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VERONA COMMUNITY CENTER
600 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

July 12th, 2023

Township of Verona Zoning Department
10 Commerce Court
Verona, NJ 07044
Re: Zoning Permit # 2023-94

Applicant/: Frederick Foy
Owner 48 Franklin Street
Verona, NJ 07044

Property: 48 Franklin Street
Lot 12, Block 1106

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 for Residential Properties, received June 12, 2023
- Existing and Proposed Coverage Calculations, undated.
- A Marked Survey submitted by the applicant, received via email on June 12, 2023.

Zoning Request:

Based upon the zoning permit application and the plans submitted, the owner is requesting zoning approval to construct a new patio of 391 square feet in the rear yard of the property. No other improvements have been requested or shown and therefore have not been considered in this review.

Zoning Decision:

As per Section 150-5.3 C(6), the patio is compliant to the minimum side yard setback of 5 feet with a proposed setback of approximately 30 feet.

As per Section 150-5.3 C(6), the patio is compliant to the minimum rear yard setback of 5 feet with a proposed setback of 5 feet.

As Per Section 150-17.3 F(3), the patio is compliant to the minimum distance between accessory and principal structures of 10 feet with a proposed distance of 16 feet.

As Per Section 150-17.3 F(4), the maximum aggregate area covered by accessory structures in the yard they are located in is 15%. The site has an existing non-conforming rear yard coverage of approximately 20.2%. The proposed patio exacerbates this coverage to approximately 29.3%.

A variance is required.

As per Section 150-17.4 D(3), the patio is compliant to the maximum lot coverage of 25% with a proposed lot coverage of 22.3%.

As per Section 150-17.4 D(4), the patio is compliant to the maximum improved coverage of 40% with an increased overall proposed impervious coverage of 37.18%.

Stormwater management is exempt since the increase in impervious is under 400 square feet.

The Applicant has confirmed via email correspondence that no trees are proposed for removal.

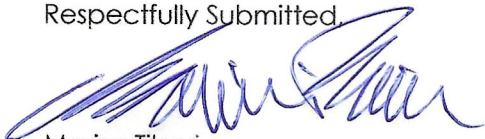
Therefore, the applicants request(s) for zoning approval has been **DENIED** by this office. Please coordinate with the Board of Adjustment Clerk for applying and scheduling this application before this Board.

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.
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 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
Phillip Epps – via email