

TOWNSHIP OF VERONA

RECEIVED
APR 14 2026
DRC

DATE APPLICATION 4/8/2026

CASE # 2026-13

PROPERTY ADDRESS 94 Elmwood Rd Verona NJ 07044

BLOCK 906 LOT 30 ZONE R-50B

APPLICANT'S NAME Anthony Tarrant

PHONE # 973-666-1234 CELL PHONE # 973-666-1234

EMAIL Anthony.j.tarrant@gmail.com

PROPERTY OWNER'S NAME Anthony Tarrant

PROPERTY OWNER'S ADDRESS 94 Elmwood Rd Verona NJ 07044

PROPERTY OWNER'S PHONE # 973-666-1234 CELL # 973-666-1234

PROPERTY OWNER'S EMAIL Anthony.j.tarrant@gmail.com

RELATIONSHIP OF APPLICANT TO OWNER Self

REQUEST IS HEREBY MADE FOR PERMISSION TO DO THE FOLLOWING:

Install 2 HVAC condensers in the rear yard.

CONTRARY TO THE FOLLOWING:

Required minimum yard setback (8 feet - Proposed 3 feet)

Maximum improved lot coverage (Existing 42.9%, proposed 43.1%)

LOT SIZE: EXISTING 4,136 sqft PROPOSED same TOTAL 4,136 sqft

HIEGHT: EXISTING N/A PROPOSED N/A

PERCENTAGE OF BUILDING COVERAGE: EXISTING 26.4% PROPOSED 26.4%

PERCENTAGE OF IMPROVED LOT COVERAGE: EXISTING 42.9% PROPOSED 43.1%

PRESENT USE Single Family Dwelling PROPOSED USE Single Family Dwelling

SET BACKS OF BUILDING:	REQUIRED	EXISTING	PROPOSED
FRONT YARD	<u>Existing 10ft</u>	<u>compliant</u>	<u>No change</u>
REAR YARD	<u>10 ft</u>	<u>compliant</u>	<u>compliant</u>
SIDE YARD (1)	<u>8 ft</u>	<u>Non-comforming</u>	<u>3 ft</u>
SIDE YARD (2)	<u></u>	<u></u>	<u>No change</u>

DATE PROPERTY WAS ACQUIRED 12/19/2024

TYPE OF CONSTRUCTION PROPOSED:

Installation of two HVAC condenser Units

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

N/A

AREA PER FLOOR (square feet):	EXISTING	PROPOSED	TOTAL
BASEMENT	_____	No change	_____
FIRST FLOOR	_____	No change	_____
SECOND FLOOR	_____	No change	_____
ATTIC	_____	No change	_____

NUMBER OF DWELLING UNITS: EXISTING 1 PROPOSED 1

NUMBER OF PARKING SPACES: EXISTING Same PROPOSED No change

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

None

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

Property is pre-existing undersized + narrow lot. With existing Dwelling, Driveway, Deck, and Garage that significantly limit constraints. No feasible location that complies with setback.

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

Proposed HVAC units are located in rear yard and are standard residential equipment with minimal visual/Noise impact. Deviation is necessitated by unique conditions of property and not voluntary action. Proposed installation will not substantially impair the intent of zoning plan or cause detriment to public good

History of any deed restrictions:

None Known

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

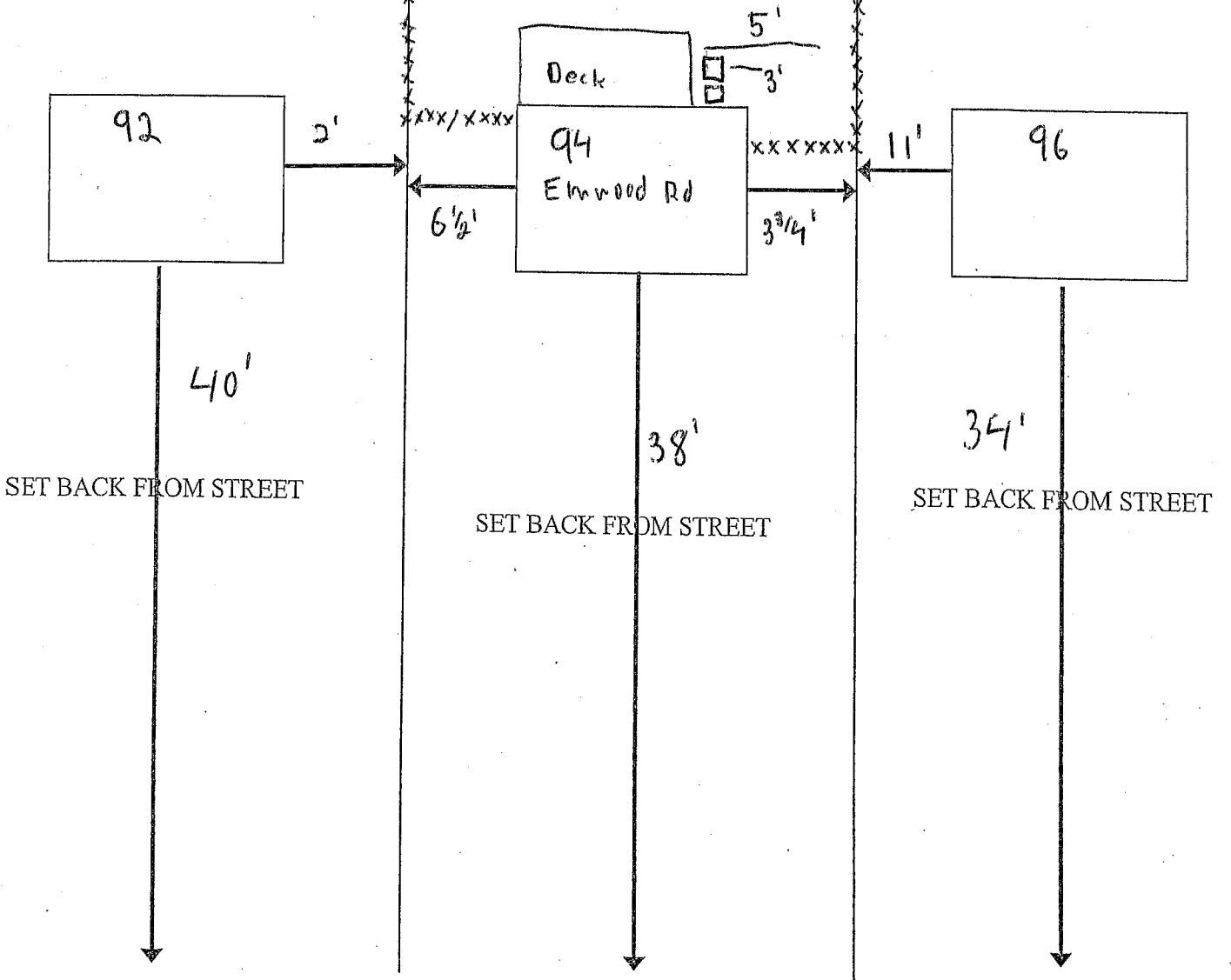
HOUSE ON LEFT

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



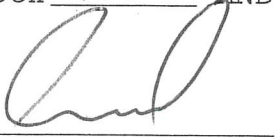
STREET

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY
COUNTY OF ESSEX

Anthony Tarrant OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW ON
OATH DEPOSED AND SAYS, THAT DEPONENT RESIDES AT 94 Elmwood Rd, IN THE CITY OF
Verona IN THE COUNTY OF Essex AND STATE OF New Jersey AND THAT

I, Anthony Tarrant 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 906 AND LOT 30 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF VERONA.

