

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 7/28/23 CASE # \_\_\_\_\_

PROPERTY ADDRESS 9 BRENTWOOD DRIVE

BLOCK 903 LOT 17 ZONE R-50

APPLICANT'S NAME CLIFTON DUNN

PHONE # 973-477-9149 CELL PHONE # - SAME -

EMAIL \_\_\_\_\_

PROPERTY OWNER'S NAME CLIFTON DUNN & EVELYN MELO DUNN

PROPERTY OWNER'S ADDRESS 9 BRENTWOOD DRIVE

PROPERTY OWNER'S PHONE # 973-477-9149 CELL # - SAME -

PROPERTY OWNER'S EMAIL BDFLENTERPRISES@OUTLOOK.COM

RELATIONSHIP OF APPLICANT TO OWNER SAME

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

INSTALL 2ND HVAC CONDENSOR NEXT TO  
AN EXISTING UNIT

CONTRARY TO THE FOLLOWING:

AS PER SECTIONS 150-7.13 & 150-17.5 E(2) AC UNIT  
THE ORDINANCE REQUIRES 8'-0" SETBACK WHEREAS  
WE ARE PROPOSING A SETBACK OF 6'-0"

LOT SIZE: EXISTING 6.509 PROPOSED N/C TOTAL \_\_\_\_\_

HIEGHT: EXISTING 24.7 PROPOSED 30.0

PERCENTAGE OF BUILDING COVERAGE: EXISTING 21.9% PROPOSED 22.6%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 34.1% PROPOSED 35.1%

PRESENT USE SINGLE FAMILY PROPOSED USE SINGLE FAMILY

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30.0</u>	<u>29.9</u>	<u>29.9</u>
REAR YARD	<u>30.0</u>	<u>64.6</u>	<u>46.5</u>
SIDE YARD (1)	<u>8'</u>	<u>9.2</u>	<u>9.2</u>
SIDE YARD (2)	<u>8'</u>	<u>9.0</u>	<u>20'-3 1/2"</u>

DATE PROPERTY WAS ACQUIRED MAY 2017

Type			Fee	Initial Escrow for Professional Review
		Residential and commercial - final	1/2 preliminary	1/2 preliminary
	Major subdivision			
		Minimum	\$550.00	\$1,000.00
		Plus	\$150.00 per lot	\$550.00 per lot
	Minor subdivision (one-family residential)			
		No new lot created	\$250.00	None
		1 to 3 lots	\$500.00	\$1,000.00
	Minor subdivision (other, residential or commercial)			
		1 to 3 lots	\$250.00 per lot	\$1,000.00
	Special meeting at request of applicant		\$800.00	

TYPE OF CONSTRUCTION PROPOSED:

INSTALLATION OF HVAC CONDENSOR

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

- NONE -

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	579	151	730
FIRST FLOOR	910	564	1474
SECOND FLOOR	730	414	1144
ATTIC	0	0	0

NUMBER OF DWELLING UNITS: EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_

NUMBER OF PARKING SPACES: EXISTING 2-3 PROPOSED 2-3

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

- NONE -

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

AN EXISTING CONDENSOR IS THERE WE WOULD  
LIKE TO ADD ANOTHER

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

APPROVAL OF ADDING NEW CONDENSOR WOULD  
NOT CONTRIBUTE TO SOUND NUISANCE AS THE  
NEW UNIT IS QUIETER

History of any deed restrictions:

NONE

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 THOMAS BAIO ARCHITECT  
Address 343 MILBURN AVE  
Phone # 973-376-1176  
Fax # 973-376-1180  
Email TOM@THOMASBAIOARCHITECT.COM

Planner: Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_

# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Clifton Dunn OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 9 Brentwood Dr., IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT  
Clifton Dunn 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 903 AND LOT 17 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Ida L James 7/13/2023

NOTARY

Clifton Dunn  
OWNER

IDA L JAMES  
Notary Public of New Jersey  
COMMISSION NO. 50193034  
COMMISSION EXPIRES 04/27/2027

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 \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_.

