

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION \_\_\_\_\_ CASE # \_\_\_\_\_

PROPERTY ADDRESS 58 Durell Street, Verona NJ

BLOCK 1306 LOT 13.02 ZONE \_\_\_\_\_

APPLICANT'S NAME Theo Silverberg c/o Matthew G. Capizzi, Esq.

PHONE # 201-266-8300 CELL PHONE # \_\_\_\_\_

EMAIL matthew@capizzilaw.com

PROPERTY OWNER'S NAME Same as Applicant

PROPERTY OWNER'S ADDRESS \_\_\_\_\_

PROPERTY OWNER'S PHONE # \_\_\_\_\_ CELL # \_\_\_\_\_

PROPERTY OWNER'S EMAIL \_\_\_\_\_

RELATIONSHIP OF APPLICANT TO OWNER Applicant is the Owner.

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

The Applicant is seeking to construct an in-ground pool and patio at the Property.

CONTRARY TO THE FOLLOWING:

Maximum Improved Lot Coverage: (35% Maximum Allowed v. 48.5' Proposed); and

Minimum Side Yard Setback as to Pool Patio: (5' Minimum Required v. 1.2' Proposed).

LOT SIZE: EXISTING 16,735 Sq. Ft. PROPOSED No change TOTAL No change

HIEGHT: EXISTING N/A PROPOSED N/A

PERCENTAGE OF BUILDING COVERAGE: EXISTING 15.5% PROPOSED No change

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 26.4% PROPOSED 48.5%

PRESENT USE Single-family residence PROPOSED USE Same as Present Use

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	_____	_____	_____
REAR YARD	_____	_____	_____
SIDE YARD (1)	_____	_____	_____
SIDE YARD (2)	_____	_____	_____

**See attached Site Plan**

DATE PROPERTY WAS ACQUIRED 2.28.23



Expert witness(es) that will present evidence on behalf of this application:

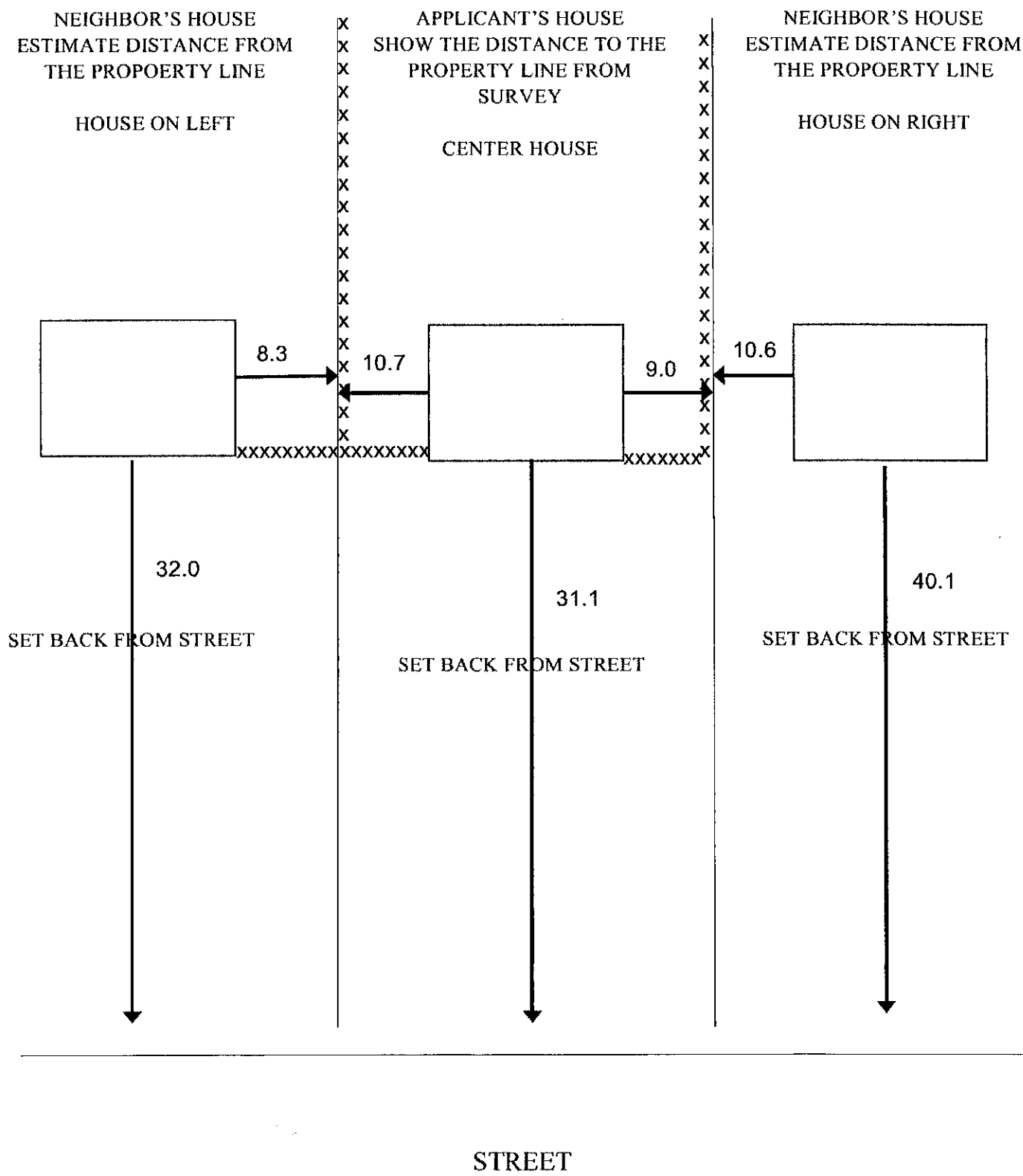
Attorney: Name Matthew G. Capizzi, Esq.  
Address 205 Fairview Avenue, Westwood NJ 07675  
Phone # 201-266-8300  
Fax # 201-266-8301  
Email matthew@capizzilaw.com

