

TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
KEVIN O'SULLIVAN
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
MICHAEL KRAUS
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
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DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

Zoning Office 880 Bloomfield Avenue, Verona, NJ 07044 973-857-4772

July 22, 2025

Zoning Application #2025-115 – DENIED – Masonry Wall

Applicant/ Owner: Jason Tannenbaum
12 Highland Terrace
Verona, NJ 07044

Property: 12 Highland Terrace; Block 805, Lot 4

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

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Marked-up Survey by Richard J. Hingos Inc., PLS signed and dated 1/7/2022

ZONING REQUEST:

Based upon the zoning permit application is seeking approval to construct a masonry block wall to fill 4 inch height differential with neighboring property to support a new fence. No other requests have been submitted or shown and therefore have not been considered in this departmental review.

ZONING DETERMINATION:

- The property is zoned as R-50 (High-Density Single Family).
- Per § 150-17.5 A. (1) Single-family homes;
- Per § 150-17.5 D. (1) Minimum lot size: 5,000 square feet where existing is 7,500 square feet – Compliant;
- Per § 150-17.5 D. (2) Minimum lot width: 50 feet where existing is 50 feet – Compliant;
- Per § 150-17.5 D. (3) Maximum lot coverage: 30%; existing is 23.79% or 1,784 square feet – Compliant;
- Per § 150-17.5 D. (4) Maximum improved lot coverage: 40% or 3,000 square feet; existing is 47.47% or 3,560- pre-existing, non-conforming condition; proposed is 48.5% or 3,639.68 – exacerbating a pre-existing, non-conforming condition – **A Variance is required;**

Proposed Wall:

- Running 87 feet along the NE side property line;
 - Running 9 feet across from NE property line to the existing dwelling;
 - Masonry Block – 10” in width, 96 feet in length; 79.68 square feet;
 - Height – 15 inches to 21 inches;
-
- No trees are proposed to be removed.
 - This submission does not require engineering review and approval.

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been **denied** by this office.

