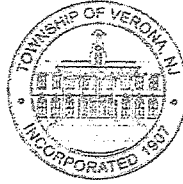


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DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

November 17, 2023

Township of Verona Zoning Department
10 Commerce Court
Verona, NJ 07044
Re: Zoning Permit # 2023-197

Applicant: Nicholas Timpanaro
89 Fairview Avenue
Verona, NJ 07044

Property: 87-89 Fairview Avenue
Lot 50, Block 1502

Zone: R- 60 (Medium 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 November 9, 2023.
- Architectural Plan (1 sheet) entitled, "Proposed Site Plan, Floor Plan and Elevations, Timpanaro Residence, 89 Fairview Avenue, Veron, NJ", prepared by Sergio Chavarria Architect, dated October 2, 2023, last revised November 7, 2023.
- Marked Survey (1 sheet) prepared by the Applicant, received on October 31, 2023.

Zoning Request:

Based upon the zoning permit application and the plans submitted, the owner is requesting zoning approval to construct two (2) single-car garages (16 feet by 20 feet) in the side yards of the property. Two (2) trench drains are also proposed; one for each garage. No other requests have been requested or shown and therefore have not been considered in this review.

Zoning Decision:

As per Section 150-13.3 A, the proposed garages are considered as expansion of the existing non-conforming use. The site is currently developed with a multi-family dwelling which is not permitted in the R-60 Zone per Section 150-17.3 A. **A variance is required.**

As per Section 150-17.3 F(1), the minimum side yard setback for a garage is 8 feet. The north garage has a side yard setback of 6.6 feet and the south garage has a side yard setback of 3 feet. **Variances are required.**

As per Section 150-17.3 F(2), both garages comply with the minimum rear yard setback of 10 feet with proposed setback of 101.5 feet for the north garage and 97.75 feet for the south garage.

As per Section 150-17.3 F(3), the minimum building separation distance between the garage as an accessory structure and the home as the principal structure is 10 feet. The north garage has a separation distance of 5 feet and the south garage has a separation distance of 8.1 feet.

Variances are required.

As per Section 150-17.3 F(4), the maximum aggregate area covered by accessory structures in the side yard is 15%. The north garage has a side yard coverage of approximately 19.6% and the south garage has a side yard coverage of approximately 20.9%. **Variances are required.**

As per Section 150-17.3 F(4), the site is compliant to the maximum 15% aggregate area covered by accessory structures in the rear yard with a proposed rear yard coverage of 2.1%. (It should be noted that the coverage calculations shown on plan are not accurate).

As per Section 150-17.3 F(5), the maximum permitted garage height is 15 feet. Both garages have proposed heights of 17 feet. **Variances are required.**

As per Section 150-17.3 D(3), the garages are compliant to the maximum building coverage of 25% with an increased overall proposed building coverage of 20.7%.

As per Section 150-17.3 D(4), the maximum permitted impervious coverage is 40%. The site has an existing non-conforming coverage of 46.6%. The proposed garages maintain the existing non-conforming impervious coverage. Therefore, they are permissible in accordance with Section 150-13.3 B of the Township Code.

Stormwater management is exempt since there is no increase in impervious coverage. However, the applicant proposes trench drains with noted connection to an existing underground storm water storage tank. The connection piping size, type and alignment and the location, size etc of the storage tank is not provided. Should this application receive Board of Adjustment approval, the drainage aspects of this project will require engineering review and approval.

The Applicant has indicated no trees are proposed for removal.

Therefore, the applicants request(s) for zoning approval has been **DENIED** by this office. The application is recommended to be deemed complete for presentation before the Board of Adjustment. Please coordinate with the Board of Adjustment Clerk for applying and scheduling of 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,

A handwritten signature in black ink, appearing to read "Marisa Tiberi". The signature is fluid and cursive, with a large, stylized initial "M".

Marisa Tiberi

Acting Zoning Official

cc: Kathleen Miesch – via email
Kristin Spatola – via email
Thomas Jacobsen – via email
Terry Ferei – via email
Denise Pedicini – via email
Sarfeen Tanweer – via email