

August 14th

TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION

2025-06

DATE APPLICATION 5/5/25

CASE # 2024-207

PROPERTY ADDRESS 33 Cypress Avenue

BLOCK 1104 LOT 2 ZONE _____

APPLICANT'S NAME Nhi Stanlaw and Nicholas Stanlaw

PHONE # 732-331-9325 CELL PHONE # _____

EMAIL nhi2trinh@gmail.com

PROPERTY OWNER'S NAME Nhi Stanlaw and Nicholas Stanlaw

PROPERTY OWNER'S ADDRESS 33 Cypress Avenue

PROPERTY OWNER'S PHONE # 732-331-9325 CELL # _____

PROPERTY OWNER'S EMAIL nhi2trinh@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Construct a pool and patio

CONTRARY TO THE FOLLOWING:

LOT SIZE: EXISTING 8400 PROPOSED 8400 TOTAL _____

HIEGHT: EXISTING N/A PROPOSED N/A

PERCENTAGE OF BUILDING COVERAGE: EXISTING 1581 (18.8) PROPOSED 1581 (18.8)

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 2663 (31.7) PROPOSED 4014 (47.8)

PRESENT USE Single family PROPOSED USE Single family

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>30</u>	<u>32.9</u>	<u>32.9</u>
REAR YARD	<u>30</u>	<u>60.7</u>	<u>60.7</u>
SIDE YARD (1)	<u>8</u>	<u>9.6</u>	<u>9.6</u>
SIDE YARD (2)	<u>10</u>	<u>13.0</u>	<u>13.0</u>

DATE PROPERTY WAS ACQUIRED 8/31/22

TYPE OF CONSTRUCTION PROPOSED:

Pool and patio

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

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

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING _____ PROPOSED _____

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

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.

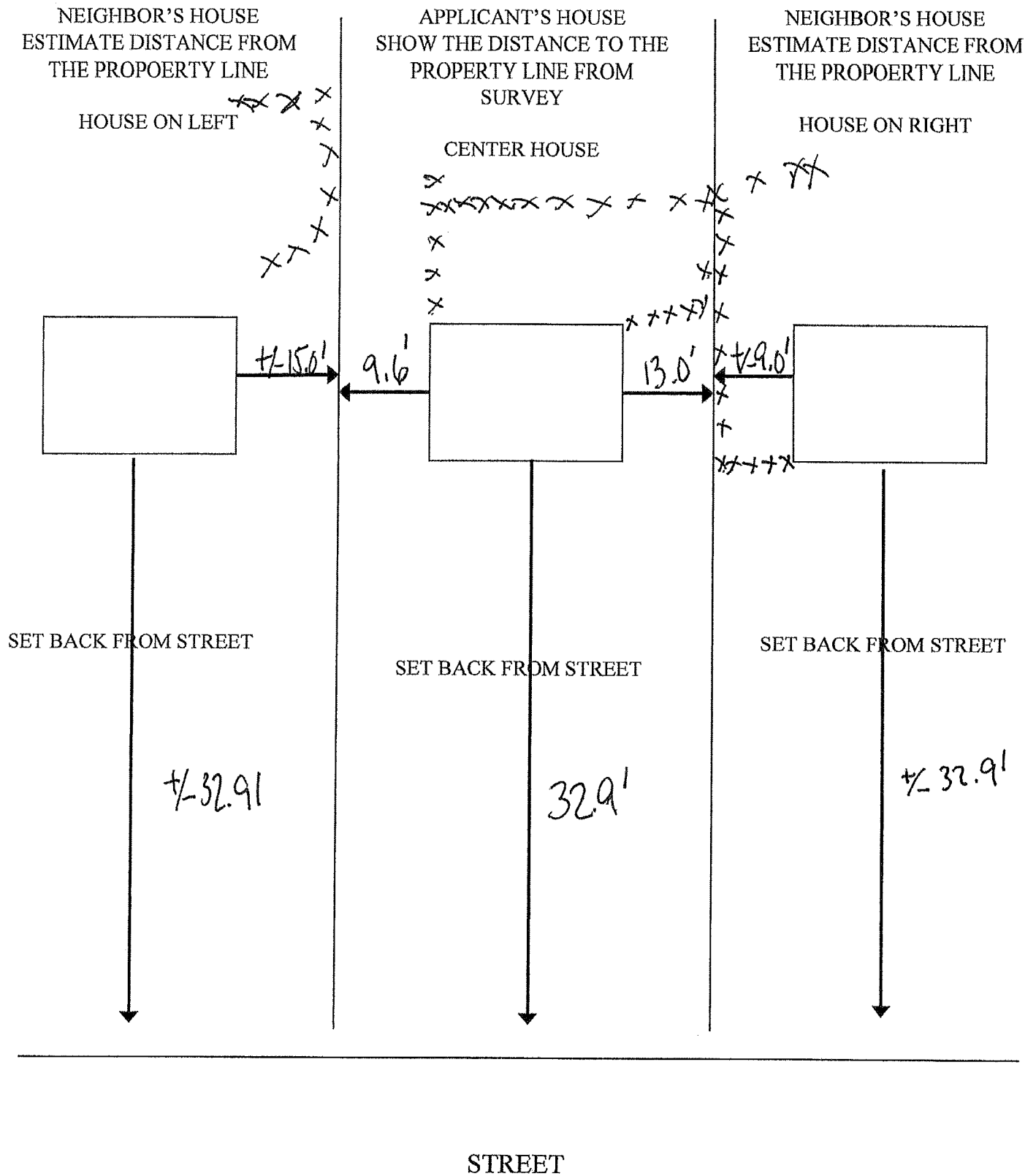
A copy of any conditional contract relating to this application must be filed with this application.

