

**TOWNSHIP OF VERONA**  
**BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION November 20, 2023

CASE # BOA-2024-01

PROPERTY ADDRESS 144 Elmwood Road

BLOCK 904 LOT 27 ZONE R-60

APPLICANT'S NAME John Wessling and Kathleen Wessling

PHONE # \_\_\_\_\_ CELL PHONE # (973) 818 - 4666

EMAIL kwessling1@gmail.com

PROPERTY OWNER'S NAME John Wessling and Kathleen Wessling

PROPERTY OWNER'S ADDRESS 144 Elmwood Road, Verona, NJ 07044

PROPERTY OWNER'S PHONE # \_\_\_\_\_ CELL # (973) 818 - 4666

PROPERTY OWNER'S EMAIL kwessling1@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER same

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Demolish an existi new one-story enclosed family room and a new mudroom, powder room and attached garage

CONTRARY TO THE FOLLOWING:

Verona Code Section 150-17-3E(5). The Applicants request a variance to permit a rear yard setback of 6.4 feet whereas a minimum setback of 30 feet is required

LOT SIZE: EXISTING 14,761 sq feet PROPOSED 14,761 sq feet TOTAL 14,761 sq feet

HIEGHT: EXISTING 24.4 feet PROPOSED 24.4 feet

PERCENTAGE OF BUILDING COVERAGE: EXISTING 14.7% PROPOSED 19.23%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 25.14% PROPOSED 33.4%

PRESENT USE single family home PROPOSED USE single family home

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30 feet</u>	<u>42.35 feet</u>	<u>36.92 feet</u>
REAR YARD	<u>30 feet</u>	<u>6.43 feet</u>	<u>6.4 feet</u>
SIDE YARD (1)	<u>12 feet (corner)</u>	<u>33.02 feet</u>	<u>25.82 feet</u>
SIDE YARD (2)	<u>N/A</u>	<u></u>	<u></u>

DATE PROPERTY WAS ACQUIRED \_\_\_\_\_

TYPE OF CONSTRUCTION PROPOSED:

As shown on architectural plans. Wood frame construction with wood or composite board and batten siding

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination  
Not applicable

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	_____	_____	_____
FIRST FLOOR	_____	_____	_____
SECOND FLOOR	_____	_____	_____
ATTIC	_____	_____	_____

NUMBER OF DWELLING UNITS: EXISTING<sup>1</sup>\_\_\_\_\_ PROPOSED<sup>1</sup>\_\_\_\_\_

NUMBER OF PARKING SPACES: EXISTING<sup>4</sup>\_\_\_\_\_ PROPOSED<sup>4</sup>\_\_\_\_\_

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?  
The property is a corner lot with two front yards. The existing single-family home has a nonconforming rear yard setback of 6.43 feet which is slightly greater than the proposed 6.4 foot setback.

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  
The existing single-family home has a nonconforming rear yard setback of 6.43 feet which is slightly greater than the proposed 6.4 foot setback. The proposed setback is essentially the same as the existing setback and, therefore, the variance can be granted without substantial detriment to any neighboring properties.

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 Alan G. Trembulak, Esq.  
Address 363 Bloomfield Avenue, Montclair, NJ 07042  
Phone # 973-746-7500  
Fax # 973-509-9521  
Email atrembulak@montclairlaw.com

Architect/Engineer: Name Paul Sionas, AIA, Sionas Architecture P.C.  
Address 8 Hillside Avenue, Montclair, NJ 07042  
Phone # 973-783-2958  
Fax # \_\_\_\_\_  
Email Paul@sionasarchitecture.com

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

# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

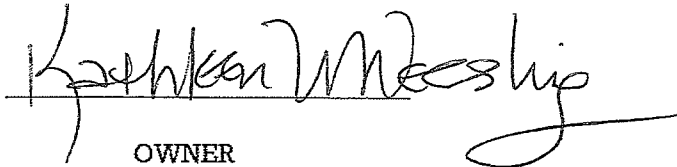
Kathleen Wessling

OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 144 Elmwood Road, IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT  
she

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 904 AND LOT 27 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.



