

TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION: 2-9-21

CASE # 2021-09

PROPERTY ADDRESS: 8 Ann Street, Verona, NJ 07044

BLOCK 17 LOT 1101 ZONE R60

APPLICANT'S NAME: Kathryn Zaccone

PHONE # 973-571-2398 CELL PHONE 973-986-5518

EMAIL Twinzaccs@verizon.net

PROPERTY OWNER'S NAME: Kathryn & Charles Zaccone

PROPERTY OWNER'S ADDRESS 8 Ann Street, Verona, NJ 07044

PROPERTY OWNER'S PHONE # 973-571-2398 CELL # 973-986-5518

PROPERTY OWNER'S EMAIL Twinzaccs@verizon.net

RELATIONSHIP OF APPLICANT TO OWNER: Same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Extend current driveway to side of house/garage from street to backyard gate/fence exceeding the maximum permitted driveway width and distance to adjacent property

CONTRARY TO THE FOLLOWING:

Section 150-5.3 Yard Regulations. Driveway exceeds 20 feet in width. 29 feet proposed
Section 150-12.3 D. No driveway shall be less than one foot from adjacent property line.

LOT SIZE: EXISTING _____ PROPOSED No change TOTAL _____

HIEGHT: EXISTING N/A PROPOSED _____

PERCENTAGE OF BUILDING COVERAGE: EXISTING _____ PROPOSE

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 22.5% PROPOSED 29.6%

PRESENT USE Residential PROPOSED USE _____

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	_____	_____
REAR YARD	_____	_____	_____
SIDE YARD (1)	_____	_____	_____
SIDE YARD (2)	_____	_____	_____

DATE PROPERTY WAS ACQUIRED 04/08/2002

TYPE OF CONSTRUCTION PROPOSED: Asphalt driveway

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 _____ PROPOSED _____

NUMBER OF PARKING SPACES: EXISTING 2 PROPOSED 4

History of any previous appeals to the Board of Adjustments and the Planning Board: No

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance? Additional cars for adult children necessitate driveway expansion

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

History of any deed restrictions: None known

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 _____

Address _____

Phone # _____

Fax # _____

Email _____

Planner: Name _____

Address _____

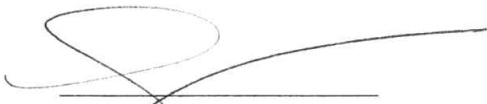
Phone # _____

Fax # _____

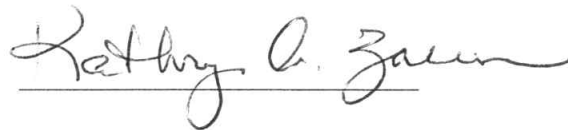
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ~~ESSEX~~ *Somerset*

Kathryn A. Zaccone _____ OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 8 Ann Street _____, IN THE CITY OF
Verona _____ IN THE COUNTY OF Essex _____ AND STATE OF New Jersey _____ AND THAT
Kathryn Zaccone _____ 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
BLOCK 1101 AND LOT 17 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY




OWNER

LYNN CHRISTINE SWAIN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 1, 2022

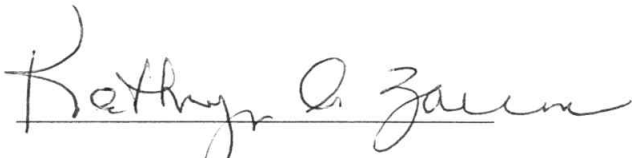
AFFIDAVIT OF APPLICANT

COUNTY OF ~~ESSEX~~ *Somerset*
STATE OF NEW JERSEY

Kathryn Zaccone _____ 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 8 DAY OF February
2021



NOTARY



APPLICANT

LYNN CHRISTINE SWAIN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 1, 2022

