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

June 26, 2023

Township of Verona Zoning Dept.
10 Commerce Court
Verona, NJ 07044
Re: Zoning Permit # 2023-100

Applicant/Owner: Mr. O'Day
Property: 28 Linde Ave
Lot 2 Block 45

Zoning Request:

Based upon the zoning permit application and the sketch submitted we understand that the owner is seeking approval from the zoning department to install 2 HVAC units on the side of the property. No other requests have been requested or shown and therefore have not been considered in this departments review.

Zoning Requirements:

150-7.13 MECHANICAL EQUIPMENT

- A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve. **FAILS**
B. No generator shall be permitted within a side yard. **N/A**

150-17.5 R-50 (High-Density Single-Family) Zone District
F.

Area, yard and bulk regulations for accessory structures and uses shall be as follows:

- (1)
Minimum side yard setback (one): eight feet. **FAILS**

Zoning Decision:

The proposed request has been **DENIED** by this office. Please contact the Township of Verona Building Department to obtain a building permit and schedule inspections.

- 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.
- 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
- 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,

Phillip Epps

Phillip Epps
Zoning Official