

# TOWNSHIP OF VERONA

COUNTY OF ESSEX, NEW JERSEY

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BRIAN J. ALOIA, ESQ.

VERONA COMMUNITY CENTER  
880 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044

MUNICIPAL BUILDING  
600 BLOOMFIELD AVENUE  
VERONA, NEW JERSEY 07044  
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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**

**January 31, 2025**

- **Zoning Application #2025-007**
- **Denied – Site Plan/Variance Approvals Needed;**
- **Engineering Review Required (Stormwater, Lighting Plan, Soil Removal)**

**Applicant/Owner:** Brian Aloia  
16 Hathaway Lane  
Verona, NJ 07044

**Property:** 257 Pompton Avenue; Block 104, Lot 1

**Zone:** C-2 (Professional Office and Business) Zone District.

## **Submittals:**

This office is in receipt of the following:

- Township of Verona Commercial Permit Application;
- Zoning and Area Plans, Site Plan, Tree Removal & Mitigation Plan, Soil Erosion & Sediment Control Plan by JMH Associates, signed and sealed by James M. Helb, PE, PLS, PP dated December 30, 2024;
- Architectural Drawings signed and sealed by Kurt H. Schmitt Architect, dated January 8, 2025.

## **ZONING REQUEST:**

Based upon the zoning permit application, the applicant is seeking to renovate a 1 ½ story building to create a 2 story building with a proposed law office and two residential apartments (enlarge 1<sup>st</sup> floor, two apartments on 2<sup>nd</sup> floor [currently there is one]; total space 6,000± square feet; parking lot; concrete walkway; tree removal; signage. Removal of existing garage and driveways. No other submissions have been requested or shown and therefore have not been considered in this departments review.

## **ZONING DECISION:**

- The property is located in the C-2 (Professional Office and Business) Zone District;

- The lot is a corner lot with frontages on Pompton Avenue and Vincent Place;
- Per § 150-17.11 A. (1.) Commercial and professional offices are permitted; proposed is a professional legal office and two residential apartments; see conditional uses
  - Per § 150-17.11 C. Conditional uses. The following conditional uses are permitted within the district subject to area, yard and bulk regulations and other controls identified in the conditional use regulations of this chapter. The proposed mixed residential and professional office (Law Office) use does not meet the requirements for permitted or conditional use therefore a **Use Variance is required;**
- Per § 150-17.11 D. (1) Minimum lot size: 15,000 square feet; existing and proposed 33,343.7 square feet – Compliant;
- Per § 150-17.11 D. (2) Minimum lot width: 100 feet; existing and proposed on Pompton frontage is 172.3 feet; frontage on Vincent is 92.25 feet – pre-existing, non-conforming – Compliant;
- 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 Vincent Place.
  - The minimum side yard setback for such lot shall be 1.5 times the minimum yard requirement.
- Per § 150-17.11 D. (3) Minimum front yard setback: 20 feet - Compliant
  - Pompton Ave frontage – existing is 35.46 feet and proposed is 23.3 feet;
  - Vincent Place frontage – existing is 37± feet and proposed is 37± feet;
- Per § 150-17.11 D. (4) Minimum side yard setback (one): 15 feet; per § 150-5.3 E. (3) Corner lot, frontage upon two streets. The minimum side yard setback for such lot shall be 1.5 times the minimum yard requirement. Required is 22.5 feet; proposed is 30+ feet - Compliant.
- Per § 150-17.11 D. (7) Minimum rear yard setback: 50 feet; rear yard is determined to be opposite the frontage on Vincent; proposed is 66 feet from building- Compliant.
- Per § 150-17.11 D. (8) Maximum height for principal building (stories/feet): 2.5 stories/35 feet; existing 1.5 stories/ >35 feet; proposed 2 stories/32.6 feet – Compliant;
- Per § 150-17.11 D. (10) Maximum lot coverage: 30%; existing 9.12%; proposed 10.4% - Compliant;
- Per § 150-17.11 D. (11) Maximum improved lot coverage: 65%; existing is 21.64% and proposed is 32.1% - Compliant;
- Per § 150-17.11 D (13) Minimum landscaped buffer along residential zone: 15 feet; proposed buffer is Compliant;
- New proposed walkway 766 square feet along the side yard of the proposed building;

**Parking:**

- Parking lot is proposed for 18 standard stalls and 1 ADA stall;
- Per § 150-12.8 C. (3) For parking stalls and aisles, there shall be provided a minimum stall width of nine feet and a minimum stall depth of 20 feet; stalls are proposed as 9 feet in width and 18 feet in length – **A Variance is required;**

- Per § 150-17.11 C. Conditional uses. The following conditional uses are permitted within the district subject to area, yard and bulk regulations and other controls identified in the conditional use regulations of this chapter.
  - (1) Mixed residential and professional office uses (nonmedical) subject to the mixed use standards set forth in § 150-8.3.
  - Per § 150-8.3 B. (2) Parking for the various types of uses shall be provided in accordance with the requirements of Article XII of this chapter.
  - Per § 150-12.6 C. Parking schedule, of minimum number of required parking spaces. A **Variance is required.**

