

TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

DATE APPLICATION 3/19/2021 CASE # 2021-10

PROPERTY ADDRESS 8 Newman Avenue

BLOCK 903 LOT 23 ZONE _____

APPLICANT'S NAME Robert Mitchell O'Brien

PHONE # 646-247-3492 CELL PHONE # same

EMAIL obrien.mitch@gmail.com

PROPERTY OWNER'S NAME Robert O'Brien

PROPERTY OWNER'S ADDRESS 8 Newman Avenue

PROPERTY OWNER'S PHONE # 646 247 3492 CELL # same

PROPERTY OWNER'S EMAIL obrien.mitch@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Widen curb cut to 24 feet, currently a
little over 16 feet.

CONTRARY TO THE FOLLOWING:

Please see denial letter.

150-12.4 B.2

LOT SIZE: EXISTING _____ PROPOSED _____ TOTAL _____

HIEGHT: EXISTING _____ PROPOSED _____

PERCENTAGE OF BUILDING COVERAGE: EXISTING _____ PROPOSED _____

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING _____ PROPOSED _____

PRESENT USE _____ PROPOSED USE _____

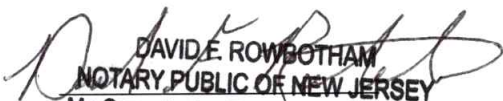
SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	_____	_____
REAR YARD	_____	_____	_____
SIDE YARD (1)	_____	_____	_____
SIDE YARD (2)	_____	_____	_____


DATE PROPERTY WAS ACQUIRED 8/15/2018

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Robert Mitchell O'Brien OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 8 Newman Ave, IN THE CITY OF Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT Robert Mitchell O'Brien 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 903 AND LOT 23 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

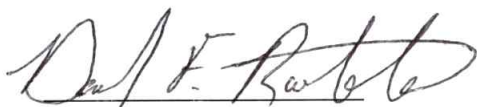

DAVID F. ROWBOTHAM
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 10, 2026
NOTARY