Architect/Engineer: Name Paul Gdanski, P.E., PLLC  
Address 633 Woodmont Lane, Sloatsburg, NY 10974  
Phone # 917-418-0999  
Fax # \_\_\_\_\_  
Email pgski@earthlink.net

Planner: Name N/A  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES  
X INDICATES FENCES



# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Theo Silverberg

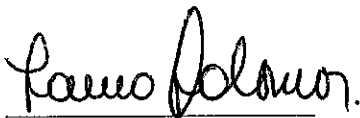
OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON


OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 58 Durell Street, IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT

Theo Silverberg

IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT, PIECE OF LAND,

SITUATED, LYING AND BEING IN THE TOWNSHIP OF VERONA AFORESAID AND KNOWN AND DESIGNATED AS  
BLOCK 1306 AND LOT 13.02 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

  
LAURA SALOMONE  
NOTARY  
LAURA S SALOMONE  
Notary Public, State of New Jersey  
My Commission Expires Feb 14, 2027

  
OWNER

## AFFIDAVIT OF APPLICANT


COUNTY OF ESSEX  
STATE OF NEW JERSEY

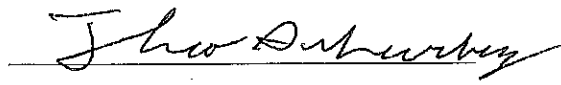
Theo Silverberg

OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON

OATH DEPOSED AND SAYS THAT ALL OF THE ABOVE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED  
HEREWITH ARE TRUE. SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 18 DAY OF August

2023

  
LAURA SALOMONE  
NOTARY

  
APPLICANT

LAURA S SALOMONE  
Notary Public, State of New Jersey  
My Commission Expires Feb 14, 2027.

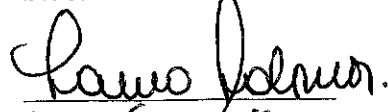
## AUTHORIZATION

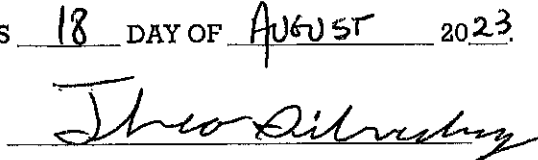
IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

TO THE BOARD OF ADJUSTMENT

Matthew G. Capizzi, Esq. IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 18 DAY OF August 2023.

  
LAURA S. SALOMONE  
NOTARY

  
APPLICANT

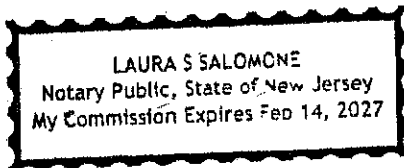


Photo Exhibit  
Theo Silverberg  
58 Durrell Street, Verona NJ  
Block: 1306, Lot: 13.02

