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

March 30, 2021

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Township of Verona
Engineering & Zoning Dept.
Mr. Michael DeCarlo

Township of Verona
Board of Adjustment Case # 2020-08
Ms. Ashley Neale – Land Use Admin.

Owner: Mr. Michael Dischley
Applicant 114 Franklin Street
Verona, NJ 07044
Property: 114 Franklin Street
Lot 128 Block 1504
Zone: R-50 (High Density)

Ms. Neale,

This applicant had appeared before the Township of Verona Land Use Board of Adjustment on March 11th of this year. During this meeting there was some confusion regarding the stairs which were to service the deck. The applicant's original request was for a deck which measured 16 feet out from the dwelling and 12 feet across. This then gave them a rear yard setback of 12 feet to the actual "deck area" where 20 feet is required per §150-7.21 D.

The plans which were initially submitted had not included steps/stair leading from the deck to the rear yard. The inclusion of steps or stairs beyond the 16 feet are permitted in accordance with §150-5.3 G under the following conditions;

- The maximum projection into the rear yard (Feet) is less than 5.
- The maximum area (Square Feet) is less than 30.

The applicant can have two choices in this situation;

1. They can keep the original "deck area" as proposed which was 16 feet x 12 feet, which excluded steps/stairs. They can build the stairs/steps at the end of the deck as long as meet the requirements of §150-5.3 G.
2. They can reduce the "deck area" to be 12 feet x 12 feet and construct the steps/stairs at the end of the deck to meet the 12 foot rear yard setback as requested and noticed.

The contractor must verify the width and the area of the steps/stairs if they wish to keep the deck 16 feet x 12 feet.

If you have any questions please feel free to contact my office.

Respectfully,

Michael C. DeCarlo

Michael C. DeCarlo
Engineering Manager – Zoning Official