

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 1/26/22

CASE # 2022-01

PROPERTY ADDRESS 43 Summit Road

BLOCK 501 LOT 20 ZONE R-100

APPLICANT'S NAME Karen Brinkman, RA

PHONE # 973.932.0438 CELL PHONE # 973.980.7538

EMAIL karen@brinkmanarchitecture.com

PROPERTY OWNER'S NAME Jonathan & Jennifer Masters

PROPERTY OWNER'S ADDRESS 43 Summit, Verona, NJ

PROPERTY OWNER'S PHONE # [REDACTED] CELL # Same

PROPERTY OWNER'S EMAIL JMMasters12@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Architect

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Construct 1-story open porch at the front/west side of the existing house.

(The proposed 2nd story complies with zoning and no variance is required for it)

CONTRARY TO THE FOLLOWING:

New front porch is greater than 35 SF and does not comply with 35' front yard setback

LOT SIZE: EXISTING 20,037 SF PROPOSED SAME TOTAL

HIEGHT: EXISTING 18.5' PROPOSED 27.5'

PERCENTAGE OF BUILDING COVERAGE: EXISTING 10% PROPOSED 11%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 22.8% PROPOSED 23.6%

PRESENT USE residential PROPOSED USE same

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>35</u>	<u>35</u>	<u>27</u>
REAR YARD	<u>30</u>	<u>118</u>	<u>same</u>
SIDE YARD (1)	<u>9</u>	<u>4.6</u>	<u>same</u>
SIDE YARD (2)	<u>11</u>	<u>18.9</u>	<u>same</u>

DATE PROPERTY WAS ACQUIRED November 2021

TYPE OF CONSTRUCTION PROPOSED:

stone porch with wood columns and wood frame shingle roof

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

NA

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	820	1020	1020
FIRST FLOOR	1060	same	1060
SECOND FLOOR	820	same	820
ATTIC	0	800	800

NUMBER OF DWELLING UNITS: EXISTING¹ PROPOSED same

NUMBER OF PARKING SPACES: EXISTING² PROPOSED same

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

NA

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

House is located on cul-de-sac and does not have consistent front yard setback dimensions. There is a brook in the rear that is part of NJ DEP wetlands that limits expansion in that direction.

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

Front porch replaces stoop with a protected entry, unifies design of split level, & creates curb appeal. Porch is similar to an existing porch on house to the south. Being on cul-de-sac, there is not a strong visual setback along the street scape. The proposed open front porch does not detract from perceived open space or negatively impact neighboring houses.

History of any deed restrictions:

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 Robert A. Ferraro, Esq.

Address 301 Route 17 North, Suite 211, Rutherford, NJ 07070

Phone # 201-460-9494

Fax # 201-460-0276

Email rferraro@brunoferraro.com

Architect/Engineer:

Name Karen Brinkman, RA

Address 162 Orange Rd., Montclair

Phone # 973.932.0438

Fax # _____

Email karen@brinkmanarchitecture.com

Planner:

Name _____

Address _____

Phone # _____

Fax # _____

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

_____ OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT _____, IN THE CITY OF
_____ IN THE COUNTY OF _____ AND STATE OF _____ AND THAT
_____ 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 _____ AND LOT _____ AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

NOTARY

OWNER

AFFIDAVIT OF APPLICANT

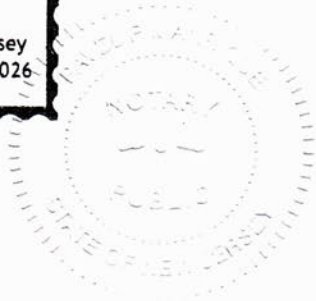
COUNTY OF ESSEX
STATE OF NEW JERSEY

KAREN BRINKMAN 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 26 DAY OF JANUARY
2022.


NOTARY

Karen Brinkman
APPLICANT

PAVEL P MANRIQUE
Notary Public - State of New Jersey
My Commission Expires Apr 11, 2026



AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

COUNTY OF ~~ESSEX~~ Ocean

Jonathan Masters OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON

OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 43 Summit Rd, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT

Jonathan Masters 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 501 AND LOT 20 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Annemarie Crotchfelt

NOTARY

[Signature]

OWNER

Annemarie Crotchfelt
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES March 23, 2025

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

_____ 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 _____ DAY OF _____

20__.

NOTARY

APPLICANT

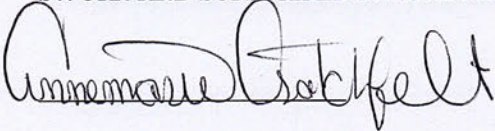
AUTHORIZATION

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

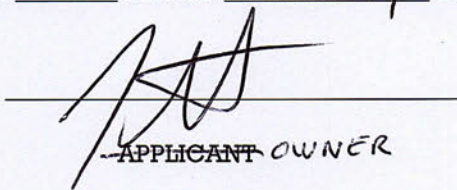
TO THE BOARD OF ADJUSTMENT

Karen Brinkman IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 22 DAY OF January 2022



NOTARY


~~APPLICANT~~ OWNER



Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return) Jonathan Masters		
Business name/disregarded entity name, if different from above		
Check appropriate box for federal tax classification: <input checked="" type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ <input type="checkbox"/> Other (see instructions) ▶	Exemptions (see instructions): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____	
Address (number, street, and apt. or suite no.) 104 Barclay Drive		Requester's name and address (optional)
City, state, and ZIP code Nutley, NJ 07110		
List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.


