

TOWNSHIP OF VERONA  
BOARD OF ADJUSTMENT APPLICATION

RECEIVED  
APR 14 2026  
BY: *DM*

DATE APPLICATION 4/14/2026 CASE # 2026-14

PROPERTY ADDRESS 1 GLEN ROAD

BLOCK 301 LOT 1 ZONE R-70

APPLICANT'S NAME FRED SPRANCE

PHONE # \_\_\_\_\_ CELL PHONE # 973-460-6169

EMAIL NJGUYFJS@AOL.COM

PROPERTY OWNER'S NAME FRED SPRANCE

PROPERTY OWNER'S ADDRESS 1 GLEN RD, VERONA, NJ 07044

PROPERTY OWNER'S PHONE # \_\_\_\_\_ CELL # 973-460-6169

PROPERTY OWNER'S EMAIL NJGUYFJS@AOL.COM

RELATIONSHIP OF APPLICANT TO OWNER SELF

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:  
INSTALL 6'-0 FENCE ON RIGHT SIDE OF HOUSE

CONTRARY TO THE FOLLOWING:  
3'-0 FENCE ON RIGHT SIDE OF HOUSE

LOT SIZE: EXISTING \_\_\_\_\_ PROPOSED \_\_\_\_\_ TOTAL \_\_\_\_\_

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	_____	_____	_____
REAR YARD	_____	_____	_____
SIDE YARD (1)	_____	_____	_____
SIDE YARD (2)	_____	_____	_____

DATE PROPERTY WAS ACQUIRED \_\_\_\_\_

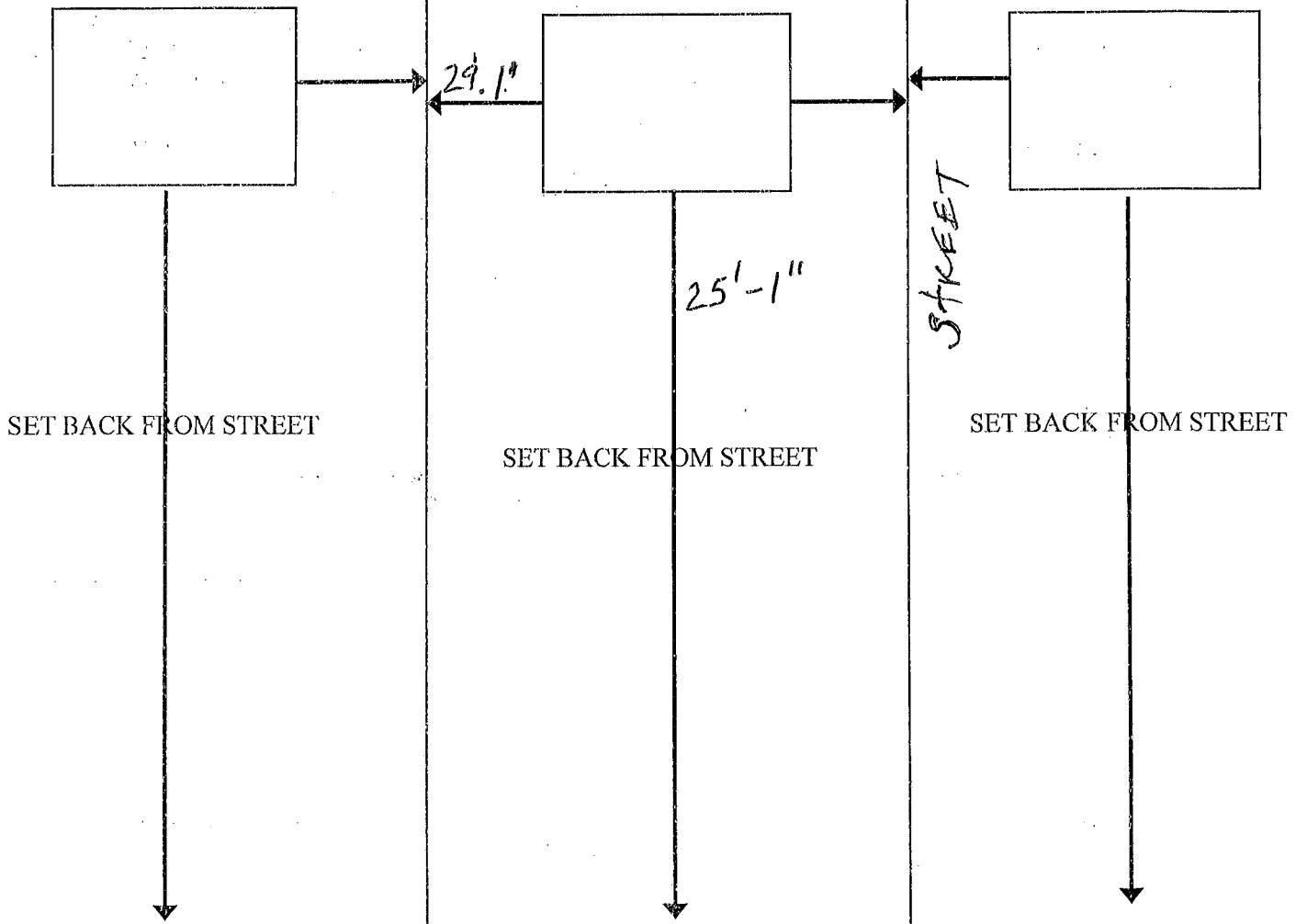
BOARD OF ADJUSTMENT APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES  
X INDICATES FENCES