NOTARY

APPLICANT

# BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES

X INDICATES FENCES

NEIGHBOR'S HOUSE  
ESTIMATE DISTANCE FROM  
THE PROPERTY LINE

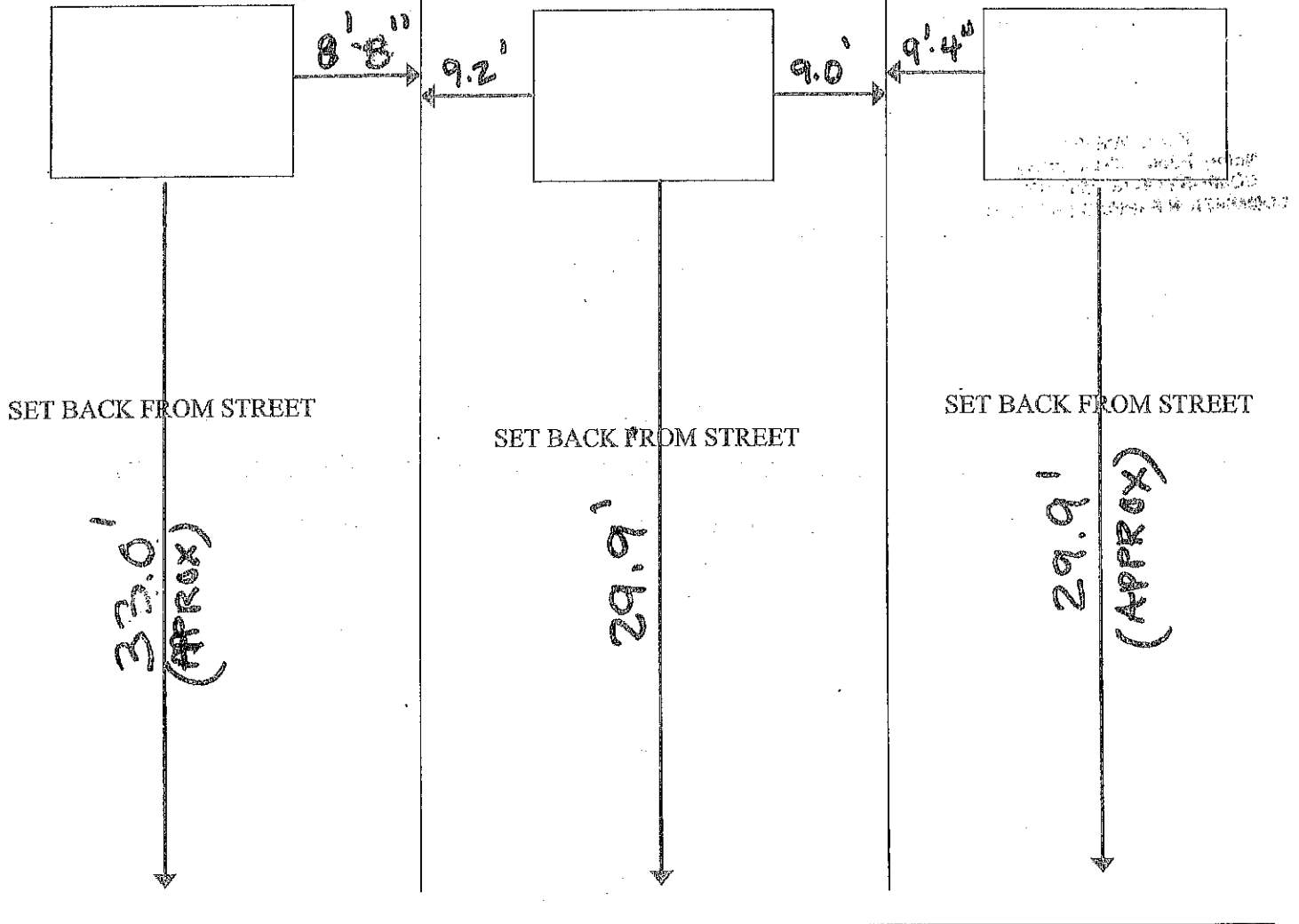
HOUSE ON LEFT

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

CENTER HOUSE

NEIGHBOR'S HOUSE  
ESTIMATE DISTANCE FROM  
THE PROPERTY LINE

HOUSE ON RIGHT



STREET

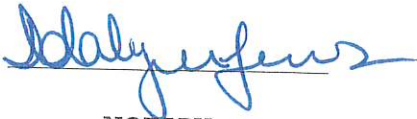
# AUTHORIZATION

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

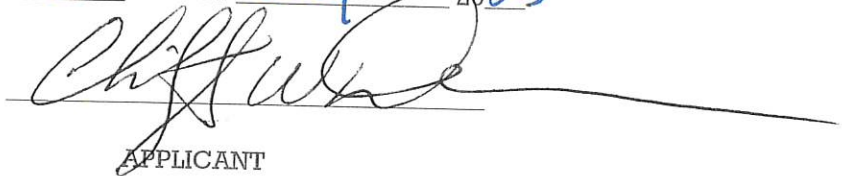
TO THE BOARD OF ADJUSTMENT

Thomas Boio Architects IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 13<sup>th</sup> DAY OF July 2023



NOTARY

  
APPLICANT

IDA L JAMES  
Notary Public of New Jersey  
COMMISSION NO. 50193034  
COMMISSION EXPIRES 04/27/2027

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY

COUNTY OF ESSEX

THOMAS BAJO OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, ON HIS  
OATH DEPOSED AND SAYS THAT HE OR SHE RESIDES AT  
21 NORTH GATE ROAD MENDHAM IN THE COUNTY OF ESSEX, AND STATE  
AND THAT HE OR SHE DID ON \_\_\_\_\_ AT LEAST TEN (10) DAYS  
PRIOR TO THE HEARING DATE, GIVE PERSONAL NOTICE TO ALL PROPERTY OWNERS WITHIN 200 FEET OF THE  
PROPERTY AFFECTED LOCATED AT 9 BRENTWOOD RD. VERONA SAID  
NOTICE WAS GIVEN BY HANDING A COPY TO THE PROPERTY OWNER OR BY SENDING SAID NOTICE BY  
CERTIFIED MAIL. COPIES OF THE REGISTERED RECEIPTS ARE ATTACHED HERETO.

NOTICES WERE ALSO SERVED UPON:

CHECK IF APPLICABLE

- ( ) CLERK OF THE \_\_\_\_\_ OF \_\_\_\_\_
- ( ) COUNTY PLANNING BOARD
- ( ) STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
APPLICANT



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

May 17, 2023

Township of Verona Zoning Dept.  
10 Commerce Court  
Verona, NJ 07044  
**Re: Zoning Permit # 2023-39**

**Applicant:** Worldwide General Contractors, LLC  
1134 Alina Street  
Elizabeth, NJ 07201

**Owner:** William Clifton Dunn and Evelyn Melo Dunn  
9 Brentwood Drive  
