

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

DATE APPLICATION 2/1/2024

CASE: 2024-04

PROPERTY ADDRESS 68 FOREST AVE.

BLOCK 2102 LOT 45 ZONE \_\_\_\_\_

APPLICANT'S NAME CHRISTOPHER OGHIA

PHONE # 732-425-9947 CELL PHONE # 732-425-9947

EMAIL COGHIA13@GMAIL.COM

PROPERTY OWNER'S NAME CHRISTOPHER OGHIA

PROPERTY OWNER'S ADDRESS 68 FOREST AVE. VERONA, NJ 07044

PROPERTY OWNER'S PHONE # 732-425-9947 CELL # \_\_\_\_\_

PROPERTY OWNER'S EMAIL COGHIA13@GMAIL.COM

RELATIONSHIP OF APPLICANT TO OWNER SELF

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Add a pool and patio to the backyard which increases the impervious coverage and ask for a variance on the setback from the right side of the yard

CONTRARY TO THE FOLLOWING:

We would be under the approved distance for setback and over the approved amount of impervious coverage.

LOT SIZE: EXISTING 7462 PROPOSED 7462 TOTAL 7462

HIEGHT: EXISTING NA PROPOSED NA

PERCENTAGE OF BUILDING COVERAGE: EXISTING 20.1 PROPOSED 20.1

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 45.7 PROPOSED 57.8

PRESENT USE Single Family dwelling PROPOSED USE Single Family dwelling

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30.0</u>	<u>50.0</u>	<u>50.0</u>
REAR YARD	<u>30.0</u>	<u>54.9</u>	<u>54.9</u>
SIDE YARD (1)	<u>8.0</u>	<u>3.6</u>	<u>3.6</u>
SIDE YARD (2)	<u>10.0</u>	<u>9.6</u>	<u>9.6</u>

DATE PROPERTY WAS ACQUIRED OCTOBER 2019

TYPE OF CONSTRUCTION PROPOSED:

In-ground pool

SIGN INFORMATION (if applicable): supply details on location, dimensions, height and illumination

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT			N/A
FIRST FLOOR			N/A
SECOND FLOOR			N/A
ATTIC			N/A

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

NUMBER OF PARKING SPACES: EXISTING PROPOSED

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?

We have a small property. Hoping the Board can allow these variances so that we can fit a pool on the property.

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

We wouldn't cross the property lines and we'd improve the value of the property

History of any deed restrictions:

N/A

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:

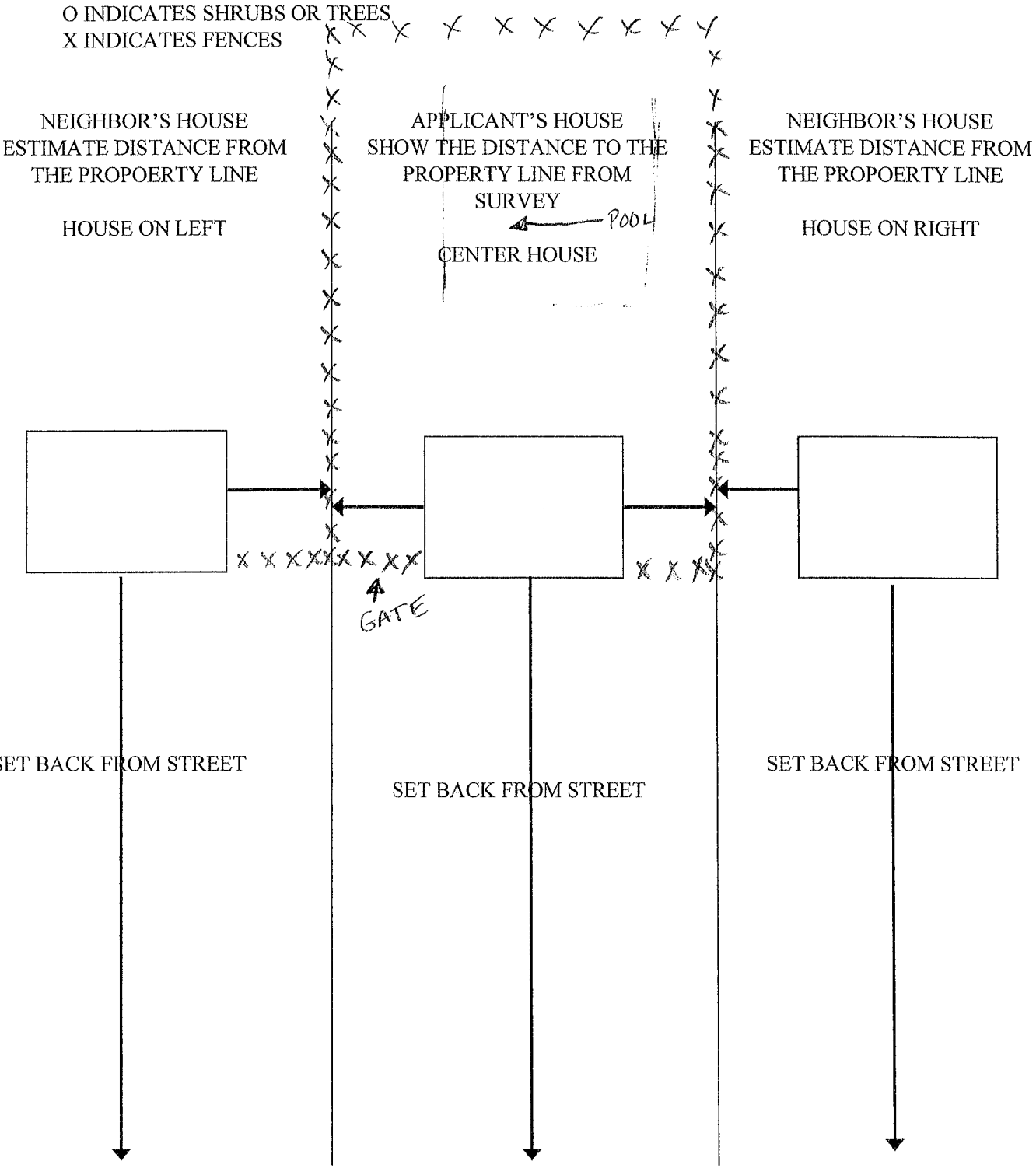
Attorney: Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_  
Email \_\_\_\_\_

