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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