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

April 27, 2023

Township of Verona Zoning Dept.
10 Commerce Court
Verona, NJ 07044
Re: Zoning Permit # 2023-41

Applicant/: Tim Rush
Owner 110 Forest Avenue
Verona, NJ 07044

Property: 110 Forest Avenue
Lot 94, Block 2102
Zone: R- 50 (High Density)

Submittals:

This office is in receipt of the following documents submitted for the above referenced property:

- Township of Verona Zoning Permit Application for a driveway.
- Site Plan/Grading Plan dated through 4-29-2023, prepared by Cunningham Engineering & Design, LLC.

Zoning Request:

Based upon the zoning permit application and the plan submitted, the owner is requesting zoning approval to add a 225 square foot, 12.5 foot wide driveway off of Marion Road. Also proposed is the removal of a portion of an existing front yard paver walk and reconstruction of the paver walk aligned along the new driveway edge.

No other requests have been depicted on the plan, therefore have not been considered in this review.

Zoning Decision:

As per Section 150-12.3 D, the driveway is compliant to the minimum property line setback of 1 foot with a proposed setback of 14.2 feet.

As per Section 150-12.4 B(2), the driveway is compliant to the maximum width at curb line of 14 feet for single driveways with a proposed width of 12.5 feet.

As per Section 150-5.3 F(1), the driveway is compliant to the maximum paved area width of 20 feet in front yard with the proposed width of 12.5 feet.

As per Section 150-5.3 F(1), the driveway is compliant to the maximum paved area coverage of 50% in the front yard with a proposed coverage of approximately 21.3%.

As per Section 150-17.5 D(4), the maximum permitted improved lot coverage is 40%. The added new driveway results in a proposed impervious lot coverage of 39.5%. The remains compliant to the maximum permitted impervious lot coverage of 40%.

As per Section 150-12.4 B, there shall be no more than one curb cut for each single family parcel. The parcel contains an existing driveway and curb cut on Forest Avenue. Therefore a VARIANCE is required.

Stormwater management is exempt since the increase in impervious is less than the 400 square foot threshold.

As noted on plan, no trees are proposed for removal.

Therefore, the applicants request(s) for zoning approval has been **DENIED** by this office. Please coordinate with the Board of Adjustment Clerk for applying and scheduling this application before this Board.

Note:

1. No electrical, plumbing or building codes were reviewed as part of this application. Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required should variance approval be granted.
2. Any change or deviations from the plans which were provided and reviewed as part of this zoning application at this location must first be approved by the Zoning Official or Zoning Administrator prior to obtaining a construction permit. The owner/applicant should be aware that any future change may require formal application to the Verona Board of Adjustment for variance governed by the rules and conditions pursuant to N.J.S.A. 40:55D-70d.

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

Respectfully Submitted,



Marisa Tiberi
Acting Zoning Official

cc: Marcie Maccarelli – via email
Kelly Lawrence – via email
Kristin Spatola – via email
Thomas Jacobsen – via email
Terry Feret – via email
Denise Pedicini – via email
Sarfeen Tanweer – via email