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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

June 4, 2021

(973) 239-3220
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Township of Verona Zoning Dept.
Re: Re-Submittal of BOA Case 2019-14

Applicant: Weiss Realty
2 University Plaza Drive, Suite 109
Hackensack, N.J. 07601
Owner: Grove Avenue Realty, LLC
21 Grove Avenue
Verona, N.J. 07044
Property: 21-25 Grove Avenue
Lot 22 Block 1702
Zone: C-2 (Professional Office and Business) §150-17.11

This office is in receipt of the following drawings which were submitted by the applicant for review and consideration for the re-submittal (Amended Site Plan) of an existing application which is currently before the Board. (Case No. 2019-14)

NOTE: This zoning review shall supersede all previously reviewed and submitted zoning reviews issued by the zoning office for this applicant in regards to this property.

This office is in receipt of the following drawings which were submitted by the applicant.

- Site Design Plans Entitled "Preliminary and Final Major Site Plan for 21-25 Grove Associates, LLC – Proposed Residential Development". Prepared by Stonefield Engineering and Design, dated 09/20/2019 and revised through 03/04/21 Sheets C-1 through C-15
- Architectural Plans Entitled "Proposed Residential Development for 21-25 Grove Associates LLC." Prepared by Billow Garrett Group Architects and Planners" dated 03/26/21

Existing Conditions:

The site currently consists of 2 principal structures, No. 21 Grove Avenue is a 3 story frame structure while No. 25 is a 3½ story frame structure. There is also a single story frame accessory structure on the property which is used as a garage. The buildings are serviced by a single common driveway accessed from Grove Avenue (Essex County Route 639) which leads to a large area of bituminous parking behind the structures. The existing uses at the property are currently commercial office(s), instructional school(s) and a personal service establishment. Prior to the 2011 adoption of the current zoning regulations the property was situate within the "CDB" (Central Business District) Zone. The property in question had previously been before the Township Board of Adjustment and was granted approvals for two non-permitted uses which were commercial office(s) and an instructional school. The existing personal service use existed prior to the zone change and was a permitted use in that zone.

Proposed Conditions:

The applicant proposes to demolish all of the existing site improvements including but not limited to all of the existing structures, parking and walks contained within the property and seeks approval to construct a new 4 story building consisting of 35 residential apartments. The breakdown as indicated on submitted architectural plans is as follows:

09 – One Bedroom Units
20 – Two Bedroom Units
05 – Studio Units
01 – Three Bedroom Units

The applicant is also seeking approval to allow for parking under the structure to count towards the requirements for off-street parking.

Note: The Township of Verona has adopted Ordinance No. 2018-25 which became effective as of November 4, 2018. This Ordinance created a mandatory set-aside for affordable housing. The plans which were reviewed do not indicate as to which units or how many are to be set aside as per the requirements of the Ordinance or if the applicant is seeking a waiver of these requirements. The applicants or their professionals must provide further information as to their decision on this matter.

Zoning Review:

We have reviewed the Townships current zoning ordinance known as Chapter 150, dated August 15, 2011 as well as the current zoning map which is dated July 11, 2011 and have found the following. The property commonly known as 21-25 Grove Avenue also being shown on the Official Tax Maps of the Township of Verona as Tax Lot 22 Block 1702 is situate in the Townships “C-2” Zone, (Professional Office and Business). The property adjoins the Townships R-50B Zone (Residential Medium – High Density) along its Northerly boundary, R-50 Zone (Residential High Density) to its West and the Township P (Public) Zone to its South.

Based upon our review of the submitted drawings and documents as indicated and described above in regard to the above-referenced project, we hereby deny the request for a construction permit, due to violations of the following sections of the Zoning Ordinance for the Township of Verona.

§150-17.11 C-2 (Professional Office and Business District)

A. Principal Permitted Uses:

1. Commercial and professional offices.
2. Commercial schools offering instruction.
3. Family day care centers.

D. Area, Yard and Bulk Regulations

1. Minimum Lot Size (Square Feet) 15,000
2. Minimum Lot Width (Feet) 100
3. Minimum Front Yard Setback (Feet) 20
4. Minimum Side Yard Setback-One (Feet) 15
5. Minimum Side Yard Setbacks-Both (Feet) 35
6. Minimum Side Yard Setbacks-Both (Percentage of lot width) N/A
7. Minimum Rear Yard Setback (Feet) 50
8. Maximum Height for Principal Building (Stories / Feet) 2.5/35
9. Maximum Height for Accessory Structures (Feet) 15
10. Maximum Lot Coverage (Percent) 30
11. Maximum Improved Lot Coverage (Percent) 65
12. Maximum Floor Area Ratio (Percent) 50
13. Minimum Landscaped Buffer along Residential Zone (Ft) 15

Principal Permitted Uses: D-Variances in accordance with N.J.S.A. 40:50-70 (d)