Employer identification number									

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below), and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶ 	Date ▶ 1/22/22
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. The IRS has created a page on www.irs.gov/w9 for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES

X INDICATES FENCES

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

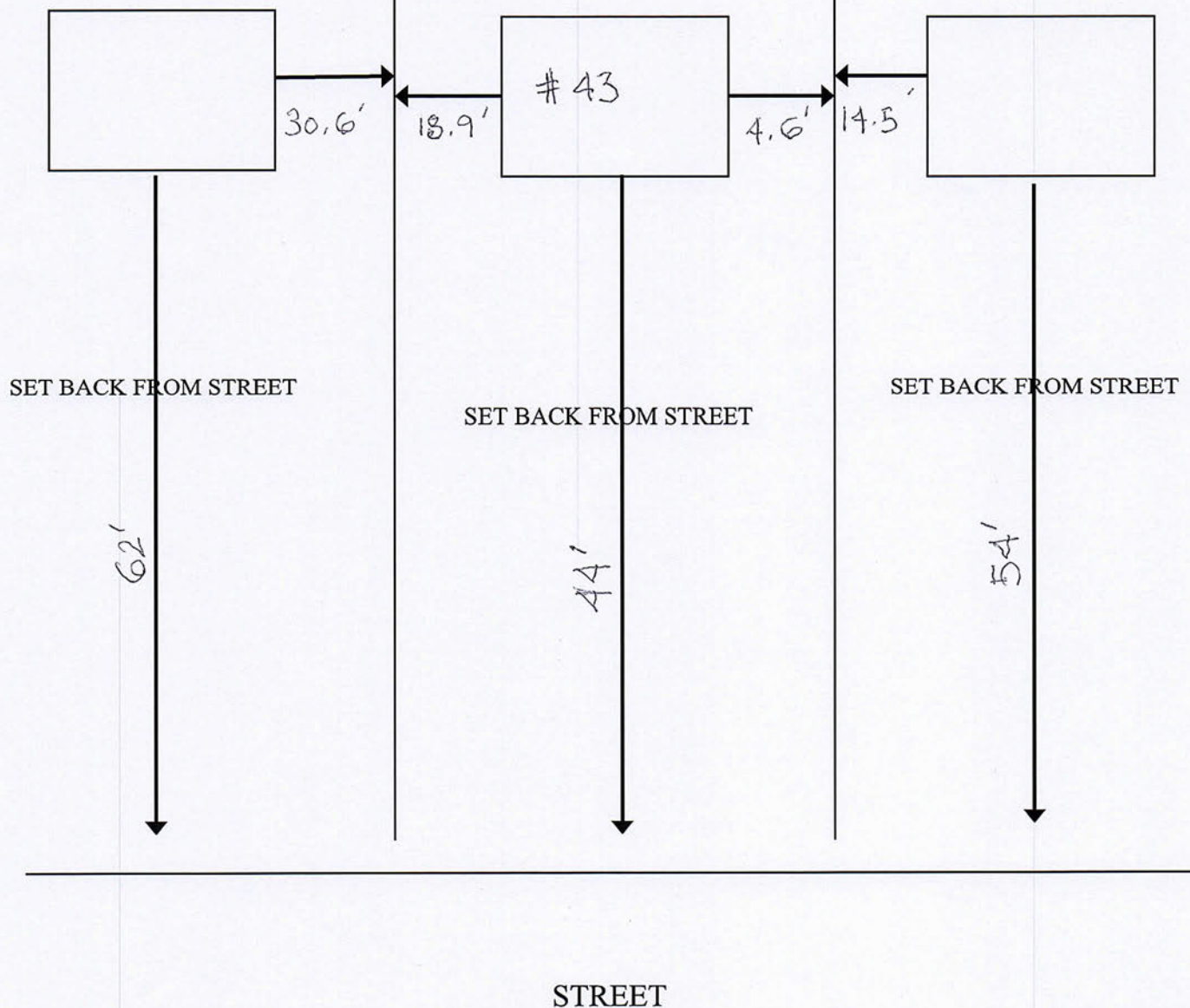
HOUSE ON LEFT

APPLICANT'S HOUSE
SHOW THE DISTANCE TO THE
PROPERTY LINE FROM
SURVEY

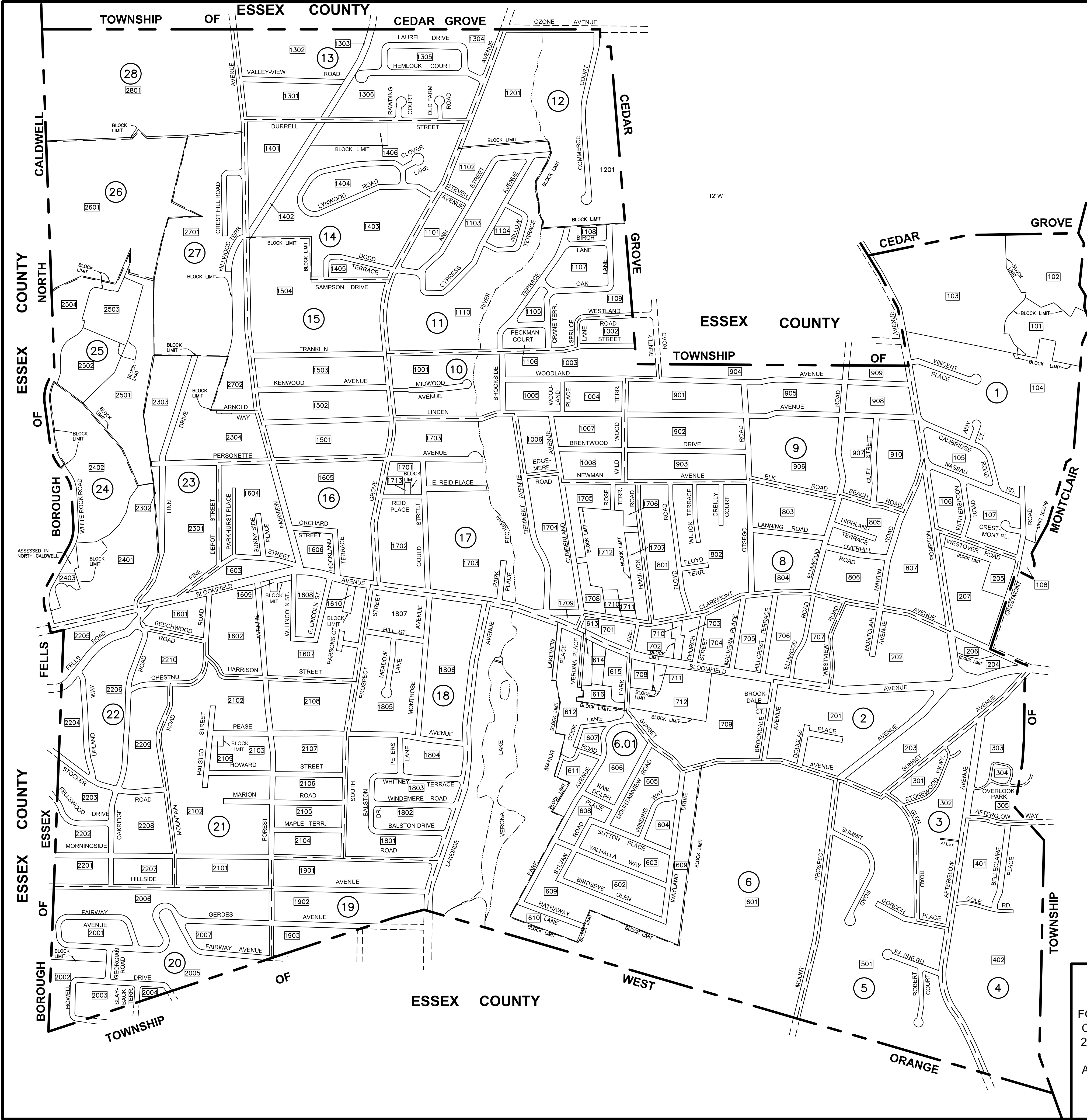
CENTER HOUSE

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

HOUSE ON RIGHT



KEY MAP



REVISIONS				
DATE	BY	LIC.NO	SHEET	BLOCK
12/2019	ED CLAY	34842		

I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVISED UNDER MY IMMEDIATE SUPERVISION, AND COMPLIES WITH THE LAWS OF THE STATE OF NEW JERSEY.

ED CLAY

ED CLAY, PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 34842

12-10-2019

DATE

NOTES

- 1- THE AREAS, BOUNDARIES AND DIMENSIONS SHOWN ON THIS TAX MAP ARE DERIVED FROM GROUND SURVEYS, AERIAL SURVEYS, AND RECORDED PLANS, MAPS, DEEDS, AND WILLS AND ARE TO BE USED FOR ASSESSMENT PURPOSES ONLY.
- 2- THIS IS A DIGITIZED COPY OF THE TAX MAP PREPARED BY CASEY & KELLER INC. AND DATED JAN 1, 1983. THE APPROVED ORIGINAL IS ON FILE IN THE OFFICE OF THE ENGINEER.

LEGEND

KEY SHEET

5 DETAIL SHEET NUMBER

101 BLOCK NUMBER

--- SHEET LIMIT

--- BLOCK LIMIT

--- TOWNSHIP BOUNDARY

DETAIL SHEET

101 BLOCK NUMBER

2 LOT NUMBER

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION, AND COMPLIES WITH THE LAWS OF THE STATE OF NEW JERSEY.

JAMES M. HELB, P.E., P.L.S., P.P. NO. 24272 DATE & SEAL

THIS TAX MAP SUPERSEDES THE TAX MAP APPROVED MAY 2, 2008

TAX MAP
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

SCALE 1"=500' JANUARY 1, 2017

PREPARED BY
JAMES M. HELB, P.E., P.L.S., P.P.
NEW JERSEY LICENSE NO. 24272
TOWNSHIP ENGINEER
10 COMMERCE COURT
VERONA, NJ 07044

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

TO SHOW CONDITIONS AS OF DECEMBER 2019

KEY MAP

MAYOR
ALEX ROMAN
DEPUTY MAYOR
CHRISTINE McGRATH
COUNCILMEMBERS
JACK McEVOY
CYNTHIA L. M. HOLLAND
CHRISTOPHER H. TAMBURRO

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

January 31, 2022

Township of Verona Zoning/Engineering Dept.
10 Commerce Court
Verona, NJ 07044
Re: Zoning Letter of Denial

Owner: Mr. Jon and Mrs. Jennifer Masters
43 Summit Road
Verona, NJ 07044
Applicant Brinkman Architecture LLC
162 Orange Road
Montclair, NJ 07042
Property: 43 Summit Road
Lot 20 Block 501
Zone: R-100 (Very Low Density)

Submittals:

This office is in receipt of the following applications, drawings, reports, specifications which were submitted by the owner/applicant for review and consideration.

- Township of Verona Zoning Permit Application.
- Architectural Plan Entitled "Addition & Interior Alterations Single Family Residence". Prepared by Brinkman Architecture, LLC. Plans dated 12/15/21 and last revised 01/13/22.

Zoning Request:

Based upon the zoning permit application and the plans submitted we understand that the owner/applicant is seeking approval from the zoning and engineering department to construct a 212 ± square foot open (roofed over) porch at the front of the existing dwelling and an 800 ± square foot second story addition over a portion of the existing first floor below. No other requests have been requested or shown and therefore have not been considered in this departments review.

Existing Zoning:

Based upon review of the property survey and the area, yard and bulk regulations chart, the existing property and dwelling do not currently meet the following, which therefore make both the property and the principal structure existing non-conformities.

- Min. Lot Width (100 feet required) 97 feet existing.
- Min. Side Setback One (9 feet required) 4.6 feet existing.
- 25% of Lot Width (25% required) 24% existing.

Zoning Decision:

- The new porch will reduce the front yard setback from 35 feet (existing) to 27 feet (proposed) where 35 feet is required per the zoning ordinance.
- The Verona Township Ordinance: §150-5.3 G – Unenclosed Balconies, Porches and Steps may have a roof over them within the yard areas not to exceed.
Yard (Front) Max. Projection (5 feet) Max. Area (35 Sq.Ft.)
- The proposed second story addition is in compliance with §150-17.1 (E) (6) Height of Building 18.5 feet (existing) 27.5 (proposed) 30 feet (permitted)
- No existing non-conforming setback(s) will be further reduced as part of the second story addition and therefore is in compliance with §150-13.3 (B)

Based upon review of the application(s), plan(s) and area, yard and bulk requirements per §150-17.1 and the Yard Regulations per §150-5.3 as shown above, this office has **DENIED** the request for zoning as requested by the applicant because of the following reasons:

VARIANCES REQUIRED

§150-17.1 D. 1 – Exceeds Front yard setback: (35 feet required) (35 feet existing.) (27 feet prop.)

VARIANCE REQUIRED §150-5.3 G. (1)

Porch exceeds maximum front yard extension (ft.) (5 feet max.) (8 feet prop.)

VARIANCE REQUIRED §150-5.3 G. (1)

Porch exceeds maximum front yard extension (sq.ft.) (35 sq.ft. max.) (212 sq.ft. prop.)