NOTARY  
ALAN G. TREMBULAK  
An Attorney at Law of  
New Jersey



OWNER

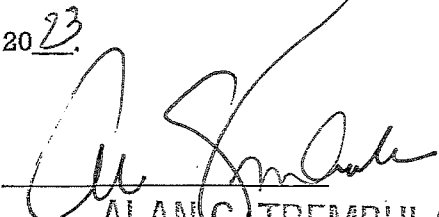
## AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

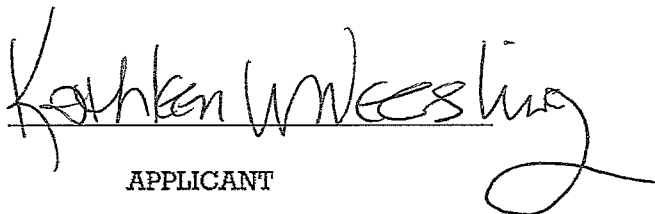
Kathleen Wessling

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 28th DAY OF November, 2023

2023



ALAN G. TREMBULAK  
NOTARY  
An Attorney at Law of  
New Jersey



APPLICANT

MAYOR  
CHRISTOPHER H. TAMBURRO  
DEPUTY MAYOR  
JACK MCEVOY  
COUNCILMEMBERS  
ALEX ROMAN  
CHRISTINE MCGRATH  
CYNTHIA L. M. HOLLAND

**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

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

January 10, 2024

Township Of Verona Zoning Dept.  
880 Bloomfield Avenue  
Verona, NJ 07044

**Re: Zoning Permit #2024-06 – DENIAL - ENGINEERING REVIEW REQUIRED**

**Applicant:** John Wessling and Kathleen Wessling  
144 Elmwood Road  
Verona, NJ 07044

**Property:** 144 Elmwood Road Road  
Block 904, Lot 27

**Zone:** R-60 (Medium-Density Single-Family)

**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, dated January 08, 2024.
- Addition and patio plan, elevation views, and perspective drawings (3 sheets) signed and sealed by the Sionas Architecture P.C., dated November 06, 2023, submitted on January 08, 2024.

**Zoning Request:**

Based upon the zoning permit application and the plans submitted, the owner requests zoning approval to remove an existing one-story screened porch, driveway, and paths and to construct two (2) one-story additions to the existing house, an attached garage, and a new patio. No other requests have been submitted or shown and, therefore, have not been considered in this review.

**Zoning Decision:**

The proposed addition maintains the use of a single-family home, which is permitted per Section 150-17.3 A.

The lot coverage is below the maximum permitted coverage of 25%, as per section 150-17.3 D (3), with a proposed coverage of 19.23%.

The improved lot coverage is below the maximum permitted coverage of 40% as per Section 150-17.3 D (4), with a proposed coverage of 33.4%.

The proposed side yard setback of 28.82 feet is above the minimum 8 feet required per Section 150-17.3 E (2).

The existing front yard setback of 33.05 feet on Elmwood Road and 36.92 feet on Woodland Avenue comply with the required minimum front yard setback of 30 feet as per Section 150-17.3 E (1).

The proposed 6.40-foot rear yard setback does not comply with the minimum requirement of 30 feet as per Section 150-17.3 E (5). **A variance is required.**

The proposed maximum heights of 24.3 feet for the principal structure comply with the maximum permitted height of 30 feet as per Section 150-17.4 E (6).

The proposed patio complies with Section 150-5.3 C (6), which requires a 5-foot minimum setback from the property line. The proposed setback is approximately 7 feet.

The proposed patio complies with Section 150-17.3 F (4),

Stormwater management is required since the increase in impervious coverage is above the threshold of 400 square feet with approximately 1,225 square feet, an **Engineering** review is **required**.

This application **REQUIRES** Engineering review and **APPROVAL** for stormwater management. A **\$750 Escrow** fee, in addition to what you have submitted with your variance application, will be required to address this cost. Please reach out to Kathleen Miesch at [kmiesch@veronanj.org](mailto:kmiesch@veronanj.org) with any questions.

As noted on the plan, a tree is proposed for removal. The applicant should be **AWARE** that the Township of Verona has a **TREE REMOVAL ORDINANCE**, and any trees sought to be removed for this project are subject to review and approval by permit only. That permit application is available online at the Township website and shall be **REVIEWED INDEPENDENTLY** of this review letter.

Therefore, the applicant's request(s) for zoning approval of the additions, attached garage, and the new patio has been **DENIED** by this office.

It is my understanding that the Land-Use Administrator, Kathleen Miesch, [kmiesch@veronanj.org](mailto:kmiesch@veronanj.org), has already received your variance application for the Zoning Board of Adjustment. Kathleen will contact you regarding the continue completeness review and scheduling of your application before the Zoning Board of Adjustment.

