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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

May 23rd, 2023

Township of Verona Zoning Dept.
10 Commerce Court
Verona, NJ 07044
Re: Zoning Permit # 2023-50

Applicant/: Jeanene Carluca
Owner 151 Linden Avenue
Verona, NJ 07044

Property: 151 Linden Avenue
Lot 4, Block 54

Zone: R- 50B (Medium/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 Residential Properties, dated April 6, 2023.
- Marked Survey (1 Sheet) prepared by the applicant, received via email May 22, 2023.

Zoning Request:

Based upon discussion with the applicant, the zoning permit application and the plan submitted, the owner is requesting zoning approval ONLY for the installation of two (2) new HVAC units within the side yard of the property. Although the marked up survey indicates other prior improvements, this submission is only for the two (2) HVAC units. No other requests have been considered in this review.

Zoning Decision:

As per Sections 150-7.13 A and 150-17.4 E(2), the proposed AC units do not comply with the minimum side yard setback of 8 feet with a proposed setback of 2.5 feet and 3 feet. Therefore, a VARIANCE is required.

As per Sections 150-7.13 A, the proposed AC units are compliant to the maximum setback of 5 feet from the building with a proposed setback of approximately 0.8 feet.

The increase in impervious coverage is considered de minimis at 10.8 square feet.

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. This application is deemed complete. 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