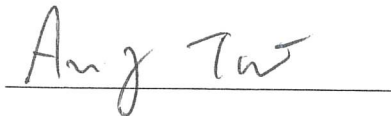


NOTARY

MUHAMMAD S AKBAR
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50230536

MY COMMISSION EXPIRES FEB 18, 2030

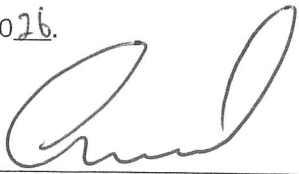
AFFIDAVIT OF APPLICANT



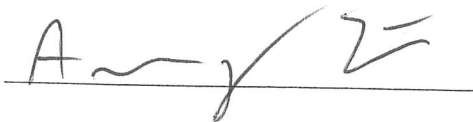
OWNER

COUNTY OF ESSEX
STATE OF NEW JERSEY

Anthony Tarrant 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 9 DAY OF April
2026.



NOTARY



APPLICANT

MUHAMMAD S AKBAR
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50230536
MY COMMISSION EXPIRES FEB 18, 2030

AUTHORIZATION

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

TO THE BOARD OF ADJUSTMENT

_____ IS AUTHORIZED TO MAKE THE WITHIN APPLICATION.

SWORN AND SUBSCRIBED BEFORE ME 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
WWW.VERONANJ.ORG

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

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

April 7, 2026

Zoning Permit Application #2026-025 – Denied - HVAC

Applicant: Cool Effects Inc.
11 Muller Place
Little Falls, NJ 07424

Owner: Anthony Tarrant
94 Elmwood Road
Verona, NJ 07044

Property: 94 Elmwood Road; Block 906, Lot 30

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

Submittals:

This office is in receipt of the following:

- Township of Verona Residential Permit Application;
- Survey by Richard J. Hingos, Inc., signed and sealed by Richard J. Hingos, Jr., PLS, dated 12/10/2024; marked up with unit location.

ZONING REQUEST:

Based upon the zoning permit application, the applicant is seeking approval to install two new condensers. No other requests have been submitted or shown and therefore have not been considered in this departments review. This review for Zoning only.

ZONING DETERMINATION:

- The property is located in the R-50B (Medium/High-Density Single-Family) Zone District;
- As per § 150-17.4 A. (1) a single family home is permitted;
- As per § 150-17.4 D. (1) Minimum lot size: 7,500 square feet, existing is 4,136.25 square feet – pre-existing, non-conforming lot size;

- As per § 150-17.4 D. (2) Minimum lot width: 50 feet; existing is 30.06 feet - pre-existing, non-conforming lot width;
- As per § 150-17.4 D. (3) Maximum lot coverage 25% or 1,034.06 square feet; existing is 26.4% or 1,096 square feet - pre-existing, non-conforming condition;
- As per § 150-17.4 D. (4) Maximum improved lot coverage: 40% or 1,654.5 square feet; existing is 42.9% or 1,776 square feet – pre-existing non-conforming condition; proposed is 43.1% or 1784 square feet – exacerbating the pre-existing non-conforming condition – **A variance is required;**

HVAC Units

- Two HVAC units are proposed as follows:
 - Proposed in the rear yard;
 - Per § 150-17.4 F. (1) Minimum side yard setback (one): eight feet; units proposed at 3 feet from the NW side property line – **A variance is required for each unit;**
 - Per § 150-17.4 F. (2) Minimum rear yard setback: 10 feet; proposed is 64 feet – Compliant;
 - 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
 - 2'x 2' pads each, 8 square feet;
 - All units should be installed per manufacturer's specifications;

REAR YARD COVERAGE:

- Per § 150-17.4 F. (4) Maximum aggregate area covered by accessory structures in the yard it is located in: 15%; rear yard is 1,950 square feet where 15% is 292.50 square feet; existing is 24% or 468 square feet; proposed is 24.4% or 476 square feet - .4% is deemed de minimis;
- The net disturbance is under 400 square feet; Engineering / Stormwater review is not required;
- No trees are shown to be removed; Please refer to § 493-20 Protection of trees during construction.
- A proposed limit of disturbance of 5000 SF requires HEPSCD certification – N/A.

ZONING DECISION:

- 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.

2. The owner/applicant 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.

Please feel free to contact this office should you have any questions regarding the Zoning review. Should you choose to file a formal application for the Board of Adjustment, please contact DeeDee Carpinelli, Board Secretary, via email dcarpinelli@veronanj.org or at 973-857-4773.