Architect/Engineer: Name Paul Gdanski, PE, PLLC  
Address 633 Woodmont Lane Sloatsburg, NY 10974  
Phone # (917)418-0999  
Fax # \_\_\_\_\_  
Email pgski@earthlink.net

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

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES  
X INDICATES FENCES

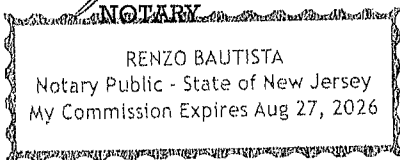


# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

Christopher Ogline OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 68 Forest Ave., IN THE CITY OF  
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT  
Christopher Ogline 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 2102 AND LOT 45 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

[Signature]  
NOTARY



[Signature]

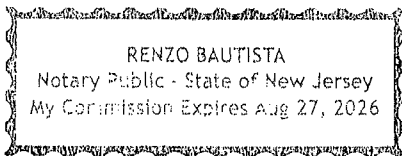
OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

Christopher Ogline 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 15 DAY OF February  
2024

[Signature]  
NOTARY



[Signature]

APPLICANT

## AUTHORIZATION

IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

TO THE BOARD OF ADJUSTMENT

\_\_\_\_\_ IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
APPLICANT

MAYOR  
CHRISTOPHER H. TAMBURRO  
DEPUTY MAYOR  
JACK McEVOY  
COUNCIL MEMBERS  
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 26, 2024

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

**Re: Zoning Permit #2023-220 – DENIAL – VARIANCE IS REQUIRED**

**Applicant:** Chris & Suzanne Oghia  
68 Forest Avenue  
Verona, NJ 07044

**Owner:** Same as applicant

**Property:** 68 Forest Avenue  
Block 2102, Lot 45

**Zone:** R-50 (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, dated November 20, 2023.
- Property Survey by First Sight Surveying LLC, dated October 30-2023, submitted by the applicant on November 20, 2023.
- One sheet revision with the site plan prepared and signed by Paul Gdanski, submitted December 15, 2023.

**Zoning Request:**

Based upon the zoning permit application and the plans submitted, the owner requests zoning approval to install one (1) in-ground pool and a patio. No other requests have been requested or shown and, therefore, have not been considered in this review.

**Zoning Decision:**

The maximum permitted lot coverage is 30% per Section 150-17.5 D (3). The existing lot coverage is 20.1%, which is compliant.

The improved lot coverage exceeds the maximum permitted improved lot coverage of 40% as per Section 150-17.5 D (4), with a proposed coverage of 57.8%. **The applicant is requesting a variance.**

The maximum aggregate area covered by accessory structures in the rear yard is 15% per Section 150-17.5 F (4). The proposed rear yard coverage is 23.4%. **The applicant is requesting a variance.**

The current fence extends beyond the property line and overlaps with the neighboring properties. A letter has been obtained and signed by both adjacent neighbors, giving their consent for the fence to remain in its current location. The resident is aware that a fence must be around the pool at all times, and it must comply with the Township code.

Per Section 150-5.3 (6), the minimum patio setback from property lines is 5 feet. The proposed patio is located 0 feet from the side property line and 3.3 feet from the rear property line. **The applicant is requesting a variance.**

Per Section 150-7.5 A, the minimum pool setback from the side and rear property lines is 10 feet. The proposed pool is located 5.3 feet from the side property line and 8.1 feet from the rear property line. **The applicant is requesting a variance.**

Per Section 150-7.5 C, the pool equipment pad shall be located a minimum of 5 feet from any property line. The proposed equipment pad is 0.6 feet away from the property line. **The applicant is requesting a variance.**

Per Section 150-7.5 A, pools must be a minimum of 10 feet from the principal building. The proposed pool setback complies at 22.6 feet from the dwelling.

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.

The proposed limit of disturbance is noted to be 2,400 SF on the plan. As the disturbance is below 5,000 SF, HEPSCD certification is not required.

As noted on the plan, one (1) tree is proposed to be removed. **PLEASE BE ADVISED** that a Tree Removal Permit must be obtained before any tree removal.

Therefore, the applicant's request(s) for zoning approval of the in-ground pool and the new patio has been **DENIED** by this office. Please coordinate with the Land-Use Administrator, Kathleen Miesch, [kmiesch@veronanj.org](mailto:kmiesch@veronanj.org), to apply and schedule this 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

Pete Ten Kate – via email



DATE		PROJECT No.	11-07-23	SHEET 1 OF 1
DRAWING BY:		SCALE	1"=1'-0"	
CHECKED BY:			MAS	
OGMA RESIDENCE				
68 FOREST AVENUE VERONA, NJ				
POOL PLAN				
REGIONS / SUBMITTALS				

