

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 7/5/2023

CASE # 2023-92

PROPERTY ADDRESS 64 HILLSIDE AVENUE

BLOCK 1901 LOT 60 ZONE R-50

APPLICANT'S NAME ⁽⁹⁹⁵⁾ SABINA & PAR ANDERBERG

PHONE # 973-477-0818 CELL PHONE # SAME

EMAIL SABINA.ANDERBERG1@gmail.com

PROPERTY OWNER'S NAME SABINA & PAR ANDERBERG

PROPERTY OWNER'S ADDRESS 64 HILLSIDE AVE

PROPERTY OWNER'S PHONE # 973-477-0818 CELL # 973-477-0818

PROPERTY OWNER'S EMAIL SABINA.ANDERBERG1@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER SELF

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

seeking approval to add an addition, new deck,
porch, walkway and stoop.

CONTRARY TO THE FOLLOWING:

LOT SIZE: EXISTING 4532 SF PROPOSED NC TOTAL 4532 S.F.

HIEGHT: EXISTING 2 stories/20 FT PROPOSED 1 story / ~ 19.25 FT (Addition)

PERCENTAGE OF BUILDING COVERAGE: EXISTING 15.13% PROPOSED 21.00%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 36.76% PROPOSED 41.54%

PRESENT USE Single Family Residence PROPOSED USE NC

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30 FT.</u>	<u>21.83 FT</u>	<u>17.83 FT</u> For Portico & 17.83
REAR YARD	<u>30 FT</u>	<u>30.5 FT</u>	<u>18.5 FT</u> For Addition & Deck
SIDE YARD (1)	<u>12 FT</u>	<u>5.98 FT</u>	<u>5.98 FT</u> For Addition & Deck
SIDE YARD (2)			<u>5.98 FT</u> For Addition & Deck

DATE PROPERTY WAS ACQUIRED March 7, 2014

TYPE OF CONSTRUCTION PROPOSED:

WOOD FRAMED (type: VB) exterior finishes to match existing house

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	686 SF	NC	686 SF
FIRST FLOOR	686 SF	266 SF	952 SF
SECOND FLOOR	480 SF	NC	480 SF
ATTIC	NIA		

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING _____ PROPOSED _____

History of any previous appeals to the Board of Adjustments and the Planning Board

NIA

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

NIA

Supply a statement of facts showing how relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance

NIA

History of any deed restrictions:

A legible plot plan or survey to scale (not less than 1"=100') of the property indicating the existing and/or proposed structure and scale drawings of the existing and/or proposed structure must be provided.

A copy of any conditional contract relating to this application must be filed with this application.

If the applicant is a corporation or partnership, the names, addresses and phone numbers of those owning a 10% or greater interest in the corporation shall be provided.

Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____
Name _____	Address _____	Phone # _____

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

Attorney: Name _____
Address _____
Phone # _____
Fax # _____
Email _____

Architect/Engineer: Name Lawrence Pranzo AIA PE LEED AP
Address 2 Wood Stone Rd, Chester, NJ 07930
Phone # 908-227-8579
Fax # _____
Email Larry-Pranzo@Prandesignstudios.com

Planner: Name _____
Address _____
Phone # _____
Fax # _____

Compliance									
Zone R-50	Required	Existing	Proposed	Existing	Proposed	Variance Required	Notes		
Lot Size (SF)	5000	4532	NC	4532	NC	No	Existing Condition		
Lot Width (Ft)	50	50	NC	50	NC	No			
Front Yard Setback (Ft) Forest Avenue	30	21.83	NC	21.83	NC	No	Existing Condition (Existing House)		
Front Yard Setback (Ft) Forest Avenue	30	21.83	23.74	21.83	23.74	Yes	Proposed Addition		
Front Yard Setback (Ft) Forest Avenue	30	21.83	17.83	21.83	17.83	Yes	Proposed Porch		
Front Yard Setback (Ft) Forest Avenue	30	21.83	23.74	21.83	23.74	Yes	Proposed Deck		
Front Yard Setback (Ft) Hillside Avenue	30	29.67	NC	29.67	NC	No	Existing Condition		
Side Yard Setback One (Ft)	8	N/A							
Side Yard Setback Both (Ft)	18	N/A							
Side Yard Setback Both (Ft) % of Lot Width	25	N/A							
150.5.3 Side Yard for Corner Lots (1.5 times min. side yard setback (Ft))	12	5.98	5.98	5.98	5.98	Yes	Proposed Addition		
Rear Yard Setback (Ft)	30	30.5	18.5	30.5	18.5	Yes	Proposed Addition		
Rear Yard Setback (Ft)	30	19	6.5	19	6.5	Yes	Proposed Deck		
Building Height (Story/Ft)	2.5/30	2/20	1/19.25	2/20	1/19.25	No	Proposed Addition		
Lot Coverage (% Building)	30	15.13	21.00	15.13	21.00	No			
Improved Lot Coverage (% All)	40	36.76	41.54	36.76	41.54	Yes			
Floor Area Ratio (%)	N/A								
Assessory Structure & Use	Required	Existing	Proposed	Existing	Proposed	Variance Required	Notes		
Side Yard Setback One (Ft)	N/A								
Rear Yard Setback (Ft)	N/A								
Min. Distance between Accessory & Principal Use (Ft)	N/A								
Max. aggregate area covered by Accessory Structure in the Yard it is located in (%)	N/A								
Max. Height (Stories/Ft)									

