

**TOWNSHIP OF VERONA**  
**BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 3-14-25

CASE # 2025-03

PROPERTY ADDRESS 257 POMPTON AVE

BLOCK 104 LOT 1 ZONE \_\_\_\_\_

APPLICANT'S NAME BRIAN ALOIA

PHONE # BRIAN @ ALOIALAWFIRM.COM CELL PHONE # 973-714-3428

EMAIL BRIAN @ ALOIALAWFIRM.COM

PROPERTY OWNER'S NAME BRIAN ALOIA

PROPERTY OWNER'S ADDRESS 16 HATHAWAY LANE

PROPERTY OWNER'S PHONE # 973-714-3428 CELL # 973-714-3428

PROPERTY OWNER'S EMAIL BRIAN @ ALOIALAWFIRM.COM

RELATIONSHIP OF APPLICANT TO OWNER SELF

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

PROFESSIONAL OFFICE (LAW FIRM) 3 Residential apartments

CONTRARY TO THE FOLLOWING:

Permitted conditional use, allow variance for parking, etc.

LOT SIZE: EXISTING 33,343.7 PROPOSED 33,343.7 TOTAL \_\_\_\_\_

HIEGHT: EXISTING 1 1/2 PROPOSED 2

PERCENTAGE OF BUILDING COVERAGE: EXISTING 9.12% PROPOSED 10.4%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 21.64 PROPOSED 33.3

PRESENT USE EMPTY PROPOSED USE Professional Office / 3

SET BACKS OF BUILDING: REQUIRED EXISTING PROPOSED

FRONT YARD 20 35.46 23.3

REAR YARD 50 N/A corner lot \_\_\_\_\_

SIDE YARD (1) 15/35 30.11 28.12

SIDE YARD (2) \_\_\_\_\_ 78.43 combined 74.44

combined.

residential  
units

DATE PROPERTY WAS ACQUIRED 2/25

TYPE OF CONSTRUCTION PROPOSED:

See PLANS.

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

SEE PLANS.

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT			
FIRST FLOOR			
SECOND FLOOR			
ATTIC			

NUMBER OF DWELLING UNITS: EXISTING 2

PROPOSED 3 + Professional office.

NUMBER OF PARKING SPACES: EXISTING \_\_\_\_\_

PROPOSED 20

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

NONE FROM THIS OWNER

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

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

History of any deed restrictions:

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: ~~Engineer~~ Name JAMES HELB  
Address PO BOX 30 CARLWELL NJ  
Phone # 973-403-0830  
Fax # 973-403-0803  
Email \_\_\_\_\_

Architect/~~Engineer~~ Name KURT H. SCHMITT  
Address 7 SHAWNEE TRAIL DENVILLE NJ 07834  
Phone # 862-432-9895  
Fax # \_\_\_\_\_  
Email kurtschmitt@optonline.net

Planner: Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Fax # \_\_\_\_\_

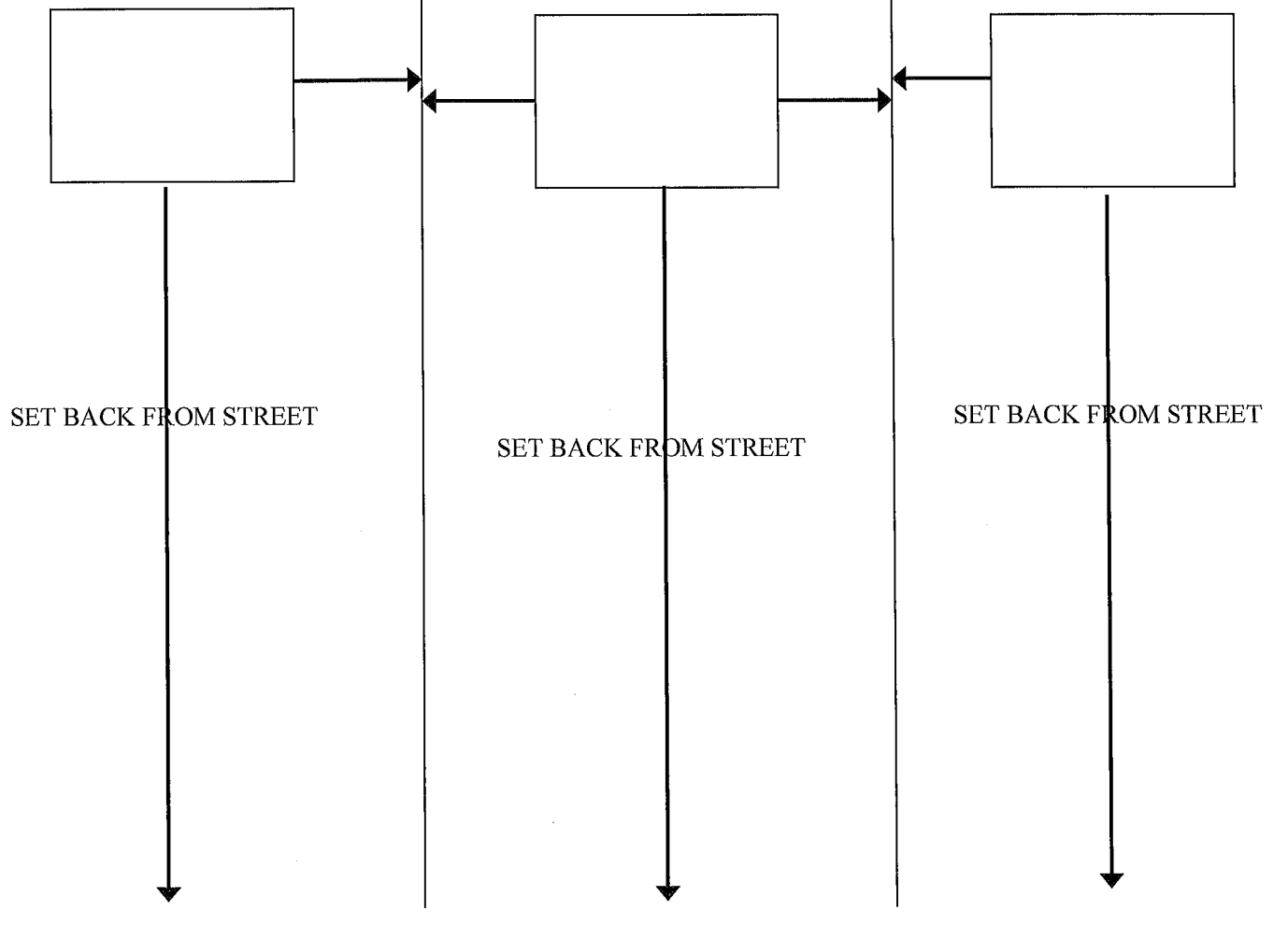
# BOARD OF ADJUSTMENT APPLICATION SITE PLAN

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

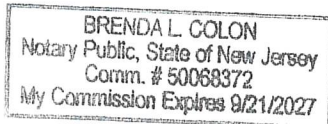
# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

BRIAN J. ALOIA OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 16 HATHAWAY LAKE, IN THE CITY OF  
VERONA IN THE COUNTY OF Essex AND STATE OF NJ AND THAT  
I AM ☒ 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 104 AND LOT 1 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Brenda Colon

NOTARY



Brian J. Aloia

OWNER

## AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

BRIAN J. ALOIA 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 18 DAY OF MARCH  
2025.

Brenda Colon

NOTARY

Brian J. Aloia

APPLICANT