Address any comments as per the Township Engineer. (If any)

Address any comments as per the Township Building Department. (If any)

Note:

1. The property in question is situated within the Township Steep Slopes Area as defined under Ord. 3-16 and regulated under §150-21.3 of the general code for the Township of Verona. The specific project area was examined by this office by using the grading plan submitted and LiDAR mapping which is available and found that the project area will qualify as a “DeMinimus Disturbance” and therefore can be exempted from the requirements of the steep slope ordinance. We should note however, that this exemption would be rescinded if the proposed plans were to be modified to reflect revised site conditions which established grades other than what is currently proposed. It would then be the applicant’s responsibility at that time to first establish, then submit a plan to this office for approval, prior to any continuance of work at the site.
2. The applicant’s plans which were reviewed do not indicate that the anticipated work shall necessitate the removal of any trees. The Township allows permission for the removal of trees **ONLY** under Chapter 493 of the Municipal Code. A tree removal permit must be filed and approved prior to the cutting, pruning and removal of any and all trees.

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

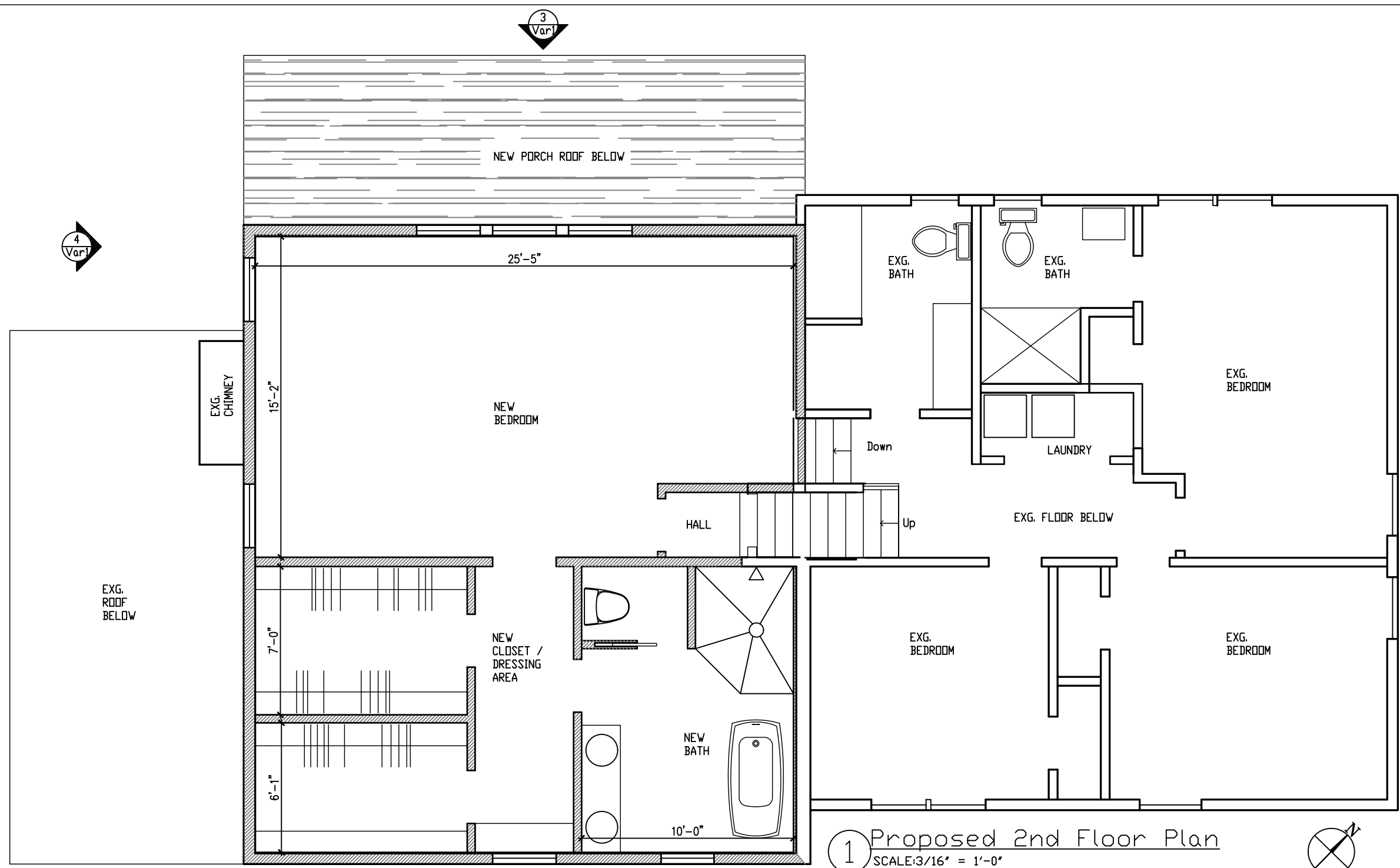
Respectfully Submitted,

Michael C. DeCarlo

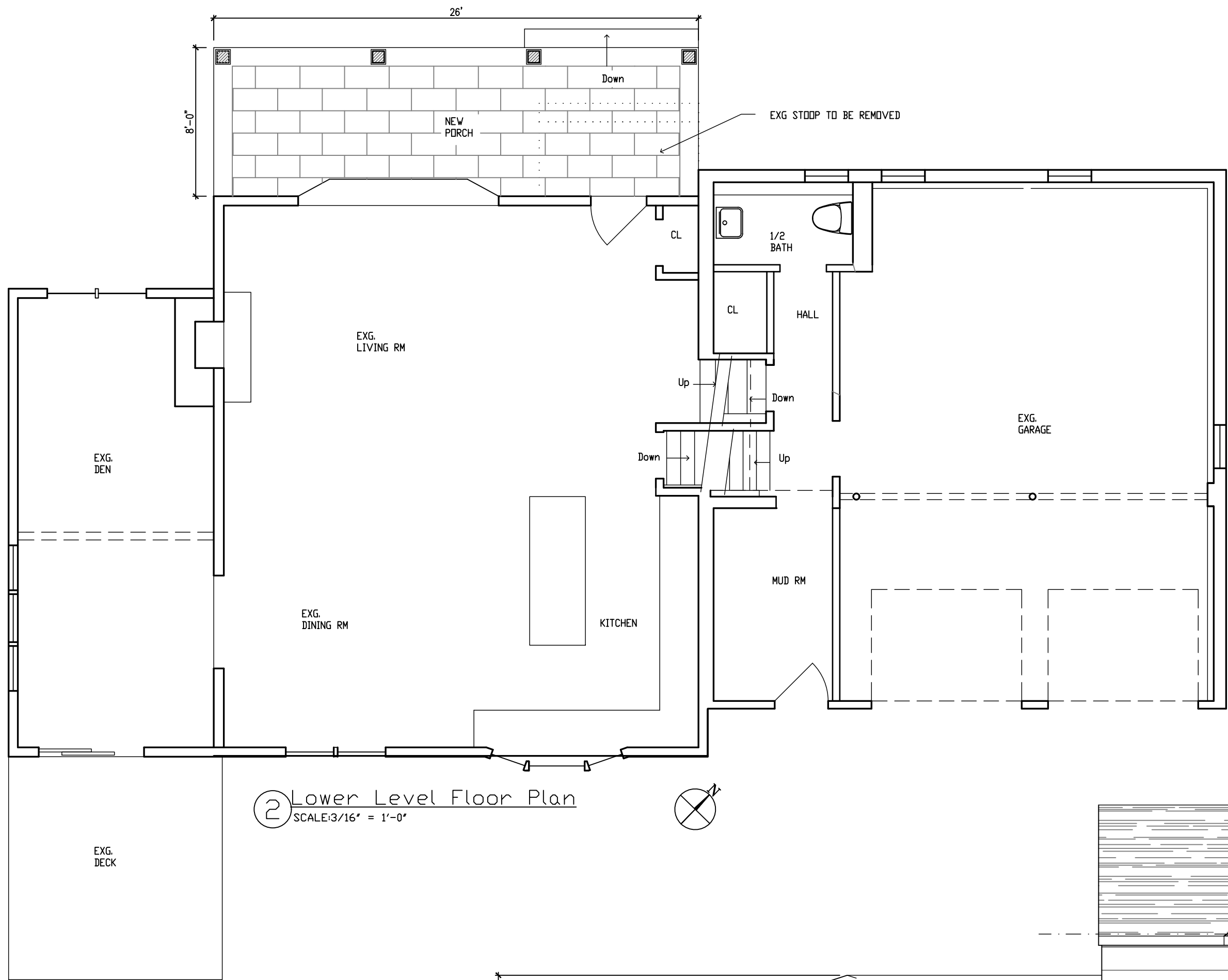
Michael C. DeCarlo

Engineering Manager – Zoning Official

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.

