) *Maximum Number of Dwelling Units: 195 units.*
- 2) *Minimum Number of Age-Restricted Housing Units: 96 units.*
- 3) *Minimum Number of Non-Age Restricted Housing Units: 90 units.*
- 4) *Maximum Number of Non-Age Restricted Housing Unit Bedrooms: 156 bedrooms.*

(c) *Maximum Building Height:*

- 1) *Principal Building: 55 feet.*
- 2) *Accessory Building: 26 feet.*

(d) *Minimum Building Setbacks:*

- 1) *Minimum Front Yard: 50 feet.*
- 2) *Minimum Side Yard: 25 feet.*
- 3) *Minimum Rear Yard: 25 feet.*

(e) *Maximum Coverage: 18 percent for all principal and accessory buildings; 45 percent for total impervious coverage based on overall tract area.*

(f) *Maximum Floor Area Ratio: 0 .50*

(g) *Minimum Distances Between Principal Buildings:*

- 1) *End to End: 50 feet.*
- 2) *Front to Front: 70 feet.*
- 3) *Rear to Rear: 70 feet.*
- 4) *Rear to Front or Front to Rear: 70 feet.*

(h) *Maximum Number of Buildings; Maximum Units per Building:*

- 1) *Age-Restricted Housing: maximum of 100 units and minimum of 20 units in a maximum of 4 buildings.*
- 2) *Non-Age Restricted Housing: maximum of 50 units per building.*

7. Senior Housing (Lot 1 in Block 129)

(a) Assisted Living

- Permitted Uses:

Principal uses:

- Housing provided for senior citizens requiring some type of assistance in normal daily living activities.

Accessory Uses:

Facilities normally associated with this function including but not limited to:

Nursing Unit

Common Spaces including Dining, Lounges, Clinic, Lobby

Support Spaces including Kitchen, Laundry, Utility Areas, Administrative Areas

- Density - 10 Dwelling units/acre
- Building Set Backs
- Front Yard - 250 feet
- Side Yard - Minimum One Side 100 feet
- Side Yards - Combined 300 feet
- Rear Yard - 150 feet
- Building Height - 3.5 stories, 44 feet maximum
- *Site Building Coverage - maximum 4%*
- *Impervious Surface Cover - 13%*
- *Parking Spaces - 0.5 per Dwelling Unit*
- *Storage, Service and Loading Areas - 1,000 square feet, or one area per building*

(b) Age Restricted Housing (alternate use)

- Permitted Uses:

Principal Uses:

- Housing for adults 55 years of older

Accessory Uses:

- Swimming Pool and Related Facilities
- Tennis Court

- *Clubhouse for Residents with Administrative Areas*
 - *Density - 10 Dwelling units/acre*
 - *Building Set Backs*
- *Front Yard - 1,250 feet*
- *Side Yard - Minimum One Side 100 feet*
- *Side Yards - Combined 250 feet*
- *Rear Yard - 100 feet*
 - *Building Height - 3.5 stories, 44 feet maximum*
 - *Site Building Coverage - maximum 30%*
 - *Impervious Surface Coverage - 58%*
 - *Parking Spaces - As promulgated by the Residential Site Improvement Standards (RSIS)*

IV. PLAN OF ACTION

A. Municipal Approval

Following Planning Board review of the Redevelopment Plan, and the Board's report thereon to the Mayor and Council, the Mayor and Council must act on the Redevelopment Plan. For the Plan to proceed, the Mayor and Council must adopt an ordinance amending the Verona Master Plan to reflect the redevelopment zone within the designated area. N.J.S.A 40A:12A-7(c).

Any deviation from standards of this plan that would result in a variance pursuant to N.J.S.A 40:55D-70(d) shall be addressed as an amendment to the Redevelopment Plan rather than as a variance. Deviation from standards of this plan that would result in a variance pursuant to N.J.S.A 40:55D-70(c) may be addressed through the Planning Board as set forth in N.J.S.A 40:55D-70(c) during the development application process. All developers shall submit development and site plans to the planning board in accordance with procedures set forth in N.J.S.A 40:55D and the Verona Site Plan Ordinance. The Planning Board shall be governed by this Redevelopment Plan and Redevelopment Ordinance when considering the substance of an application for site plan or subdivision approval.

