

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 2/18/21

CASE # 2021-11

PROPERTY ADDRESS 27 Ozone Ave

BLOCK 1201 LOT 5 ZONE R-50B (Medium-High density)

APPLICANT'S NAME Anthony Palma

PHONE # (973) 857-2223 CELL PHONE # (973) 332-0040

EMAIL Anthony-Palma @ Verizon.NET

PROPERTY OWNER'S NAME Anthony; Michelle Palma

PROPERTY OWNER'S ADDRESS 27 Ozone Ave

PROPERTY OWNER'S PHONE # (973) 857-2223 CELL # (973) 332-0040

PROPERTY OWNER'S EMAIL Anthony - Palma @ Verizon.NET

RELATIONSHIP OF APPLICANT TO OWNER SAME

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Expand the one story portion of existing to meet front of existing 2 story portion  
Also seeking to add a second story over the one story and proposed  
expansion as well

CONTRARY TO THE FOLLOWING:

150.-17.4D.3                      150.-17.4E-6  
150.-17.4E.2  
150.-17.4E.4

LOT SIZE: EXISTING 9,788 PROPOSED 9,783 TOTAL \_\_\_\_\_

HIEGHT: EXISTING 2story 28.5 PROPOSED 2story 32.5

PERCENTAGE OF BUILDING COVERAGE: EXISTING 18 % PROPOSED 20 %

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 43.9 % PROPOSED 45.9 %

PRESENT USE \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30</u>	<u>30.1</u>	<u>30.1</u>
REAR YARD	<u>30</u>	<u>67.8</u>	<u>67.8</u>
SIDE YARD (1)	<u>8</u>	<u>8.1</u>	<u>3.8</u>
SIDE YARD (2)	<u>18</u>	<u>22.8</u>	<u>18.5</u>

DATE PROPERTY WAS ACQUIRED Sept. 2003

TYPE OF CONSTRUCTION PROPOSED:

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 \_\_\_\_\_ PROPOSED \_\_\_\_\_

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

N/A

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

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:

