

**TOWNSHIP OF VERONA
BOARD OF ADJUSTMENT APPLICATION**

DATE APPLICATION 9/21/2025

CASE # 2026-04

PROPERTY ADDRESS 1 Clover Lane Verona, NJ 07044

BLOCK 1403 LOT 25 ZONE R-50B

APPLICANT'S NAME Mir Shithil

PHONE # 6096653099 CELL PHONE # 6096653099

EMAIL m.m.shithil1@gmail.com

PROPERTY OWNER'S NAME Mir Shithil and Alison Buske

PROPERTY OWNER'S ADDRESS 1 Clover Lane Verona, NJ 07044

PROPERTY OWNER'S PHONE # 6096653988 CELL # 6096653988

PROPERTY OWNER'S EMAIL m.m.shithil1@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:
Have a 3 foot setback along the side of the yard

CONTRARY TO THE FOLLOWING:

Have a 10 foot set back along the side yard due to being a corner property

LOT SIZE: EXISTING _____ PROPOSED _____ TOTAL 6970 sq ft

HIEGHT: EXISTING _____ PROPOSED _____

PERCENTAGE OF BUILDING COVERAGE: EXISTING _____ PROPOSED _____

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING _____ PROPOSED _____

PRESENT USE _____ PROPOSED USE _____

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>10 foot</u>	_____	<u>10 foot</u>
REAR YARD	<u>6 inches</u>	_____	<u>6 inches</u>
SIDE YARD (1)	<u>10 foot</u>	_____	<u>3 foot</u>
SIDE YARD (2)	<u>6 inches</u>	_____	<u>6 inches</u>

DATE PROPERTY WAS ACQUIRED 1/22/2025

TYPE OF CONSTRUCTION PROPOSED:

A construction of a 2 rail split wooded fence is proposed.

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 _____ PROPOSED _____

NUMBER OF PARKING SPACES: EXISTING _____ PROPOSED _____

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

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

This is a corner property with a side yard which has bushes and shrubs along it. A 3 foot set back will allow my to better care for the yard, cut the grass up to the shrubs, and also maintain the shrubs themselves as there will not be a gap in space that would be difficult to reach. At three feet, the fence will also blend in seamlessly into the trees and shrubs for better aesthetics vs 10 feet. A fence is being constructed to keep in our dog and toddler. The dog has run out of the yard and into the street chasing cats. 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. There will be no detriment to public good due to fence being 3 feet tall, and a split rail (it will be see through) and provide no obstruction to drivers. The fence will also blend into the landscaping of the property seamlessly. A gate will also be place in the back to allow out neighbors the Pennys to travel freely into our yard.

History of any deed restrictions:
NA

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: Name _____
Address _____
Phone # _____
Fax # _____
Email _____

Architect/Engineer: Name _____
Address _____
Phone # _____
Fax # _____
Email _____

