

# John R. Dusingberre, Esq., LLC

Attorney at Law

155 Passaic Avenue, Suite 320  
Fairfield, New Jersey 07004

Business: 973-227-1212  
Fax: 973-227-4099

Cell: 973-477-8646  
E-mail: jdusingberre@jrdnjlaw.com

April 1, 2022

Ashley Neale, Acting Zoning Board Secretary  
**Township of Verona**  
600 Bloomfield Avenue  
Verona, NJ 07044

**Re:** JMAC Group, LLC – Verona Zoning Board  
756 Bloomfield Avenue, Verona, NJ 07044; Block 1603, Lot 11.02

Dear Ms. Neale;

We have reviewed the reports of the Zoning Officer and Engineer. We have amended the plans in response to those reviews, and enclose herewith seven (7) sets of the following:

1. Amended Application Addendum listing all variances requested, including those newly identified by the Zoning Officer, and those pre-existing conditions.
2. Amended Combined Site Plan and Floor Plans consisting of three (3) pages prepared by Guzzo Architects dated September 16, 2021, and revised through March 28, 2022.
3. Security Camera Photo Array demonstrating the availability of on-street parking.

Please advise me if you require anything further. We have noticed for the public meeting on April 14, 2022 as per your instructions. Proof of Mailing and an Affidavit of Publication will be submitted shortly.

Very truly yours,



John R. Dusingberre

JRD/jd

cc by e-mail: JMAC Group, LLC, attention: John Macaluso

**JMAC GROUP, LLC**  
**VERONA ZONING BOARD OF ADJUSTMENT**  
**AMENDED ADDENDUM TO APPLICATION**

**Variance Relief Requested:**

1. **Conditional Use Variance.** Section 150-17.13 MR (Mixed Retail) Zone District permits mixed uses of office/retail and residential under certain conditions as set forth in Section 150-8.3 of the Ordinance. The conditions under which mixed uses are permitted as set forth in Section 150-8.3B that are not met are as follows:

§150-8.3B(2) Parking for the various types of uses shall be provided in accordance with the requirements of Article XII of this chapter, and that Article requires thirteen (13) parking spaces where eight (8) are provided.

§150-8.3B(3) Not less than twenty (20%) present of the lot shall be reserved for open space and landscaping and the Applicant proposes that the existing two and fourth tenths (2.4%) percent open space be permitted.

A use variance pursuant to N.J.S.A. 40:55-70d(3) is required in order for the application to be granted.

2. **Loading Space - Pre-Existing Condition.** Bulk variance relief is requested from §150-12.5 A that requires one (1) loading space be provided with dimensions of 12' x 30' where no loading space is proposed.

3. **Required Parking Spaces.** Bulk variance relief is requested from §150-12.6 that requires thirteen (13) parking spaces where eight (8) spaces are proposed.

4. **Tandem Parking Prohibited.** Bulk variance relief is requested from §150-12.8 F that prohibits tandem or double parking spaces, where two (2) are proposed.

5. **Backing into Street Prohibited – Pre-Existing Condition.** Bulk variance relief is requested from §150-12.8 G that prohibits backing into a street from a parking stall.

6. **Lot Size Bulk Variance – Pre-Existing Condition.** A bulk variance is requested to permit a lot size of four thousand two hundred ninety and eight tenths (4,290.8 sf) square feet where the minimum permitted lot size is six thousand (6,000 sf.) square feet. This is a pre-existing non-conformity.

7. **Front Yard Set-Back Bulk Variance – Pre-Existing Condition.** A bulk variance is requested to permit a front yard set-back of zero (0.0') feet where the minimum required front yard set-back is twenty (20') feet. This is a pre-existing non-conformity.

8. **Rear Yard Set-Back Bulk Variance – Pre-Existing Condition.** A bulk variance is requested to permit a rear yard set-back of sixteen and three tenths (16.3') feet where the minimum permitted front yard set-back is fifty (50') feet. This is a pre-existing non-conformity.

9. **Building Coverage Bulk Variance – Pre-Existing Condition.** A bulk variance is requested to permit building coverage of fifty and eight tenths (50.8%) percent where the maximum permitted coverage is thirty (30%) percent. This is a pre-existing non-conformity.

10. **Impervious Coverage Bulk Variance – Pre-Existing Condition.** A bulk variance is requested to permit impervious coverage of ninety-seven and six tenths (97.6%) percent where the maximum permitted coverage is sixty-five (65%) percent. This is a pre-existing non-conformity.

11. **Parking Stall Size Variance – Pre-Existing Condition.** A bulk variance is requested to permit existing conditions to remain where the standard stall size per §150-12.2 A is 9 feet x 20 feet. This is a pre-existing non-conformity.

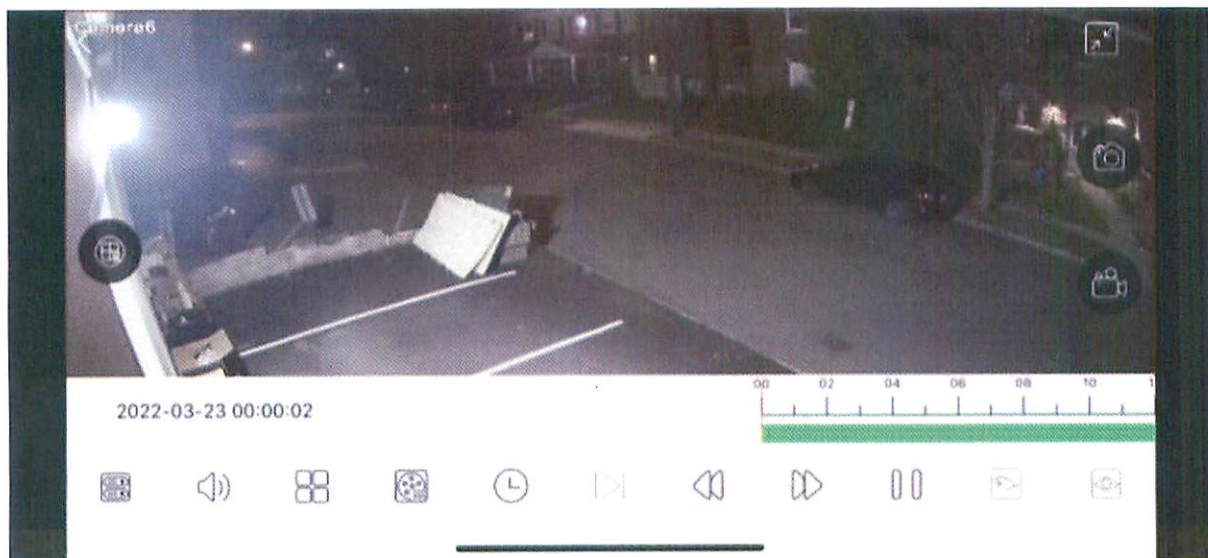
12. **Parking Prohibited in Front Yard Set-back – Pre-Existing Condition.** A bulk variance is requested to permit parking stalls in the minimum front-yard setback which is prohibited by §150-12.4 (5). This is a pre-existing non-conformity.

13. **ADA Compliance Variance/Waiver.** Section 216.5 of the 2010 American with Disabilities Act for Accessible Design requires an accessible route for persons with disabilities to access the principal uses of the property, and the applicant proposes a handicapped parking space with access into the rear warehouse part of the principal use.

SECURITY CAMERA SNAPSHOTS  
ON-STREET PARKING AVAILABILITY  
PINE STREET, VERONA



March 22, 2022 - Midnight



March 23, 2022 - Midnight





March 24, 2022 - Midnight



March 25, 2022 - Midnight