

	Minimum	\$550.00	\$1,000.00
	Plus	\$150.00 per lot	\$550.00 per lot
Minor subdivision (one-family residential)			
	No new lot created	\$250.00	None
	1 to 3 lots	\$500.00	\$1,000.00
Minor subdivision (other, residential or commercial)			
	1 to 3 lots	\$250.00 per lot	\$1,000.00
	Special meeting at request of applicant ✓	\$800.00	

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 12/24/20

CASE # 2021-06

PROPERTY ADDRESS 40 Ann Street Verona NJ 07044

BLOCK 24-B LOT 21

ZONE R-60

1102

41

APPLICANT'S NAME Jillian Armenti / Lenny Armenti
 PHONE # 973 495 0083 CELL PHONE # 973 495 0083
 EMAIL jillian.lenny@yahoo.com
 PROPERTY OWNER'S NAME Jillian Armenti
 PROPERTY OWNER'S ADDRESS 40 Ann Street Verona NJ 07044
 PROPERTY OWNER'S PHONE # 973 495 0083 CELL # 973 495 0083
 PROPERTY OWNER'S EMAIL jillian.lenny@yahoo.com
 RELATIONSHIP OF APPLICANT TO OWNER owner

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Add front balcony / covered porch area

CONTRARY TO THE FOLLOWING:

30ft setback

LOT SIZE: EXISTING 70' PROPOSED 70' TOTAL 70'

HIEGHT: EXISTING ~~23.83'~~ PROPOSED 28'6"

PERCENTAGE OF BUILDING COVERAGE: EXISTING 17% PROPOSED 19.2%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 33.8% PROPOSED 34.8%

PRESENT USE _____ PROPOSED USE _____

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30'</u>	<u>32.07'</u>	<u>32.07'</u>
REAR YARD	<u>30'</u>	<u>50.5'</u>	<u>50.5'</u>
SIDE YARD (1)	<u>8' 18" both</u>	<u>11.99'</u>	<u>11.99'</u>
SIDE YARD (2)	<u>8' 18" both</u>	<u>11.84'</u>	<u>11.84'</u>

DATE PROPERTY WAS ACQUIRED 12/4/2013

TYPE OF CONSTRUCTION PROPOSED:

Residential

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

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	_____	_____	_____
FIRST FLOOR	_____	_____	_____
SECOND FLOOR	_____	_____	_____
ATTIC	_____	_____	_____

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING 4 PROPOSED 4

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

none

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

To create covered family space at the front of our home.

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

- The covering + balcony only go out feet closer to curb still allowing ample front yard space + do not impede space or views.
- The living space / interior of home is still at some distance / set back from front of property.

History of any deed restrictions:

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

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

If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided.