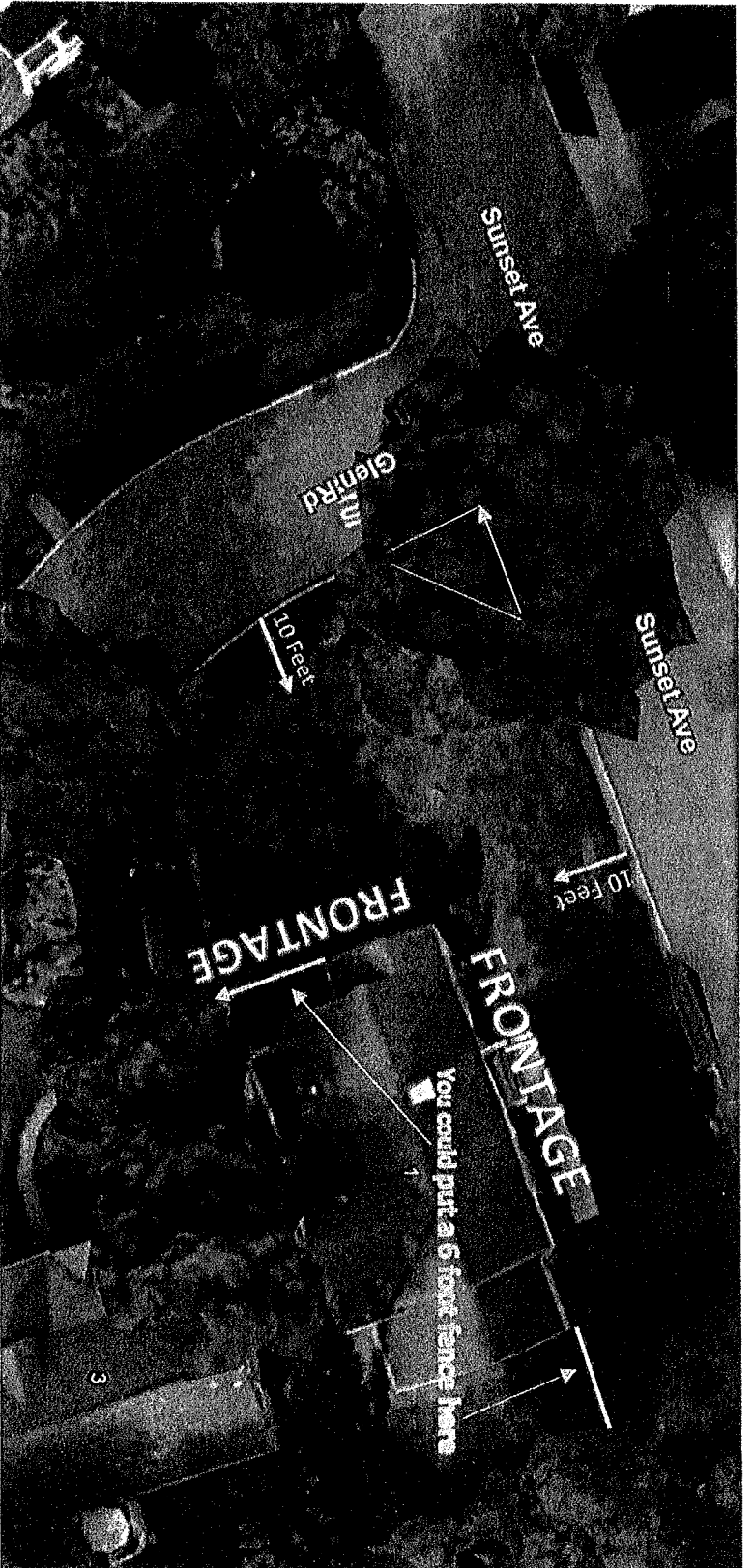
NEIGHBOR'S HOUSE  
ESTIMATE DISTANCE FROM  
THE PROPOERTY LINE  
  
HOUSE ON LEFT

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

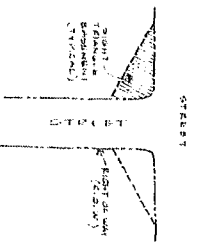


Fencing shall not exceed six feet in any yard up to the front façade of the principal structure where said fencing shall not exceed three feet.

No fencing shall be installed within 10 feet of a front lot line.

