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VERONA COMMUNITY CENTER  
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VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING  
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DEPARTMENT OF PUBLIC WORKS  
18 COMMERCE COURT  
VERONA, NEW JERSEY 07044

Zoning Department - Township of Verona  
Phone (973) 857-4773 Fax (973) 857-5134

February 23, 2024

Township of Verona Zoning Department  
880 Bloomfield Avenue  
Verona, NJ 07044

**Zoning Application 2024-016 – DENIAL**

**Applicant:** John Guadagnoli  
224 Lorraine Avenue  
Montclair, NJ 07043

**Owner:** Rose & Michael Symeonides  
114 Park Avenue  
Verona, NJ 07044

**Zone:** Block 611, Lot 1  
R-50B (Medium/High-Density Single-Family) Zone District

**Submittals:**

This office is in receipt of the following documents submitted for the above reference property:

- Township of Verona Zoning Permit Application for Residential
- Site Plan/Zoning Plans signed and sealed by John Guadagnoli, PC, dated 09/27/2023, **no last revised date.**

**Zoning Request:**

- Requesting approval to remove existing garage; relocate driveway; 2<sup>nd</sup> Level addition; attached garage with rooftop terrace.

**Zoning Decision:**

- The property is in the R-50B (Medium/High Density). The project is an addition to a single-family home and complies with Section 150-17.4 A.
- Lot size is 7,936 SF above the minimum of 7,500 SF per Section 150-17.4 D (1).
- Lot width is 65 feet above the minimum of 50 feet per Section 150-17.4 D (2).

- The proposed lot coverage is 24.10% on the plan, below the maximum permitted coverage of 25% per Section 150-17.4 D (3). Compliant.
- Impervious coverage is shown to be decreasing and below the 400 square feet threshold; therefore, it does not require Engineering review and approval.
- Improved coverage maximum permitted is 40% per Section 150-17.4 D (4), plan show 39.2%. Compliant.
- The proposed limit of disturbance is below the threshold of 5000 SF; HEPSCD certification will not be required.
- The front yard setback is noted on the plan to be 28.27 feet, below the minimum of 30 feet as per Section 150-17.4 E (1).
- Existing conforming 9.25 feet side yard setback below the minimum of 8 feet, as per section 150-17.4 E (2).
- Existing conforming 21.42 feet combined side yard setback, above the minimum of 18 feet, as per Section 150-17.4 E (3).
- Existing conforming 38.58 feet rear yard setback, proposed 36 feet rear yard setback above the minimum of 30 feet as per Section 150-17.4 E (5).
- The proposed height for the addition is 29.9 feet from the average grade, below the maximum of 30 feet permitted per Section 150-17.4 E (6). Complies.
- A rooftop terrace is being proposed above the garage. A terrace is not an accessory use allowed per Section 150-17.4 B. A Variance is required.
- Tree removal is proposed on the plan, A tree removal permit is required.

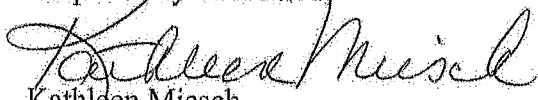
**Therefore, the applicant's request(s) for zoning approval for the requested has been DENIED by this office.**

**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.
2. 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.

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

Respectfully Submitted,

  
Kathleen Miesch  
Zoning Official

cc: Thomas Jacobsen – via email  
Kristin Spatola – via email  
Kelly Lawrence – via email