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

February 22, 2024

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

Re: Zoning Permit # 2023-211

Applicant/: Joseph and Kristin Venezia
Owner 48 Durrell Street
Verona, NJ 07044

Property: 48 Durrell Street
Lot 14.01 Block 1306
Verona, NJ 07044

Zone: A-3 (Residential Townhouse)

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 10-15-23.
- Architectural Plans (3 sheets) entitled, "Venezia Property, Block 1306, Lot 14.01, 48 Durrell Street, Township of Verona, Essex County, New Jersey", prepared by Dykstra Walker Design Group, P.A., dated 10-06-23, last revised 02-13-24.
- Architectural Plans (2 sheets) entitled, "Proposed Cabana, 48 Durrell Street, Township of Verona, County of Essex, New Jersey, Lot 14.01, Block 68", prepared by Heritage Madison Architecture, LLC, dated 10-12-23.

Zoning Request:

Based upon the zoning permit application and the plans submitted, the owner is requesting zoning approval to reconstruct existing front walkway and install new in-ground pool, paver patio, gravel patio, cabana, shed, generator pad, pool equipment pad, stepping stones, rear landing, steps, and fence in the rear yard of the property. Associated drainage and sewer improvements are also proposed. No other requests have been requested or shown and therefore have not been considered in this review.

Zoning Decision:

Based on our review, the following variances are required for the proposed improvements:

Section	Item	Required	Proposed
150-7.5 A	Min. Pool Side Yard Setback	10 feet	17.1 feet

150-7.5 A	Min. Pool Rear Yard Setback	10 feet	147 feet
150-7.5 A	Min. Pool Building Setback	10 feet	23.8 feet
150-7.5 B	Min. Pool Equipment Setback to Property Line	5 feet	15.5 feet
150-5.3 C(6)	Min. Patio Setback	5 feet	8 feet
150-8.10 D	Max. Cabana Area	100 SF	576 SF (V)
150-8.10 F	Min. Cabana Side Yard Setback	10 feet	10 feet
150-8.10 F	Min. Cabana Rear Yard Setback	10 feet	113.9 feet
150-17.10 E(3)	Min. Cabana Building Setback	10 feet	> 10 feet
150-8.10 F	Max. Cabana Height	1 story / 15 feet	1 story / < 15 feet
150-17.10 B(8)	Max. Shed Area	150 SF	96 SF
150-17.10 E(1)	Min. Shed Side Yard Setback	8 feet	9 feet
150-17.10 E(2)	Min. Shed Rear Yard Setback	10 feet	92.8 feet
150-17.10 E(3)	Min. Shed Building Setback	10 feet	> 10 feet
150-17.10 E(5)	Max. Shed Height	1 story / 15 feet	1 story / < 15 feet
150-17.4 E(4)	Max. Accessory Structure Rear Yard Coverage	15%	25% (V)
150-17.10 C(3)	Max. Building Coverage	20%	15.6%
150-17.10 C(4)	Max. Impervious Coverage	35%	35%
150-7.13 A	Max. Generator Building Setback	5 feet	87.5 feet (V)
150-7.13 B	Min. Generator Side Yard Setback	8 feet	16.6 feet
150-7.13 B	Min. Generator Rear Yard Setback	30 feet	> 30 feet
150-7.3 K	Fence Type	-	Metal
150-7.3 B	Max. Fence Height	6 feet	4 feet
150-7.3 G	Min. Fence Setback to Property Line	6 inches	6 inches

(V) – Variance Required

In addition to the zoning analysis above, please note the following:

1. As per Section 150-7.3 J, no encroachments are allowed onto neighboring properties. The proposed fence encroaches on adjacent Lot 12. Written acceptance for this encroachment shall be provided from the affected property owner. This shall be made a condition of Board approval.
2. A 60 feet wide conservation easement is present along the rear property line. Please note new fencing is not permitted within an existing easement and requires Township (Mayor and Council) approval. There is also an off-site 10-foot Sanitary Easement that the proposed fencing encroaches. MC approval is required for this Easement encroachment as well. This shall be made a condition of Board approval.

3. Stormwater management is REQUIRED due to the increase in impervious coverage of 4,119 square feet versus the 400 square foot threshold, requiring same.
4. Engineering review and approval will be required for this application should it receive Zoning Board of Adjustment approval for the proposed drainage and sewer improvements.
5. As noted on plan, no trees are proposed for removal.

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

This application shall be deemed technically complete and can be presented to the Zoning Board of Adjustment once architectural plans for the proposed shed have been submitted.

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 coordinate with the Land-Use Administrator, Kathleen Miesch, kmiesch@veronanj.org, for applying and scheduling this application before the Zoning Board of Adjustment.

Note: All zoning permits expire in one (1) year from the date of the approval.

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

Respectfully Submitted,



Marisa Tiberi

cc: Kathleen Miesch – via email
Kristin Spatola – via email
Thomas Jacobsen – via email
Sarfeen Tanweer – via email