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

June 14, 2021

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

**RE: Zoning Letter of Denial
In-Ground Pool, Cabana, Patio and
Retaining Walls**

Owner/Applicant: Mr. and Mrs. Michael Guglielmi
93 Lynwood Road
Verona, NJ 07044
Property: 93 Lynwood Road
Lot 40 Block 1403
Zone: R-50B (Medium-High Density)

Zoning Request:

The applicant is seeking zoning/engineering approval to construct a new 14' x 28' in-ground pool with mechanical pool equipment, 12' x 16' cabana, patios, and retaining walls. The applicant has indicated on the plans a method for stormwater mitigation as well.

Plans Reviewed:

- Zoning Permit Application: Signed and dated 05/27/2021
- Zoning Bulk Schedule Worksheet
- Plan entitled "Pool location & grading plan for the Guglielmi residence". Prepared by DJ Egarian & Associates Inc. Plans dated 05/21/21, drawing No. 1, Sheet 1 of 1.

Existing Conditions:

The first $\frac{3}{4}$ of the property gently slopes from back towards the street roughly 1.8% and left and to right roughly 1.5%. The rear of the lot where the improvements are proposed has a steep grade of roughly 24% there is an existing 4 foot high retaining wall which provides the property owner to have a usable rear yard of approximately 40 feet. (Dwelling to wall)

Zoning Analysis: R-50B §150-17.4

B. Permitted Accessory Uses:

6. A single shed up to 150 square feet in floor area; Proposed Cabana 12' x 16' (192 sq.ft.); **VARIANCE**

D. Area, Yard and Bulk Regulations for Principal and Accessory Structures & Uses:

4. Maximum Improved Lot Coverage Permitted 40 (Percent) 29.2% Existing / 42.3% Proposed; **VARIANCE**

F. Area, Yard and Bulk Regulations for Accessory Structures & Uses:

1. Minimum Side Yard Setback 8 (Feet) 7.1 Feet Proposed; **VARIANCE**

2. Minimum Rear Yard Setback 10 (Feet) 7.1 Feet Proposed; **VARIANCE**

4. Max. Area aggregate area covered by accessory structure in the yard it is located in 15 (Percent) 60% Proposed; **VARIANCE**

5. Maximum Height 1½ (Stories)/15 (Feet) 14.125 Feet Proposed; **COMPLIES**

§150-7.5 Permanent and Portable Swimming Pools

A. Required Swimming Pool Setback to a Side Yard 10 (Feet) 11.2 Feet Proposed; **COMPLIES**

Required Swimming Pool Setback to a Rear Yard 10 (Feet) 5.6 Feet Proposed; **VARIANCE**

Required Swimming Pool Setback to a Principal Bldg. 10 (Feet) 44 Feet Proposed; **COMPLIES**

B. All Filtration Equipment shall be located not less than 5 feet from a property line. 1 Foot Proposed; **VARIANCE**

Decision:

The zoning department has **DENIED** your request for zoning approval for the following variances.

- §150-17.4 B, 6 (Shed/Cabana exceeds 150 sq.ft.)
- §150-17.4 D, 4 (Exceed maximum allowed lot coverage)
- §150-17.4 F, 1 (Exceeds minimum side yard setback for accessory structure)
- §150-17.4 F, 2 (Exceeds minimum rear yard setback for accessory structure)
- §150-17.4 F, 4 (Exceeds maximum aggregate area covered by accessory structure)
- §150-7.5 A (Exceeds minimum rear yard setback for pool)
- §150-7.5 B (Exceeds minimum side yard setback for pool equipment)

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.