

**TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 2/15/24

CASE # BOA 2024-03

PROPERTY ADDRESS 97 LYNWOOD ROAD

BLOCK 1403 LOT 38 ZONE R-50B

APPLICANT'S NAME GERALD DELUISI

PHONE # 973-239-1245 CELL PHONE # 201-259-1118

EMAIL gdeluisi@gmail.com

PROPERTY OWNER'S NAME GERALD AND FRANI

PROPERTY OWNER'S ADDRESS 97 LYNWOOD ROAD, VERONA, NJ

PROPERTY OWNER'S PHONE # \_\_\_\_\_ CELL # SAME

PROPERTY OWNER'S EMAIL SAME

RELATIONSHIP OF APPLICANT TO OWNER SELF

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Construct a two story addition to an existing single family residence

CONTRARY TO THE FOLLOWING:

Proposed lot coverage of 31.37% where 25% is permitted per Section 150-17.4D(3). Proposed improved lot coverage of 44.19% where 40% is permitted per Section 150-17.4D(4) (this is a reduction from existing conditions). Proposed east side yard of 5' is less than 8' required per Section 150-17.4E(2). Proposed combined side yard setback of 12.17 feet where min of 18' is required per Section 150-17.4E(3).

LOT SIZE: EXISTING 7051.5 sf PROPOSED 7051.5 sf TOTAL 7051.5 sf

HIEGHT: EXISTING +/- 29'-3" PROPOSED +/- 24'-8"

PERCENTAGE OF BUILDING COVERAGE: EXISTING 24.59 PROPOSED 31.37

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 56.07 PROPOSED 44.19

PRESENT USE single family residence PROPOSED USE single family residence

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30 ft</u>	<u>19.93 ft</u>	<u>19.93 ft</u>
REAR YARD	<u>30 ft</u>	<u>64.75 ft</u>	<u>47.15 ft</u>
SIDE YARD (1)	<u>8 ft</u>	<u>7.17 ft</u>	<u>7.17 ft</u>
SIDE YARD (2)	<u>10.83 ft</u>	<u>15.21 ft</u>	<u>5 ft</u>

DATE PROPERTY WAS ACQUIRED 8/11/2009

TYPE OF CONSTRUCTION PROPOSED:

two story addition consisting of single car garage, 1st floor family room & mudroom, 2nd floor new bedroom, baths and laundry room.

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

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	942	569	1512
FIRST FLOOR	1222	722	1943
SECOND FLOOR	1222	830	2052
ATTIC	N/A	N/A	N/A

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING 2 + garage PROPOSED 2 + garage

History of any previous appeals to the Board of Adjustments and the Planning Board

Yes

What are the exceptional conditions that warrant relief from compliance with the Zoning Ordinance?

The site currently suffers from an obsolete layout and faulty design less than ideal for modern living. Limited practical use for growing family.

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

By relocating detached garage, the proposed project will lower the lots total impervious coverage which is a positive improvement for the site and neighborhood. The garage relocation allows for more outdoor recreation and expansive vegetable garden which is of great positive

History of any deed restrictions:

NO

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 \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_  
Email \_\_\_\_\_

Planner: Name Alex Dougherty  
Address Chatham NJ  
Phone # 973 803 3285  
Fax # \_\_\_\_\_

# BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES

X INDICATES FENCES

NEIGHBOR'S HOUSE  
ESTIMATE DISTANCE FROM  
THE PROPOERTY LINE

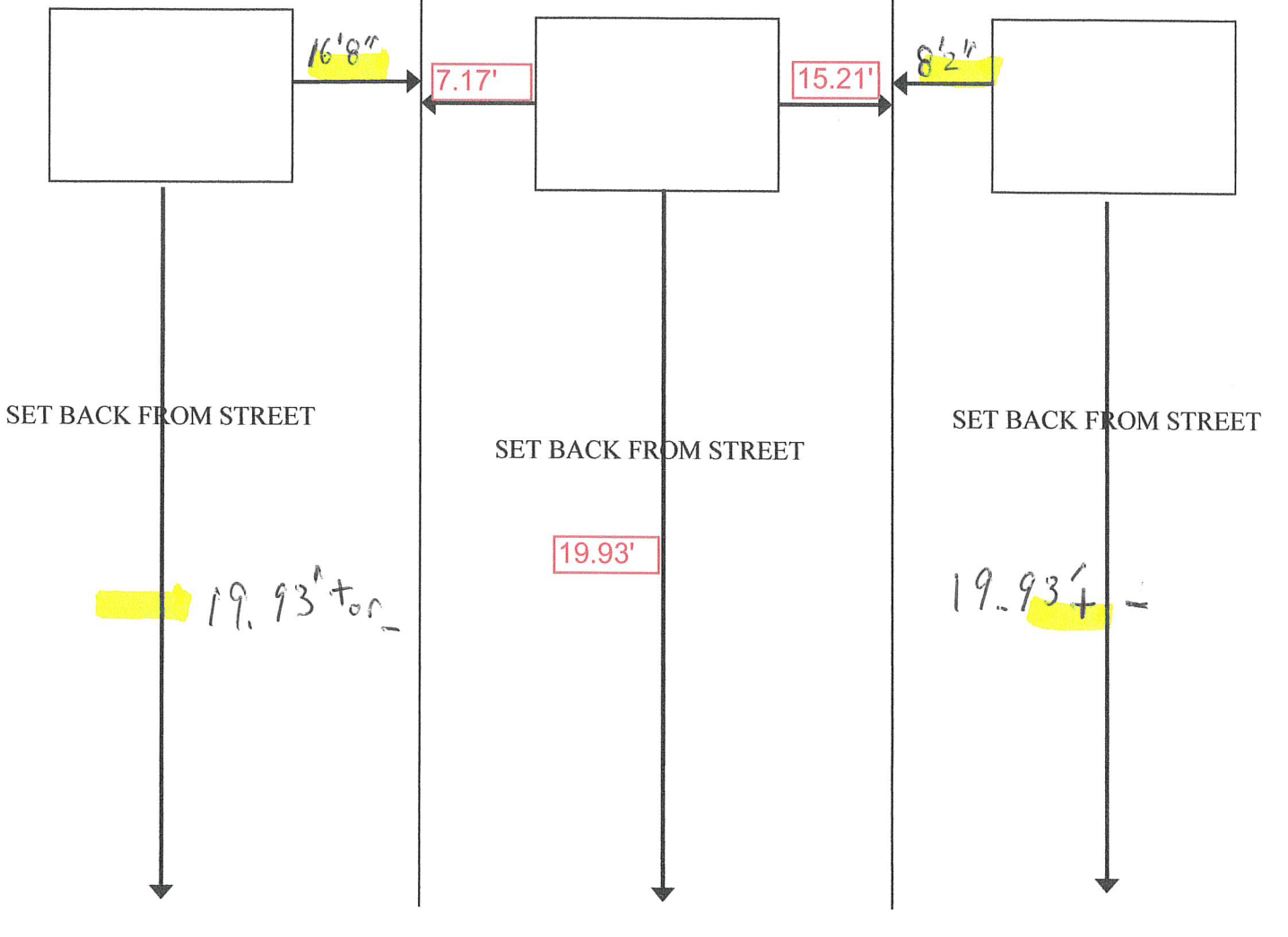
HOUSE ON LEFT

APPLICANT'S HOUSE  
SHOW THE DISTANCE TO THE  
PROPERTY LINE FROM  
SURVEY

CENTER HOUSE

NEIGHBOR'S HOUSE  
ESTIMATE DISTANCE FROM  
THE PROPOERTY LINE

HOUSE ON RIGHT



STREET

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

**GERALD DELUISI**

OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON

OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 97 LYNWOOD ROAD, IN THE CITY OF  
**VERONA** IN THE COUNTY OF **ESSEX** AND STATE OF **NJ** AND THAT

**GERALD & FRANI DELUISI**

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 1403 AND LOT 38 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

*Florence M. DeLuigi*

*Gerald J. DeLuigi*

**NOTARY**  
FLORENCE M. DELUISI  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES  
OCTOBER 27, 2024

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

**GERALD DELUISI**

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 4 DAY OF February

2024.