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES

X INDICATES FENCES

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

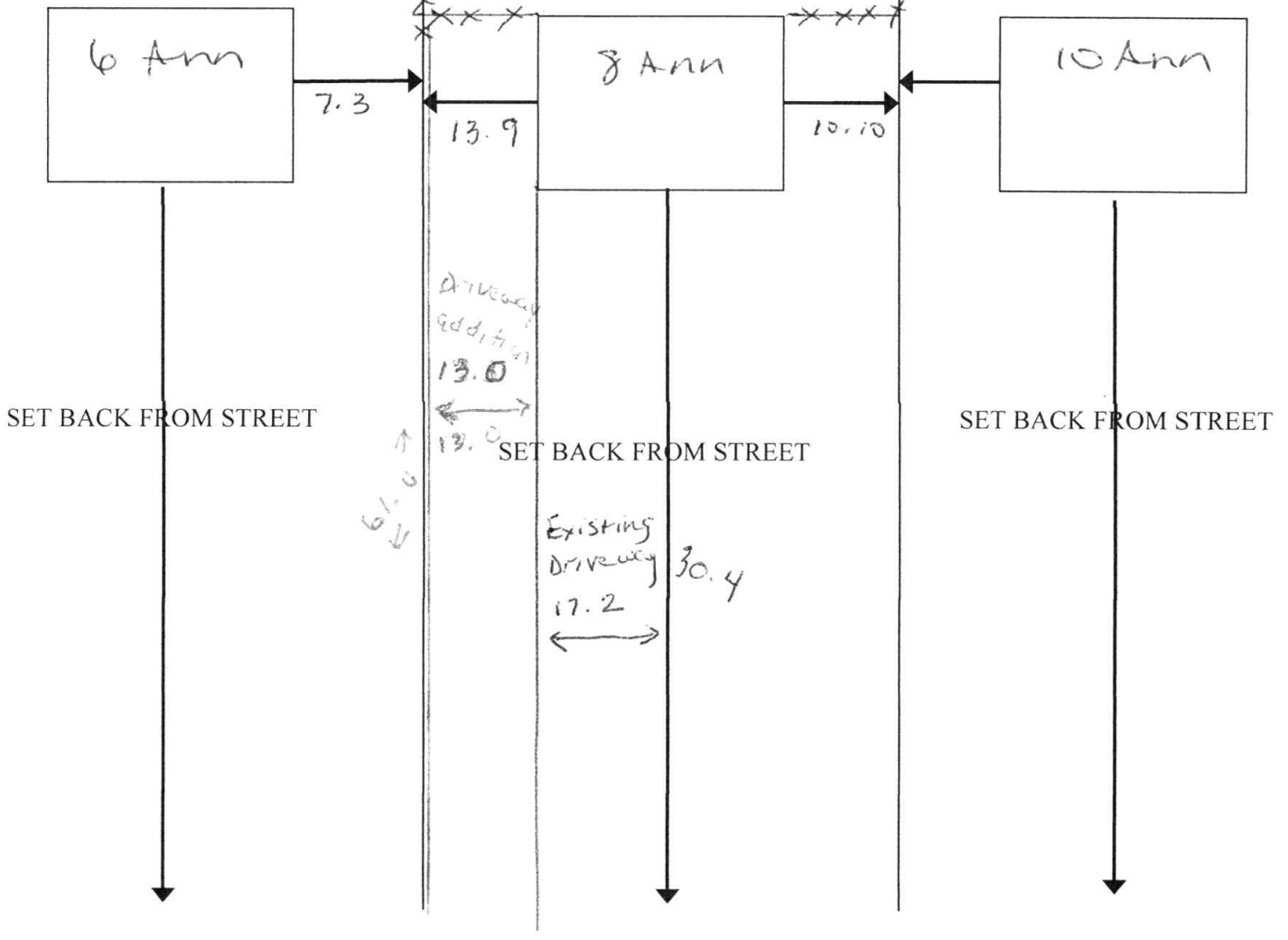
HOUSE ON LEFT

~~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



STREET

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

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER
MATTHEW CAVALLA
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
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

(973) 239-3220
WWW.VERONANJ.ORG

December 21, 2020

Township of Verona Zoning Dept.
10 Commerce Court
Verona, NJ 07044

Re: Zoning Letter of Denial

Applicant: Mr. Charles & Mrs. Kathryn Zaccone
8 Ann Street
Verona, NJ 07044
Property: 8 Ann Street
Lot 17 Block 1101
Zone: R-60 (Medium Density)

Zoning Request:

The applicant is requesting permission to widen and extend their existing bituminous driveway which is currently 18 feet wide x 30 feet long. The proposed driveway will be approximately 29 feet wide and will extend back to the back of the existing home. The applicant is not requesting any proposed expansion or widening of the existing 18 foot wide curb cut on Ann Street (16 feet max. allowed) as part of this request for zoning.

Zoning Analysis:

§150-5.3 Yard Regulations.

F. Paving of Required Yard Areas. For a one or two-family dwelling abutting a public street, no front yard, side yard or rear yard shall be paved in excess of 20 feet in width, and in no case shall paving in the front yard, side yard or rear yard abutting a public street exceed 50 percent of the area of said front yard, 50 percent of said side yard abutting a public street or fifty percent of said rear yard abutting a public street, unless such additional paving is otherwise permitted by this chapter. The curb cut shall not exceed the width of the driveway.