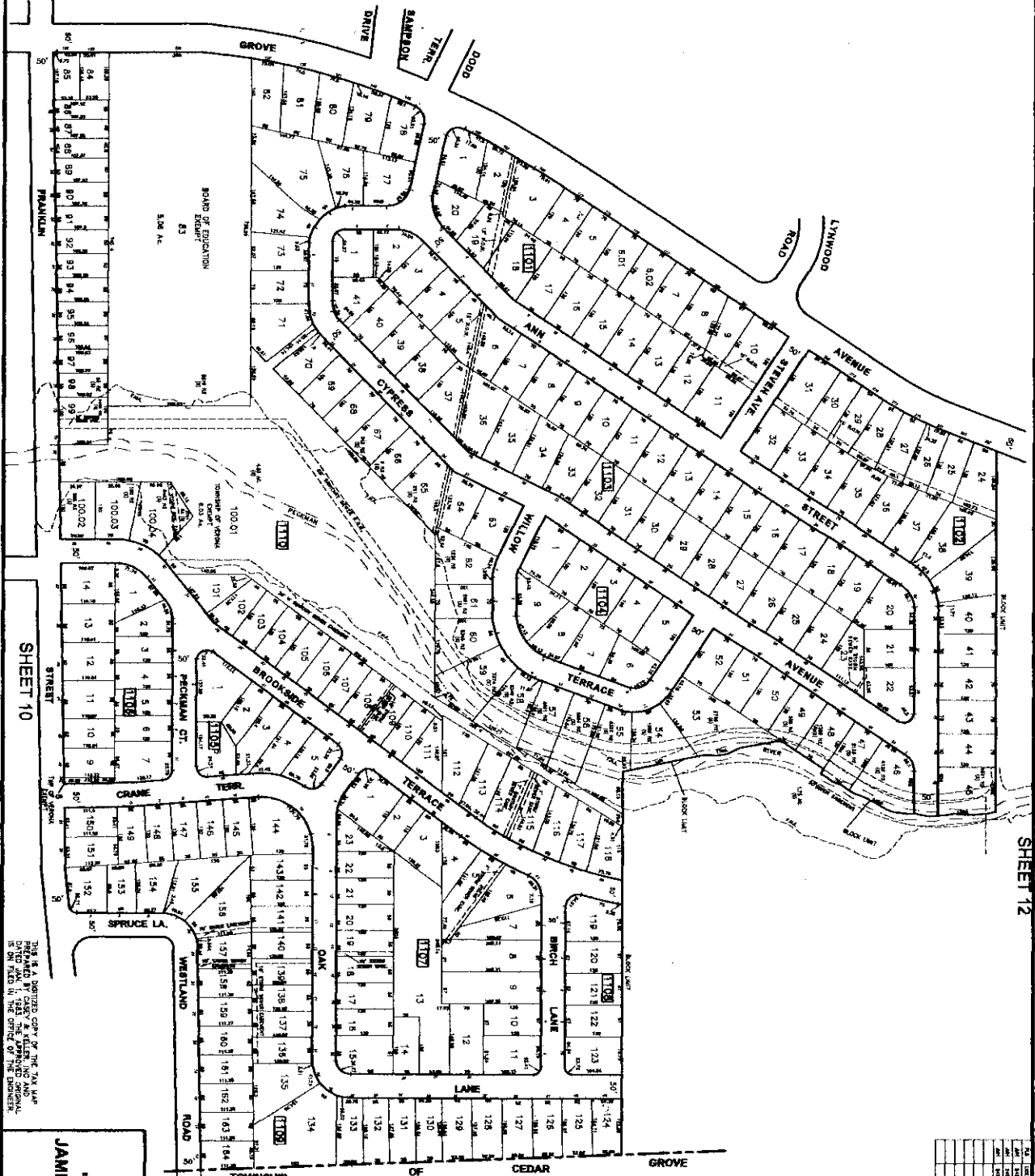
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____

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

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

Architect/Engineer: Name Guizzo + Guizzo / Anthony
Address 1008 Ridge Road, Lyndhurst 07071
Phone # 201-939-1446
Fax # 201-939-1448
Email _____

Planner: Name _____
Address _____
Phone # _____
Fax # _____



THIS IS A DUBBED COPY OF THE TAX MAP PREPARED BY GARY A. MILLER AND SHALL BE ON FILE IN THE OFFICE OF THE ENGINEER.

TAX MAP
TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY
 PREPARED BY: JAMES M. HELB, P.E., P.L.S., P.P.
 DATE: JANUARY 1, 2017
 NEW JERSEY LICENSE # 2672
 TOWNSHIP ENGINEER
 15 COMMERCIAL COURT
 VERONA, NJ 07093
 TO KNOW CONDITIONS AS OF DISCUSSING SEE

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION DIVISION
 OF TAXATION ON NOVEMBER 27,
 2016, SIGNED BY JUDY P. MILLER
 AND TIFFANY A. FIELDS AND
 ASSIGNED SERIAL NUMBER 1987

ESSEX COUNTY

LEGEND

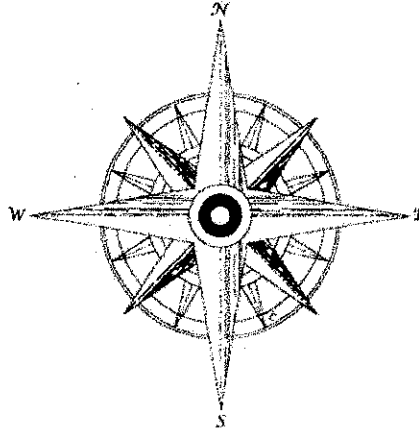
- 100 YEAR FLOODZONE
- AREA OF LOT WITHIN FLOODZONE

300 YEAR FLOODZONE - 1984, 2017 WITHIN FLOODZONE

DATE: OCTOBER 1, 2017



LOT	OWNER	AREA	TYPE
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P² LAND SURVEYING, INC.

Description of property situated in the Township of Verona, Essex County, New Jersey.

