

# TOWNSHIP OF VERONA

DATE APPLICATION 12/5/25 CASE # 2026-01

PROPERTY ADDRESS 63 PEASE AVE

BLOCK 2107 LOT 9 ZONE \_\_\_\_\_

APPLICANT'S NAME ANDREW BURGER

PHONE # 973-9802225 CELL PHONE # SAME

EMAIL ajnburger@yahoo.com

PROPERTY OWNER'S NAME ANDREW BURGER

PROPERTY OWNER'S ADDRESS 63 PEASE AVE VERONA NJ

PROPERTY OWNER'S PHONE # 973 980 2225 CELL # SAME

PROPERTY OWNER'S EMAIL ajnburger@yahoo.com

RELATIONSHIP OF APPLICANT TO OWNER SAME

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Install mini split AC unit

CONTRARY TO THE FOLLOWING:

14,885 SQ FT

LOT SIZE: EXISTING 65' x 313' 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	<u>10</u>	_____	<u>161</u>
SIDE YARD (1)	<u>8"</u>	<u>6'8"</u>	<u>5"</u>
SIDE YARD (2)	_____	_____	_____

DATE PROPERTY WAS ACQUIRED MARCH 1994

TYPE OF CONSTRUCTION PROPOSED:

*2. Min. Sp. to attached to house*

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

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:

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email \_\_\_\_\_

Architect/Engineer:

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email \_\_\_\_\_

Planner:

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_

Fax # \_\_\_\_\_

# APPLICATION SITE PLAN

O INDICATES SHRUBS OR TREES  
X INDICATES FENCES

NEIGHBOR'S HOUSE  
ESTIMATE DISTANCE FROM  
THE PROPOERTY LINE

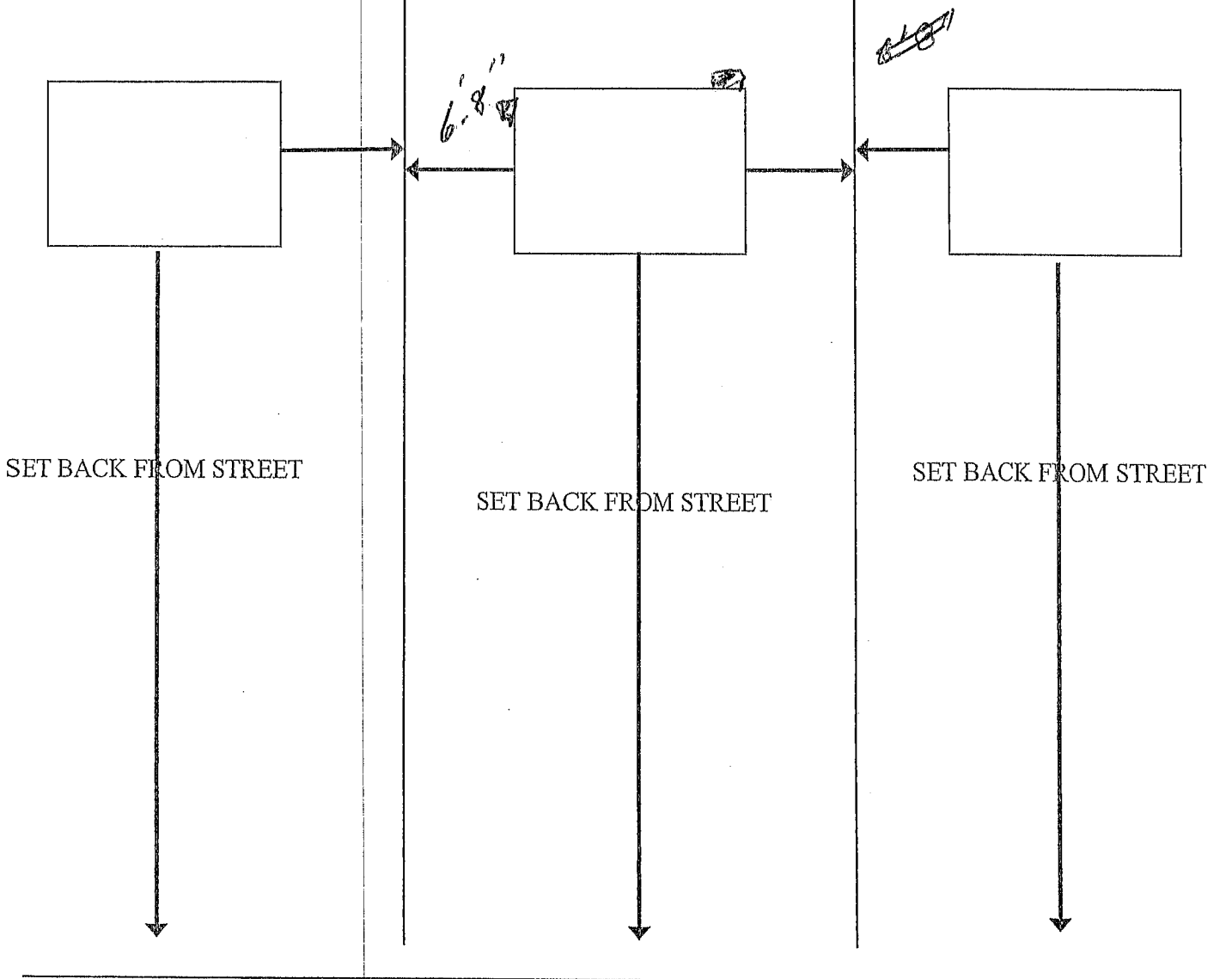
HOUSE ON LEFT

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

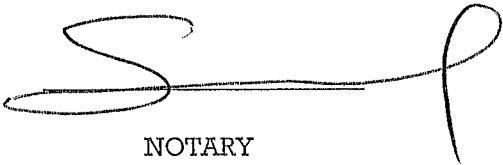


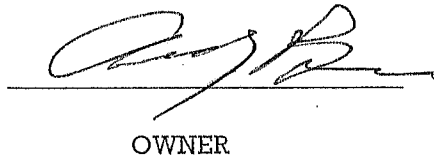
STREET

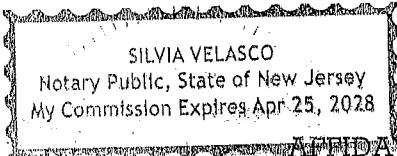
# AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY  
COUNTY OF ESSEX

ANDREW BURGER OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON  
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 63 PRADE AVE, IN THE CITY OF  
VERONA IN THE COUNTY OF ESSEX AND STATE OF NJ AND THAT  
ANDREW BURGER 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 2107 AND LOT 9 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

  
NOTARY

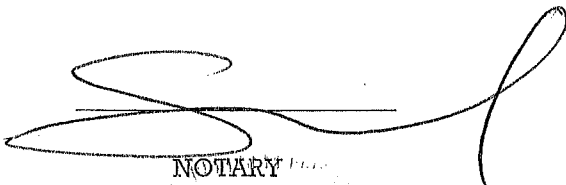
  
OWNER

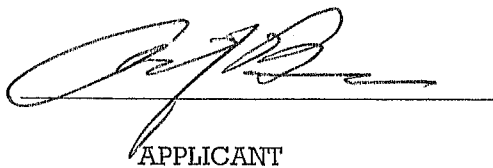


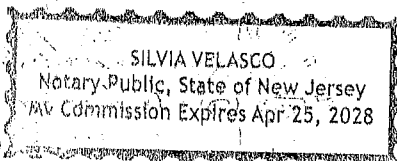
AFFIDAVIT OF APPLICANT

COUNTY OF ESSEX  
STATE OF NEW JERSEY

Andrew Burger 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 4 DAY OF December  
2025.