§150 - 17.2 R-60 (MEDIUM DENSITY SINGLE FAMILY) ZONE DISTRICT
D. Area, Yard and Bulk Regulations for Principal & Accessory Structures & Uses
4. Maximum Improved Lot Coverage (Percent) 40

Decision:

- The proposed area of the front yard is 2,100 sq.ft.
The existing parking area of the front yard is 25.7%
The proposed parking area of the front yard is 41.4%
50% is the maximum permitted. **COMPLIES.**
- The proposed parking area cannot exceed 20 feet in width.
The existing driveway is 18 feet wide.
The proposed driveway is 29 feet wide.
20 feet wide is the maximum permitted. **VARIANCE**
- The existing improved lot coverage is 22.5%.
The proposed improved lot coverage is 29.6%.
The maximum improved lot covered permitted is 40%. **COMPLIES.**

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

VARIANCE REQUIRED: §150-5.3 Yard Regulations. Driveway exceeds 20 feet in width. 29 feet prop.

- **Address any comments as per the Township Engineer. (If any)**
- **Address any comments as per the Township Building Department. (If any)**
- **Address and comments as per the Township Board of Adjustment. (If any)**

Should you require any additional information, please contact our office.

Michael C. DeCarlo

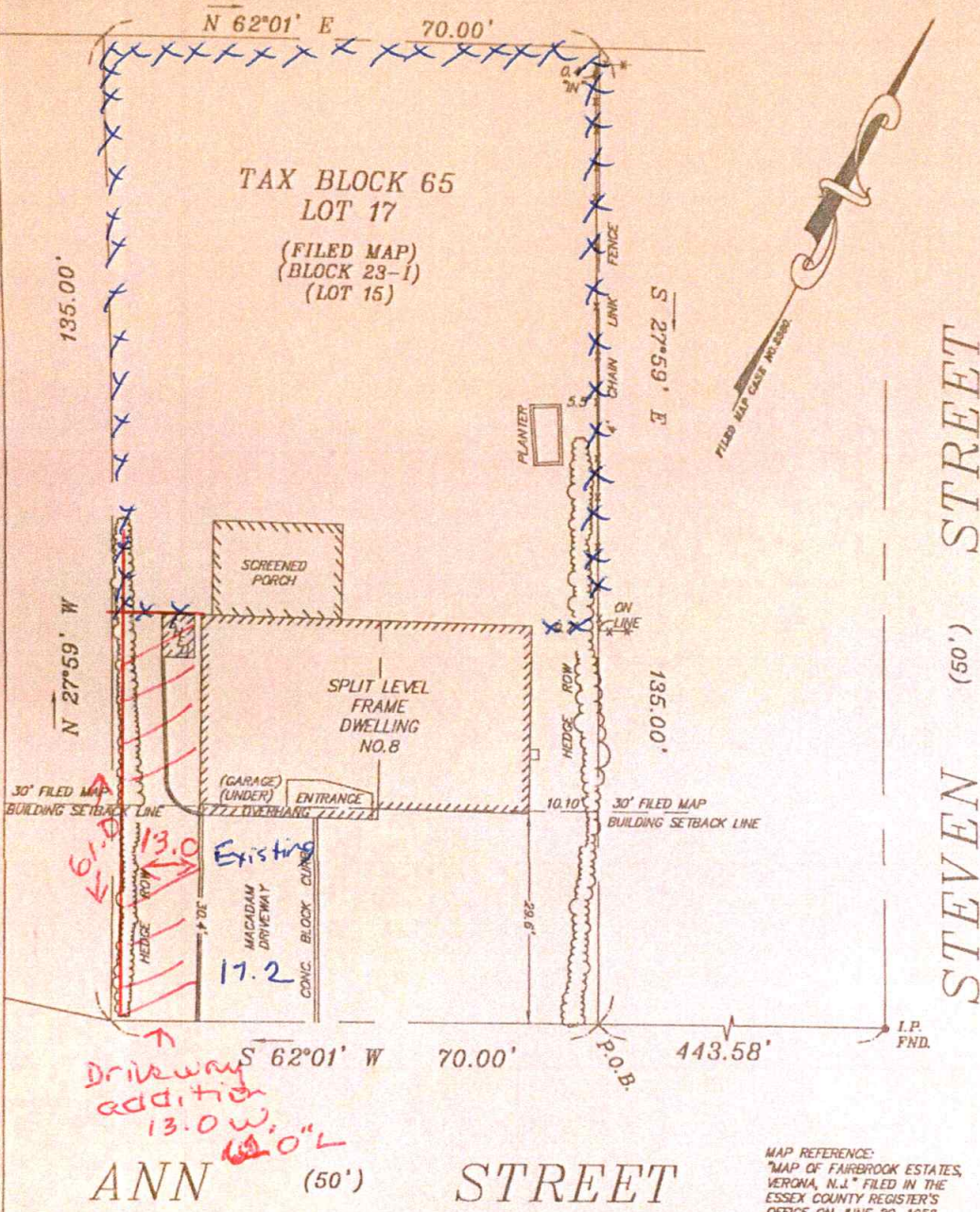
Michael C. DeCarlo
Engineering Manager – Zoning Official