B. Relocation

The Authority has not identified any private tenants, landowners or businesses that will be displaced by the marketing and sale of the Tract so as to require the Authority to engage in relocation assistance. The Adjoining Property is home primarily to the Essex County Hospital Center and the *former* Essex County Jail Annex. There are also some underutilized *and abandoned* office buildings located on Fairview Avenue in Cedar Grove, and the County's Fleet Management Division is located on Bradford Avenue in Cedar Grove. Essex County *has constructed* a new jail in the City of Newark. The jail Annex in north Caldwell *has been* decommissioned. *The hospital that was proposed to be developed in Newark has been relocated to Cedar Grove and is currently under construction.* County functions located in the Fairview Avenue office buildings will be transferred to space that is more convenient to Essex County administrative offices *located at 900 Bloomfield Avenue and other County owned lands.* The Division of Fleet Management's 18-acre (plus or minus) *site, that was to be discontinued, has in fact been continued for the County's Fleet Management.*

C. Redevelopment Schedule

One or more redevelopers may be involved in the development and redevelopment of the Hilltop and the Adjoining Property. Each phase of redevelopment may consist of a single land use parcel or a mixture of uses, but at all times, redevelopment will remain consistent with the FMP and the Redevelopment Plan as approved by the Verona governing body. Each phase of redevelopment shall occur in a manner consistent with the intent and purpose of the FMP, the Redevelopment Plan, and the Verona Master Plan.

The Authority will act pursuant to its redevelopment powers, N.J.S.A. 40:37A-56.1, in connection with the development and redevelopment of the Tract.

D. Redeveloper Agreements

All agreements, including deeds, between the Authority and a redeveloper shall include covenants running with the land, which shall require that the owner of the property shall construct only the uses established in the FMP and the Redevelopment Plan approved and adopted by the governing body of Verona *and the Planning Board of Verona*. The redeveloper(s) will be obligated to carry out the improvements as specified herein and in the FMP. The land conveyed to the State as a reservation and the municipalities as open space will be subject to deed restrictions that will limit the use of such properties in perpetuity.

V. PLAN RELATIONSHIP TO DEFINITIVE LOCAL OBJECTIVES

A. Relationship to Municipal Master Plan

The Verona Master Plan recommends that the Hilltop "be maintained as a public resource, and if the buildings are no longer needed for public purposes, that then be demolished and the land dedicated as an open-space or conservation area, as shown on the Conservation and Recreation Plan of this Master Plan. In the event that the land cannot continue in conservation or open space, the Zoning Ordinance should be modified to anticipate the possible development of this parcel by private interests. The land is now owned by Essex County and access is available, for the most part, only through north Caldwell and Cedar Grove because of very steep slopes which separate the flatter upper portions of the site from the Verona road system. The openness and the unique characteristics of the site combined with the need for additional open recreational space in the crowded urban environment of Essex County lend the use of the large tract of land to passive recreational use in its natural and undisturbed state. If the site is offered for private development, then its use should be restricted to large lot residential development with overall permitted density of one unit for every two acres of gross site area, and that the standards for individual lots be based on lot sizes which are no smaller than those required in the R-1 zone."

The Redevelopment Plan for Verona is consistent with the Verona Master Plan. The Verona 2000 Reexamination Report (the "Report") adopted by the Verona Planning Board on May 25, 2000, states that the "ECIA's final Master Plan is substantially consistent with the alternative presented in the 1995 addendum to the Verona Master Plan for private development of the Hilltop property, so no amendment is necessary to proceed with the proposed redevelopment." 2000 Reexamination Report p. 23.

The Report further states that "the Planning Board finds the ECIA's plan for the redevelopment of the Hilltop property to be substantially consistent with the Land Use Plan element of the Verona Master Plan, as amended through February of 1995, and hereby recommends the implementation of the ECIA's Final Master Plan." *Id.*, at 27.

The Verona Redevelopment Plan is also substantially consistent with the Report in that active recreation areas are available for the municipality to purchase. The Report states that "the County's intentions to redevelop the Hilltop Property have opened up an opportunity to expand the active recreation areas and facilities available to Verona residents..." *Id.*, at 16. There are 3.5 acres available for active recreation in Verona that could be utilized for "youth baseball and soccer" as noted in the Report. *Id.*

B. Relationship to County Master Plan

This Redevelopment Plan intends to comply with the goals and objectives of the County regarding the use of land as well as other relevant County plans such as transportation, recreation and pedestrian access.

C. Relationship to State Development and Redevelopment Plan (SDRP)

The ridge area of the Hilltop is located within Planning Area 5. This is the Environmentally Sensitive Planning Area. The SDRP states as a general description of this planning area the following:

"The future environmental and economic integrity of the State rests in the Protection of these irreplaceable resources. "

The Redevelopment Plan proposes no development of the land within this environmentally sensitive area (PA5). The rest of the Tract is located within Planning Area 1 (*which is where the redevelopment will occur*) the Metropolitan Planning Area. The SDRP states, among other goals, that the following should be done:

Stabilize a threatened environmental base; Protect the existing community character of stable communities; and Manage traffic effectively.

The Office of Smart Growth (OSG) is in the process of cross-examination of the State Development and Redevelopment Plan (SDRP). The Township of Verona participated in this cross-acceptance process between Essex County and the municipality. The proposed SDRP map indicates the redevelopment area in both the Planning Area 5 (PA5) Environmentally Sensitive Planning Area as well as Planning Area 1 (PA1) Metropolitan Planning Area. The proposed Redevelopment Plan is consistent with the goals and objectives of the proposed SDRP.