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

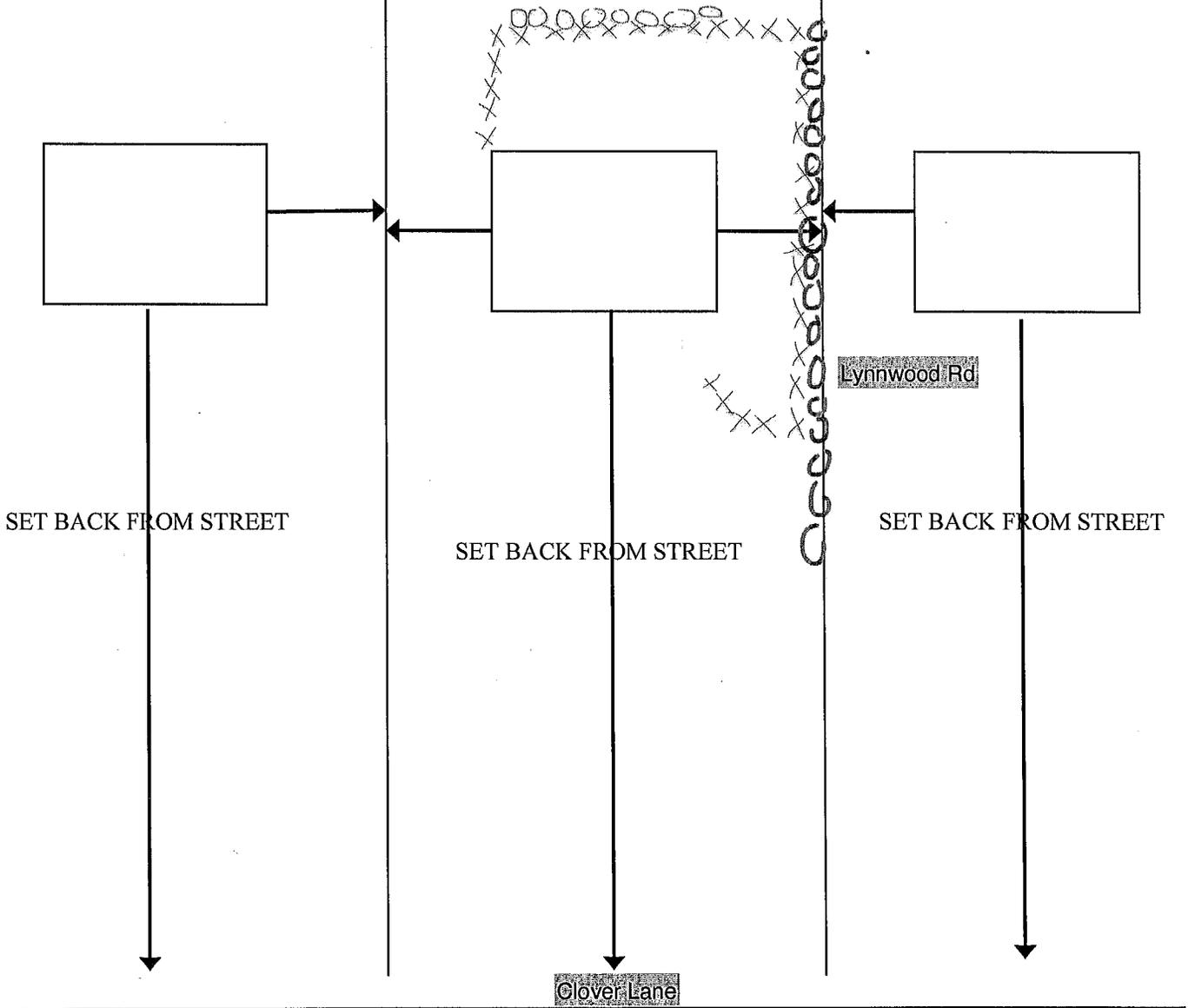
HOUSE ON LEFT

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

Kristin Spatola OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 1 Clover Lane, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF NJ AND THAT
Mir Shithil IS 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 1403 AND LOT 25 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

Kristin Spatola
NOTARY
KRISTIN SPATOLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 15, 2026

OWNER

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX
STATE OF NEW JERSEY

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 _____ DAY OF _____
20__.

NOTARY

APPLICANT



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

May 10, 2025 **December 4, 2025 Revised**

Zoning Permit #2025-067 – DENIED

Applicant/Owner: Mir Shithil
 1 Clover Lane
 Verona, NJ 07044

Property: 1 Clover Lane; Block 1403, Lot 25

Zone: R-50B (Medium/High-Density Single-Family) Zone District.

Submittals:

This office is in receipt of the following:

- Zoning Application for Residential properties;
Property Survey by Map It, LLC, signed and sealed by Michael H. Darmstatter, dated 1/13/2025;

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-50B (Medium/High-Density Single-Family) Zone District.
- 1 Clover Lane; Block 1403, Lot 25 is a corner lot with frontages on Clover Lane and Lynwood Road;
- 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 Lynwood Road;
- Per § 150-17.4 A. (1) Single-family homes are permitted – Compliant;
- Per § 150-17.4 D. (1) Minimum lot size: 7500 square feet; existing is 6600 square feet – pre-existing under sized lot;
- Per § 150-17.2 D. (2) Minimum lot width: 70 feet; - Compliant;

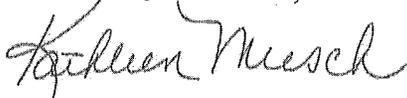
Proposed Fence:

- 3 feet high, split rail fence; proposed from the rear of the existing dwelling, across 33 feet to the NW property line (side yard line) - Compliant;
- 3 feet high, split rail fence; proposed along the 94 feet of the NW property line (side yard line) with a 3 foot front yard setback; **A Variance is needed for the front yard setback;**
- 3 feet high, split rail fence; proposed along 55 feet of the NE Lynwood Road frontage with a 3 foot front yard; **A Variance is needed for the front yard setback**
- 3 feet high, split rail fence; proposed along 30 feet of the SE Clover Lane frontage with a front yard setback ranging from 10 feet to 20 feet curving to meet existing retaining wall – Compliant (this section only);
- Per §150-5.3 D Corner lots, sight triangle. On a corner lot, no obstruction that would be greater than 2 1/2 feet above the center-line grades of the intersecting streets shall be installed, erected, planted or maintained within the triangular area formed by the right-of-way lines at such corner and a straight line joining said right-of-way at points which are: (2) Twenty-five feet distant in residential districts from the intersection of the right-of-way lines and measured along said right-of-way lines which are on the side of the property and for the full length of the right-of-way line when said right-of-way line is located in the front of the property. 3 foot fence is proposed 20 feet from right of way line – **A Variance is needed.**
- An Engineering review/Stormwater Management review is not required;
- The proposed limit of disturbance is below 5,000 square feet, so HEPCD 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

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