<b>Required:</b>	<b>Proposed:</b>
Office (nonmedical)	Office 3468/1000/6    20.80
Building size:	1 BDR 1.8 x 1    1.80
Under 10,000 square feet = 6 spaces per 1,000 G.F.A.	2 BDR 2 x 2    4.00
Residential (RSIS)	26.60 = 27
1 BDRM = 1.8	
2 BDRM = 2.0	

- Per § 150-8.1 C. Off-street parking as required by this chapter and off-street loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.
- Per § 150-8.3 B. (1) Mixed uses shall have an even distribution between principal uses within each building(s); proposed is square feet of professional space and square feet of residential;
- 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 Vincent Place. Per § 150-17.11 D. (7) Minimum rear yard setback: 50 feet; parking lot is proposed 23 feet from the rear property line – **A Variance is required;**
- Per § 150-12.8 (3) C. (a) For parking stalls and aisles - See Below – Proposed drive aisle is 24 feet in width - Compliant

<b>Angle Parking</b>	<b>Standard Space (9 x 20)</b>
Parallel	10
30° or less	12
31° to 45°	13
46° to 60°	18
61° to 75°	22
76° to 90°	24

- Per § 150-12.3 B. No driveway or access or egress from a parking area shall be located closer than 50 feet from any intersection or as required by county or state regulations. Proposed driveway is 60 feet from the intersection of Pompton Ave and Claridge Drive and 117 feet from the intersection of Pompton Ave and Vincent Place – Compliant;

- Per § 150-12.4 A. (1) Access drives or driveways ... where customer parking is involved, driveways for two-way traffic shall be at least 20 feet wide proposed driveway is 24 feet wide and 30 feet wide at curb cut – Compliant;  
NOTE: Proposed curb-cut and removal of existing curb-cuts from the removal of the two existing driveways will need to be coordinated through DPW once the application would be deemed complete;
- Per § 150-17.11 D. (13) Minimum landscaped buffer along residential zone: 15 feet; existing and proposed is 15 feet;

**Signage:** All signs should be in compliance with § 150-7.9.

- Proposed signage is individual numbers “2 5 7”, wall mounted with back-lighting; not to extend more than 15 inches from the façade; 9 square feet (2' x 4'6") where per § 150-7.9 S. (2) 1 square foot per each linear foot of frontage is permissible (60 square feet is permitted) – Compliant;
- A ground mounted Monument Sign is proposed near the intersection of Pompton Avenue and Vincent Place; two-sided painted sign 5' in width, 3'6" from grade, 2'6" footings; proposed sign is compliant with the sight triangle for the intersection; sign is proposed 5 feet from the NE property line on Pompton Avenue and 25 feet from the NW property line on Vincent Place with ground-mounted LED spotlight – Compliant;
- A proposed ‘NO LEFT HAND TURN’ sign is proposed at the exit side of the proposed driveway; 3 feet from the front property line;
- NOTE: The site triangle for the corner of Pompton Avenue and Vincent Place should be added to the plans.

**Trees:**

- A tree removal and mitigation plan has been submitted. 14 total trees are proposed to be removed. The plan does not designate the condition of same i.e. alive, dead, diseased, hazardous, etc. The plan should be revised to show present conditions of trees by a licensed Forester. Per § 493-24 Planning Board hearing required for removal of more than two healthy mature trees. **NOTE:** This application should be heard by the Board of Adjustment due to a Use Variance need. The Board of Adjustment hear the tree removal application.

**Lighting:**

- No lighting plan has been submitted with the exception of the notation for the wall mounted signage and the monument sign. A lighting plan needs to be submitted and will be reviewed by the Engineering Department;

**Engineering**

- All plans shall be reviewed by the Township Engineer, and his recommendations shall be forwarded to the Board of Adjustment, before the Board shall act.
- HEPSCD certification requirement to be determined by Engineering;

- This application will require an Engineering Review for Stormwater Management, Lighting, Soil Removal prior to being heard for the Board of Adjustment;

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been **DENIED** by this office. A Site Plan review with a Use Variance and any and all necessary variances as stated in the review above will need to be heard by the Verona Township Board of Adjustment. Please note that the Engineering reviews as stated above will need to be addressed **prior** to be heard by the Board.

If you should choose to apply for the Site Plan/Variations, please submit the Board office at 880 Bloomfield Avenue, Verona to the Board Secretary, Caitlin Kester, [ckester@veronanj.org](mailto:ckester@veronanj.org), 973-857-4773.

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

Respectfully Submitted,



**Kathleen Miesch**  
Zoning Official

cc: Tom Jacobsen, Construction Official  
Caitlin Kester, Board Secretary  
Kristin Spatola, Technical Assistant