- The proposed multi-family residential use is a non-permitted use within the zone district and therefore would require a use variance in accordance with **N.J.S.A. 40:55-70 d-1**
Variance §150-17.11 (A)
- The proposed building is indicted as having height of 4 stories and 54.51 feet. Where 2½ stories and 35 feet are the maximum permitted. This would therefore require a variance in accordance with **N.J.S.A. 40:55-70 d-6**
Variance required: §150-17.11 (D) (8)
- The applicant is seeking a floor area ratio of 162.9%, the maximum floor area ratio permitted in the zone is 50% and therefore would require a variance in accordance with **N.J.S.A. 40:55-70 d-4**
Variance §150-17.11 (D) (12)

Area, Yard and Bulk Regulations: C-Variances in accordance with N.J.S.A. 40:50-70 (c)

- The proposed rear yard is shown to be 15.1 feet, where 50 feet is the required minimum.
Variance required: §150-17.11 (D) (7)
- The proposed side yard (One) is shown to be 6.7 feet, where 15 feet is the required minimum.
Variance required: §150-17.11 (D) (4)
- The proposed side yard (Both) is shown to be 21.7 feet, where 35 feet is the required minimum.
Variance required: §150-17.11 (D) (5)
- The proposed lot coverage (buildings) is indicated as being 61.5% where 30% is the maximum permitted.
Variance required: §150-17.11 (D) (10)
- The proposed improved lot coverage (all) is indicated as being 68.8% where 65% is the maximum permitted.
Variance required: §150-17.11 (D) (11)

Off-Street Parking, Loading, Performance Standards & Design Criteria

- The site data chart which includes the parking calculations show the required number of parking spaces per N.J.A.C. 5:21-1.1 RSIS (Residential Site Improvement Standards) The minimum number of required parking spaces is 67 spaces. The site plan indicates that a total of 59 are proposed. **(All 59 spaces underneath the building)**
Variance required: §150-12.6 (C)
- The minimum number of required parking spaces may not be met or satisfied by parking spaces located within or underneath a principal building.
Variance required: §150-12.1 (B) (2)
- The minimum required off-street parking space shall measure not less than 9 feet x 20 feet, exclusive of drive aisles. The site plan indicates that proposed off-street parking stall sizes are to be 8.5 feet x 18 feet, therefore requiring a variance.
Variance required: §150-12.2 (A)
- The minimum required drive aisle width for 90° parking shall be 24 feet. 23.0 feet proposed.
Variance required: §150-12.8 (C) (3)

Accessory Use and Structure Regulations on Non-Residential Districts

- No retaining wall shall exceed four feet in height in the minimum front yard setback and six feet in height elsewhere. The site plan indicates a 10.1 foot high wall in the front yard and 3.5 feet elsewhere, therefore requiring a variance.
Variance required: §150-7.12 (A)

Comments: The following is a list of comments provided for consideration:

- Provide information on solid waste management and recycling as well as potential loading, unloading and deliveries.
- Applicant should provide details on proposed fencing if it considered.
- Strong consideration should be given to provide for green infrastructure BMP design in compliance with the Township of Verona's Stormwater Management Ordinance 2021-09
- Provide information on any proposed building or ground signage. All signage must comply with the Township of Verona's Sign Ordinance.
- The applicant must comply with the requirements of the Township of Verona Tree Ordinance.
- Provide information on any proposed rooftop HVAC or ground equipment.
- Clearly indicate all Accessible on-site parking and accessible routes to entrances and show detailed spot grades to show compliance.
- The applicants design professionals should submit a traffic movement plan. This plan should clearly depict the traffic movement into and out of the site as it relates to Grove Avenue. There are a number of public on-street parking spaces which are metered. The applicant must depict how or if these existing spaces are affected by the proposed development. The design professional must coordinate with the Township of Verona Police, Fire and Rescue squads to ensure that the existing first responder emergency vehicles can access not only the immediate site but the parking garage as well.
- The applicants design professionals must consult with the Township of Verona's Fire and Police Department to ensure that proposed site conditions meet the satisfaction of the Office of Emergency Management.
- The applicants design professional must consult with the Township of Verona's Rescue Squad to obtain the minimum size requirements of elevator cars to accommodate stretchers.
- Since Grove Avenue is a County of Essex roadway the applicant will be required to obtain approval from the Essex County Planning Board.
- The applicant must comply with the requirements as set forth under Affordable Housing Set Aside Ordinance #2018-25
- The applicant may be required to obtain permits from but not limited to the Township of Verona, County of Essex, Hudson Essex Passaic Soil Conservation District and the NJDEP.
- Address additional variances and or comments as per the Construction Code Official/Code Enforcement Officer.
- Address additional variances and or comments as per the Township Engineer.
- Address additional variance and or comments as per the Township of Verona Board of Adjustment.

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.A. 40:55D-72a. Failure to adhere to the time for appeal will result in the zoning board not having jurisdiction to consider the appeal.

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

Respectfully Submitted,

Michael C. DeCarlo

Michael C. DeCarlo
Engineering Manager
Zoning Officer