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 # _____

BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES
X INDICATES FENCES











TOWNSHIP OF VERONA
COUNTY OF ESSEX, NEW JERSEY

TOWNSHIP MANAGER
JOSEPH O. D'ARCO
TOWNSHIP CLERK
JENNIFER KIERNAN



DEPUTY MANAGER
KEVIN O'SULLIVAN
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
WWW.VERONANJ.ORG

DEPARTMENT OF PUBLIC WORKS
10 COMMERCE COURT
VERONA, NEW JERSEY 07044

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

December 17, 2024

Zoning Application #2024-207

- **DENIED**
 - **In-ground Pool, Pool Equipment, Relocation of Shed/Ramp, Wall**
- **Engineering/Stormwater Review is required prior to being scheduled for the Board**

Applicant: Nhi & Nick Stanlaw
33 Cypress Avenue
Verona, NJ 07044

Property: 33 Cypress Avenue; Block 1104, Lot 2

Zone: R-60 (Medium Density Single Family) Zone District

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Plans signed and sealed by Paul Gdanski, PE, PLLC, dated 10/31/2024.

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval for the installation of an in-ground pool, pool equipment, relocation of a shed with accompanying ramp, wall. 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-60 (Medium Density Single Family) Zone District.
- A swimming pool is a permitted accessory use – Compliant;
- As per Section 150-17.3D (1), the minimum lot size is 7,200 SF; the current condition complies as it is 8,400 SF, above the minimum required;
- As per Section 150-17.3D (2), the minimum lot width is 60 feet; the current condition complies as it is 70 feet;
- As per Section 150-17.3D (3), the maximum lot coverage is 25%/2100, existing is 18.8%/1581 and proposed is unchanged – Compliant;
- As per Section 150-17.3D (4), the maximum improved lot coverage is 40%/3360, existing is 31.7%/2663 and proposed is 41.1%/3452 – **A Variance is Needed;**

Pool:

- Proposed pool is 456 square feet of water surface and 104 square feet of coping surrounding pool;

- Per Section 150-17.3 F (1) Minimum side yard setback (one): eight feet, proposed setback to the SW side property line is 10 feet and to the NW side property line is 32 feet - Compliant;
- Per Section 150-17.3 F (2) Minimum rear yard setback: 10 feet; proposed setback to rear yard is 12.3 feet from water's edge and 11.3 feet from coping – Compliant;
- Per Section 150-17.3 F (3) Minimum distance between accessory and principal structures: 10 feet, pool is proposed as 26.4 feet from existing dwelling – Compliant;

Fence:

- Existing fence to be upgraded with self-closer per the UCC 3109.4 (.3). This is reviewed with Building Permit application.