Fencing from the front façade of the building to a minimum of 10 feet from the front lot line shall be limited to three feet in height.

No fence shall be erected that interferes with the public right-of-way or interferes with the visibility of vehicular and pedestrian traffic proceeding along any public right-of-way.



**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

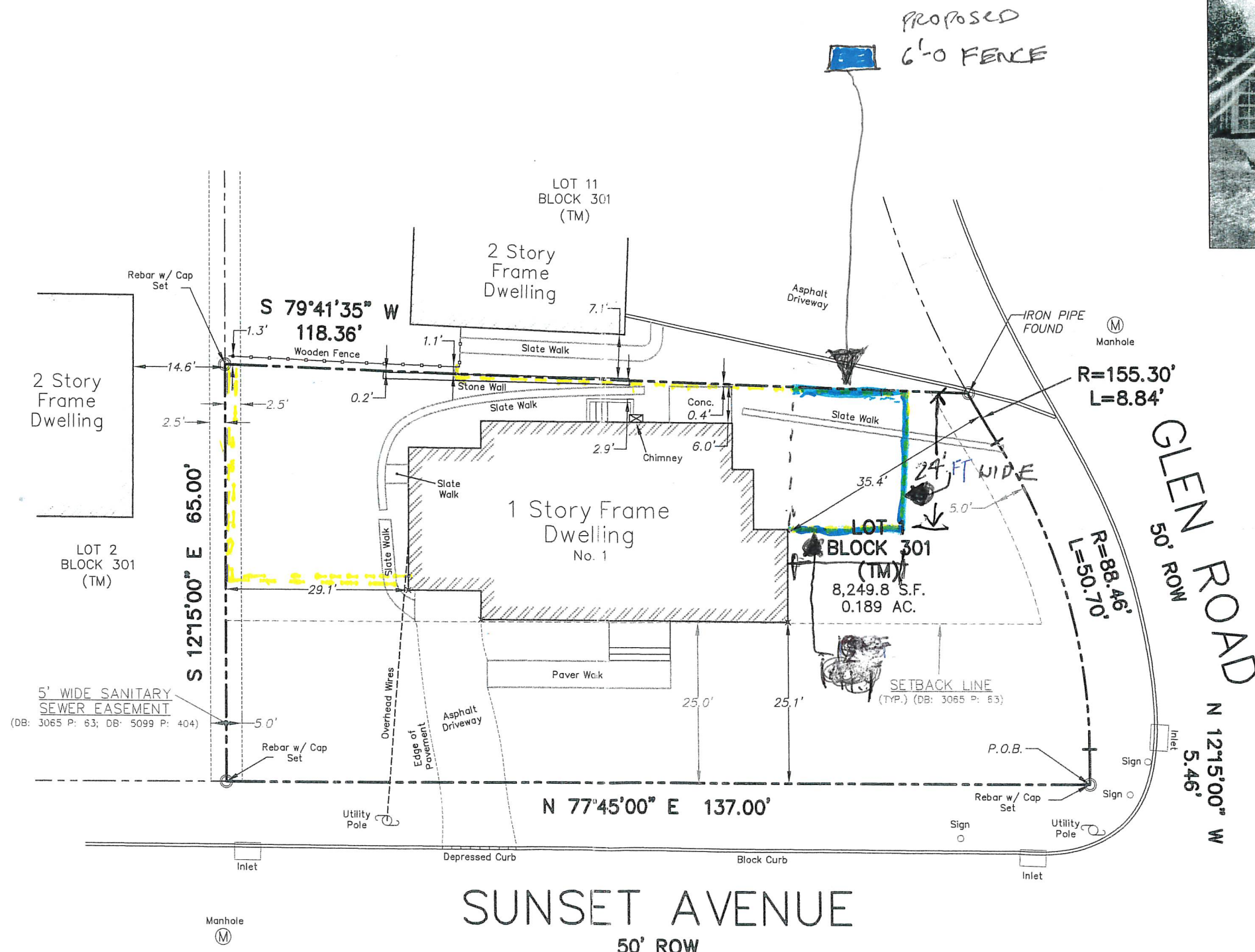
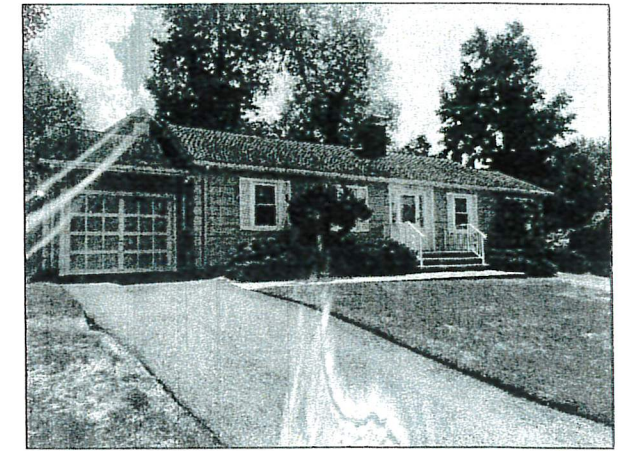