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

Respectfully Submitted,



Kathleen Miesch

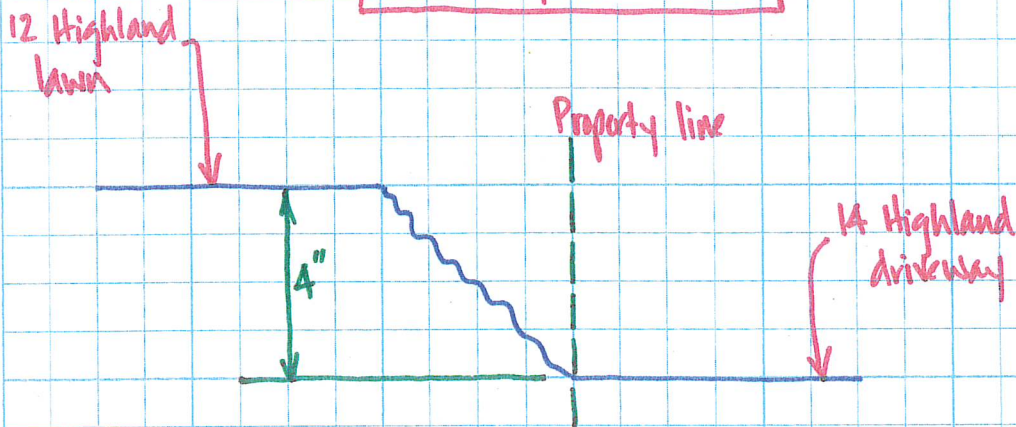
Zoning Official

kmiesch@VeronaNJ.org

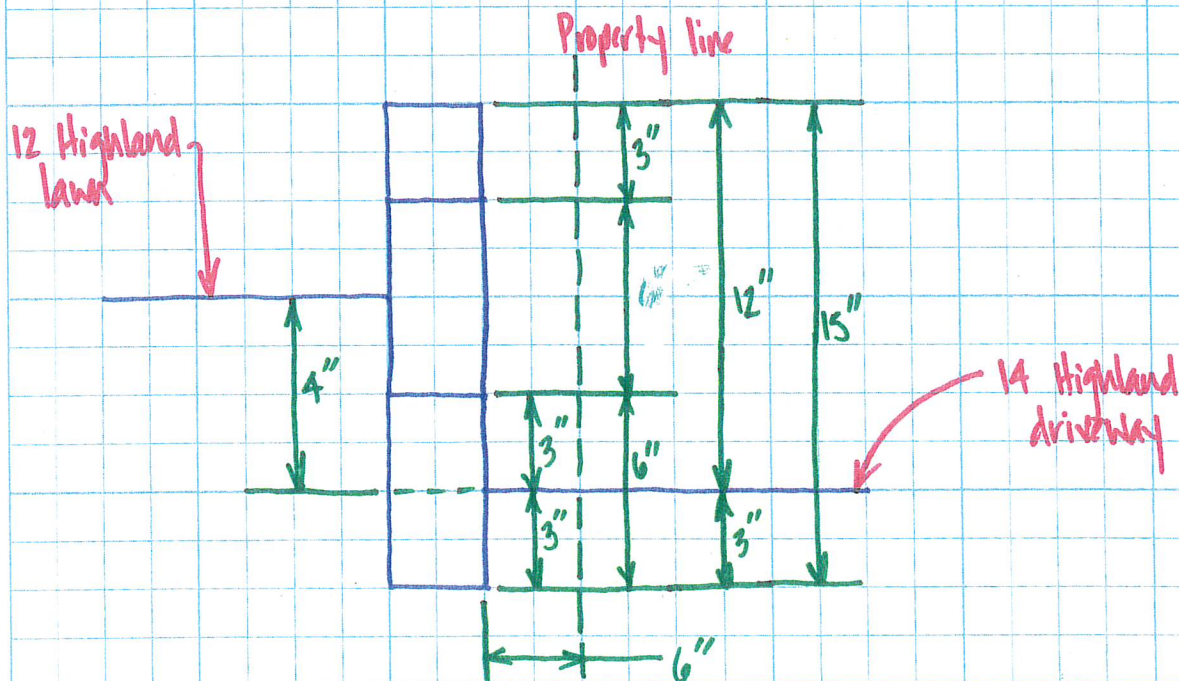
cc: Dee Dee Carpinelli, Board Secretary

JOB TITLE Retaining Wall Cross Sections
 PROJECT/JOB NO. _____ CALCULATION NO. _____
 COMPUTED BY _____ DATE 06/20/25
 VERIFIED BY _____ DATE _____
 SCALE _____ SHEET NO. _____ OF _____