N/A

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 # _____

# BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES

X INDICATES FENCES

NEIGHBOR'S HOUSE  
ESTIMATE DISTANCE FROM  
THE PROPOERTY LINE

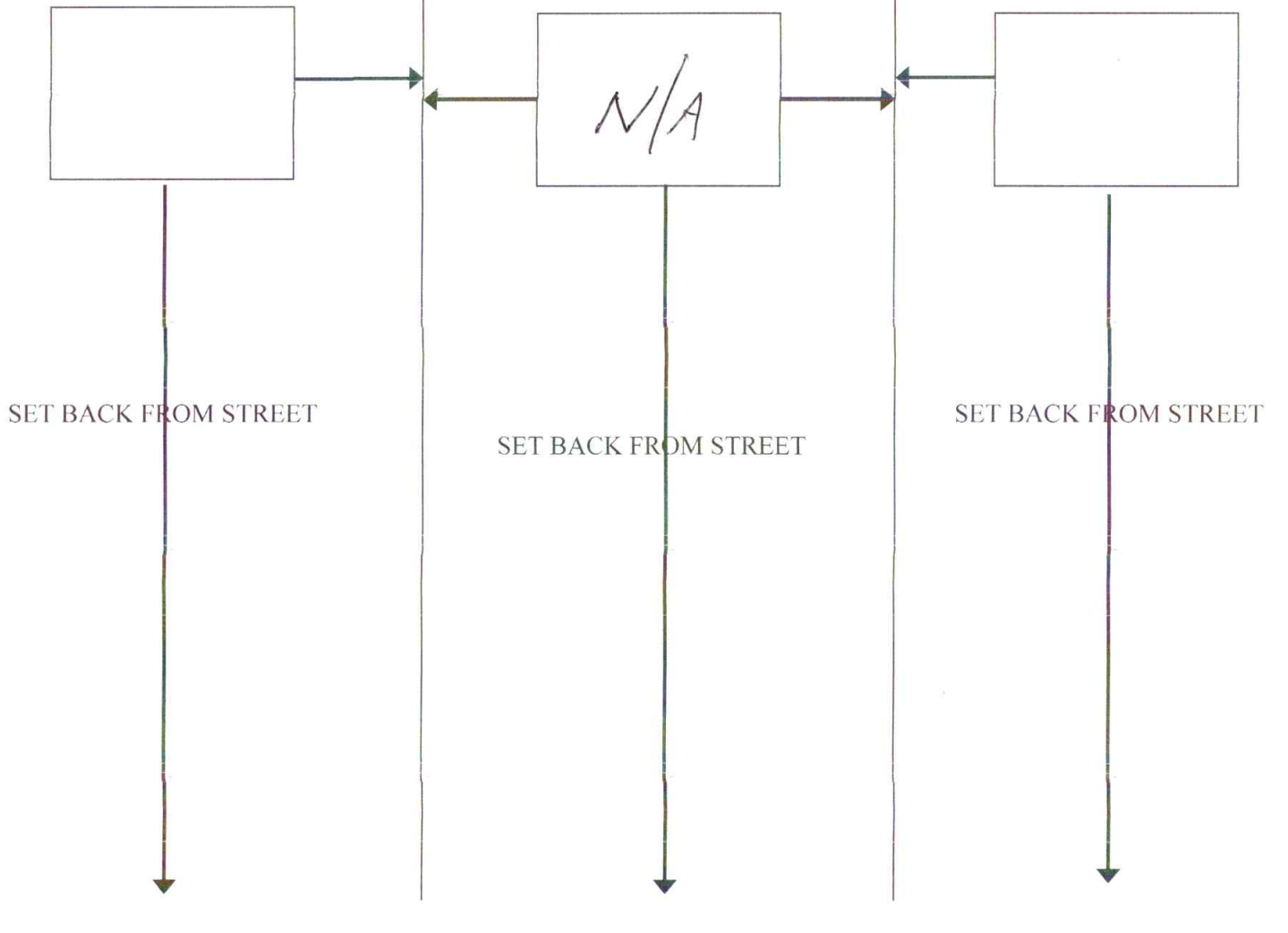
HOUSE ON LEFT

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 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  
 (973) 239-3220  
 WWW.VERONANJ.ORG

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

February 11, 2021

Township of Verona Zoning Dept.  
 Re: Zoning Letter of Denial

Owner: Mr. Anthony & Mrs. Michelle Palma  
 Applicant: 27 Ozone Avenue  
 Verona, NJ 07044  
 Property: 27 Ozone Avenue  
 Lot 5 Block 1201  
 Zone: R-50B (Medium-High Density)

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

- Architectural Plan entitled "Proposed Alteration and Addition at 2<sup>nd</sup> floor, 27 Ozone Avenue, Verona, New Jersey." Prepared by the owner. Dated 10/30/2020
- Boundary Survey of the property prepared by Pronesti Surveying. Dated 07/13/20

Based upon our initial review the applicant is seeking the following;

Expand the one story portion or the existing dwelling to meet the front of the existing 2 story portion. The applicant is also seeking to add a second story over the one story and proposed expansion as well. No other site improvement are indicated on the plans. We would like to note that the boundary survey shows two AC condensers located in the area of the proposed expansion. If the expansion is approved by the board of adjustment we assume that these units will be relocated. This office would like to note to the applicant that mechanical equipment such as these cannot be located in a minimum side yard area.

With that we offer the following;

The property commonly known as 27 Ozone Avenue and also being shown on the Official Tax Maps of the Township of Verona as Tax Lot 5 in Block 1201, is situate in the Townships "R-50B" Medium-High Density Residential Zone, as shown upon the Townships official Zoning Map, prepared by Kasler Associates, PA dated July 11, 2011.