**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 that 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 a 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,



Paula Mendelsohn

Acting Zoning Official

Cc: Kathleen Miesch – via email

Kristin Spatola – via email

Thomas Jacobsen – via email

Peter Ten Kate – via email









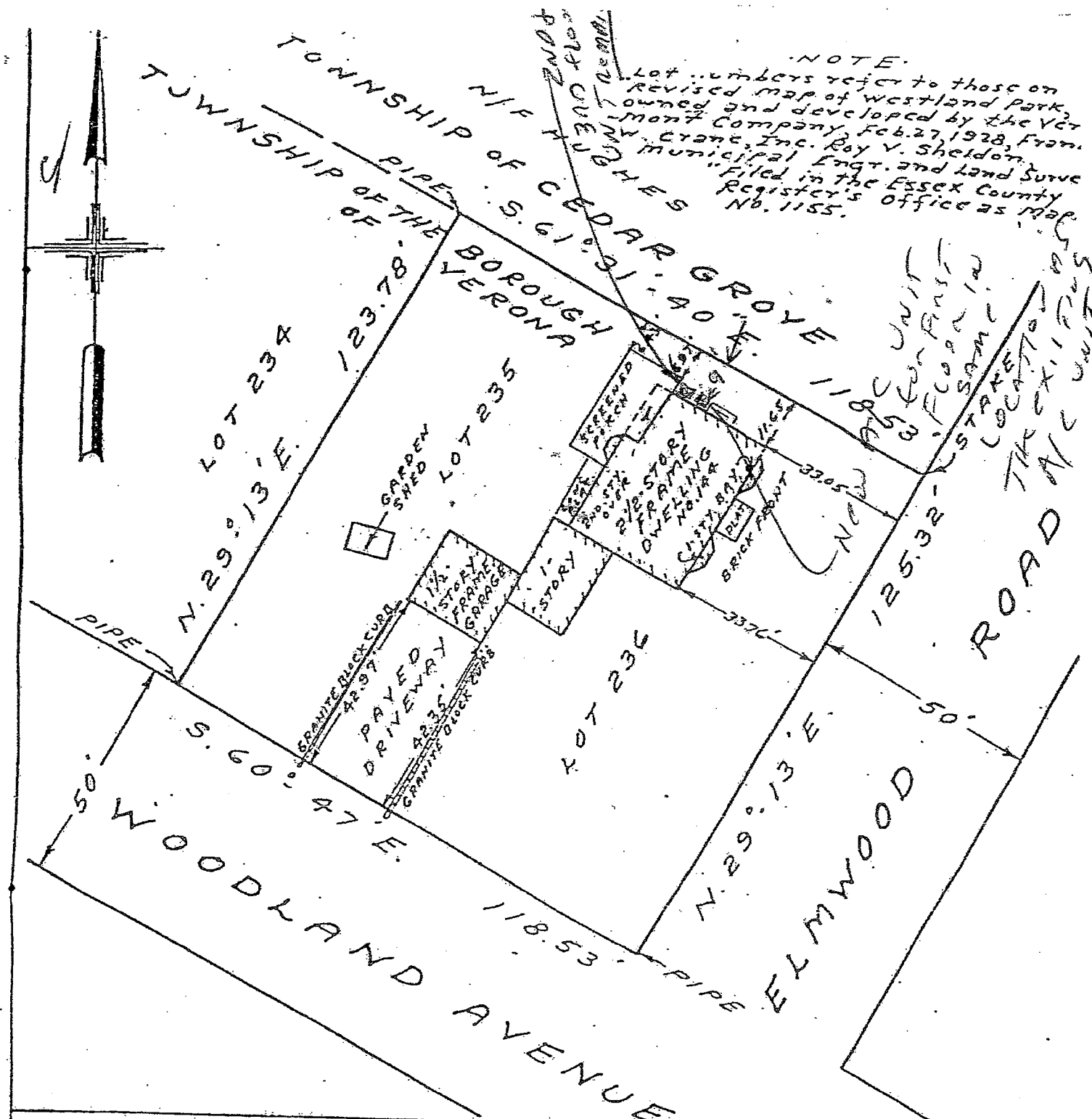






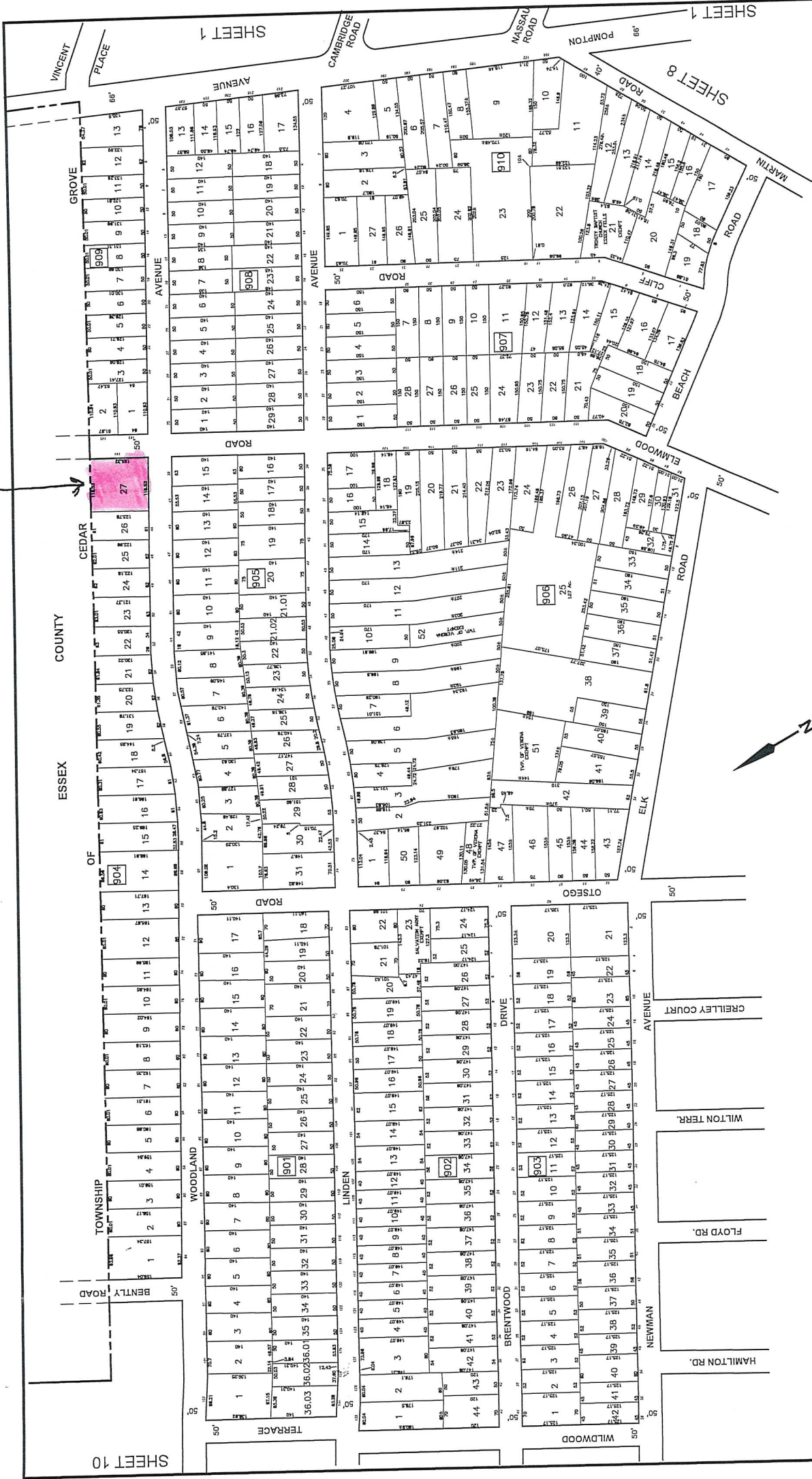






144 ZLMWOOD ROAD

9



SHEET 17

SHEET 8

SHEET 8

REVISIONS			
DATE	BY	LIC NO	LOT
12/2019	ED CLAY	34342	23

THIS MAP HAS BEEN GIVEN A  
FORMAL CERTIFICATION DIVISION  
OF TAXATION ON NOVEMBER 27,  
2015, SIGNED BY JUDY P. MILLER  
AND TIFFANY A. FIELDS AND  
ASSIGNED SERIAL NUMBER 1067

TAX MAP  
TOWNSHIP OF VERONA  
ESSEX COUNTY, NEW JERSEY  
SCALE 1"=100'  
JANUARY 1, 2017  
PREPARED BY  
**JAMES M. HELB, P.E., P.L.S., P.P.**  
NEW JERSEY LICENSE NO. 24272  
TOWNSHIP ENGINEER  
10 COMMERCIAL COURT  
VERONA, NJ 07094  
TO SHOW CONDITIONS AS OF DECEMBER 2019

THIS IS A DIGITIZED COPY OF THE TAX MAP  
PREPARED BY JAMES M. HELB, P.E., P.L.S., P.P.  
DATED JAN. 1, 2017. THE APPROVED  
ORIGINAL IS ON FILE IN THE OFFICE OF  
THE ENGINEER.

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