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

September 1st, 2023

Township of Verona Zoning Dept.
10 Commerce Court
Verona, NJ 07044
Re: Zoning Permit # 2023-162

Applicant: Markian Silecky & Julie Parker
31 East Reid Place
Verona, NJ
Owner: Same
Property: 170 Grove Avenue
Lot 91, Block 1403
Zone: R- 60 (Medium Density)

Submittals:

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

- Township of Verona Zoning Permit Application no sign date, received 8-30-2023.
- Engineering Plans (4 sheets) entitled, "Grading Plot Plan with Variances" prepared by Petry Engineering LLC dated 8-29-2023.
- Architecture Plan set prepared by Studio G2 Architects dated through 8-28-2023.

Zoning Request:

Based upon the zoning permit application and the plans submitted, the owner is requesting zoning approval to construct the following:

- A 2 story front addition to Unit B
- A 1 story rear addition to Unit B
- A side yard deck to Unit B
- A wrap around covered porch to Unit B
- A new concrete walkway from the driveway to the home for Unit B
- Two ac units for Unit B
- A generator for Unit B
- Curbing along a portion of the driveway for Unit B
- Driveway pavement reconstruction on a portion of the Unit B driveway
- Regrading around the perimeter of Unit B and the driveway
- Removal of 2 sheds; one frame shed in the far rear corner of the lot, encroaching onto the neighboring property and one vinyl shed behind Unit E
- Removal of a portion of the driveway behind Unit E
- Removal of existing walkways adjacent to Unit B and also behind Unit C

- Removal of existing wood deck in front of Unit D
- Removal of railroad tie and block walls and pavers by Unit B

Zoning Decision:

The site contains 3 dwellings, identified as Units A, B and C. The site contains 2 detached garages identified as Units D and E. Three (3) homes on one lot is an existing non conformity.

As per Section 150-13.3 A a variance is required for the expansion proposed.

As per Section 150-4.2 A a variance is required for the expansion proposed.

As per Section 150-4.2 G a variance is required for the expansion proposed.

The proposed improvements to the home, Unit B are conforming to section 150-17.3 for all applicable requirements except for the following:

As per section 150-17.3 F (6) a variance is required. The applicant is proposing a building height of 32.5 feet versus the 30.0 foot maximum.

The proposed improvements around the home, Unit B are all conforming except for the following:

As per section 150-7.13 B a variance is required for the generator proposed within the side yard.

Stormwater management is exempt since there is an increase in 386 square feet of impervious coverage. This is just under the 400 square foot threshold that would have required same.

The applicant should testify to any tree removal. If trees are to be removed, they shall be mapped with diameter size indicated.

Engineering review and approval will be required for this application should it receive Zoning Board of Adjustment approval for the soil movement/regrading proposed.

Therefore, based on the above, the applicants request(s) for zoning approval has been **DENIED** by this office.

This application is deemed technically complete and can be presented to the Zoning Board of Adjustment.

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.
2. Any change or deviations from the plans which were provided and reviewed as part of this zoning permit 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 contact the Township of Verona Zoning Board clerk to schedule this application before the Zoning Board of Adjustment.

Note: All zoning permits expire in one (1) year from the date of the approval.

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Marisa Tiberi', written in a cursive style.

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
 Pete Ten Kate – via email