**Site Data Review**

Zone R-50B §150-17.4	Bulk Schedule			Compliance		
	Required	Existing	Proposed	Existing	Proposed	Variance Required
Lot Size (Sq.Ft.)	7,500	9,788	9,788	Yes	Yes	No
Lot Width (Ft.)	50	75.4	75.4	Yes	Yes	No
Front Yard Setback (Ft.)	30	30.1	30.1	Yes	Yes	No
Side Yard Setback One (Ft.)	8	8.1	3.8	Yes	No	Yes
Side Yard Setback Both (Ft.)	18	22.8	18.5	Yes	Yes	No
Side Yard Setback Both (Ft.) % of Lot Width	25	30.0	24.5	Yes	No	Yes
Rear Yard Setback (Ft.)	30	67.8 (deck)	67.8 (deck)	Yes	Yes	No
Building Height (Story/Ft.)	2.5/30	2 Story/Ht. 28.5 ft.	2 Story/Ht. 30.5 ft.	Yes	No	Yes
Lot Coverage (% Building)	25	18.0	20	Yes	Yes	No
Improved Lot Coverage (% All)	40	43.9	45.9	No	No	Yes
Floor Area Ratio (%)	N/A	N/A	N/A	N/A	N/A	N/A

**Zoning Decision:**

Based upon review of the application(s), plan(s) and area, yard and bulk requirements per §150-17.4 as shown above, this office has **DENIED** the request for zoning as requested by the applicant because of the following reasons:

**§150-17.4 D. 3 VARIANCE REQUIRED**

Exceeds the maximum permitted improved lot coverage **45.9% Proposed** (43.9% Existing) (40% Maximum Permitted)

**§150-17.4 E. 2 VARIANCE REQUIRED**

Exceeds the minimum required side yard setback (one) **3.8 feet Proposed** (8.1 feet Existing) (8 feet required)

**§150-17.4 E. 4 VARIANCE REQUIRED**

Exceeds the minimum required side yard setback (both) percentage of lot width

**24.5% Proposed** (30% Existing) (25% required)

**§150-17.4 E. 6 VARIANCE REQUIRED**

Exceeds the maximum height. **30.5 feet Proposed** (28.5 feet Existing) (30 feet required)

- Address any comments as per the Township Engineer. (If any)
- Address any comments as per the Township Building Department. (If any)
- Address any comments or additional variances as per the Township Board of Adjustment. (If any)