Beginning at a point in the northeasterly line of Ann Street distant 600.00 feet southeasterly from the intersection formed by said northeasterly line of Ann Street with the easterly of Stevens Avenue and running thence;

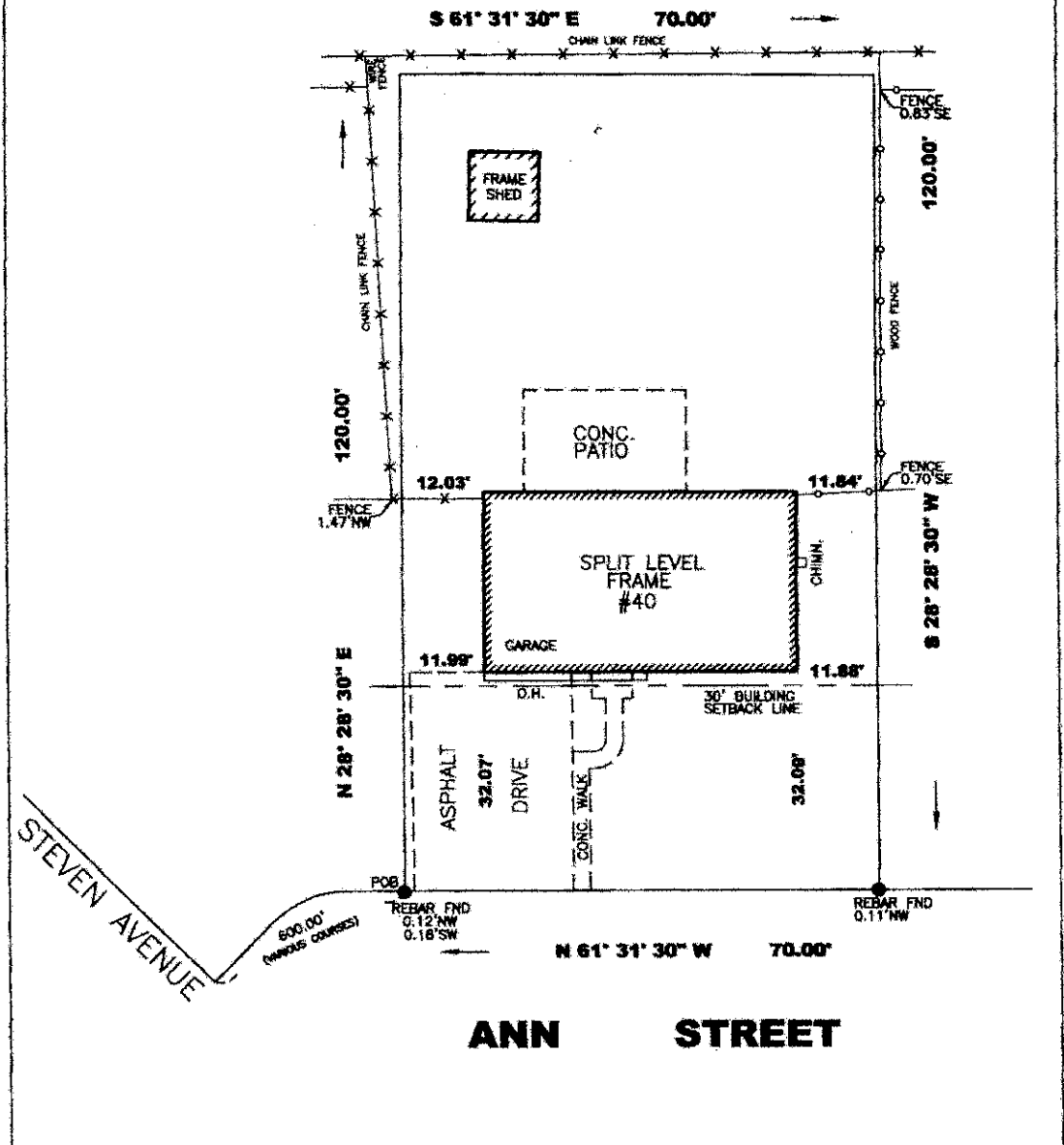
1. North 28 degree 28 minutes 30 seconds East 120.00 feet, thence;
2. South 61 degrees 31 minutes 30 seconds East 70.00 feet, thence;
3. South 28 degrees 28 minutes 30 seconds West 120.00 feet to a point in the northeasterly line of Ann Street, thence;
4. Along the northeasterly line of Ann Street, North 61 degrees 31 minutes 30 seconds West 70.00 feet to the point and place of beginning.

Being known as Lot 21 in Block 24-B on map entitled "Westbrook Estates, Property of Samkar Company Inc., No. 70 Ravine Avenue, Nutley, NJ, formerly Eastwood Corporation Map No. 2 No. 79 Lincoln Park, Newark, NJ, Verona, NJ" Filed September 24, 1958 as Map No. 2398. Also known as Lot 41 in Block 62 on the tax map in the Township of Verona, Essex County, New Jersey.