Verona, NJ 07044

**Property:** 9 Brentwood Drive  
Lot 17, Block 903

**Zone:** R- 50 (High 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, undated.
- Architectural Plans (2 sheets) entitled "Dunn Residence, 9 Brentwood Drive, Verona, NJ, 07004, Block 41, Lot 17", prepared by Thomas Baio Architect P.C. AIA. Plans dated March 28, 2023, last revised May 9, 2023.

**Zoning Request:**

Based upon the zoning permit application and the plan submitted, the owner is requesting zoning approval to install one (1) new HVAC unit next to an existing HVAC unit along the side of the dwelling. The existing HVAC unit is to be replaced and a 3 ft x 6 ft concrete pad is proposed underneath both units. No other requests have been depicted on the plan, therefore have not been considered in this review.

**Zoning Decision:**

As per Sections 150-7.13 A and 150-17.5 E(2), the proposed AC unit does not comply with the minimum side yard setback of 8 feet with a proposed setback of 6 feet. Therefore, a VARIANCE is required

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As per Sections 150-7.13 A, the proposed AC unit is compliant to the maximum setback of 5 feet from the building with a proposed setback of approximately 0.5 feet.

Impervious coverage has not been reviewed as there is a de minimis increase in coverage due to the proposed AC unit.

Stormwater management is exempt since the increase in impervious is less than the 400 square foot threshold.

As noted on plan, no trees are proposed for removal.

Therefore, the applicants request(s) for zoning approval has been **DENIED** by this office. This application is deemed complete. 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 should variance approval be granted.
2. Any change or deviations from the plans which were provided and reviewed as part of this zoning application 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