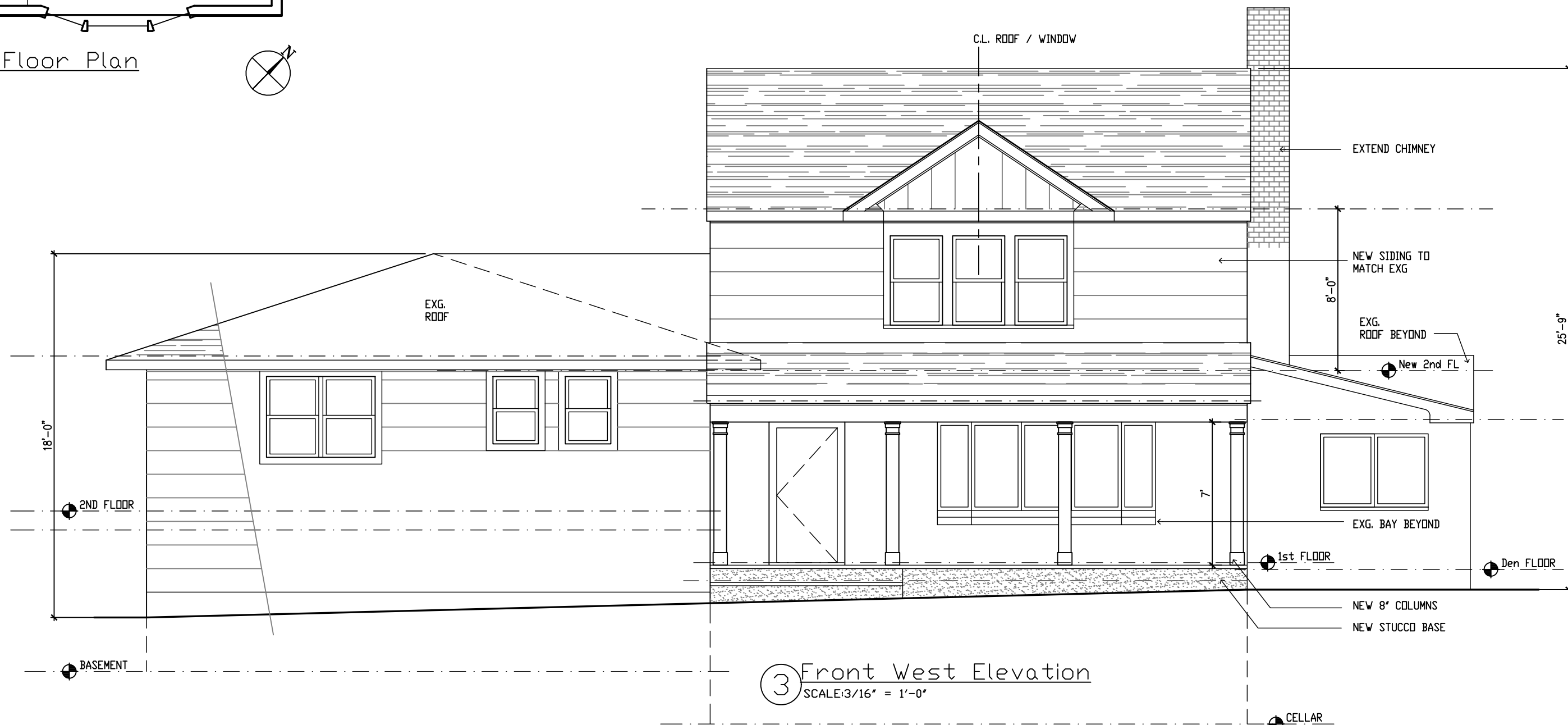


1 Proposed 2nd Floor Plan
SCALE: 3/16" = 1'-0"

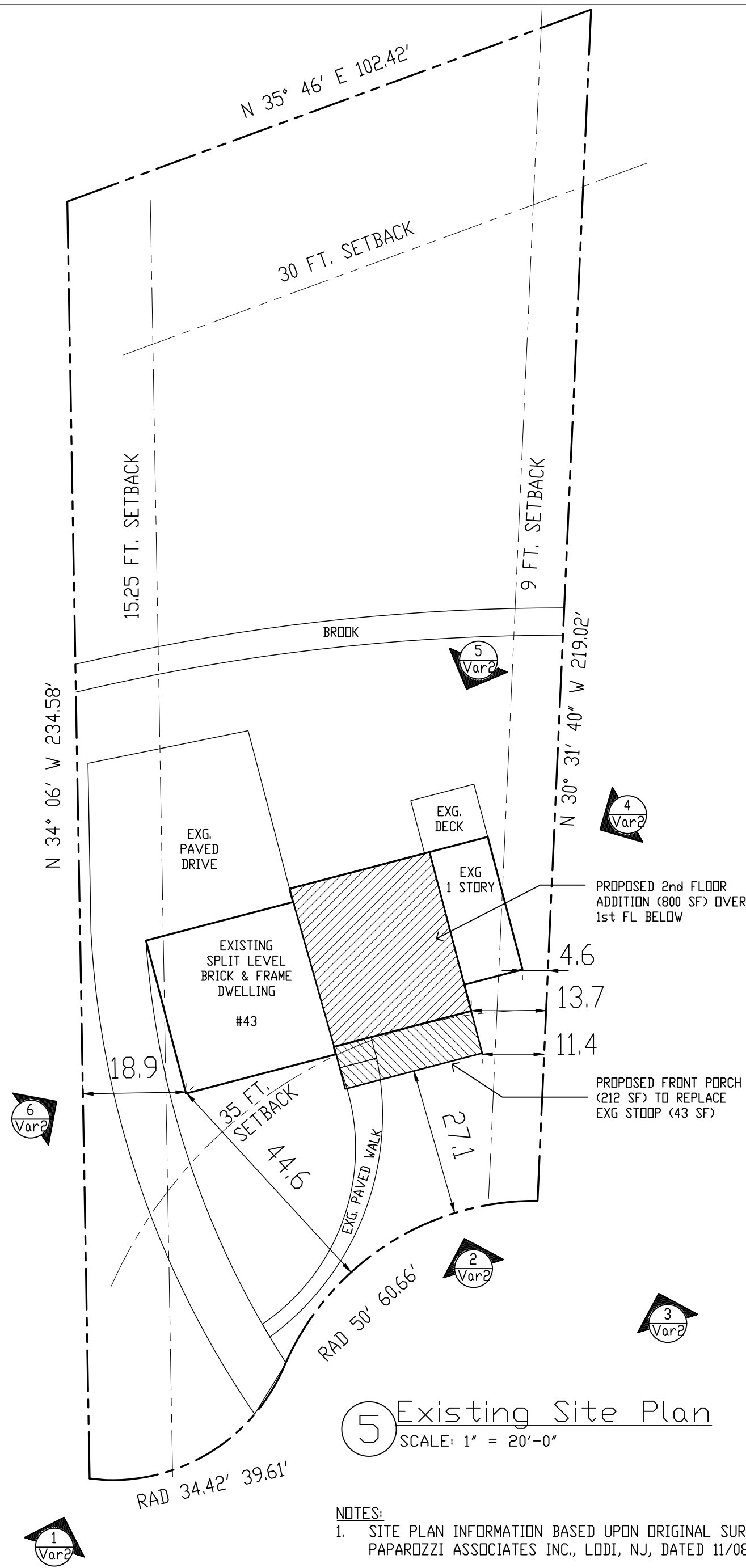


2 Lower Level Floor Plan
SCALE: 3/16" = 1'-0"

WALL LEGEND:	
EXISTING TO REMAIN	---
NEW CONSTRUCTION	---
HIDDEN OR ABOVE	---
DEMOLITION	---



3 Front West Elevation
SCALE: 3/16" = 1'-0"

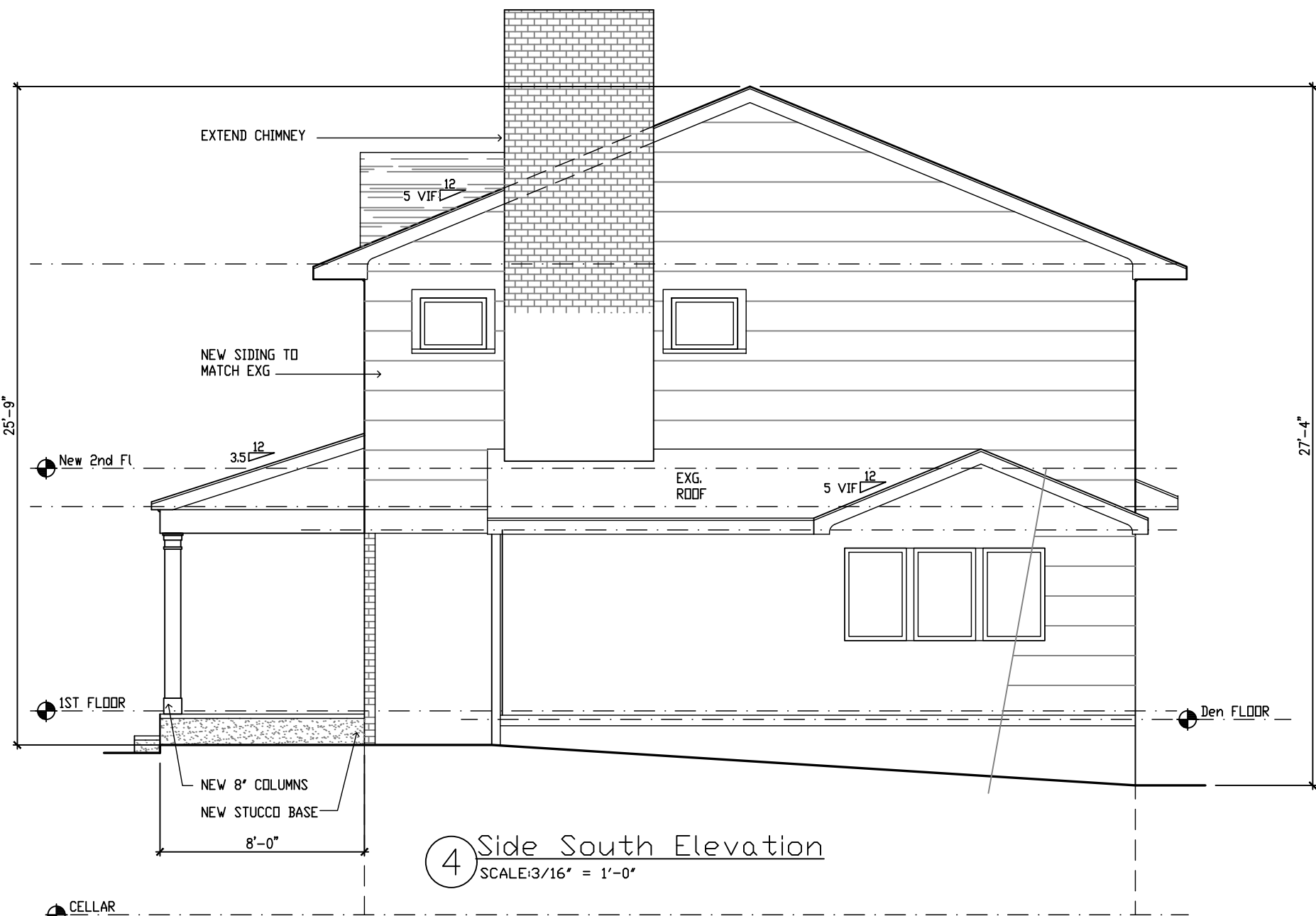


5 Existing Site Plan
SCALE: 1" = 20'-0"

NOTES:
1. SITE PLAN INFORMATION BASED UPON ORIGINAL SURVEY BY
PAPAROZZI ASSOCIATES INC., LODI, NJ, DATED 11/08/2021.

TOWNSHIP OF VERONA ZONING				
OWNER: JONATHAN AND JENNIFER MASTERS 43 SUMMIT, VERONA, NJ				
BLOCK: 501 LOT: 20 USE GROUP: R-5		ZONE: R-100 SINGLE FAMILY CONSTRUCTION CLASS: SB		
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT				
LOT AREA MIN.	12,000 SF	20,037 SF	NO CHANGE	YES
WIDTH MIN.	100 FT.	97 FT*	NO CHANGE	ND*