EXISTING CONDITION

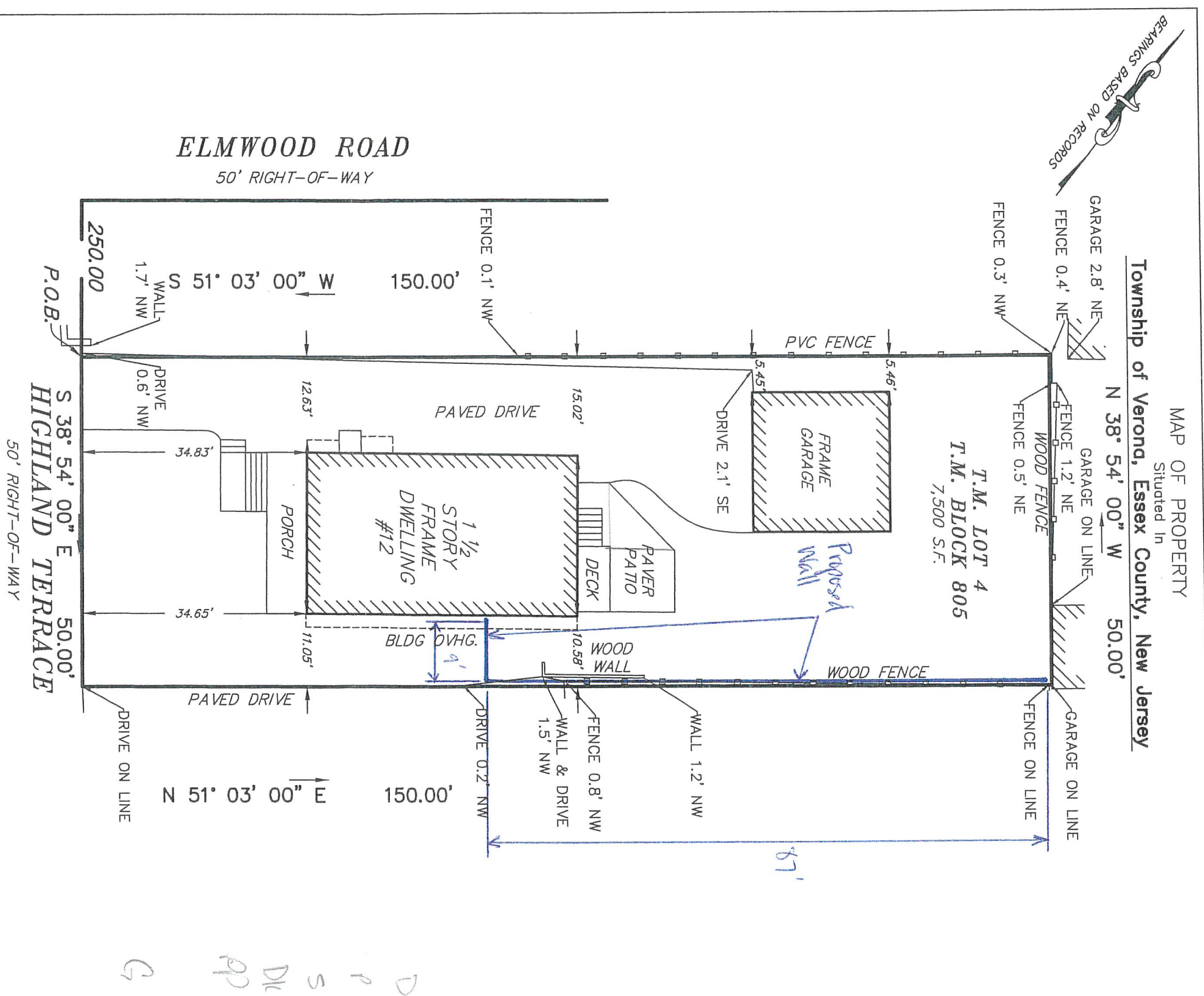


PROPOSED CONDITION



MAP OF PROPERTY
Situated In
Township of Verona, Essex County, New Jersey

N 38° 54' 00" W 50.00'



85 x 42
24 x 5
9 x 6
5 x 10
9 x 10
+ 50
21 x 21

THIS IS A BUILDING LOCATION SURVEY MADE FOR TITLE PURPOSES ONLY. NO CORNER STAKES HAVE BEEN REQUESTED OR SET. ALTHOUGH ABSOLUTE OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION
SUBSURFACE & ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, FACILITIES OR UTILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF PROPERTY.

CERTIFICATE OF AUTHORIZATION No. 24GA2804600

A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003 c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)

SCALE: 1"=20'	THIS SURVEY PREPARED ONLY FOR:	RICHARD J. HINGOS INC. PROFESSIONAL LAND SURVEYORS 539 VALLEY ROAD P.O. BOX 43752 UPPER MONTCLAIR, NJ 07043 TELEPHONE (973) 783-1114 EMAIL: RHINGOS@COMCAST.NET
SURVEY: 21-28921		
DATE: 1/7/2022		
DRAWN: SB		
CHECKED: RJH		
21-28921.DWG		

12 Highland Terrace
Proposed Masonry Block Wall

RICHARD J. HINGOS, JR.
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 43231