

**TOWNSHIP OF VERONA**  
**COUNTY OF ESSEX, NEW JERSEY**

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**VERONA COMMUNITY CENTER**  
880 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

**MUNICIPAL BUILDING**  
600 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

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

**Zoning Office**

**880 Bloomfield Avenue, Verona, NJ 07044**

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**Zoning Permit Application #2023-25 – DENIAL**

**Applicant:** Steven Marscovetra  
45 Montrose Avenue  
Verona, NJ 07044

**Property:** 45 Montrose Avenue; Block 1806, Lot 8

**Zone:** R-50B (Medium/High-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
- Survey/Site Plan by Miseo & Associates Architects dated 12/20/2022 last revised 2/01/2024

**Zoning Request:**

Based upon the zoning permit application and the plans submitted, the owner requests zoning approval to construct a two (2) story addition to the left side of the house for a new garage and master suite on the second floor; second floor addition over the main existing dwelling; expansion of the driveway; and expansion of existing deck. 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 150-17.4 A.
- The lot size is above the minimum lot size of 7500 square feet per section 150-17.4 D (1), with a lot size of 13,040 square feet.
- The improved lot coverage is below the maximum permitted coverage of 40%, as per section 150-17.4 D (4), with a proposed coverage of 30%.
- The lot coverage is below the maximum permitted coverage of 25% as per Section 150-17.4 D (3), with a proposed coverage of 20.8%.
- The proposed left side yard setback of 8.5 feet is above the minimum 8 feet required per Section 150-17.4 E (2).

- The proposed right side yard setback is 6.6 feet where an existing non-conforming setback of 7.75 feet exists; where 8 feet is required per Section 150-17.4 E (2). **A Variance is required.**
- The proposed combined side yard setback of 15.25 feet is below the minimum of 19.5 feet/25% per Section 150-17.4 E (4). **A Variance is required.**
- The proposed front yard setback of 24.6 feet is below the minimum front yard setback of 30 feet as per Section 150-17.4 E (1). **A Variance is required.**
- The proposed 98.6-foot rear yard setback is greater than the minimum requirement of 30 feet as per Section 150-17.4 E (5).
- The proposed height of 32.25 feet for the principal structure is higher than the maximum permitted height of 30 feet as per Section 150-17.4 E (6). **A Variance is required.**
- The proposed coverage of the new deck is 36% which is above the maximum of 20% of the building footprint per Section 150-7.21 A. **A Variance is required.**
- The proposed height of the deck is 6 feet and above the maximum of 4 feet above grade per Section 150-7.21 B. **A Variance is required.**
- The proposed double driveway has width of 22 feet 6 inches above the maximum width of 16 feet for double driveways per Section 150-12.4 B (2). **A Variance is required.**
- Stormwater management is required since the increase in impervious coverage is above the threshold of 400 square feet with an approximate 1,463 square foot increase and an area of disturbance of approximately 6,400 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.
- No trees are shown to be removed on the plan.

The applicant's request(s) for zoning approval of the additions, deck, and the driveway have 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 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,



**Kathleen Miesch**  
Zoning Official