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.

NOTES: PROPERTY CORNERS NOT SET AS PER CONTRACTUAL AGREEMENT.
 ULTIMATE USER FORM SIGNED BY OWNER.
 THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY
 STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 THIS SURVEY IS SUBJECT TO ANY FACTS AN ACCURATE TITLE SEARCH MAY DISCLOSE.

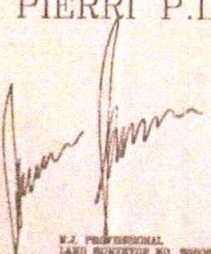
x = fence



Handwritten notes in red and blue ink:
 61.0'
 13.0'
 Existing
 MACADAM DRIVEWAY
 CONVIC. BLOCK CURVE
 17.2'
 Driveway addition
 13.0' W
 61.0' L

MAP REFERENCE:
 "MAP OF FAIRBROOK ESTATES,
 VERONA, N.J." FILED IN THE
 ESSEX COUNTY REGISTER'S
 OFFICE ON JUNE 20, 1958
 AS CASE NO. 2380.

THIS CERTIFICATION IS MADE TO ONLY HERON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HERON DELINEATED PROPERTY BY THE NAMED PURCHASER. 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 AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. NO SUB-SURFACE UTILITIES SHOWN ON SURVEY.

CHECKED BY: R.P.
 DRAWN BY: RON P.
 RODOLFO PIERRI P.L.S.