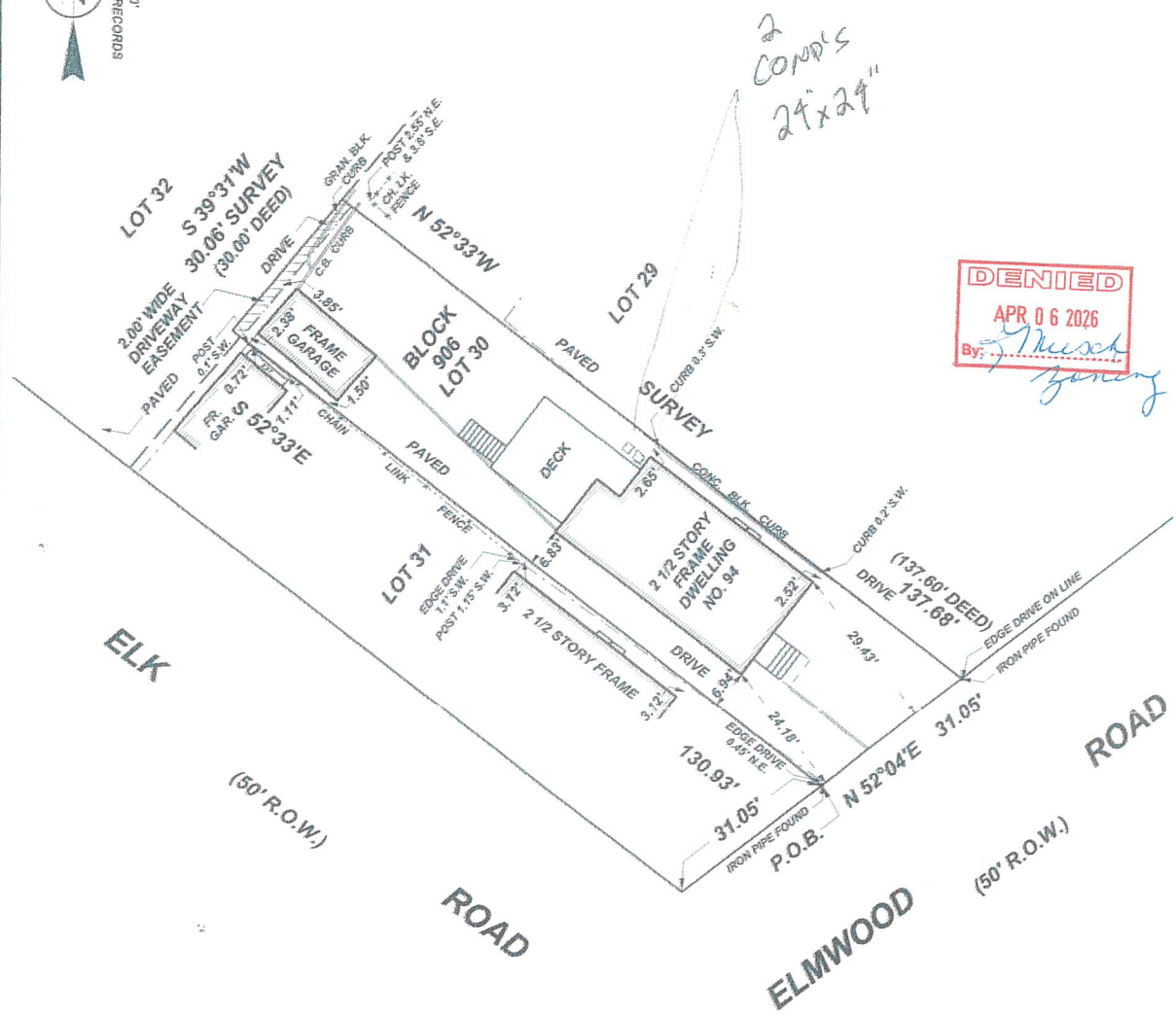
Respectfully Submitted,



Kathleen Miesch
Zoning Official

cc: Dee Dee Carpinelli – Zoning Assistant
Kristin Spatola – Technical Assistant to the Construction Official
Renee Reynolds - Technical Assistant to the Construction Official
Len Mendola - Construction Official