YARDS				
FRONT SETBACK	35 FT.	35 FT.	27 FT.	ND**
MIN. ONE SIDE	9 FT	4.6 FT.*	NO CHANGE	ND*
MIN. BOTH SIDES	20 FT.	23.5 FT.	NO CHANGE	YES
25% LOT WIDTH	24.25 FT = 25%	23.5 FT = 24%*	NO CHANGE	ND*
REAR SETBACK	30 FT.	118 FT.	NO CHANGE	YES
COVERAGE				
LOT COVERAGE	4007 SF = 20%	2010 SF = 10%	2222 SF = 11%	YES
IMPROVED COVERAGE	7013 SF = 35%	4568 SF = 22.8%	4737 SF = 23.6%	YES
BUILDING HEIGHT				
HEIGHT MAX.	30 FT.	18.5 FT.	27.5 FT.	YES
STORIES MAX.	2-1/2	1	2	YES

* EXISTING NONCONFORMING CONDITION
** VARIANCE REQUESTED



4 Side South Elevation
SCALE: 3/16" = 1'-0"

ADDITION & INTERIOR ALTERATIONS SINGLE FAMILY RESIDENCE

LOCATION:

43 Summit Road
Verona, NJ

ARCHITECT:

BRINKMAN ARCHITECTURE LLC
162 Orange Road
Montclair, New Jersey 07042
T: 973.932.0438
F: 973.233.9365
E: Info@BrinkmanArchitecture.com

SEAL:

Karen Brinkman, RA