James Pica

N.J. License No. 24GS03795400

BEING KNOWN AS LOT 21 IN BLOCK 24-B ON MAP ENTITLED:
 WESTBROOK ESTATES, PROPERTY OF SANKAR COMPANY INC.,
 NO. 70 RAVINE AVENUE, NUTLEY, NJ FORMERLY EASTWOOD
 CORPORATION MAP NO. 2 NO. 79 LINCOLN PARK, NEWARK, NJ,
 VERONA, NJ FILED SEPTEMBER 24, 1958 AS MAP NO. 2398.



NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY ADJUDICATION, RESOLVE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45B-36.3) AND N.J.A.C. 13-40-5.1(4). THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED SEAL OF THE LICENSED SURVEYOR.

SURVEY OF PROPERTY SITUATED AT #40 ANN STREET
 IN THE TOWNSHIP OF VERONA, ESSEX COUNTY,
 NEW JERSEY

BEING KNOWN AS LOT 41 IN BLOCK 62 ON THE
 TAX MAP IN THE TOWNSHIP OF VERONA,
 ESSEX COUNTY, NEW JERSEY

CERTIFY TO LEONARD ARMENTI AND JILLIAN ARMENTI,
 H/W; WESTCOR LAND TITLE INSURANCE COMPANY;
 OLDE SCHOOL TITLE SERVICES, LLC; ANGELO SERVIDIO,
 ESQ.; GIBRALTER BANK, ITS SUCCESSORS AND/OR
 ASSIGNS AS THEIR INTEREST MAY APPEAR

REVISED:	
P² LAND SURVEYING, INC.	
P.O. BOX 241 (908) 955-7181	FLANDERS, NJ 07836 FAX (908) 955-7162
DRAWN BY: MS	SCALE: 1" = 20'
DATE: 08-23-13	TITLE NO. JOB NO.
CHECKED BY: JP	OST3157 13-12197


JAMES PICA
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE NUMBER 246S03795400

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Rosemary Laurino OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW
ON OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 40 Ann St., IN THE
CITY OF Verona IN THE COUNTY OF ESSEX AND STATE OF New Jersey
AND THAT Jillian Armenti IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT,
PIECE OF LAND, SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND
DESIGNATED AS BLOCKY 24B AND LOT 21 AS SHOWN ON THE TAX MAPS OF THE
TOWNSHIP OF VERONA.

Rosemary Laurino
NOTARY


Jillian Armenti
Lenny Armenti
OWNER 

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

Rosemary Laurino OF FULL AGE, BEING DULY SWORN ACCORDING TO
LAW, ON OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS
SUBMITTED HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 21st DAY OF
December 2020.

