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COUNTY OF ESSEX, NEW JERSEY



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VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING  
600 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

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

November 13, 2020

(973) 239-3220  
WWW.VERONANJ.ORG

Township of Verona Zoning Dept.  
Re: Letter of Denial – Standby Emergency Generator

Applicant/Owner: Mr. James Ammeen  
11 Cole Road  
Verona, NJ 07004  
Property: 11 Cole Road  
Lot 11 Block 408  
Zone: R-100 (Very Low Density)

This office is in receipt of the following drawings which were submitted by the builder/contractor on the owner's behalf.

- Zoning Permit application dated 09/14/20
- Survey of property undated and unsigned.

Based upon the zoning permit application and the sketch of the proposed fence shown on the property survey we understand that the owner is seeking to install one (1) emergency standby generator located between the existing dwelling and the left side property line, which shows an offset of approximately 11.5 feet.

**Zoning Decision:**

The proposed request for zoning approval has been **DENIED** by this office for the following reasons;

**150-7.13 MECHANICAL EQUIPMENT**

- No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve.
- No generator shall be permitted within a side yard.

**VARIANCE REQUIRED: §150-7.13 (B) Permission to allow a generator in side yard.**

Please feel free to contact this office should you have any questions,

Respectfully Submitted,

*Michael C. DeCarlo*

Michael C. DeCarlo  
Engineering Manager – Zoning Official

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.