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DEPARTMENT OF PUBLIC WORKS
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VERONA, NEW JERSEY 07044

Zoning Department - Township of Verona
Phone (973) 857-4773 Fax (973) 857-5134

January 19, 2024

Township of Verona Zoning Department
880 Bloomfield Avenue
Verona, NJ 07044

Re: Zoning Permit # 2023-219 – Denial

Applicant: Pool Town Inc.
5500 Rt. 9 South
Howell, NJ 07731

Owner: Rachel Wagner
12 Lynwood Rd.
Verona, NJ 07044

Property: 12 Lynwood Rd.
Verona, NJ 07044
Lot 25 Block 1404

Zone: R-50 (High Density Single-Family)

Submittals:

This office has received the following documents submitted for the above reference property:

- Township of Verona Zoning Permit Application for Residential Properties, received on 10-13-2023.
- A Marked Survey, resubmitted by the applicant, received on 01-05-2024, signed and sealed by Michael T. Cannon.

Zoning Request:

Based on the zoning permit application and the marked-up survey submitted, the applicant requests zoning approval to install a 12x24 foot in-ground pool, patio, and pool equipment pad. No other improvements have been requested or shown and have not been considered in this review.

Zoning Decision:

As per Section 150-17.5B (3), a pool is a permitted accessory use.

As per Section 150-7.5 A, the swimming pool shall be located no closer than 10 feet to a side or rear yard line. The proposed pool is located 6.7 feet from the side property line and 7 feet from the rear property line. **The applicant is requesting a variance.**

As per Section 150-7.5 A, the swimming pool shall be located 10 feet away from the principal building. The proposed pool is located 7 feet away from the house. **The applicant is requesting a variance.**

As per Section 150-5.3 C (6), patios must be a minimum of 5 feet from property lines. The proposed patio is located 4.7 feet away from the side property line. **The applicant is requesting a variance.**

The existing improved lot coverage is 31.5%; as per Section 150-17.5 D (4), a maximum of 40% is allowed. The applicant complies with a proposed 38.8% impervious lot coverage.

According to Section 150-17.5 F (4), the accessory structures located in a yard can have a maximum of 15% of aggregate area coverage. The proposed pool and patio have a coverage of 38.8%, which exceeds the allowed limit. **The applicant is requesting a variance.**

As per Section 150-7.5 B, the proposed pool equipment pad complies as it is located more than 5 feet from the property line, with a proposed distance of 10.2 feet.

The existing fence shall comply with Section 472-12 of the Township Code.

Stormwater management is exempt since the increase in impervious is below the 400-square-foot threshold.

As noted on the plan, no tree will be removed.

This application does not require engineering Review and approval.

Therefore, this office has DENIED the applicant's request(s) for zoning approval of the pool, patio, and equipment pad. Please coordinate with the Land-Use Administrator, Kathleen Miesch, kmiesch@verona.org, for applying and scheduling 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 inspections that 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 before 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 contact the Building Department of Verona Township to obtain your construction permit and schedule inspections.

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

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

Respectfully Submitted,


For Paula Mendelsohn
Acting Zoning Official

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