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

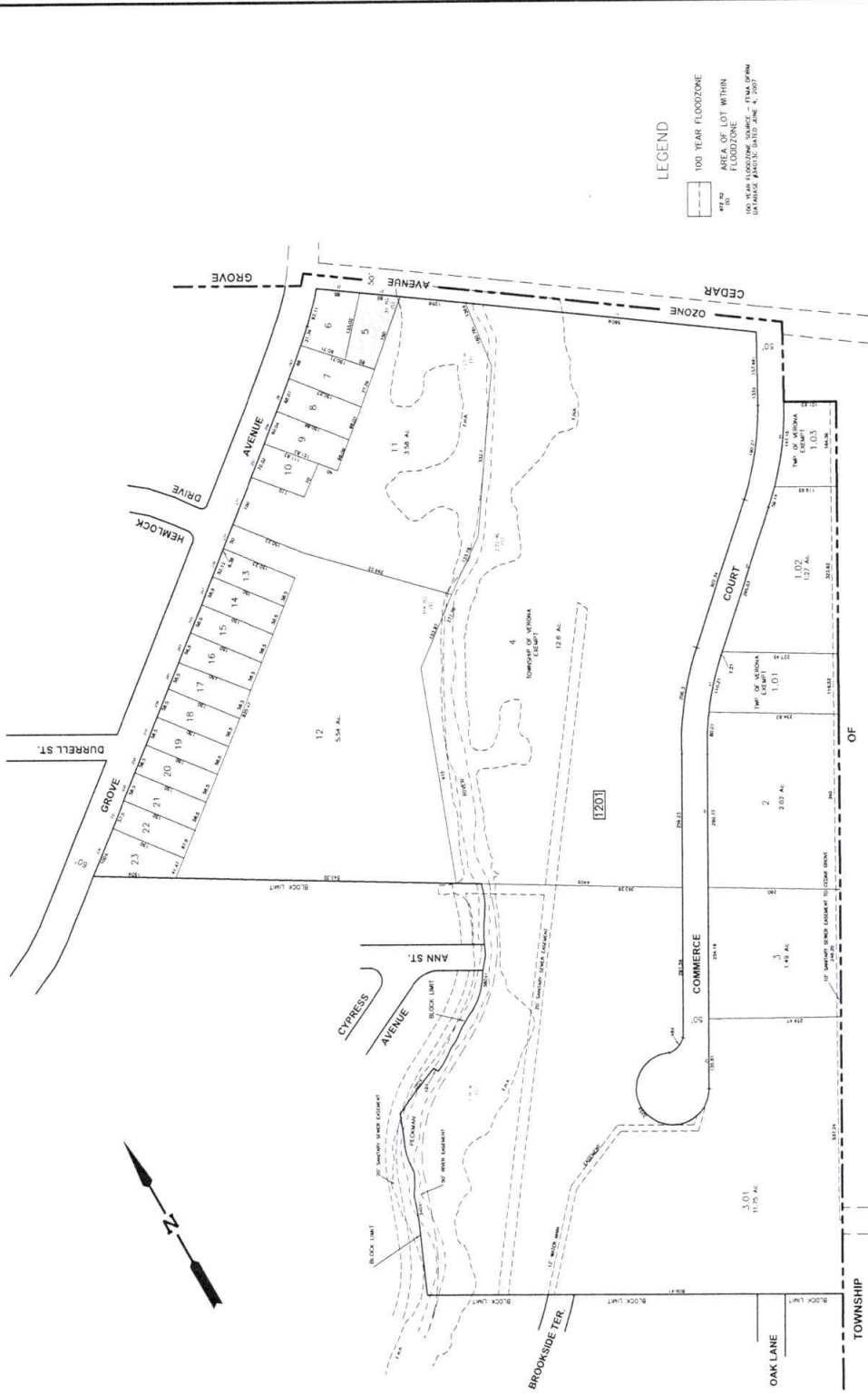
*Michael C. DeCarlo*

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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.



**TAX MAP**  
**TOWNSHIP OF VERONA**  
 ESSEX COUNTY, NEW JERSEY  
 SCALE 1"=100'  
 PREPARED BY  
**JAMES M. HELB, P.E., P.L.S., P.P.**  
 NEW JERSEY LICENSE NO. 24272  
 VERONA, N.J. 07064

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION DIVISION OF TAXATION ON NOVEMBER 27, 2015, SIGNED BY JUDY P. MILLER AND TIFFANY A. FIELDS AND ASSIGNED SERIAL NUMBER 1067

THIS IS A REPRODUCED COPY OF THE TAX MAP PREPARED BY JAMES M. HELB, P.E., P.L.S., P.P. DATED JAN. 1, 1981. THE APPROVED ORIGINAL IS ON FILE IN THE OFFICE OF THE ENGINEER.