Pool Equipment:

- Pool equipment is proposed on an 8'x4' pad, 32 square feet; **this is considered an accessory structure and not a patio as the pool equipment is located on the pad;**
- Per § 150-7.13 A. No mechanical equipment shall be located within a required minimum yard requirement and shall not extend more than five feet from the structure for which they serve. Proposed equipment is 11 feet from the pool – **A Variance is required;**
- Per § 150-17.13 F. (1) Minimum side yard setback (one): eight feet. 48 ½' from the SE side property line and 13.1 feet from the NW property line – Compliant;
- Per § 150-17.13 F. (2) Minimum rear yard setback: 10 feet; pool equipment and pad is proposed as 5.5 feet from the rear property line. – **A Variance is required;**

Shed Relocation:

- An existing shed is being proposed to be relocated from the SE side of the rear property to the NW side of the rear property; shed is 47 square feet with ramp of 18 square feet;
- Per Section 150-17.3 F (1) Minimum side yard setback (one): eight feet, proposed setback to the SW side property line is 57 ¾ feet – Compliant; and to the NW side property line is 5 feet – **A Variance is required for the NW side;**
- Per Section 150-17.3 F (2) Minimum rear yard setback: 10 feet; proposed setback to rear property line is 5 feet – **A Variance is required;**

Wall:

- A 172 square foot wall is proposed (5.5 feet from the existing deck toward the SE property line, 48 feet along the SE side property, 66 feet across the rear property line, 52.5 along the NW property line)
- Wall is shown on plans as 3 feet maximum;

Rear Yard:

- Per Section 150-17.3 F (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; Rear yard is 70' W x 60' D / 4200 square feet (measured from the last wall of the existing dwelling to the rear lot line and across the lot width); 15% is 630 square feet; existing is 16.26% / 683 SF – pre-existing, non-conforming; proposed is 34.4% / 1447 SF – **A Variance is required:**

Existing:

- Slate Patio 373 SF
- Deck 244 SF
- Shed/Ramp 66 SF

Proposed:

- Pool & Coping 560 SF
- Wall 172 SF
- Equipment 32 SF

- Engineering review is required;
- **Stormwater Management review as a minor development (400 or more square feet of new impervious surface) is required as 764 square feet of new impervious surface is proposed (pool 456 SF, coping 104 SF, pool equipment 32 SF, wall 172 SF). The Stormwater review must be completed prior to being scheduled for a Board hearing. The application is attached for your convenience.**
 - As per Township Ordinance 2024-35, § 150-25.13, the Stormwater Permit Fees are as follows:
 - Stormwater Permit Application Fee \$ 150.00
 - Stormwater Permit Review Escrow (Minor Development) \$ 750.00
- The proposed limit of disturbance is below 5,000 square feet, so HEPSCD certification will not be required.
- Please note that a tree is shown on the plans to be removed. A Tree Removal permit must be obtained.

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

Please 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 or inspections which may be required.
 - a. The applicant shall be required to submit a foundation location survey of the new addition **prior** to any building framing. The survey must be prepared, signed and sealed by a land surveyor that is licensed in the State of New Jersey.
 - b. Prior to the issuance of a final CO, the applicant must submit an as-built survey to verify that all proposed zoning conditions including setbacks and impervious coverage have been adhered to. The survey must be prepared, signed and sealed by a professional surveyor or Engineer that is licensed in the State of New Jersey.
2. Any change or deviations from the plans/renderings which were provided and reviewed as part of this zoning permit at this location must first be approved by the Zoning Official or Zoning Administrator prior to 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. 40:55D70d.
3. All zoning permits expire in one (1) year from the date of the approval.