**MAP OF PROPERTY
SITUATED IN
TOWNSHIP OF VERONA, ESSEX COUNTY, N.J.**



DENIED
APR 06 2026
By: *[Signature]*

DEED REF: DBK 5516 PG. 608
EASEMENT REFERENCE: DBK 4644 PG. 450-452

A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2002 c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)

CERTIFICATE OF AUTHORIZATION NO. 24GA28045000	
SCALE: 1"=20'	THIS SURVEY PREPARED ONLY FOR: ANTHONY TARRANT, UNMARRIED GUARDIAN TITLE SERVICES, LLC, WESTCOR LAND TITLE INSURANCE CO., TITLE NO. GTS-55295, CAROLYN IL GRANDE ESQ., NJ LENDERS CORP., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
DATE: DEC. 10, 2024	
DRAWN: G.M.	
CHECKED: R.J.H.	
TAX MAP: 906-30	
SURVEY: 24-31007	

RECEIVED
MAR 30 2026
BY: *[Signature]*

RICHARD J. HINGOS, INC.
PROFESSIONAL LAND SURVEYORS
539 VALLEY ROAD P.O. BOX 43752
UPPER MONTCLAIR, N.J. 07043
TELEPHONE: (973) 783-1114
EMAIL: RJHINGOS@COMCAST.NET

GARY S. MOLDOVANY
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 35863
[Signature]
RICHARD J. HINGOS, JR.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 43231

Hardship Statement – 94 Elmwood Road, Verona, NJ (Block 906, Lot 30)

The subject property is a pre-existing, non-conforming lot located in the R-50B Zone, containing approximately 4,136 square feet where 7,500 square feet is required, and approximately 30.06 feet of lot width where 50 feet is required.

The property is currently developed with a single-family dwelling, driveway, garage, and a rear deck, which occupy a significant portion of the lot due to its narrow width. As a result of these existing conditions, there is no feasible location on the property where HVAC condenser units can be installed in compliance with the required minimum side yard setback of 8 feet.

The applicant proposes to install two HVAC condenser units in the rear yard at a setback of approximately 3 feet from the side property line. This location represents the only practical and feasible placement given the physical constraints of the property. All other areas of the lot are restricted by the existing dwelling footprint, driveway access, rear deck, and limited yard area.

The property is also pre-existing non-conforming with respect to lot coverage, with an existing improved lot coverage of approximately 42.9% where 40% is permitted. The proposed installation will result in a minimal increase to approximately 43.1%, representing a negligible change of approximately 0.2%.

The proposed equipment consists of standard residential HVAC condenser units (Bryant 134SAN series), which are low in height and typical for residential use. The units will be located toward the rear of the property and will be screened behind a 6-foot white vinyl privacy fence, minimizing visibility and any potential impact on neighboring properties.

The requested variance is necessitated by the unique physical characteristics of the property and is not the result of any voluntary action by the applicant. The requested relief represents the minimum variance necessary to permit reasonable use of the property and will not result in substantial detriment to the public good or substantially impair the intent and purpose of the Township's zoning plan or ordinance.





