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DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

October 25, 2023

Township of Verona Zoning Dept.
10 Commerce Court
Verona, NJ 07044
Re: Zoning Permit # 2023-177

Applicant: Bartosz Agas
/Owner 19 Maple Terrace
Verona, NJ 07044

Property: 19 Maple Terrace
Lot 6, Block 2104
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, dated September 21, 2023.
- Deck plan and elevation views (3 sheets) prepared by prepared by the Applicant, received via email on October 15, 2023.
- Marked Survey (1 sheet) prepared by the Applicant, received via email on October 22, 2023.

Zoning Request:

Based upon the zoning permit application and the plans submitted, the owner is requesting zoning approval to construct a new wood deck over the existing patio in the rear yard. No other requests have been requested or shown and therefore have not been considered in this review.

Zoning Decision:

As per Section 150-7.21 A, the maximum permitted deck area is 20% of building footprint. The proposed deck area is approximately 43.2% of the existing dwelling footprint. **A variance is required.**

As per Section 150-7.21 B, the maximum permitted deck height is 4 feet. The proposed deck height is approximately 6.1 feet. **A variance is required.**

The dwelling has existing non-conforming side yard setback of 5.5 feet where 8 feet is required per Section 150-17.5 E(2). The proposed deck maintains the existing non-conforming side yard setback, therefore is permissible in accordance with Sections 150-7.21 C and 150-13.3 B of the Township Code.

As per Section 150-7.21 D, the deck is compliant to the side lot line setback of 5 feet with proposed setback of 5.5 feet and rear lot line setback of 20 feet with proposed setback of 30 feet.

As per Section 150-17.5 F(4), the deck is compliant to the maximum 15% aggregate area covered by accessory structures in the rear yard with a calculated 14.9%.

As per Section 150-17.5 D(3), the deck is compliant to the maximum lot coverage of 30% with an increased overall proposed lot coverage of 24.6%.

As per Section 150-17.5 D(4), the deck is compliant to the maximum improved coverage of 40% with an increased overall proposed impervious coverage of 36.1%.

Stormwater management is exempt since the increase in impervious is under 400 square feet.

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

This application does not require engineering review and approval.

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



Marisa Tiberi
Zoning Official

cc: Marcie Maccarelli – via email
Kathleen Miesch – 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