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

Respectfully Submitted,

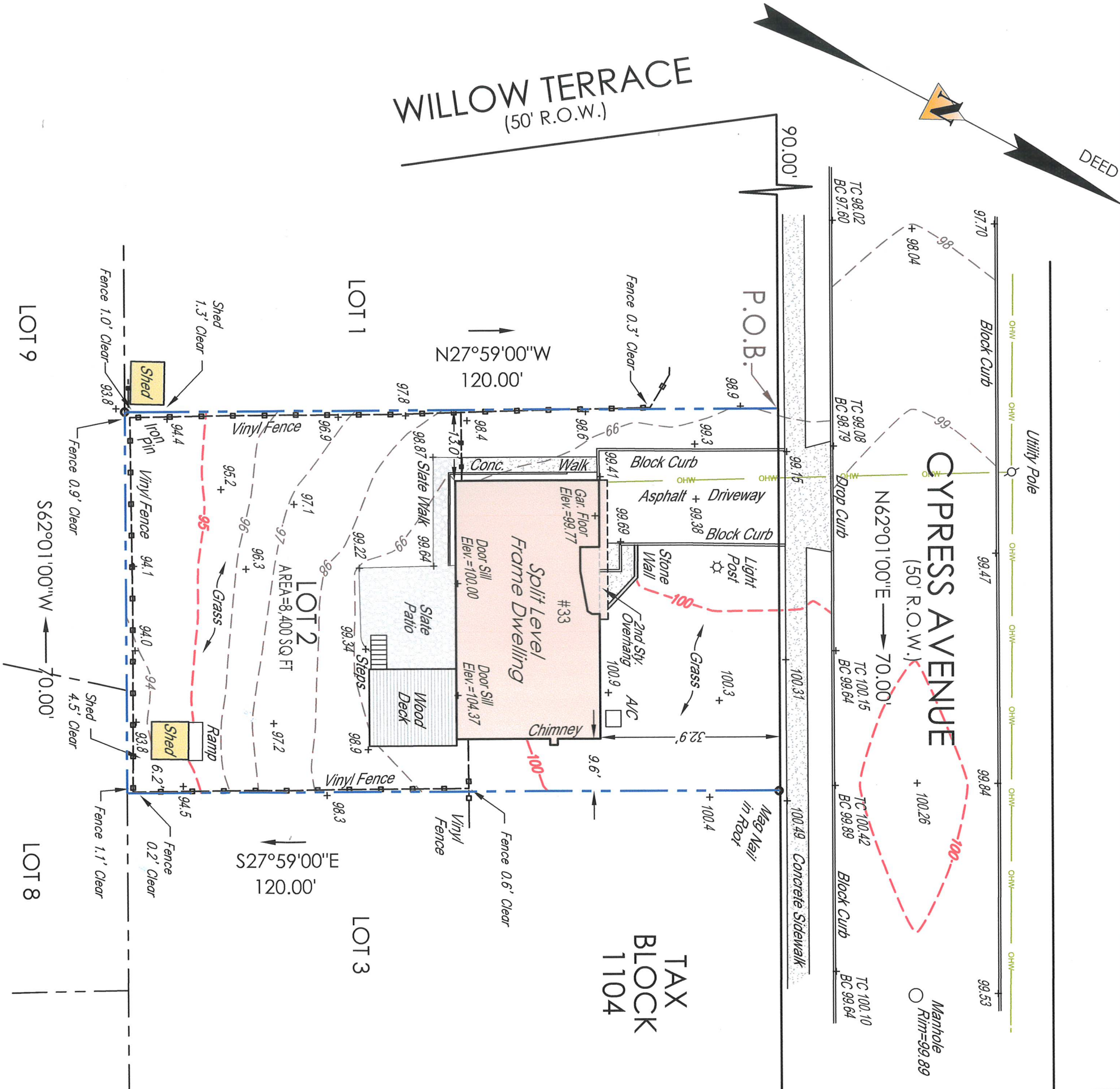


Kathleen Miesch
Zoning Official

cc: Tom Jacobsen, Construction Official
Caitlin Kester
Kristin Spatola, Technical Assistant
Courtney Hofmann

PLS	LICENSE	DATE	REASON	STATUS
APP	24272	11-4-88	MAJOR SUB-BLOCK EXIST FOR NEW STATE	100-11-105-4
APP	24272	1-2-1988	100 STATE LICENSE ACQED	100-11-105-2
APP	24272	1-1-1983	NEW BLOCK NUMBERS	





NOTES, certification continued:

1. BOUNDARIES SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND AGREEMENTS OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
2. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

REFERENCES

1. BASIS OF TITLE: DEED BOOK 2022.1, PAGE 451.4.
2. TAX MAP OF THE TOWNSHIP OF VERONA, SHEET NO. 11.
3. A CERTAIN MAP ENTITLED "MAP OF FAIRBROOK ESTATES, VERONA," AS FILED IN THE ESSEX COUNTY CLERK'S OFFICE ON JUNE 20, 1958 AS FILED MAP NO. 2380.
4. ELEVATIONS BASED ON ASSUMED DATUM.