2



3





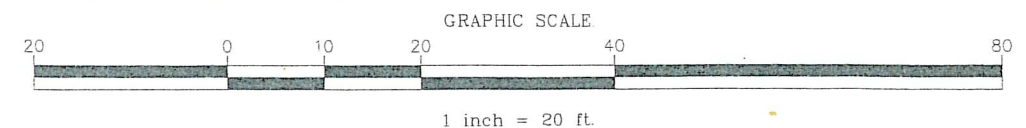
This survey certified to:  
 Fred Sprance, unmarried  
 True North Title Services, LLC  
 Security Title Guarantee Corporation of Baltimore  
 The Law Office of John Borowski

- This survey references:**
- 1) Deed Book 5099 Page 404 (PQ)
  - 2) Deed Book 3065 Page 63 (PQ; easement; setback)
  - 3) Deed Book 12338 Page 2542 (Lot 11)

- Notes:**
- 1) Field Survey Performed on 08/15/2024
  - 2) Subject to documents of record
  - 3) Subject to sewer easement (DB: 3065 P: 63; DB: 5099 P: 404)
  - 4) Subject to setback lines (DB: 3065 P: 63)
  - 5) This survey is prepared in accordance with a title search provided by True North Title Services, LLC for Commitment No. TN-24094 and Commitment Date of July 17, 2024.
  - 6) Building setback lines shown hereon are based on recorded deeds/field maps and may not reflect current zoning requirements.

**SUNSET AVENUE**  
 50' ROW

NO.	INITIALS	DATE	REVISIONS
1	TD	09/10/24	Property corner markers set



**SURVEY OF PROPERTY**  
 Tax Lot 1 - Block 301  
 1 Glen Road, Township of Verona  
 Essex County, New Jersey

**PROJECT NUMBER**  
 242367

**REFERENCE NUMBER**  
 TN-24094

**DATE**  
 08/17/2024



4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670  
 Fax: (973) 625-4121 | www.LakelandSurveying.com

**MARC J. CIFONE**, N.J. P.L.S.  
**JEFFREY S. GRUNN**, N.J. P.L.S.  
**WILLIAM C. BUCHOK**, N.J. P.L.S.

MARC J. CIFONE, N.J. P.L.S. N.J. LIC. NO. 24GS04132900  
 JEFFREY S. GRUNN, N.J. P.L.S. N.J. LIC. NO. 24GS04339900  
 WILLIAM C. BUCHOK, N.J. P.L.S. N.J. LIC. NO. 24GS04341900