OWNER

AFFIDAVIT OF APPLICANT

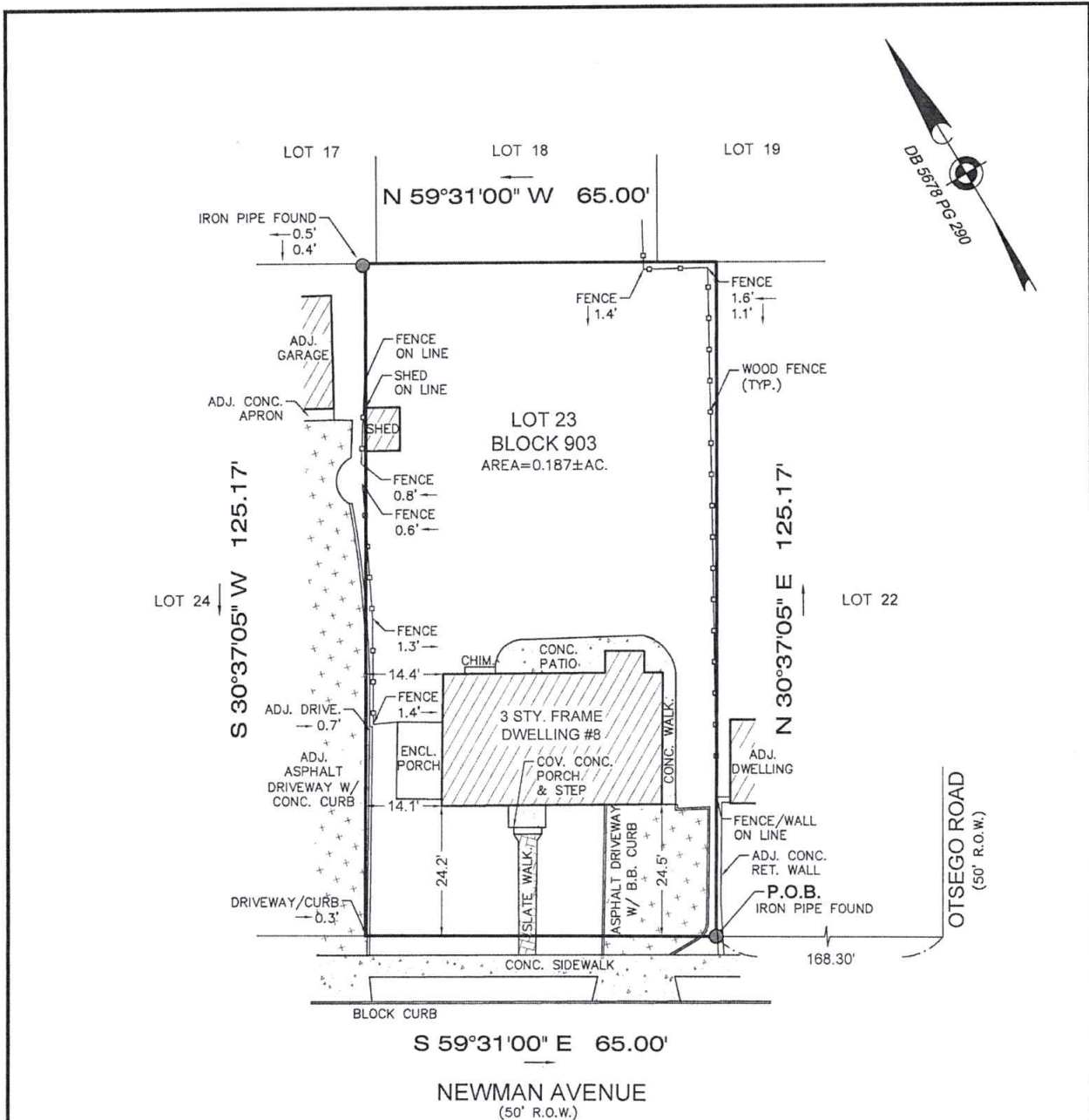
COUNTY OF ESSEX
STATE OF NEW JERSEY

Robert Mitchell O'Brien 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 19th DAY OF March, 2021 2021.


NOTARY


APPLICANT

DAVID F. ROWBOTHAM
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 10, 2026



PREPARED FOR: *ROBERT O'BRIEN*
 TITLE INSURER: *HUDSON UNITED TITLE SERVICES, LLC (NJ-HAS-64192)*
WESTCOR LAND TITLE INSURANCE COMPANY
 CLOSING ATTORNEY: *JAMIE L. McMAHON, Esquire*
LAW OFFICE OF JAMIE McMAHON, Esquire

DISCUSSION TOPIC: ASPHALT DRIVEWAY AND CONC. CURB ON ADJ. LOT 24 CROSSES ONTO SUBJECT LOT.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 7/26/18 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 5768 PG 290

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
 engineering & surveying

P.O. BOX 5232
 TOMS RIVER, N.J. 08754
 TEL: 732-270-9690
 FAX: 732-270-9691

www.morganengineeringllc.com

David J. von Steenburg

DAVID J. VON STEENBURG
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 23 BLOCK 903

TOWNSHIP OF VERONA

COUNTY OF ESSEX NEW JERSEY

Scale: 1"=20'	Drawn By: JCS	Date: 7/26/2018	JOB #: 18-06870	CAD File # 18-06870JCS	Sheet # 1 OF 1
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REVISIONS		
DATE	BY	REASON
12/20/15	CAY	3482
12/20/15	CAY	307
		23