GRAPHIC SCALE



FIELD DATE: 9/21/2024		FIELD CREW: M.K.		CHK'D BY: M.R.		LOCATION AND TOPOGRAPHIC SURVEY 33 CYPRESS AVENUE	
CERT. OF AUTH: 24GA28149000		DRAWN BY: M.K.		REVISIONS NO. DATE			
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD BY ME, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE CURRENTLY ACCEPTED ACCURACY STANDARDS.						LOT 2 IN BLOCK 1104	
						TOWNSHIP OF VERONA	
						COUNTY OF ESSEX	
						STATE OF NEW JERSEY	

FIRST SIGHT
SURVEYING LLC

10 NORTH FIFTH STREET
PARK RIDGE, NJ 07656
P 201-505-8905
www.firstsightsurveying.com

MILOSLAV REHAK
N.J. PROFESSIONAL
LAND SURVEYOR NO. 43233

SCALE: 1" = 20'
DATE: OCTOBER 2, 2024
PROJECT NO: FS24-245
SHEET NO.: LS-1

June 3, 2025

Zoning Department
Township of Verona
880 Bloomfield Avenue
Verona, New Jersey 07044

Attention: Kathleen Miesch, Zoning Official

Re: Nhi & Nick Stanlaw
Stormwater Review
33 Cypress Avenue
Block 1104 Lot 2
Township of Verona
Our File No. 25VAZ104

Dear Ms. Miesch:

We have received copies of the following documents for the subject property:

- "Pool Plan, Soil Erosion Sediment Control Plan, Notes & Details for Stanlaw" consisting of 1 sheet, produced by Paul Gdanksi, PE, PLLC, and dated October 31, 2024.
- "Location and Topographic Survey 33 Cypress Avenue" consisting of 1 sheet, produced by Miloslav Rehak, PLS, of First Sigh Surveying, LLC, unsigned, dated October 2, 2024.
- Stormwater Permit Application dated May 12, 2025.
- Zoning Application Denial dated December 17, 2024.

This office has reviewed these documents for compliance with the Township of Verona's stormwater management code and offers the following comments:

1. Per Section 150-25.2, minor developments are defined as any development resulting in 400 or more square feet of new impervious surface. The proposed net increase in impervious coverage is 1,351 square feet, therefore, the project qualifies as a minor development and stormwater management is required in accordance with Section 150-25.7 of the Township Code.
2. The applicant proposes a stormwater management system consisting of a pervious paver system with overflow drains leading to a dry well system. The use of a pervious paver system meets the Township's requirements for the usage of green infrastructure BMPs.
3. This office has reviewed the applicant's calculations for stormwater management required by this application and provided by the stormwater management system proposed and takes no exception.



4. The applicant's detail on the pervious pavement system notes a geotextile filter fabric between the subbase and subgrade. The applicant should revise this detail to remove this geotextile from below the subbase. Geotextile may be used on the sides of the system if so desired.
5. The applicant should indicate the type and sizing of the drainage piping from the French drain to the Cultec system. The system detail currently notes a maximum inlet pipe size.
6. Percolation tests must be performed prior to installation of the drainage system to ensure the system drains adequately per NJDEP BMP Manual Chapter 12. The Township should be contacted when a test is scheduled, and the results should be forwarded to our office. The test should show that:
 - The system lies above the seasonal high-water table. The minimum distance required between the basin bottom and seasonal high-water table is 2 feet.
 - The soil is sufficiently permeable to drain the system free of water within a 72-hour period.
7. Per Section 150-25.7 A (7), "The stormwater management feature shall be protected from future development by conservation easement, deed restriction, or other acceptable legal measures."
8. Please be advised, our office is required to inspect the construction of any drainage improvements. All inspection requests shall be made at least 48 hours prior to the required inspection.
9. The property owner is responsible for maintenance of any stormwater management facilities. All stormwater management facilities are recommended to be inspected annually.
10. Any final grading of the lot must ensure additional surface runoff does not adversely impact any adjoining properties. Any required modifications shall be the property owner's responsibility, in coordination with their engineer.

This office takes no exception to the applicant receiving stormwater approval. Should the applicant receive board approval for this application, items 4 and 5 should be addressed during resolution compliance.

Thank you for your kind attention to this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Michael G. Caggiano, PE
MGC