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES

X INDICATES FENCES

NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

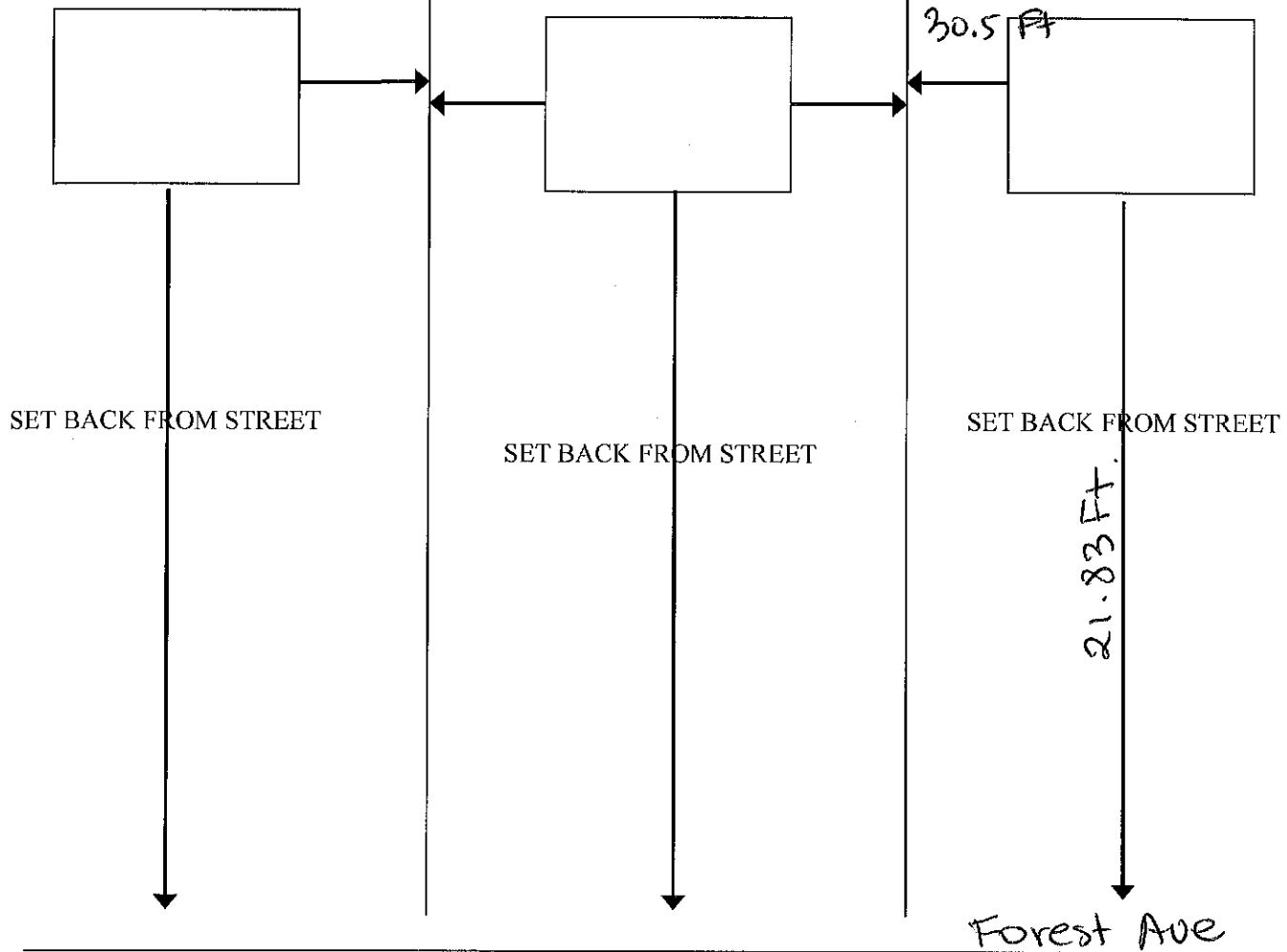
HOUSE ON LEFT

APPLICANT'S HOUSE
SHOW THE DISTANCE TO THE
PROPERTY LINE FROM
SURVEY

CENTER HOUSE

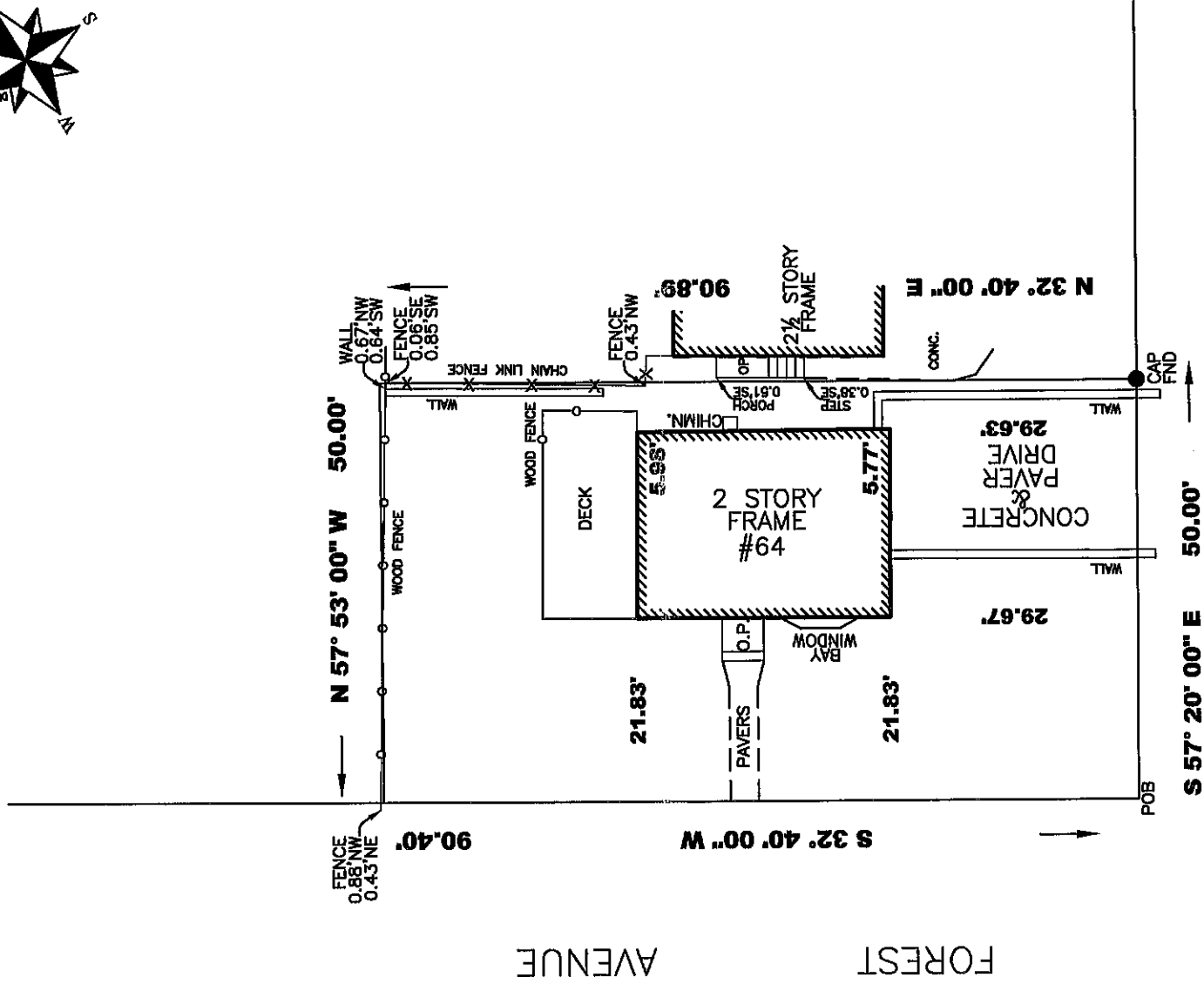
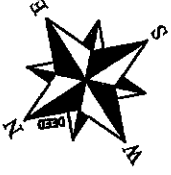
NEIGHBOR'S HOUSE
ESTIMATE DISTANCE FROM
THE PROPOERTY LINE

HOUSE ON RIGHT



STREET

BEING KNOWN AS PART OF LOT 115 ON MAP ENTITLED "AMENDED MAP SHOWING PROPERTY OF GEORGE F. SIMPSON, JR., AT VERONA, N.J." FILED DECEMBER 09, 1905 AS MAP NO. 402.



