

# TOWNSHIP OF VERONA

COUNTY OF ESSEX, NEW JERSEY

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DEPARTMENT OF PUBLIC WORKS  
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VERONA, NEW JERSEY 07044

**Zoning Office**

**880 Bloomfield Avenue, Verona, NJ 07044**

**973-857-4772**

**May 10, 2025**

## **Zoning Permit #2025-056 – DENIED**

**Applicant/Owner:** Kenton M. Gerlach  
2 Balston Drive  
Verona, NJ 07044

**Property:** 2 Balston Drive; Block 1802, Lot 9

**Zone:** R-70 (Low-Density Single-Family) Zone District

### **Submittals:**

This office is in receipt of the following:

- Zoning Application for Residential properties;  
Property Survey by Hallard & Associates, signed and sealed by Theodore A. Hallard,  
PLS, dated 5/9/1997;

### **ZONING REQUEST:**

Applicant is seeking approval for construction of a fence. No other requests have been submitted or shown and therefore have not been considered in this departments review.

### **ZONING DETERMINATION:**

- The property is located in the R-70 (Low-Density Single-Family) Zone District;
- 2 Balston Drive; Block 1802, Lot 9 is a corner lot with frontages on Balston Drive and Lakeside Avenue;
- Per § 150-5.3 E. (3) Corner lot, frontage upon two streets.
  - A corner lot having frontage upon two improved streets shall have two front yards, one side yard and one rear yard.
  - The rear yard shall be located opposite the narrower frontage. The narrower frontage is Lakeside Avenue;
- Per § 150-17.2 A. (1) Single-family homes are permitted – Compliant;
- Per § 150-17.2 D. (1) Minimum lot size: 8,400 square feet; existing is 14630 square feet – Compliant;
- Per § 150-17.2 D. (2) Minimum lot width: 70 feet; existing is 110 feet - Compliant;

**Proposed Fence:**

- 6 feet high, black metal fence; proposed from the NE side of the existing dwelling, across 30 feet to the NE property line (rear yard line) - Compliant;
- 6 feet high, black metal fence; proposed on Lakeside Avenue frontage; extending 32 feet from the existing dwelling, with a 10 foot front yard setback; extending 70 feet across the Lakeside Avenue frontage to the SE property line - Per § 150-7.3 B. Fencing shall not exceed six feet in any yard up to the front facade of the principal structure where said fencing shall not exceed three feet – **A Variance is needed;**
- Arborvitaes exist along the Lakeside Avenue frontage;
- Per § 150-5.1 B. Corner lot. At all street intersections or the intersection of a street and a driveway, no obstruction exceeding 2 1/2 feet in height above the established grade of the street at the property line, other than an existing building, post, column, hedge or tree, shall be erected, maintained or planted on any lot within the area bounded by the line drawn between the points along such street lot line 25 feet distance from their intersection. Lot has an existing compliant site triangle that is not proposed to be changed by addition of fencing;
- An Engineering review/Stormwater Management review is not required;
- The proposed limit of disturbance is below 5,000 square feet, so HEPSCD certification will not be required.

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been **DENIED** by this office for Zoning only. A formal application to the Verona Board of Adjustment for variances are governed by the rules and conditions pursuant to N.J.S.A. 40:55D70d.

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

Respectfully Submitted,



**Kathleen Miesch**

Zoning Official

[kmiesch@VeronaNJ.org](mailto:kmiesch@VeronaNJ.org)

cc: Tom Jacobsen, Construction Official  
Kristin Spatola, Technical Assistant to the Construction Official  
Courtney Hofmann, Construction Assistant