Rosemary Laurino
NOTARY

Jillian Armenti
Lenny Armenti
APPLICANT 

ROSEMARY LAURINO
NOTARY PUBLIC
ESSEX COUNTY, NEW JERSEY
ID # 37646
MY COMMISSION EXPIRES FEB. 23, 2024

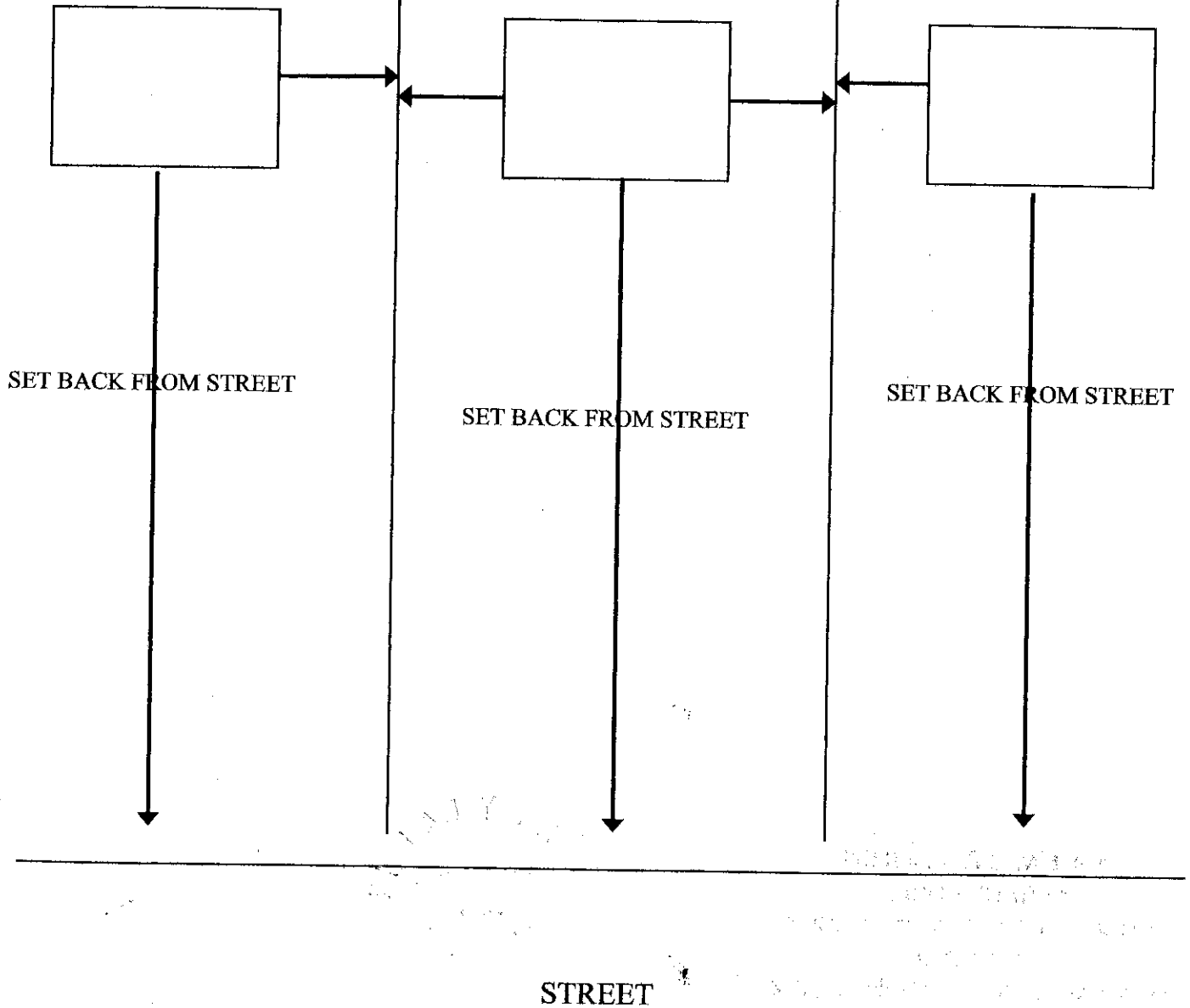
BOARD OF ADJUSTMENT APPLICATION SITE PLAN

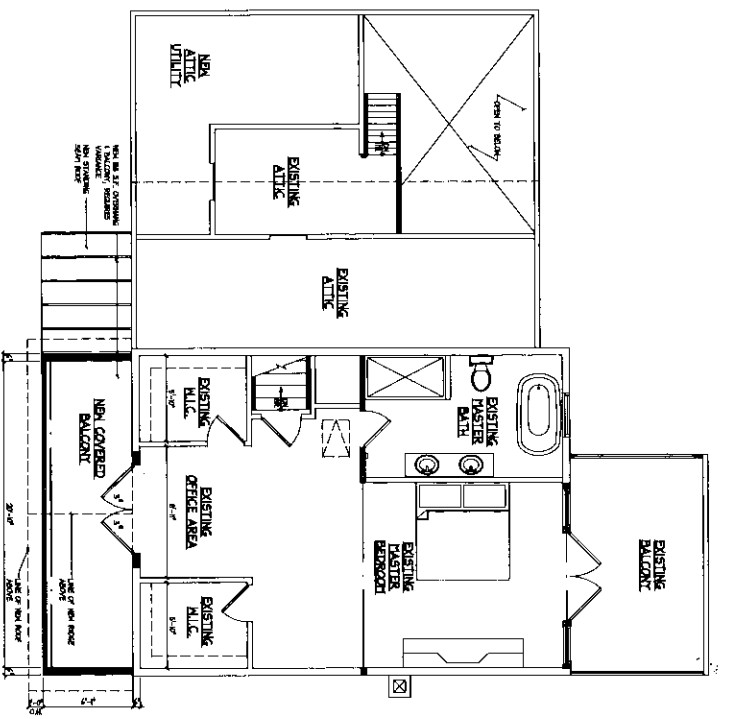
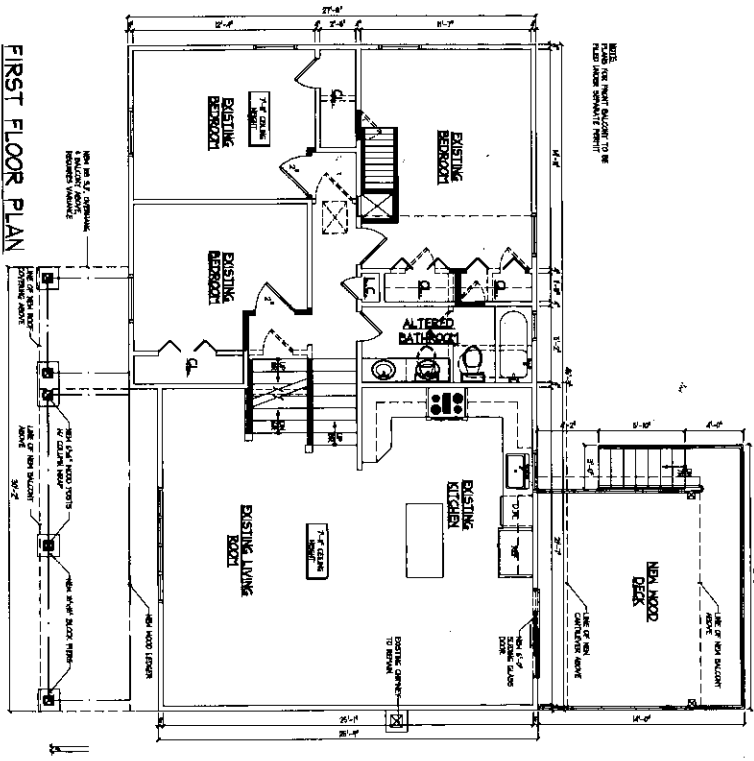
O INDICATES SHRUBS OR TREES
X INDICATES FENCES