LOT	DATE	REVISION
1	1-1-2013	NEW BLOCK NUMBERS
2	1-1-2008	100 YEAR FLOODZONE
3	1-1-2008	100 YEAR FLOODZONE
4	1-1-2008	100 YEAR FLOODZONE
5	1-1-2008	100 YEAR FLOODZONE
6	1-1-2008	100 YEAR FLOODZONE
7	1-1-2008	100 YEAR FLOODZONE
8	1-1-2008	100 YEAR FLOODZONE
9	1-1-2008	100 YEAR FLOODZONE
10	1-1-2008	100 YEAR FLOODZONE
11	1-1-2008	100 YEAR FLOODZONE
12	1-1-2008	100 YEAR FLOODZONE
13	1-1-2008	100 YEAR FLOODZONE
14	1-1-2008	100 YEAR FLOODZONE
15	1-1-2008	100 YEAR FLOODZONE
16	1-1-2008	100 YEAR FLOODZONE
17	1-1-2008	100 YEAR FLOODZONE
18	1-1-2008	100 YEAR FLOODZONE
19	1-1-2008	100 YEAR FLOODZONE
20	1-1-2008	100 YEAR FLOODZONE
21	1-1-2008	100 YEAR FLOODZONE
22	1-1-2008	100 YEAR FLOODZONE
23	1-1-2008	100 YEAR FLOODZONE
24	1-1-2008	100 YEAR FLOODZONE
25	1-1-2008	100 YEAR FLOODZONE
26	1-1-2008	100 YEAR FLOODZONE
27	1-1-2008	100 YEAR FLOODZONE
28	1-1-2008	100 YEAR FLOODZONE
29	1-1-2008	100 YEAR FLOODZONE
30	1-1-2008	100 YEAR FLOODZONE
31	1-1-2008	100 YEAR FLOODZONE
32	1-1-2008	100 YEAR FLOODZONE
33	1-1-2008	100 YEAR FLOODZONE
34	1-1-2008	100 YEAR FLOODZONE
35	1-1-2008	100 YEAR FLOODZONE
36	1-1-2008	100 YEAR FLOODZONE
37	1-1-2008	100 YEAR FLOODZONE
38	1-1-2008	100 YEAR FLOODZONE
39	1-1-2008	100 YEAR FLOODZONE
40	1-1-2008	100 YEAR FLOODZONE
41	1-1-2008	100 YEAR FLOODZONE
42	1-1-2008	100 YEAR FLOODZONE
43	1-1-2008	100 YEAR FLOODZONE
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45	1-1-2008	100 YEAR FLOODZONE
46	1-1-2008	100 YEAR FLOODZONE
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50	1-1-2008	100 YEAR FLOODZONE
51	1-1-2008	100 YEAR FLOODZONE
52	1-1-2008	100 YEAR FLOODZONE
53	1-1-2008	100 YEAR FLOODZONE
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88	1-1-2008	100 YEAR FLOODZONE
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91	1-1-2008	100 YEAR FLOODZONE
92	1-1-2008	100 YEAR FLOODZONE
93	1-1-2008	100 YEAR FLOODZONE
94	1-1-2008	100 YEAR FLOODZONE
95	1-1-2008	100 YEAR FLOODZONE
96	1-1-2008	100 YEAR FLOODZONE
97	1-1-2008	100 YEAR FLOODZONE
98	1-1-2008	100 YEAR FLOODZONE
99	1-1-2008	100 YEAR FLOODZONE
100	1-1-2008	100 YEAR FLOODZONE

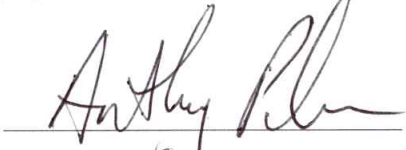
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

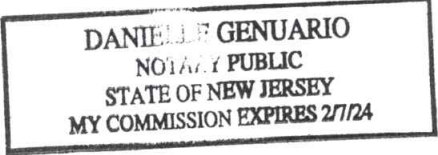
Anthony Paluta OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 27 OZONE, IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF N.J. AND THAT  
Anthony Paluta IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,  
SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS  
BLOCK 1201 AND LOT 5 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY



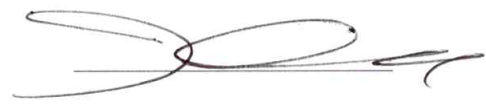
OWNER



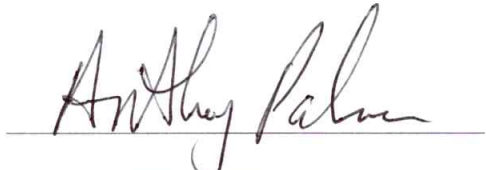
AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

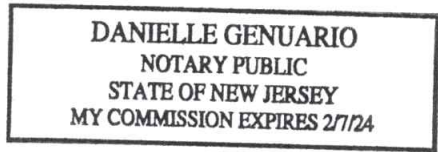
Anthony Paluta OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON  
OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED  
HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 03 DAY OF Monday 22  
2021.



NOTARY



APPLICANT



AUTHORIZATION

IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

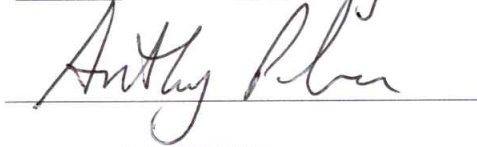
TO THE BOARD OF ADJUSTMENT

Anthony Palma IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 03 DAY OF Monday 22 2021.



NOTARY



APPLICANT

DANIELLE GENUARIO  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES 2/1/24