SHEET 17

SHEET 8

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

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

PREPARED BY
JAMES M. HELB, P.E., P.L.S., P.P.
 TOWNSHIP ENGINEER
 NEW JERSEY LICENSE NO. 24272
 VERONA, NJ 07094

SCALE 1"=100'
 JANUARY 1, 2017

TOWNSHIP OF VERONA
 ESSEX COUNTY, NEW JERSEY

TO SHOW CONDITIONS AS OF DECEMBER 2015

SHEET 8

TAX MAP

TOWNSHIP OF VERONA

ESSEX COUNTY, NEW JERSEY

PREPARED BY

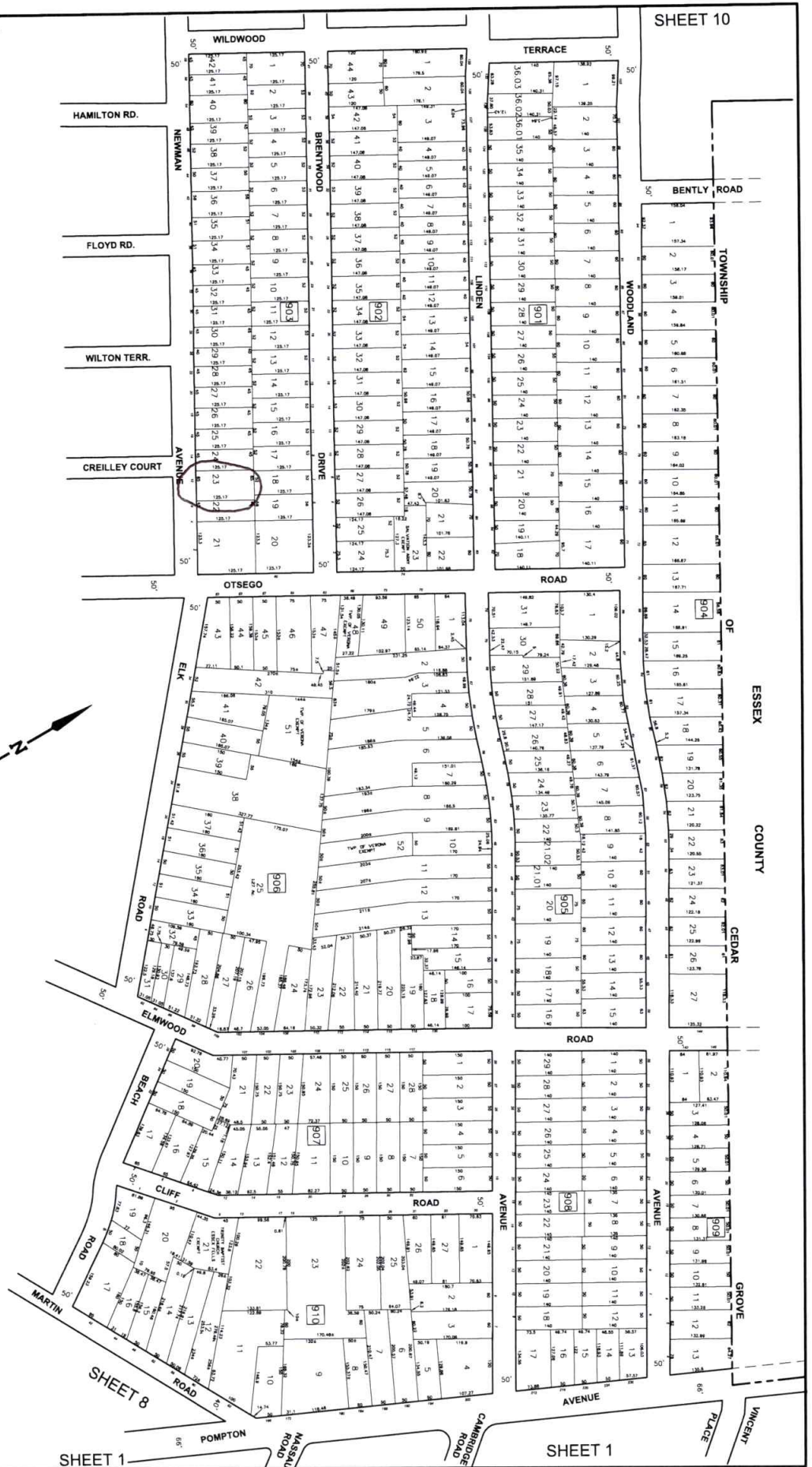
JAMES M. HELB, P.E., P.L.S., P.P.

TOWNSHIP ENGINEER

NEW JERSEY LICENSE NO. 24272

VERONA, NJ 07094

TO SHOW CONDITIONS AS OF DECEMBER 2015



SHEET 10

SHEET 1

SHEET 1

SHEET 8

MAYOR
KEVIN J. RYAN
DEPUTY MAYOR
MICHAEL P. NOCHIMSON
COUNCILMEMBERS
ALEX ROMAN
EDWARD GIBLIN
JACK McEVOY

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

October 1, 2020

Township of Verona Zoning Dept.
Re: Letter of Denial

Owner/Applicant: Mr. Robert O'Brien
8 Newman Avenue
Verona, NJ 07044
Property: 8 Newman Avenue
Lot 23 Block 903
Zone: R-40 (Very High Density)

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

- Zoning Application – signed dated 09/11/20
- Survey of Property prepared by Morgan Engineering & Surveying dated 7/26/18
- Sketch of proposed location of requested curb widening.

The applicant is seeking zoning approval for a driveway access (curb opening) of 24 feet wide at the curb line where only 16 feet maximum is permitted per Article XII of Chapter 150, section 12.4 B. 2. (Access Width)

Decision:

- **VARIANCE REQUIRED 150-12.4 B. 2**
Access drives or driveways for one-family dwellings shall be not more than 14 feet wide at the curblines for single driveways or 16 feet for double driveways. 24 FEET IS PROPOSED.

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

- 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.

8 Newman Ave



24ft / 258 inches

8 Newmen Ave



18 Hamilton Rd / 300 inches