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE
HOUSE ON LEFT

APPLICANT'S HOUSE
SHOW THE DISTANCE TO THE
PROPERTY LINE FROM
SURVEY
CENTER HOUSE

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE
HOUSE ON RIGHT





ZONING CHART LOT 41 BLOCK 62

PERMITTED	PROHIBITED	CONVEY
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TWO-FAMILY	RESIDENTIAL	YES
RESIDENTIAL THREE-FAMILY	RESIDENTIAL	YES
RESIDENTIAL FOUR-FAMILY	RESIDENTIAL	YES
RESIDENTIAL FIVE-FAMILY	RESIDENTIAL	YES
RESIDENTIAL SIX-FAMILY	RESIDENTIAL	YES
RESIDENTIAL SEVEN-FAMILY	RESIDENTIAL	YES
RESIDENTIAL EIGHT-FAMILY	RESIDENTIAL	YES
RESIDENTIAL NINE-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TEN-FAMILY	RESIDENTIAL	YES
RESIDENTIAL ELEVEN-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TWELVE-FAMILY	RESIDENTIAL	YES
RESIDENTIAL THIRTEEN-FAMILY	RESIDENTIAL	YES
RESIDENTIAL FOURTEEN-FAMILY	RESIDENTIAL	YES
RESIDENTIAL FIFTEEN-FAMILY	RESIDENTIAL	YES
RESIDENTIAL SIXTEEN-FAMILY	RESIDENTIAL	YES
RESIDENTIAL SEVENTEEN-FAMILY	RESIDENTIAL	YES
RESIDENTIAL EIGHTEEN-FAMILY	RESIDENTIAL	YES
RESIDENTIAL NINETEEN-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TWENTY-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TWENTY-ONE-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TWENTY-TWO-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TWENTY-THREE-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TWENTY-FOUR-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TWENTY-FIVE-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TWENTY-SIX-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TWENTY-SEVEN-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TWENTY-EIGHT-FAMILY	RESIDENTIAL	YES
RESIDENTIAL TWENTY-NINE-FAMILY	RESIDENTIAL	YES
RESIDENTIAL THIRTY-FAMILY	RESIDENTIAL	YES

BUILDING DATA

DATE: 10/20/2018

PROJECT: 20081

CLIENT: ARCHITECTS, L.L.C.

ADDRESS: 40 ANN STREET VERONA, N.J. 07044

PERMITTED BY: 10/20/2018

PROPOSED NEW BUILDING VOLUME = 4,800 C.F.

PROPOSED NEW BUILDING AREA = 1,200 S.F.

PROPOSED NEW BUILDING HEIGHT = 12.00 S.F.

PROPOSED NEW BUILDING DEPTH = 12.00 S.F.

PROPOSED NEW BUILDING WIDTH = 12.00 S.F.

PROPOSED NEW BUILDING LENGTH = 12.00 S.F.

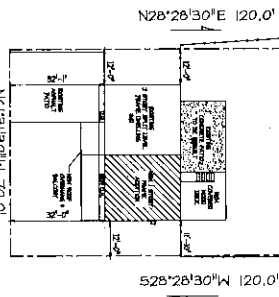
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PROPOSED NEW BUILDING HEIGHT = 12.00 S.F.

