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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

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

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