  
NOTARY

  
APPLICANT



**TOWNSHIP OF VERONA**  
**COUNTY OF ESSEX, NEW JERSEY**

**TOWNSHIP MANAGER**  
**KEVIN O'SULLIVAN**  
**TOWNSHIP CLERK**  
**JENNIFER KIERNAN**



**DEPUTY MANAGER**

**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](http://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**

November 12, 2025

**ZONING PERMIT:** 2025-174 - Denied – Mini-Split Units (2)

**APPLICANT/OWNER:** Andrew Burger  
63 Pease Avenue  
Verona, NJ 07044

**PROPERTY:** 63 Pease Avenue; Block 2107, Lot 9

**ZONE:** R-50 (High Density Single Family)

**SUBMITTALS:**

- Township of Verona Zone Permit Application for Residential Properties;
- Survey by Anthony J. Manno, PLS, PP., signed and sealed, dated March 21, 1994

**ZONING REQUEST:**

Based on the zoning permit application and the survey submitted, the applicant is requesting zoning approval for the installation of a two new wall mounted mini-split units. No other requests have been submitted or shown and therefore have not been considered in this departments review.

**ZONING DECISION:**

- Per § 150-17.5 R-50 (High-Density Single-Family) Zone District;
- Per § 150-17.5 D. (1) Minimum lot size: 5,000 SF, with existing 14,885 square feet – Compliant;
- Per Section 150-17.5 D (2) the Lot width is 50 feet; with existing 65 feet - Compliant;
- Per Section 150-17.5 D (3) Maximum lot coverage: 30%; existing is 1,359 square feet – Compliant;
- Per Section 150-17.5 D (4) Maximum improved lot coverage: 40%; existing is 37.7% or 2,467 square feet; proposed is 37.9% or 2,476 square feet – Compliant;
- Per § 150-7.13 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; Both units proposed as hanging on wall of the existing dwelling – Compliant – Please note units should installed according to manufacturer's specifications;

- **Unit#1 - Compliant**

- Per Section 150-17.5 F. (1) Minimum side yard setback (one): eight feet; proposed as 23 feet from the SW side property line;
- Per Section 150-17.5 F (2) Minimum rear yard setback: 10 feet; proposed is 152± feet from the rear property line – Compliant;
- Unit is proposed as 18± inches off grade;

- **Unit#2 – A Variance is Required**

- Per Section 150-17.5 F. (1) Minimum side yard setback (one): eight feet; proposed as 5± feet from the SW side property line – **A Variance is Required;**
- Per Section 150-17.5 F (2) Minimum rear yard setback: 10 feet; proposed is 161± feet from the rear property line – Compliant;
- Unit is proposed as 18± inches off grade

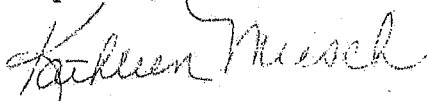
- No trees are showing as being removed.
- The proposed limit of disturbance is below 5000 SF; HEPSCD certification will not be required;
- This submission will not require Engineering or Stormwater review as the net area of disturbance is under 400 square feet;

Therefore, the applicant's request has been **APPROVED** by this office.