PROPOSED NEW BUILDING DEPTH = 12.00 S.F.

PROPOSED NEW BUILDING WIDTH = 12.00 S.F.

PROPOSED NEW BUILDING LENGTH = 12.00 S.F.



REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/2018	ISSUE FOR PERMIT

ARCHITECTS, L.L.C.

40 ANN STREET
VERONA, N.J. 07044

TEL: 973.993.4146
FAX: 973.993.4148

FLOOR PLANS, SITE PLAN & BUILDING DATA

ADD-A-LEVEL/ALTERATION
ARMENI RESIDENCE
40 ANN STREET
VERONA, N.J. 07044

GUZZO T. GUZZO ARCHITECTS, L.L.C.

40 ANN STREET
VERONA, N.J. 07044

TEL: 973.993.4146
FAX: 973.993.4148

SCALE: 1"=20'-0"

SITE PLAN

ANN STREET

NOTES:

ALL EXISTING SITE INFORMATION IS FROM THE RECORD DRAWINGS BY ARCHITECT T. GUZZO, L.L.C. DATED 05/21/2018.

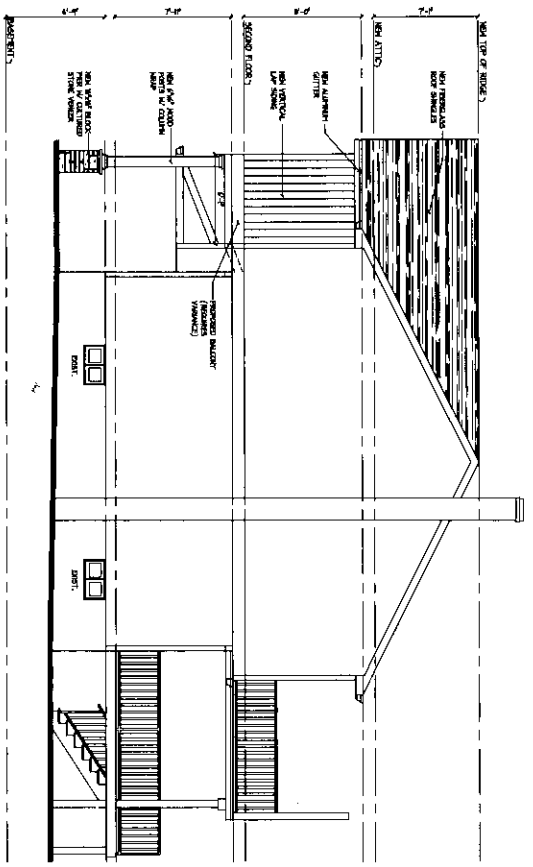
DATE: 10/20/2018

DATE: 10/20/2018

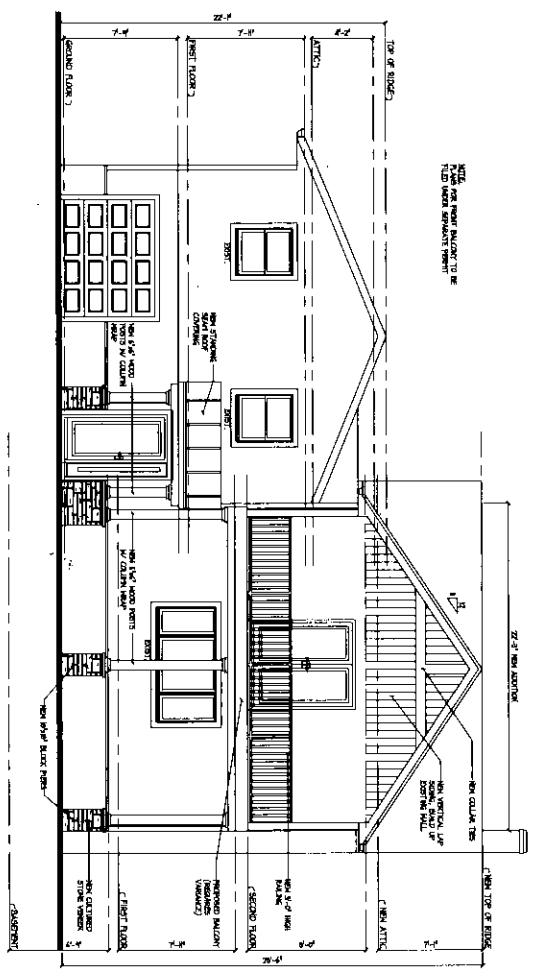
SCALE: 1"=20'-0"