NY Lic.#022357-1
NJ Lic.#14972
WI Lic.#10862

Karen Brinkman

ISSUE DATE:

3	FOR VARIANCE	01-20-22
2	ZONING REVIEW	01-13-22
1	FOR REVIEW	12-15-21

TITLE:

FLOOR PLANS
EXTERIOR
ELEVATIONS
SITE PLAN

DWG NO.:

Var1

SHEET:

1



1 North West View
SCALENTS



2 Front West View
SCALENTS



3 South West View
SCALENTS



4 Side South View
SCALENTS



5 Rear East View
SCALENTS



6 Side North View
SCALENTS

PROJECT:

ADDITION &
INTERIOR
ALTERATIONS
SINGLE
FAMILY
RESIDENCE

LOCATION:

43 Summit Road
Verona, NJ

ARCHITECT:

BRINKMAN ARCHITECTURE LLC
162 Orange Road
Montclair, New Jersey 07042
T: 973.932.0438
F: 973.233.9365
E: Info@BrinkmanArchitecture.com

SEAL:

Karen Brinkman, RA
NY Lic.#022357-1
NJ Lic.#14972
WI Lic.#10862

Karen Brinkman

ISSUE DATE:

3	FOR VARIANCE	01-20-22
2	ZONING REVIEW	01-13-22
1	FOR REVIEW	12-15-21

TITLE:

EXISTING PHOTOS

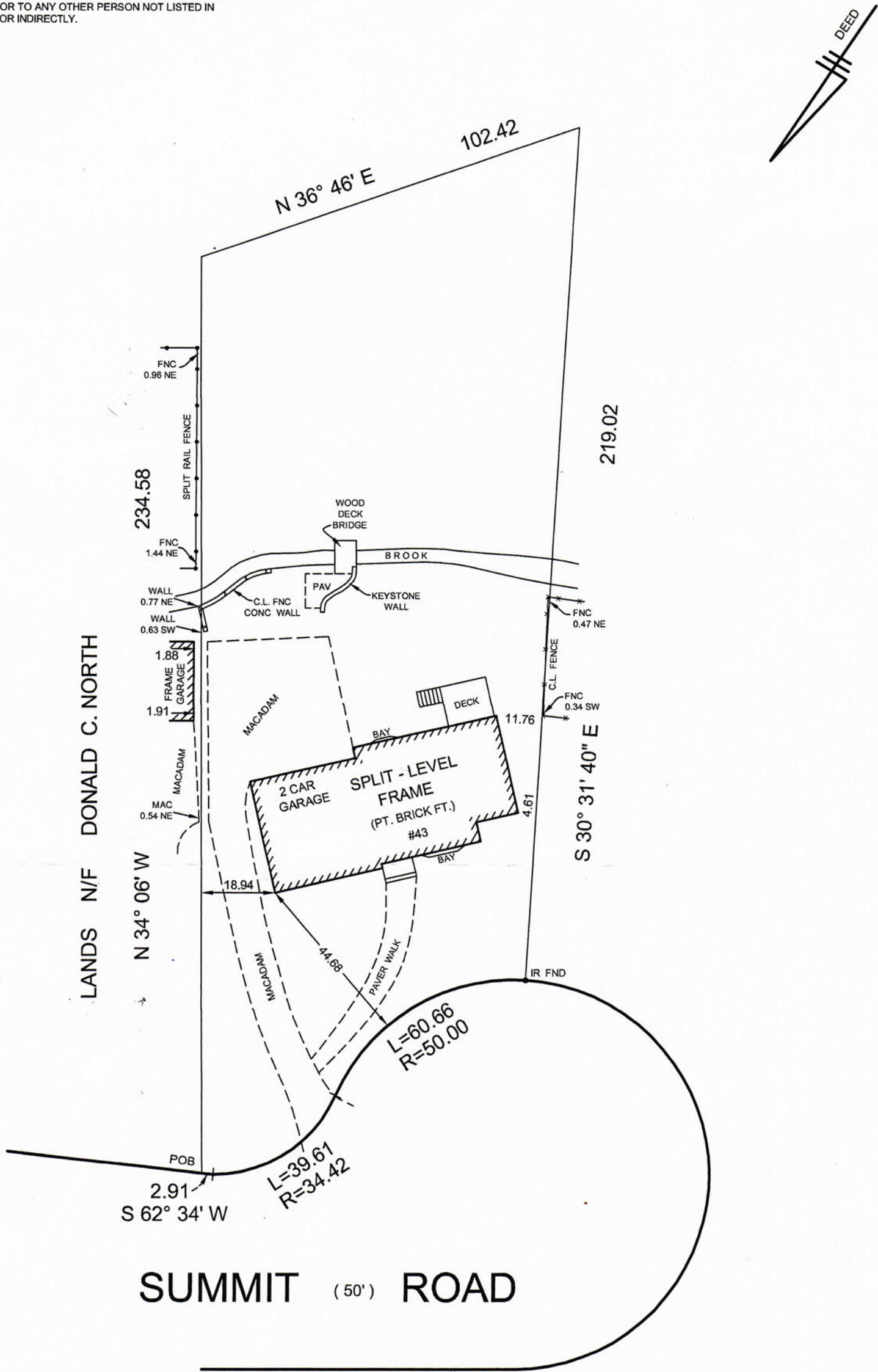
DWG NO.:

Var2

SHEET:

2

THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE & OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY ABOVE 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.



MAP OF PROPERTY OF
43 SUMMIT ROAD

TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

SCALE: 1" = 30' DATE: NOV. 8, 2021

Survey Certified to:

JONATHAN MASTERS and JENNIFER MASTERS, H/W
FIDELITY NATIONAL TITLE INSURANCE COMPANY
NUCO TITLE INSURANCE AGENCY, INC.
BRUNO & FERRARO, ESQS.
WELLS FARGO HOME MORTGAGE, INC., its successors and/or
assigns as their interest may appear

THIS IS A BUILDING LOCATION SURVEY MADE FOR TITLE PURPOSES ONLY. SURVEY NOT TO BE USED FOR ARCHITECTURAL DESIGN, FENCES, OR PERMANENT CONSTRUCTION WITHOUT NUMBER VERIFICATION FROM THE SURVEYOR.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c. 14 (C45:8-36.3) and N.J.A.C. 13:40-5.1(d).

TAX MAP LOT	20	T.M. BLOCK	501
FILE MAP LOT		F.M. BLOCK	

MAP: "SUBDIVISION PLAN OF SUMMIT ROAD EXTENSION
MAP 9 - BLOCK A - LOTS 9 - 13, PREPARED FOR
DONALD C. NORTH, BOROUGH OF VERONA, N.J."
FILED DECEMBER 31, 1953 AS MAP # 1994.

Paparozzi Associates Inc.
ENGINEERING-SURVEYING-MUNICIPAL PLANNERS
149 WESTERVELT PLACE, LODI, NJ 07644
(973) 478-9366 FAX (973) 478-0835

GARY PAPAROZZI - N.J.L.S. LIC. NO. 34016

BRINKMAN ARCHITECTURE LLC.
162 Orange Road, Montclair, NJ 07042

26 January 2022

Township of Verona
Attention: Ashley Neale, Board Secretary
600 Bloomfield Avenue
Verona, NJ 07044

Re: Masters residence, 43 Summit Road, Verona, NJ

Dear Ms. Neale,

Enclosed please find variance application for the above referenced property:

- (4) copies of basic variance application.
- (4) copies Board of Adjustment site plan.
- (4) copies of annotated tax map.
- (4) copies of survey, (2) copies are sealed per our phone conversation.
- (4) signed / sealed copies of architectural drawings and existing conditions photos.
- Escrow check for \$500.00

PDF copies of these items will be emailed. A zoning permit and request for letter of denial were submitted to the zoning official Michael DeCarlo. Please contact me if you have any further questions or comments.

Sincerely,

Karen Brinkman, RA

BRINKMAN ARCHITECTURE LLC.

162 Orange Road, Montclair, NJ 07042

26 January 2022

Township of Verona
Attention: Ashley Neale, Board Secretary
600 Bloomfield Avenue
Verona, NJ 07044

Re: Masters residence, 43 Summit Road, Verona, NJ

Dear Ms. Neale,

Enclosed please find for the above referenced property:

- Variance application fee check for \$160.00

Please contact me if you have any questions or comments.

Sincerely,

Karen Brinkman, RA







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