*Florence M. DeLuigi*

*Gerald J. DeLuigi*

**NOTARY**

APPLICANT

**NOTARY**  
FLORENCE M. DELUISI  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES  
OCTOBER 27, 2024

MAYOR  
CHRISTOPHER H. TAMBURRO  
DEPUTY MAYOR  
JACK MCEVOY  
COUNCILMEMBERS  
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 12, 2024

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

**Re: Zoning Permit #2023-226**

- **Addition and Patio – DENIED – A Variance is required.**
- **Retaining Wall – APPROVED – Engineering Review Required.**

**Applicant:** Gerald J. DeLuisi  
97 Lynwood Road  
Verona, NJ 07044

**Property:** 97 Lynwood Road  
Block 1403, Lot 38

**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, dated November 30, 2023.
- Addition plan, elevation views, and patio plan (3 sheets) prepared by the Kurt H Schmitt Architect, dated November 29, 2023, submitted on November 30, 2023.
- One sheet revision with the site plan prepared and signed by Architect Kurt H Schmitt, dated December 21, 2023, submitted on January 03, 2024.

**Zoning Request:**

Based upon the zoning permit application and the plans submitted, the owner requests zoning approval to remove an existing driveway and garage, construct an addition to the existing house, add a new patio, and construct a retaining wall. No other requests have been requested or shown and, therefore, have not been considered in this review.

**Zoning Decision (Addition and New Patio):**

The lot coverage exceeds the maximum permitted lot coverage of 25%, as per section 150-17.4 D (3), with a proposed coverage of 31.37%. **A variance is required.**

The improved lot coverage exceeds the maximum permitted improved lot coverage of 40% as per Section 150-17.4 D (4), with a proposed coverage of 42.69%. **A variance is required.**

The proposed east side yard setback of 5 feet does not comply with the minimum 8 feet required per Section 150-17.4 E (2). **A variance is required.**

The proposed combined side yard setback of 12.17 feet is not compliant with the minimum 18 feet required as per Section 150-17.4 E (3). **A variance is required.**

The existing front yard setback of 19.93 feet is non-conforming to the required minimum front yard setback of 30 feet as per Section 150-17.4 E (1); however, it is permitted as per Section 150-13.3.

The existing west side yard of 7.17 feet is non-conforming to the minimum requirement of 8 feet as per Section 150-17.4 E (2); however, it is permitted as per Section 150-13.3.

The proposed 47.15-foot rear yard setback complies with the minimum requirement of 30 feet as per Section 150-17.4 E (5).

The proposed addition height of approx. 24.6 feet is compliant with the maximum permitted height of 30 feet as per Section 150-17.4 E (6) but permitted as per Section 150-13.3.

The proposed patio complies with Section 150-5.3 C (6), which requires a 5-foot minimum setback from the property line. The proposed setback is 5 feet.

Stormwater management is exempt since there is a decrease in impervious coverage.

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

Therefore, the applicant's request(s) for zoning approval of the addition and the new patio has been **DENIED** by this office. Please coordinate with the Land-Use Administrator, Kathleen Miesch, [kmiesch@veronani.org](mailto:kmiesch@veronani.org), for applying and scheduling this application before the Zoning Board of Adjustment.

#### **Zoning Decision (Wall):**

As per Section 150-7.12 A of the Zoning Code, the height of the wall cannot exceed four (4) feet in the front yard and six (6) feet elsewhere. The proposed walls have a height varying from 3.2 feet to 4 feet. Therefore, the applicant's request for zoning approval for the wall has been **APPROVED** by this office. An **Engineering Review and Approval** will be required. A **\$750 fee** and **W-9** form is required to open an escrow account. Please contact our office if you have any questions. Retaining walls four (4) feet in height from the bottom of the footing to the top of the wall will require a construction permit.

**You cannot begin any work or apply for your building permits until you receive your Engineering approval.**

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

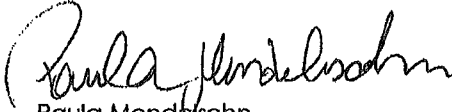
#### **Note:**

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,

A handwritten signature in black ink, appearing to read "Paula Mendelsohn". The signature is written in a cursive style with a large initial "P".

Paula Mendelsohn

Acting Zoning Official

Cc: Kathleen Miesch – via email

Kristin Spatola – via email

Thomas Jacobsen – via email

Pete Ten Kate – via email