20081

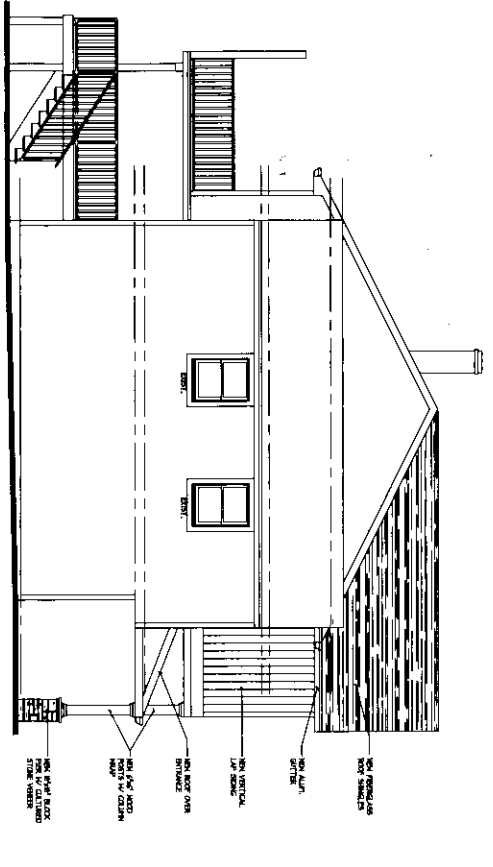
P-1



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS

GUZZO + GUZZO
ARCHITECTS, L.L.C.
508 EDGE ROAD
LIMESBORO, N.J. 07031
PHONE: 201-529-1446
FAX: 201-529-1448

ADD-A-LEVEL/ALTERATION
ARMENTI RESIDENCE
40 ANN STREET
VERONA, N.J. 07044

DATE	BY	REVISION
20081		

MAYOR
JACK McEVOY
DEPUTY MAYOR
ALEX ROMAN
COUNCILMEMBERS
KEVIN J. RYAN
EDWARD GIBLIN
CHRISTINE McGRATH

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER
MATTHEW CAVALLO
TOWNSHIP CLERK
JENNIFER KIERNAN
TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
880 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING
600 BLOOMFIELD AVENUE
VERONA, NEW JERSEY 07044

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

November 12, 2020

(973) 239-3220
WWW.VERONANJ.ORG

Township of Verona Zoning Dept.
Re: Zoning Permit #2020-200 (Rev.1)

Owner: Mr. Leonard Armenti & Mr. Jillian D'onfrio (Armenti)
Applicant 40 Ann Street
Verona, NJ 07044
Property: 40 Ann Street
Lot 41 Block 2102
Zone: R-60 (Medium Density)

This office is in receipt of the following drawings which were submitted by the owner/applicant for consideration.

- Zoning Application signed and dated 10/05/20
- Survey of property prepared by P2 Land Surveying, dated 08/23/13 (unsigned)
- Architectural plans entitled "Add-A-Level Alteration Armenti Residence, 40 Ann Street, Verona, N.J. 07004. Prepared by Guzzo & Guzzo Architects, LLC. Plans dated 09/17/2020. Sheet number P-1 and P-2

The applicant is seeking approval construct a new second story balcony (roofed over) at the front of the existing dwelling.

Zoning Decision:

1. The minimum required front yard setback for the R-60 zone is 30 feet. The existing front yard setback is 32 feet. The proposed front yard setback requested is 25.91 feet (25'-11")
2. The zoning office would like to make the applicant aware that the existing lot coverage (buildings) was improperly calculated on the plans which were submitted, the corrected lot coverage (buildings) is 19% and the proposed will be 21%. The maximum building coverage permitted is 25%. Likewise;
3. The existing improved lot coverage (all) is 33.6% and the proposed will be 34.8%. The maximum lot coverage permitted is 40%

This office has **DENIED** the request for zoning as requested by the applicant for the following reasons.

Variance required §150-17.3 E.1 Minimum Front Yard Setback required 30 feet. Existing 32 feet, Proposed 25.91 feet.

Respectfully Submitted,

Michael C DeCarlo

Michael C. DeCarlo – Engineering Manager
Zoning Officer

Note:

Appeals to the zoning board of adjustment from the decision of an administrative officer must be taken within 20 days by filing a notice of appeal with the officer from whom the appeal is taken specifying the grounds of such appeal. N.J.S. 40:55D-72a. Failure to adhere to the time for appeal will result in the zoning board not having jurisdiction to consider the appeal.