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

FREDERICK SPRANCE OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 1 Glen RD, IN THE CITY OF  
VERONA IN THE COUNTY OF ESSEX AND STATE OF NJ AND THAT  
FREDERICK SPRANCE 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 301 AND LOT 1 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

NOTARY

OWNER

GREGORY J KITS  
Commission # 50027914  
Notary Public, State of New Jersey  
My Commission Expires  
November 30, 2030

AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

FREDERICK SPRANCE 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 7<sup>th</sup> DAY OF APRIL

2026

NOTARY

APPLICANT

GREGORY J KITS  
Commission # 50027914  
Notary Public, State of New Jersey  
My Commission Expires  
November 30, 2030


AUTHORIZATION

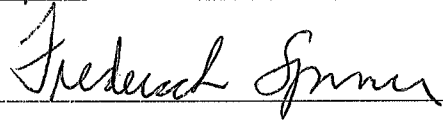
IF ANYONE OTHER THAN THE OWNER IS MAKING THIS APPLICATION, THE FOLLOWING AUTHORIZATION MUST BE EXECUTED.

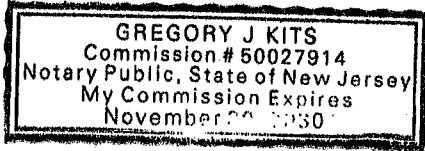
TO THE BOARD OF ADJUSTMENT

Frederick Spence IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME THIS 7<sup>th</sup> DAY OF APRIL 2020

  
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  
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

~~June 22, 2025~~ Revised April 6, 2026

**Zoning Permit #2025-103 – Fence**

- 1. 6 Foot High in Rear & Side Yards – APPROVED**
- 2. 6 Foot High Fence in front yard - DENIED**

**Applicant/Owner:** Fred Sprance  
1 Glen Road  
Verona, NJ 07044

**Property:** 1 Glen Road; Block 301, Lot 1  
**Zone:** R-70 (Low-Density Single-Family) Zone District

**Submittals:**

This office is in receipt of the following:

- Zoning Application for Residential properties;
- Survey by Lakeland Surveying, signed and sealed by William C. Buchok, dated 8-17-2024; last revised 9-10-2024.

**ZONING REQUEST:**

Applicant is seeking approval to construct a fence on a corner property. No other requests have been requested or shown and therefore have not been considered in this departments review.

**ZONING DETERMINATION:**

- The property is located in the R-70 (Low Density) Zone District;
- Per § 150-17.2 A. (1) Single-family homes are permitted – Compliant;
- Per § 150-17.2 D. (1) Minimum lot size: 8400 square feet where existing is 8905 square feet – Compliant;
- Per § 150-17.5 D. (2) Minimum lot width: 50 feet where existing is 65 feet – Compliant;
- Per § 150-5.3 E. (3) Corner lot, frontage upon two streets.
  - A corner lot having frontage upon two improved streets (Glen Road and Sunset Avenue) 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 Glen Road.
  - The minimum side yard setback for such lot shall be 1.5 times the minimum yard requirement.

**Proposed Fence:**

**6 Foot Fence**

- 6 foot high, wood fence running 29.1 feet from the SE corner of the existing dwelling to the SE property line;
- 6 foot high, wood fence running 35 feet long along the SE rear property line to the SW side property line;
- 6 foot high fence running 54 feet along the SW side property line joining with a proposed 4 foot fence;

**FRONT YARD FENCE**

- Per § 150-7.3 I – fencing from the front façade of the building to a minimum of 10 feet from the front lot line shall be limited to **three feet in height – Variance is needed for fence in the front yard greater than three feet;**
  - 6 foot high fence along 18 feet on the SW property line towards Glen Road;
  - 6 foot high fence running 12 feet along the frontage on Glen Road with a front yard setback of 10 feet to 23 feet;
  - 64 foot high fence running 18 feet to the existing dwelling;
  - All Proposed fences must be 6 inches from property line;
- All of the above meet the criteria per § 150-7.3

Based on the reviewed submitted items, the applicant's request for a Zoning Permit has been:

- 1. 6 Foot High in Rear & Side Yards – APPROVED**
- 2. 6 Foot High Fence in front yard - DENIED**

**Please Note:**

1. Any change or deviations from the plans 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.
2. 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  
[kmiesch@VeronaNJ.org](mailto:kmiesch@VeronaNJ.org)

cc: DeeDee Carpinelli, Board Secretary/Zoning Assistant