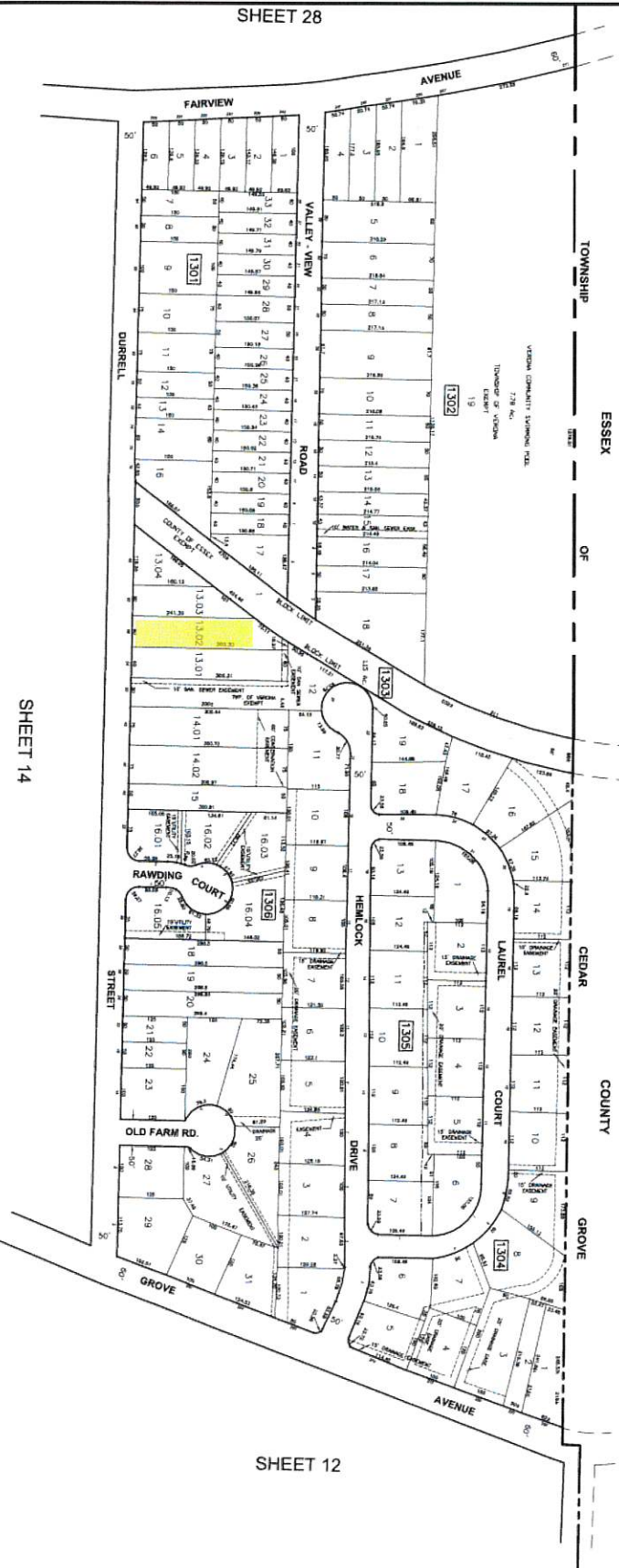


View of Front Elevation



View of Dwelling from the Rear Yard





1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION DIVISION  
OF TAXATION ON NOVEMBER 27  
2015, SIGNED BY JUDY P. MILLER  
AND TIFFANY A. FIELDS AND  
ASSIGNED SERIAL NUMBER 1067

**TAX MAP**  
**TOWNSHIP OF VERONA**  
ESSEX COUNTY NEW JERSEY  
PREPARED BY  
**JAMES M. HELB, P.E., P.L.S., P.P.**  
NEW JERSEY LICENSE NO. 24072  
TOWNSHIP ENGINEER  
VERONA, NJ 07094  
TO SHOW CONDITIONS AS OF DECEMBER 31, 2015