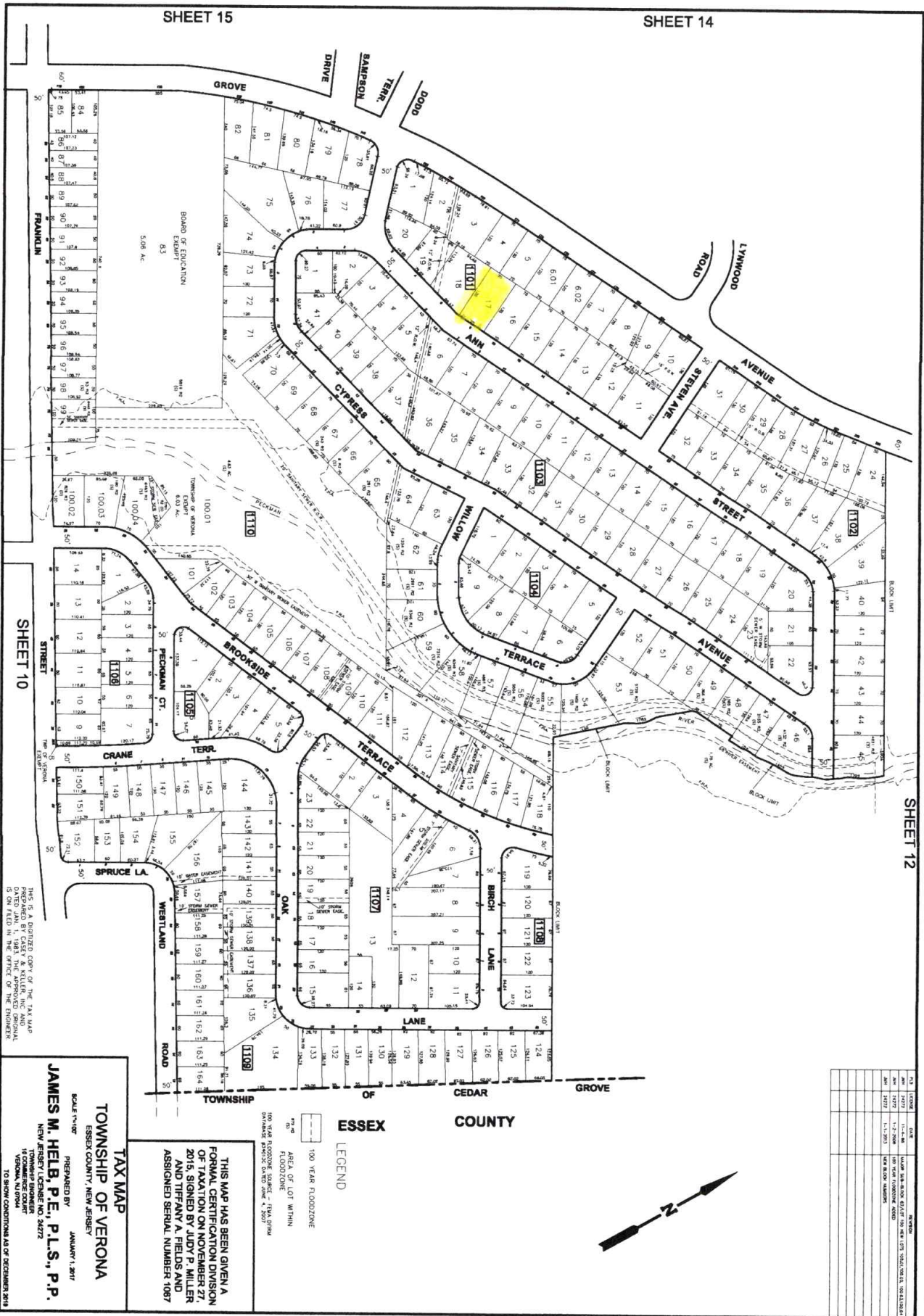
LOCATION SURVEY

OF PROPERTY OF
 CHARLES ZACCONE AND KATHRYN A. ZACCONE, HIS WIFE
 SITUATED IN THE TOWNSHIP OF VERONA
 ESSEX COUNTY NEW JERSEY U.S.A.

CERTIFIED AS MY PROFESSIONAL OPINION TO:
 CHARLES ZACCONE AND KATHRYN A. ZACCONE, HIS WIFE;
 PENN FEDERAL SAVINGS BANK, A CORPORATION OF THE UNITED STATES OF AMERICA,
 ITS SUCCESSORS AND/OR ITS ASSIGNS AS THEIR INTEREST MAY APPEAR;
 PETER IANNARELLA, ESQ.;
 CHICAGO TITLE INSURANCE COMPANY;
 TITLE AGENCY OF NEW JERSEY, INC.

RODOLFO PIERRI PROFESSIONAL LAND SURVEYOR
 EMERSON NEW JERSEY 07630

SCALE: 1" = 20' DATE: 03/13/02 DRAWING NO.: 1762 SHEET NO.: 1



NO.	DATE	REVISION
1	11-17-2008	ISSUE FOR PUBLIC COMMENT
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TAX MAP
TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY
 PREPARED BY: JANUARY 1, 2017
JAMES M. HELB, P.E., P.L.S., P.P.
 NEW JERSEY PROFESSIONAL ENGINEER
 14 CONVENT ROAD
 VERONA, NJ 07093
 908-261-1000
 10 NEW CONDITIONS AS OF DECEMBER 2016

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION DIVISION
 OF TAXATION BY JUDY BERGER, EN
 2016, SIGNED BY JUDY BERGER
 AND THERESA A. FIELDS AND
 ASSIGNED SERIAL NUMBER 1087

LEGEND
 100 YEAR FLOODZONE
 AREA OF LOT WITHIN
 FLOODZONE
 100 YEAR FLOODZONE - 100 YEAR
 DIVISIONS EXCEPT WHERE SHOWN
 OTHERWISE

ESSEX COUNTY
 TOWNSHIP OF VERONA
 CEDAR GROVE

FRANKLIN STREET
 ANN AVENUE
 CYPRESS AVENUE
 WILLOW TERRACE
 BROOKSIDE TERRACE
 CRANE TERRACE
 SPRUCE LA
 WESTLAND ROAD
 BIRCH LANE
 OAK LANE
 GROVE

BOARD OF EDUCATION
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100 YEAR FLOODZONE
 AREA OF LOT WITHIN
 FLOODZONE
 100 YEAR FLOODZONE - 100 YEAR
 DIVISIONS EXCEPT WHERE SHOWN
 OTHERWISE

THIS IS A DIGITIZED COPY OF THE TAX MAP
 PREPARED BY CASEY & KELLER, INC. AND
 IS ON FILE IN THE OFFICE OF THE ENGINEER