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

July 10, 2023

Township of Verona Zoning Dept.
10 Commerce Court
Verona, NJ 07044

Re: Zoning Permit # 2023-109
Applicant/Owner: Mr. Silverberg
Property: 58 Durell St
Block 1306 Lot 13.02
Zone: A-3

Zoning Request:

Based upon the zoning permit application and the sketch submitted we understand that the owner is seeking approval from the zoning department install an in ground pool. No other requests have been requested or shown and therefore have not been considered in this departments review.

Zoning Requirement:

Engineering approval is required in addition to zoning and construction approval. The property in question is situated within the Township Steep Slopes Area under §150-21.3 of town ordinance. Engineering will review compliance for steep slopes and for work that disturbs more than 400 sq. ft. of land.

150-7.5 Permanent and portable swimming pools.

A. The wall of the swimming pool shall be located no closer than 10 feet to a side or rear yard line nor closer to a street than the principal building to which it is accessory, nor within 10 feet of the principal building. All such pools shall be suitably fenced in accordance with the Township of Verona requirements.

B. All filtration equipment and pumps shall be located not less than five feet from any property line.

472-12 Enclosures.

A. Every outdoor private swimming pool shall be enclosed by a fence of durable construction not less than four feet nor more than six feet in height and having openings no larger than four inches, notwithstanding the provisions of any other ordinance, or by a wall of a building or structure.

B. The enclosure shall be provided with one or more gates or doors of the same height as the fence, that are self-closing and self-latching and can be locked when the swimming pool is unattended. Latches and locks shall be installed at not less than 44 inches high.

150-5.3 C6 Yard regulations **FAILS, VARIANCE REQUIRED PATIO LESS THAN 5 FT.**

150-17.10 A-3 (Residential Townhouse) **COMPLIES WITH THIS SECTION EXCEPT BELOW**

C. Minimum lot width: 70 feet. **FAILS BUT IS EXISTING AND 150-13.3 ALLOWS BY RULE**

(4) Maximum improved lot coverage: 35%. **FAILS, VARIANCE REQUIRED**

Zoning Decision:

The proposed request for 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.
- The Township has a Tree Removal, Maintenance and Protection Ordinance which must be followed if any trees will be impacted by the project. Every effort shall be made to preserve the maximum number of trees and other existing vegetation on the site. Inform this office if any trees are being removed.

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

Respectfully Submitted,

Phillip Epps

Phillip Epps
Zoning Official