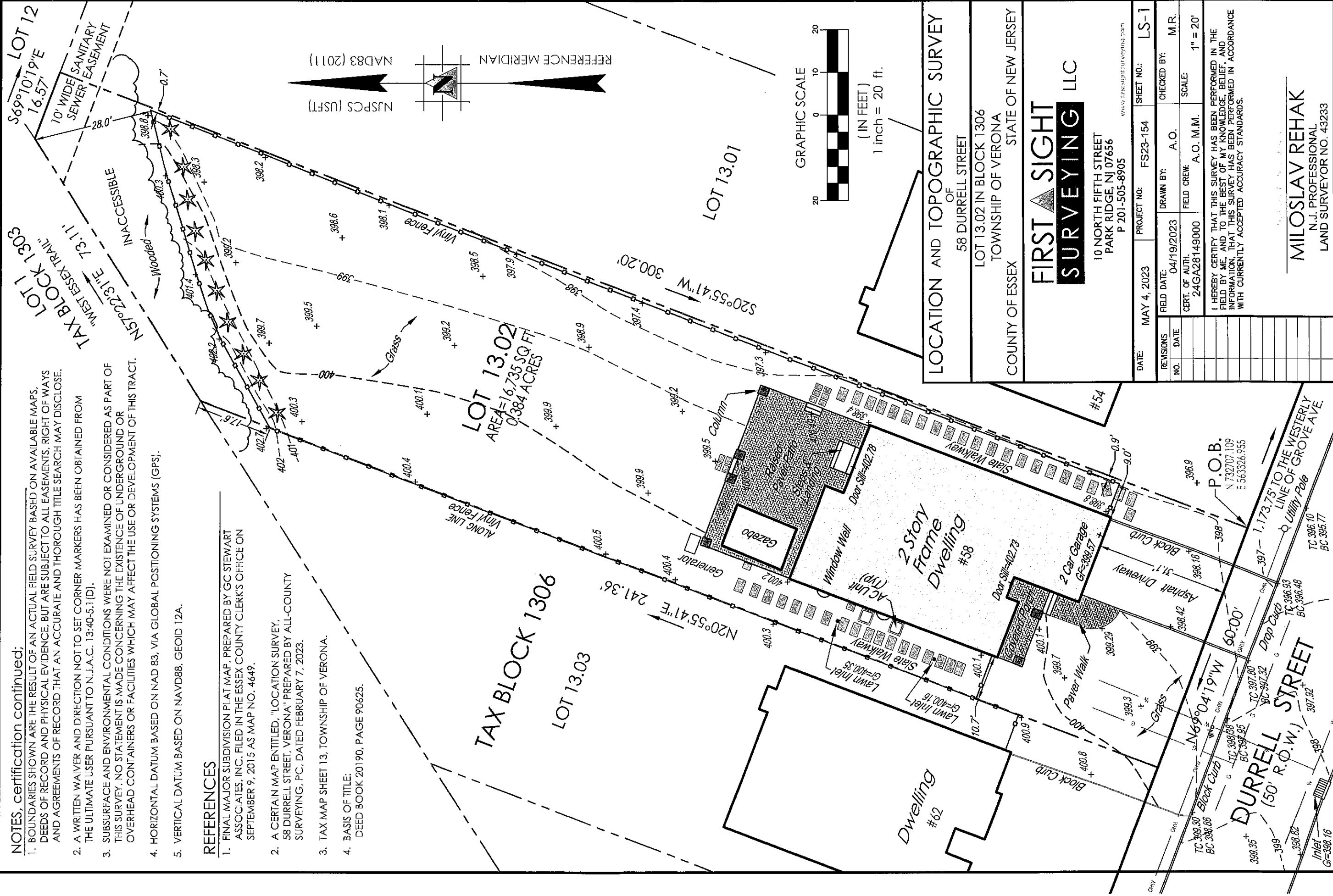
THIS IS A PARTIAL COPY OF THE TAX MAP  
FOR THE TOWNSHIP OF VERONA, NEW JERSEY  
DATED JAN 1, 2015. THE APPROVED ORIGINAL  
IS ON FILE IN THE OFFICE OF THE ENGINEER.

NOTES, certification continued:

1. BOUNDARIES SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND AGREEMENTS OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
2. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1 (D).
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
4. HORIZONTAL DATUM BASED ON NAD 83, VIA GLOBAL POSITIONING SYSTEMS (GPS).
5. VERTICAL DATUM BASED ON NAVD88, GEOID 12A.

REFERENCES

1. FINAL MAJOR SUBDIVISION PLAT MAP, PREPARED BY GC STEWART ASSOCIATES, INC., FILED IN THE ESSEX COUNTY CLERK'S OFFICE ON SEPTEMBER 9, 2015 AS MAP NO. 4649.
2. A CERTAIN MAP ENTITLED, "LOCATION SURVEY, 58 DURRELL STREET, VERONA" PREPARED BY ALL-COUNTY SURVEYING, P.C., DATED FEBRUARY 7, 2023.
3. TAX MAP SHEET 13, TOWNSHIP OF VERONA.
4. BASIS OF TITLE:  
DEED BOOK 20190, PAGE 90625.



LOCATION AND TOPOGRAPHIC SURVEY

58 DURRELL STREET

LOT 13.02 IN BLOCK 1306

TOWNSHIP OF VERONA

COUNTY OF ESSEX

STATE OF NEW JERSEY

**FIRST SIGHT**  
**SURVEYING LLC**

10 NORTH FIFTH STREET  
PARK RIDGE, NJ 07656  
P 201-505-8905

www.firstsightsurveying.com

DATE:	MAY 4, 2023	PROJECT NO:	FS23-154	SHEET NO.:	LS-1
REVISIONS	FIELD DATE:	DRAWN BY:	CHECKED BY:		
NO.	DATE	A.O.	M.R.		
		FIELD CREW:	SCALE:		
		24GA28149000	A.O. M.M.		1" = 20'
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD BY ME, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.					

**MILOSLAV REHAK**  
N.J. PROFESSIONAL  
LAND SURVEYOR NO. 43233