HILLSIDE AVENUE

NOTE: AT TIME OF SURVEY, GROUND WAS SNOW AND ICE COVERED.

NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED SEAL OF THE LICENSED SURVEYOR

REVISED: 3/5/14 - ADD CORP. TO LENDER

SURVEY OF PROPERTY SITUATED AT #64 HILLSIDE AVENUE IN THE TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY
BEING KNOWN AS LOT 60 IN BLOCK 99 ON THE TAX MAP IN THE TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY
CERTIFY TO SABINA J. ANDERBERG AND PAR S. ANDERBERG, H/W; CHICAGO TITLE INSURANCE COMPANY; TITLE AGENCY OF NEW JERSEY, INC.; STEVEN J. VELTRI, ESQ.; RESIDENTIAL HOME FUNDING CORP.; ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

P² LAND SURVEYING, INC.
P.O. BOX 241
(908) 955-7161
FAX (908) 955-7162

FLANDERS, NJ 07836

SCALE: 1" = 20'

DRAWN BY: MS

DATE: 02-27-14

TITLE NO.

TA-14-0137

JOB NO.

14-12796

CHECKED BY: JP

JAMES PICA
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NUMBER 24GS03795400

MAYOR
ALEX ROMAN
DEPUTY MAYOR
CHRISTINE McGRATH
COUNCILMEMBERS
JACK McEVoy
CYNTHIA L. M. HOLLAND
CHRISTOPHER H. TAMBURRO

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY



TOWNSHIP MANAGER
JOSEPH O. D'ARCO
TOWNSHIP CLERK
JENNIFER KIERNAN
TOWNSHIP ATTORNEY
BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER
880 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

June 26, 2023

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

Re: Zoning Permit # 2023-92
Applicant/Owner: Mr. Anderberg
Property: 64 Hillside Ave
Block 1901 Lot 60

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 add an addition, new deck, portico, walkway and stoop. No other requests have been requested or shown and therefore have not been considered in this departments review.

Zoning Requirements:

150-5.3 Yard regulations

(3) Corner lot, frontage upon two streets. A corner lot having frontage upon two improved streets shall have two front yards, one side yard and one rear yard. The rear yard shall be located opposite the more narrow frontage. The minimum side yard setback for such lot shall be 1.5 times the minimum yard requirement. In the event the two lot widths are equal, the lot shall contain two front yards and two rear yards. **FAILED FOR ADDITION AND DECK**

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

D.

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

- (1) Minimum lot size: 5,000 square feet.
- (2) Minimum lot width: 50 feet.
- (3) Maximum lot coverage: 30%.
- (4) Maximum improved lot coverage: 40%. **FAILED**

E. Area, yard and bulk regulations for principal structures and uses shall be as follows:

- (1) Minimum front yard setback: 30 feet. **FAILED FOR ADDITION, DECK AND PORTICO**
- (2) Minimum side yard setback (one): eight feet.
- (3) Minimum side yard setbacks (both): 18 feet.
- (4) Minimum side yard setbacks (both) percentage of lot width: 25.
- (5) Minimum rear yard setback: 30 feet. **FAILED FOR ADDITION AND DECK**
- (6) Maximum height (stories/feet): 2.5/30.

F.

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

- (1) Minimum side yard setback (one): eight feet.
- (2) Minimum rear yard setback: 10 feet.
- (3) Minimum distance between accessory and principal structures: 10 feet.
- (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%.
- (5) Maximum height (stories/feet): 1 1/2 stories; 15 feet.

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.

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

Respectfully Submitted,

Phillip Epps

Phillip Epps

Zoning Official

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

SABINA ANDERBERG OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 64 HILLSIDE AVE, IN THE CITY OF
VERONA IN THE COUNTY OF ESSEX AND STATE OF NJ AND THAT
SABINA & PAK ANDERBERG 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 1901 AND LOT 60 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

NOTARY

OWNER



Harrison A. Munoz
NOTARY PUBLIC
State of New Jersey
ID # 50149679
My Commission Expires
January 25, 2026

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

_____ 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 6 DAY OF July

2023

NOTARY

APPLICANT



Harrison A. Munoz
NOTARY PUBLIC
State of New Jersey
ID # 50149679
My Commission Expires
January 25, 2026