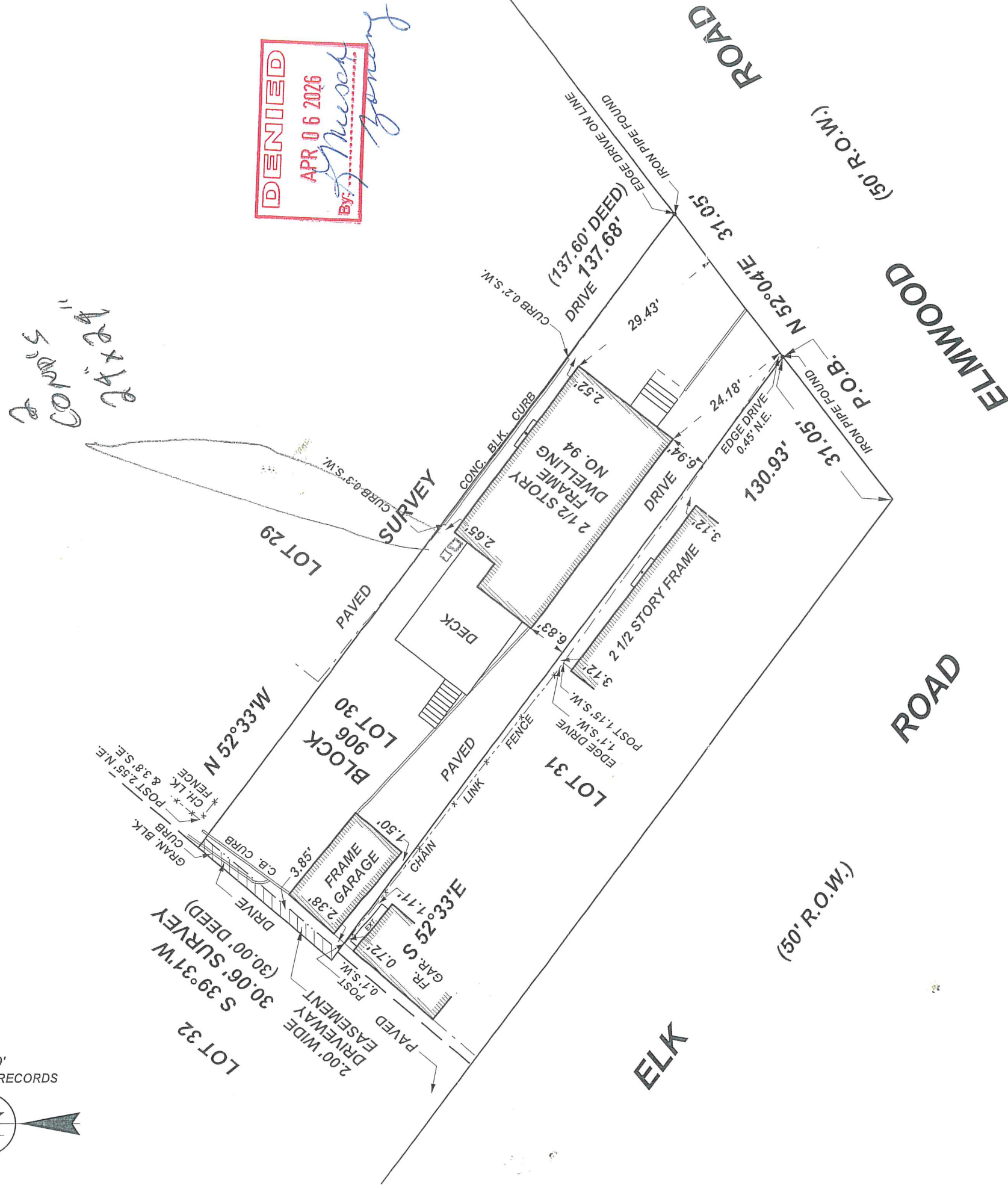
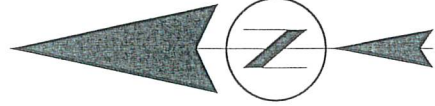






MAP OF PROPERTY
SITUATED IN
TOWNSHIP OF VERONA, ESSEX COUNTY, N.J.

SCALE: 1"=20'
BEARINGS BASED ON RECORDS



DENIED
APR 06 2026
BY: *R. Hingos*

*Considers
Cov'rs
Rt of Way*

DEED REF: DBK 5516 PG. 608
EASEMENT REFERENCE: DBK 4644 PG. 450-452

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RECEIVED
MAR 30 2026
BY: *om*

CERTIFICATE OF AUTHORIZATION NO. 24GA28046000

SCALE: 1"=20'

DATE: DEC. 10, 2024

DRAWN: G.M.

CHECKED: R.J.H.

TAX MAP: 906-30

SURVEY: 24-31007

THIS SURVEY PREPARED ONLY FOR:

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TITLE NO. GTS-55295,
CAROLYN IL GRANDE ESQ.,
NJ LENDERS CORP.,
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

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