**Please Note:**

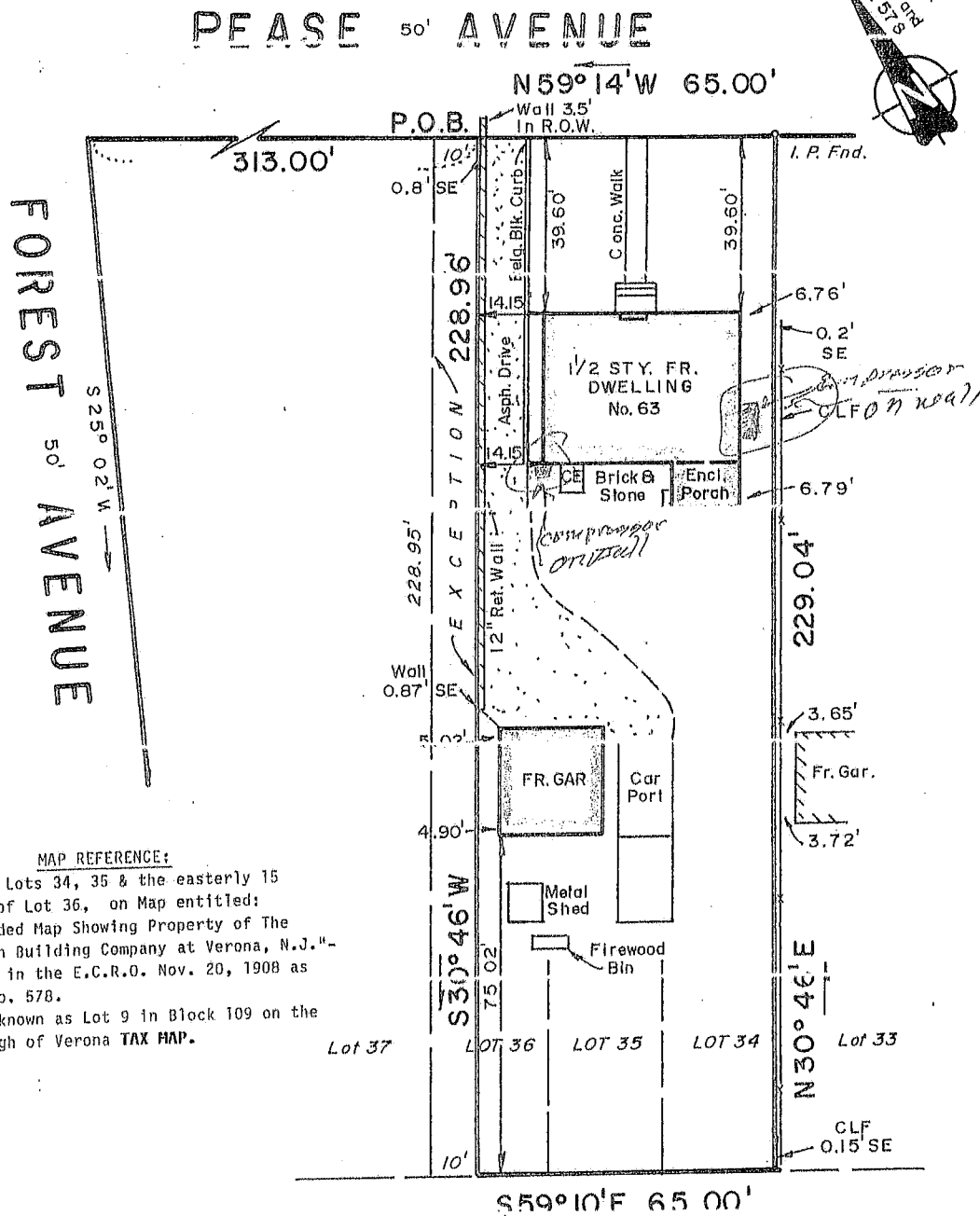
1. All zoning permits expire in one (1) year from the date of the approval;
2. No electrical, plumbing or building codes were reviewed as part of this application. Please coordinate with the Township of Verona Construction/Building Department for any required permits and or inspections which may be required.
3. 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.

Respectfully Submitted,



**Kathleen Miesch**  
Zoning Official  
[kmiesch@VeronaNJ.org](mailto:kmiesch@VeronaNJ.org)

cc: DeeDee Carpinelli



Being Lots 34, 35 & the easterly 15 feet of Lot 36, on Map entitled: "Amended Map Showing Property of The Modern Building Company at Verona, N.J."- Filed in the E.C.R.O. Nov. 20, 1908 as Map No. 578.

Also known as Lot 9 in Block 109 on the Borough of Verona **TAX MAP.**

MARCH 21,

RECEIVED  
SEP 11 2025

BY: Dme

Kathleen  
Reviewed  
Original



From: Andy Burger [ajnjburger@yahoo.com](mailto:ajnjburger@yahoo.com)  
Subject: Photos for variance  
Date: Dec 5, 2025 at 2:02:33 PM  
To: Andy Burger [ajnjburger@yahoo.com](mailto:ajnjburger@yahoo.com)

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Unit 2 – Side of house



Unit 1

Back of house installed on wall off ground





